

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the April 16, 2009 Meeting**  
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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, April 16, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Mayor Robert Crowell  
Supervisor Robin Williamson, Ward 1  
Supervisor Shelly Aldean, Ward 2  
Supervisor Pete Livermore, Ward 3  
Supervisor Molly Walt, Ward 4

**STAFF:** Alan Glover, Clerk - Recorder  
Andrew Burnham, Public Works Department Director  
Melanie Bruketta, Chief Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the Board's agenda materials, and any written comments, or documentation provided to the Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and are available for review during regular business hours.

**1 - 4. CALL TO ORDER, DETERMINATION OF QUORUM, INVOCATION, AND PLEDGE OF ALLEGIANCE (8:32:30)** - Mayor Crowell called the meeting to order at 8:32 a.m. Roll was called; a quorum was present. Jeffrey Fast, of Friends in Service Helping, gave the invocation. Sheriff Ken Furlong led the pledge of allegiance.

**5. ACTION ON APPROVAL OF MINUTES - March 19, 2009 (8:34:13)** - Supervisor Aldean moved to approve the minutes, as presented. Supervisor Williamson seconded the motion. Motion carried 5-0.

**6. ACTION TO ADOPT AGENDA (8:34:43)** - Supervisor Livermore moved to adopt the agenda, as presented. Supervisor Aldean seconded the motion. Motion carried 5-0.

**7. PUBLIC COMMENTS AND DISCUSSION (8:35:05)** - Mayor Crowell opened this item to public comment; however, none was forthcoming.

**8. NATIONAL ANTHEM - Chorus of the Comstock (8:35:25)** - Mayor Crowell invited the Chorus of the Comstock to sing the National Anthem. The Board members, City staff, and citizens present applauded the performance.

**9. SPECIAL PRESENTATIONS**

**9(A) PRESENTATION OF A PROCLAMATION TO THE CHORUS OF THE COMSTOCK FOR "BARBERSHOP HARMONY WEEK," APRIL 13 - 19, 2009 (8:37:20)** - Mayor Crowell thanked the Chorus of the Comstock for their presentation of the National Anthem, and read the subject Proclamation into the record.

**9(B) PRESENTATION OF A PROCLAMATION FOR "NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK," APRIL 13 - 19, 2009 (8:38:50)** - Mayor Crowell introduced this item, and thanked the dispatchers who were present in the meeting room for their service to the community. He read the Proclamation into the record. (8:41:10) Communications Manager Karen Mracek thanked the Mayor and the Board of Supervisors. Sheriff Furlong introduced the dispatchers.

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**10. CONSENT AGENDA (8:42:17)** - Mayor Crowell entertained requests to hear items separate from the consent agenda and, when none were forthcoming, a motion. **Supervisor Livermore moved approval of the consent agenda consisting of six items: item 10-1, Purchasing and Contracts, (A) and (B) with Resolution No. 2009-R-15 for item 10-1(B); item 10-2, City Manager, with special recognition to Ray Saylo on his appointment to the Airport Authority to fill the City official position for a period of four years; item 10-3, Treasurer; and two items from Public Works Engineering 10-4(A) and (B), as presented. Supervisor Aldean seconded the motion. Motion carried 5-0.**

**10-1. PURCHASING AND CONTRACTS**

**10-1(A) ACTION TO APPROVE CONTRACT NO. 0809-209, A REQUEST TO HAVE THE BOARD OF SUPERVISORS DETERMINE THAT THE LISTED CITY PROPERTY IS NO LONGER REQUIRED FOR PUBLIC USE AND DEEM ITS SALE BY PUBLIC AUCTION DESIRABLE AND IN THE BEST INTERESTS OF CARSON CITY**

**10-1(B) ACTION TO ADOPT A RESOLUTION AUTHORIZING THE BOARD OF SUPERVISORS TO DETERMINE THAT THE 119 PIECES OF MISCELLANEOUS SURPLUS PROPERTY HAVE REACHED THE END OF THEIR USEFUL LIVES AND WILL BE DONATED TO ANOTHER GOVERNMENTAL ENTITY OR TO A REQUESTING NON-PROFIT ORGANIZATION CREATED FOR RELIGIOUS, CHARITABLE, OR EDUCATIONAL PURPOSES AS SET FORTH IN NEVADA REVISED STATUTE 372.3261 (FILE 08090-210)**

**10-2. CITY MANAGER - ACTION TO APPOINT RAY SAYLO TO THE AIRPORT AUTHORITY TO FILL THE "CITY OFFICIAL" POSITION FOR A FOUR-YEAR TERM TO EXPIRE JANUARY 2013**

**10-3. TREASURER - ACTION TO APPROVE THE PARTIAL REMOVAL AND PARTIAL REFUND OF TAXES TO THE 2008 - 2009 REAL PROPERTY TAX ROLL ON PARCELS #3-037-01; #10-457-13; #3-033-10; #9-322-17; #9-758-13; #9-501-02; #8-798-11; #2-672-16; #9-751-06; #8-031-06; #8-093-05, DUE TO DONATION OF VETERAN'S EXEMPTION TO THE VETERAN'S HOME**

**10-4. PUBLIC WORKS ENGINEERING**

**10-4(A) ACTION TO APPROVE DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES FROM PROPERTY OWNER NEVADA RURAL HOUSING AUTHORITY TO CARSON CITY OF 8,769 SQUARE FEET FROM APN 003-303-04, FOR A PORTION OF COLORADO STREET BETWEEN SOUTH CARSON STREET AND CALIFORNIA STREET**

**10-4(B) ACTION TO APPROVE DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES FROM PROPERTY OWNER NEVADA RURAL HOUSING AUTHORITY TO CARSON CITY OF 15,504 SQUARE FEET FROM APN 003-303-04, FOR A PORTION OF FAIRVIEW DRIVE BETWEEN SOUTH CARSON STREET AND CALIFORNIA STREET**

**11. RECESS BOARD OF SUPERVISORS (8:43:19)** - Mayor Crowell recessed the Board of Supervisors.

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**LIQUOR AND ENTERTAINMENT BOARD**

**12. CALL TO ORDER AND ROLL CALL (8:43:24)** - Chairperson Crowell called the Liquor and Entertainment Board to order at 8:43 a.m. Roll was called; a quorum was present, including Member Ken Furlong.

**13. ACTION ON APPROVAL OF MINUTES - March 5, 2009 and March 19, 2009 (8:43:40)** - Member Aldean noted a correction to the March 19<sup>th</sup> minutes, and **moved to approve the March 5, 2009 minutes, as presented. Member Livermore seconded the motion. Motion carried 6-0. Member Aldean moved to approve the March 19<sup>th</sup> minutes, as corrected. Member Williamson seconded the motion. Motion carried 5-0.**

**14. PUBLIC WORKS BUSINESS LICENSE DIVISION**

**14(A) ACTION TO APPROVE TERRENCE AND LARA POOR AS THE LIQUOR MANAGERS FOR THE BLUE BULL LIQUOR LICENSE #09-26247, LOCATED AT 107 EAST TELEGRAPH STREET, CARSON CITY (8:45:10)** - Chairperson Crowell introduced this item. Principal Planner Jennifer Pruitt read the title of the agenda item into the record, reviewed the agenda materials, and noted staff's recommendation of approval.

(8:46:07) Terry and Lara Poor introduced themselves for the record and acknowledged that the liquor license is for a full bar. In response to a question, Mr. Poor described the location of the establishment and anticipates opening in August.

Member Williamson thanked Mr. and Mrs. Poor for their investment in the downtown. Mr. Poor responded to questions regarding plans to raise funds for organizations such as Toys for Tots. He acknowledged that no food will be served at the bar, and responded to additional questions regarding plans for the establishment.

Chairperson Crowell opened this item to public comment and, when none was forthcoming, entertained a motion. In response to a comment, Mr. Poor advised that he and his staff will be vigilant over checking identifications to ensure no alcohol is served to minors. Chairperson Crowell discussed the goal of the City's ordinance to prevent underage drinking, and wished Mr. and Mrs. Poor well. Member Aldean encouraged the Poores to consider purchasing an IDVisor device. **Member Williamson moved to approve Terrence and Lara Poor as liquor managers for Blue Bull liquor license no. 09-26247 located at 107 East Telegraph Street, Carson City. Member Aldean seconded the motion. Motion carried 5-0.**

**14(B) ACTION TO APPROVE ALAN ADAMS AS THE LIQUOR MANAGER FOR THE CARSON CITY NUGGET LIQUOR LICENSE, #09-3963, LOCATED AT 501 NORTH CARSON STREET, CARSON CITY (8:50:07)** - Ms. Pruitt introduced this item, reviewed the agenda materials, and noted staff's recommendation of approval.

(8:50:36) Carson Nugget Owner Alan Adams expressed understanding for the problem of underage drinking, listed the various measures implemented to prevent it at the Carson Nugget, and responded to corresponding questions of clarification. In response to a question, he advised of having decided to delay pursuing the liquor license for Doppelganger's.

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Chairperson Crowell opened this item to public comment and, when none was forthcoming, entertained a motion. **Member Livermore moved to approve Alan Adams as the liquor manager for the Carson City Nugget liquor license no. 09-3963, located at 501 North Carson Street, Carson City, Nevada. Member Aldean seconded the motion. Motion carried 6-0.**

Member Aldean discussed the responsibility of liquor license holders to not over serve their customers, and suggested the possibility of agendizing an item for a future Liquor and Entertainment Board meeting. A brief discussion followed, and Ms. Bruketta cautioned against discussing the matter further until such time as it is properly agendized. Member Aldean requested District Attorney's staff to research the matter.

**15. ACTION TO ADJOURN THE LIQUOR AND ENTERTAINMENT BOARD (8:59:00) -** Chairperson Crowell adjourned the Liquor and Entertainment Board.

**16. RECONVENE AS BOARD OF SUPERVISORS (8:59:04) -** Mayor Crowell reconvened the Board of Supervisors.

**ORDINANCES, RESOLUTIONS, AND OTHER ITEMS**

**17. ANY ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME (8:59:10) -** None.

**18. TREASURER**

**18(A) ACTION TO ADOPT A RESOLUTION AUTHORIZING CARSON CITY TREASURER ALVIN P. KRAMER TO REPRESENT CARSON CITY ON MATTERS RELATED TO, AND TO SIGN ON BEHALF OF CARSON CITY ANY DOCUMENTS REQUIRED FOR, THE FULFILLMENT OF THE CONTRACT BY AND BETWEEN CARSON CITY AND THE BANK OF NEW YORK MELLON TRUST COMPANY (8:59:23) -** Treasurer Al Kramer introduced this item and reviewed the agenda report. Mayor Crowell opened this item to public comment and, when none was forthcoming, entertained a motion. **Supervisor Livermore moved to adopt Resolution No. 2009-R-16, authorizing the Carson City Treasurer, Alvin P. Kramer, to represent Carson City on matters related to, and to sign on behalf of Carson City any documents required for, the fulfillment of the contract by and between Carson City and the Bank of New York Mellon Trust Company. Supervisor Aldean seconded the motion. Motion carried 5-0.**

**18(B) PRESENTATION OF UPDATED CITY INVESTMENT POLICY; and 18(C) PRESENTATION AND APPROVAL OF SECURITIES LENDING COUNTERPARTIES (9:01:54) -** Mr. Kramer introduced item 18(B), reviewed the agenda report and the attached materials. In response to a question, he discussed the state and federal guidelines by which he invests the City's funds. At Supervisor Livermore's request, he agreed to provide copies of said guidelines to the Board members. In response to a question regarding the securities lending counterparties, Mr. Kramer discussed the value of the investment managers, particularly at Atlanta Capital, to provide good advice and information. He explained the benefit of counterparties in securities lending.

At Supervisor Williamson's request, Mr. Kramer discussed investment returns over the last year. Mayor Crowell entertained a motion for item 18(B). **Supervisor Williamson moved to accept the policy for the investment of surplus City funding, as presented. Supervisor Aldean seconded the motion.** Mayor Crowell called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

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Mr. Kramer reviewed the agenda report for item 18(C). In response to a question, he advised that the list attached to the agenda report is the same as used by Clark County with a few deletions which he explained. Mayor Crowell called for additional discussion and, when none was forthcoming, entertained a motion. **Supervisor Aldean moved to accept the counterparties list, as presented. Supervisor Williamson seconded the motion. Motion carried 5-0.** Mayor Crowell thanked Mr. Kramer for his presentation, and for “doing a great job for Carson City and our taxpayers.”

**19. RECESS BOARD OF SUPERVISORS (9:17:40)** - Mayor Crowell recessed the Board of Supervisors, and passed the gavel to Redevelopment Authority Chairperson Robin Williamson, who recessed the meeting at 9:18 a.m.

**REDEVELOPMENT AUTHORITY**

**20. CALL TO ORDER AND ROLL CALL (9:23:03)** - Chairperson Williamson called the Redevelopment Authority to order at 9:23 a.m. All members of the Redevelopment Authority were present, constituting a quorum.

**21. ACTION ON APPROVAL OF MINUTES - March 19, 2009 (9:23:10)** - Member Aldean moved to approve the minutes, as presented. Member Crowell seconded the motion. Motion carried 5-0.

**22. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO APPROVE AND RECOMMEND THAT THE BOARD OF SUPERVISORS CONSENT TO A \$53,520 INCENTIVE REQUEST BY DSE #4, LLC, TO REDEVELOP THE PROPERTY AT 503 NORTH NEVADA STREET, WITH THE REDEVELOPMENT AUTHORITY FINDING THAT THIS PROJECT MEETS THE INCENTIVE PROGRAM CRITERIA AND THE NECESSARY FINDINGS SET FORTH IN NRS 279.486, THAT THE PROJECT BENEFITS THE CURRENT REDEVELOPMENT PLAN AREA, THAT THE PROJECT HAS NO OTHER REASONABLE MEANS OF FINANCING AVAILABLE, THAT THE INCENTIVE WILL BE PAID ON A REIMBURSEMENT BASIS FOR MONEY EXPENDED BY THE APPLICANT ON THE PROJECT, THAT OTHER FINANCING IS AVAILABLE TO PAY FOR THE REMAINING COSTS OF THE PROJECT, THAT THE INCENTIVE IS SUBJECT TO THE APPLICANT FULFILLING CITY REQUIREMENTS, AND THAT THE INCENTIVE IS NOT SUBJECT TO THE TEMPORARY MORATORIUM ON THE EXPENDITURE OF REDEVELOPMENT FUNDS ADOPTED BY THE BOARD OF SUPERVISORS ON FEBRUARY 19, 2009 (9:23:45)** - Chairperson Williamson introduced this item. Business Development Manager Joe McCarthy reviewed the agenda materials, and narrated a PowerPoint presentation of the redevelopment authority incentive program which included photographs of past projects. In response to a question, he was uncertain as to the reason the application was not signed and none of the acknowledgment provisions were initialed at page 4 of the application. Member Aldean recalled a recommendation to include the seven-year declining lien in the acknowledgment provisions. She expressed concern over hearing the subject application without having first finalized the redevelopment incentive program policies and procedures.

Member Livermore noted the moratorium on redevelopment incentive funding which was passed by the Board on February 19, 2009. In response to a question, Mr. McCarthy advised that Casey, Neilson & Associates representatives approached him late last year to discuss submitting the subject project for redevelopment incentive program funding. He advised said representatives of the ongoing process for developing incentive program policies and procedures, and noted that the process had been drawn out

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longer than anticipated. He explained that the subject application was submitted under the existing incentive program guidelines, as established in 1995. Member Livermore noted that the moratorium had not yet been lifted, and questioned hearing the application at this meeting.

(9:36:22) In response to a question, Darsi Casey of Casey, Neilon & Associates, advised of having purchased the subject property in November 2008 and of having submitted an application "in the form of a narrative" in January 2009. Member Walt noted that the subject application meets the criteria of curing blight, and that the Redevelopment Authority Citizens Committee ("RACC") had unanimously voted in favor of allocating incentive program funding. She expressed frustration over the delay associated with implementing the incentive program policies and procedures. Chairperson Williamson expressed similar concerns, and discussed the importance of the City promoting a "business friendly" atmosphere. She expressed concern over businesses being caught in the "bureaucratic whirlwind," and advised of having been under the impression that the incentive program policies and procedures were going to be implemented on February 19, 2009. She provided an overview of development and subsequent revisions to the incentive program policies and procedures, and expressed the hope that they will finally be adopted at the May 7<sup>th</sup> Board of Supervisors meeting. Member Livermore acknowledged having watched the broadcast of the RACC meeting at which the subject application was reviewed. He read into the record that portion of the applicable statute establishing criteria that "no other reasonable means of financing those buildings, facilities, structures, or other improvements are available," and suggested that said criteria had not yet been met by the applicant. With all due respect to the application, he advised that he would not participate in any action associated with the subject item due to the existing moratorium on redevelopment incentive program funding.

(9:43:12) Ms. Casey expressed a willingness to speak on behalf of the DSE #4, LLC partners to "every aspect of this application ..." She reiterated that the application was submitted in January, noting this was prior to the moratorium. She expressed frustration at "being caught in the middle of this political quagmire," and requested to be informed if the incentive program funding is not available.

Member Crowell advised of having received many telephone calls inquiring as to the availability of redevelopment incentive program funding and special events funding. He further advised of having informed potential applicants to hold off until the policies and procedures are adopted. He expressed understanding and regret for the applicants' concerns, but noted the difficulties associated with allowing one application to go forward. In response to a question, Mr. McCarthy reiterated that the subject application was submitted prior to the moratorium and is the only one "really caught in this limbo situation." He advised that every attempt will be made by the Office of Business Development to accommodate the Redevelopment Authority's approval of incentive program policies and procedures at the May 7<sup>th</sup> meeting. He reviewed his responsibilities pertinent to the community's economic development / redevelopment, and emphasized "there has been no dragging of feet" relative to the Office of Business Development work product. He advised that the subject applicant had the right to present the application based on the guidelines used by the RACC since 1996. In response to a further question, he clarified that Casey, Neilon & Associates filed a preliminary application with the Office of Business Development in January 2009.

Chairperson Williamson noted Member Livermore's objection to presentation of the application, and requested Ms. Casey to present the application. (9:50:35) Ms. Casey presented the application, copies of which were included in the agenda materials. In response to a previous suggestion, she discussed difficulties associated with postponing a decision on the application until such time as the redevelopment incentive program policies and procedures are adopted. She expressed understanding for the importance

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of complying with policies and procedures, and reiterated that the subject application was submitted prior to the moratorium being enacted. She expressed the opinion that the applicants were “thrust into the middle of a political issue through no fault of [their] own” while simply “trying to grow [their] business.” She reiterated the overcrowded condition of the applicants’ existing office, and expressed concern over having to turn away clients if the project doesn’t move forward in the very near future. She expressed the belief that the subject application represents a model project for incentive program funding. She reiterated understanding for the “policies and procedures argument,” and expressed concern over the Redevelopment Authority hindering growth “in an economic time that is so challenging for everyone.” She thanked the Redevelopment Authority for hearing the application. Chairperson Williamson thanked Ms. Casey and commended her presentation.

In response to a question, Ms. Casey advised that the applicants’ local banker lowered their lending limits in consideration of the current banking crisis, and has declined to provide financing for the project. At Member Livermore’s request, she offered to request from the lender the denial in written form. (9:59:39) In response to a question, Ben Smith, of BSA Construction, described the lap-siding proposed for the project. He responded to further questions regarding Historic Resources Commission approval of the project, and the proposed construction schedule. He described façade, landscape, and hardscape improvements proposed for the project. Member Aldean inquired as to the possibility of phasing the project to accommodate approval of the incentive program policies and procedures at the May 7<sup>th</sup> meeting. She expressed concern over a “huge credibility problem” and public perception associated with the Redevelopment Authority hearing this application during the moratorium. Mr. Smith acknowledged the possibility of phasing the project, but expressed concern over having to adjust the completion date.

Mr. Burnham acknowledged the possibility of adding an item to the May 7<sup>th</sup> Board of Supervisors agenda. Chairperson Williamson inquired as to the possibility of anything so different in the “new, improved policies and procedures” that would prevent allocating incentive program funding to the subject project. She reiterated concern over assuring anyone that the policies and procedures will be approved at the May 7<sup>th</sup> meeting. In response to a comment, Ms. Bruketta advised that the revised incentive program policies and procedures were sent to staff, on March 19<sup>th</sup>, for comments and input. District Attorney’s Office staff has received some feedback and is awaiting additional feedback from City officials. In response to a question, Ms. Bruketta advised of not having reviewed the subject application. Mr. McCarthy advised that the new application is similar to the previous. Business Development staff confirmed each and every requirement with the applicant to ensure understanding of the application process and the seven-year declining lien, consistent with existing incentive program guidelines.

With regard to the suggestion of phasing the project, Chairperson Williamson noted past reluctance, on the part of the Redevelopment Authority, to allocate incentive program funding toward projects which have already been started. In reference to Ms. Casey’s testimony, Chairperson Williamson further noted that the applicants would make “different purchasing decisions” if the incentive program funding is not available. (10:10:28) Ms. Casey acknowledged the accuracy of the statement. In reference to a displayed photograph, Ms. Casey reviewed project details which are dependent upon incentive program funding.

At Member Crowell’s request, Mr. McCarthy read into the record the “but for” criteria in the application materials, at page 4, “Acknowledgment of Application Provisions.” He advised that every applicant is made aware of the statutory requirements for incentive program funding. He reiterated that the criteria relative to curing blight and no other reasonable means of financing have been met by the subject applicant. He provided historic information on the purpose for developing the incentive program. In response to a question, Mr. McCarthy advised of a number of applicants which have not been awarded the full 20%

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incentive at the RACC level. He expressed the belief that the RACC was supportive of the full 20% incentive for the subject applicant. He expressed the further belief that, over the years, the RACC has been a good forum for review of incentive program projects and to make recommendations to the Redevelopment Authority.

Member Aldean noted that financial information had not been provided as part of the application materials. She expressed concern over this and future applicants being able to demonstrate the necessary financial stability to complete their projects. In response to a question, Mr. McCarthy advised of having inquired of the applicants as to proprietary financial information. He assured the Redevelopment Authority members that staff had reviewed the financial documentation and made the recommendation of approval accordingly. Member Aldean discussed the balance between determining financial stability and funding enhancements. She noted that "the project will move forward with or without [Redevelopment Authority] assistance. The question is ... what do we want the project to look like." She expressed no hesitation over considering additional funding to improve the project's appearance even after it is underway. Member Crowell agreed. Mr. McCarthy acknowledged the importance of determining the viability of a project prior to awarding incentive funding. He further acknowledged that the requested incentive funding will subsidize enhancements to the project, thereby increasing adjacent property values and ensuring the sustainability of downtown revitalization. He requested the Redevelopment Authority to consider not requiring the applicant to return in consideration of the application having been submitted under the existing redevelopment incentive program guidelines. He reviewed successful incentive program projects, including the Andreases' State Farm office and the Bliss Bungalow which are adjacent to the subject property, with recognition to the fact that "it's all about enhancements." He recommended approving the application today under the existing incentive program guidelines.

Senior Deputy District Attorney Joel Benton advised that the application would require a super majority vote of the Redevelopment Authority pursuant to the provisions of NRS 279.628. He responded to questions of clarification. In response to a question, Ms. Bruketta advised against a straw vote of the Redevelopment Authority. Member Livermore advised that he would likely support the application once the incentive program policies and procedures are adopted. He expressed concern over failing to uphold the moratorium enacted at the February 19<sup>th</sup> meeting. Member Walt expressed concern over the possibility of the policies and procedures not being approved at the May 7<sup>th</sup> meeting. In response to a question, Mr. Benton expressed concern over serial communications between the Redevelopment Authority members. In response to a further question, Ms. Bruketta advised that the Redevelopment Authority members could meet individually with staff, who would subsequently convey their comments to the full Redevelopment Authority. She clarified earlier comments regarding an e-mail to the Redevelopment Authority.

Chairperson Williamson expressed support for good ideas and for implementing the vision of the City and the Redevelopment Authority, which has always been to support projects that retain and expand businesses, that bring new business into the community, and that generate additional property and sales taxes. She described the subject project as ideal. She reiterated Ms. Casey's concerns over project delays translating to continued overcrowding and the potential of turning away business. She noted the applicants' willingness to begin the project immediately which would translate to "our own local mini-stimulus package." She expressed the firm belief that the incentive program policies and procedures will not be extraordinarily different from the existing guidelines, and that the subject project would exceed the program criteria. She requested the Redevelopment Authority members to consider the big picture rather than the minutiae. She expressed concern over conveying a message that "procedures are more important than ... investment." She opened this item to public comment.

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(10:31:15) Dave Morgan discussed the opinion that the subject application had not met the “no other reasonable means of financing” criteria.

In response to a question, Mr. Benton advised that the application was not submitted to the District Attorney’s office prior to presentation to the RACC. He further advised that the Redevelopment Authority is the “trier of fact,” with the responsibility of determining sufficient evidence to meet the “but for” test. In response to a question, he expressed the opinion that all the required findings were addressed by “some level of evidence” at the RACC meeting. In response to a further question, he advised that testimony constitutes evidence. He recalled Ms. Casey’s testimony, at the RACC meeting, that the incentive program funding was the only source available for the project. Ms. Casey reiterated a willingness to provide written evidence. Member Livermore reiterated a concern that the application materials do not verify no other means of available financing. Mr. Benton reiterated that the District Attorney’s staff did not review the application prior to the RACC meeting. He further reiterated the requirement for some evidence of no other means of available financing which, in this case, was Ms. Casey’s testimony at the RACC meeting. In response to a further question, he reiterated that the testimony provided supports the “but for” finding.

(10:42:02) John Wagner expressed concerns over the February 19<sup>th</sup> “deadline.” He inquired as to whether the lender would provide any portion of the financing, and expressed concern over whether the project is within the redevelopment district boundary. Mr. McCarthy responded to questions regarding a redevelopment district map which Mr. Wagner displayed. Mr. Benton read into the record a portion of NRS 279.486 relative to allocation of incentive program funding. Chairperson Williamson assured Mr. Wagner that the property is within the redevelopment district. Member Walt and Chairperson Williamson reviewed the downtown redevelopment district boundary for Mr. Wagner’s benefit.

Chairperson Williamson called for additional public comment and, when none was forthcoming, entertained a motion. **Member Walt moved to approve and recommend that the Board of Supervisors consent to a \$53,520 incentive request from DSE #4, LLC to redevelop the property at 503 North Nevada Street, with the redevelopment authority finding that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486; that the project benefits the current redevelopment plan area; that the project has no other reasonable means of financing available; that the incentive will be paid on a reimbursement basis for money expended by the applicant on the project; that other financing is available to pay for the remaining costs of the project; that the incentive is subject to the applicant fulfilling City requirements; and that the incentive is not subject to the temporary moratorium on the expenditure of redevelopment funds, adopted by the Board of Supervisors on February 19, 2009. Chairperson Williamson seconded the motion.** In response to a question, Mr. Benton advised that reconsideration of the motion would have to be requested by “someone voting on the winning side of the motion.” Chairperson Williamson called for additional discussion and, when none was forthcoming, a vote on the pending motion. **Motion failed 2-3.**

**Member Aldean moved to reconsider this project at the last meeting in May. Member Livermore seconded the motion.** Discussion took place regarding the timing specified in the motion. Mr. McCarthy requested the opportunity to re-agendize the subject application for the May 7<sup>th</sup> meeting following presentation and possible approval of the incentive program policies and procedures. **Member Aldean amended her motion to indicate the latest date as the second Board of Supervisors meeting in May. Member Livermore seconded the motion.** Member Aldean clarified the intent of her motion to re-hear the application at either of the May Board of Supervisors meetings depending upon the status of the incentive program policies and procedures. Chairperson Williamson called for a vote on the pending motion; **motion carried 5-0.**

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**23. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY (10:49:57)** - Chairperson Williamson adjourned the Redevelopment Authority.

**24. RECONVENE BOARD OF SUPERVISORS (10:50:12)** - Mayor Crowell reconvened the Board of Supervisors.

**25. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO APPROVE AND RECOMMEND THAT THE BOARD OF SUPERVISORS CONSENT TO A \$53,520 INCENTIVE REQUEST BY DSE #4, LLC, TO REDEVELOP THE PROPERTY AT 503 NORTH NEVADA STREET, WITH THE REDEVELOPMENT AUTHORITY FINDING THAT THIS PROJECT MEETS THE INCENTIVE PROGRAM CRITERIA AND THE NECESSARY FINDINGS SET FORTH IN NRS 279.486, THAT THE PROJECT BENEFITS THE CURRENT REDEVELOPMENT PLAN AREA, THAT THE PROJECT HAS NO OTHER REASONABLE MEANS OF FINANCING AVAILABLE, THAT THE INCENTIVE WILL BE PAID ON A REIMBURSEMENT BASIS FOR MONEY EXPENDED BY THE APPLICANT ON THE PROJECT, THAT OTHER FINANCING IS AVAILABLE TO PAY FOR THE REMAINING COSTS OF THE PROJECT, THAT THE INCENTIVE IS SUBJECT TO THE APPLICANT FULFILLING CITY REQUIREMENTS AND THAT THE INCENTIVE IS NOT SUBJECT TO THE TEMPORARY MORATORIUM ON THE EXPENDITURE OF REDEVELOPMENT FUNDS ADOPTED BY THE BOARD OF SUPERVISORS ON FEBRUARY 19, 2009 (10:50:15)** - Mayor Crowell noted this item would be re-agendized in accordance with the foregoing Redevelopment Authority action.

**26. BOARD OF SUPERVISORS NON-ACTION ITEMS:**

**INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS** - None.

**CORRESPONDENCE TO THE BOARD OF SUPERVISORS** - None.

**STATUS REPORTS AND COMMENTS FROM MEMBERS OF THE BOARD (10:50:34)** - Supervisor Williamson announced a fashion show scheduled for Friday, April 24<sup>th</sup> at Adele's Restaurant, proceeds to benefit the downtown flower baskets. She further announced a customer service seminar scheduled for Wednesday, May 20<sup>th</sup> at the Carson Nugget which proceeds will also support the downtown flower baskets. She advised anyone interested in sponsoring a downtown flower basket to contact her or Deputy Business Development Manager Tammy Westergard. Mayor Crowell advised that he and Mrs. Crowell will be sponsoring a downtown flower basket. In response to a question, Supervisor Williamson reviewed the downtown flower basket sponsorship amounts. Supervisor Aldean advised of having discussed, with City Manager Larry Werner, scheduling a joint meeting with the Douglas County Commissioners to review a recent study completed by Jerry Aguero.

**STAFF COMMENTS AND STATUS REPORT** - None.

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**27. ACTION TO ADJOURN** (10:52:54) - Supervisor Aldean moved to adjourn the meeting at 10:52 a.m. Supervisor Williamson seconded the motion. Motion carried 5-0.

The Minutes of the April 16, 2009 Carson City Board of Supervisors meeting are so approved this 21<sup>st</sup> day of May, 2009.

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ROBERT L. CROWELL, Mayor

ATTEST:

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ALAN GLOVER, Clerk - Recorder