

City of Carson City
Agenda Report

Item # 17-4A

Date Submitted: October 6, 2009

Agenda Date Requested: October 15, 2009

To: Board of Supervisors

Time Requested: ~~6:00 PM~~ 10:00 AM

From: Office of Business Development

Subject Title: Action to adopt a resolution consenting to the payment of a \$40,000.00 incentive to Paradise Cove Cafe to assist in paying for the costs of the new restaurant and retail project at Carson Mall, and authorizing the expenditure of \$40,000.00 from the Revolving Fund for the Redevelopment Authority for the purpose of paying this incentive with the Board of Supervisors determining that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486.

Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.

Staff Summary: On October 5, 2009, the Redevelopment Authority Citizens Committee (RACC) recommended approval of incentive funding for the complete remodeling of the building located at Carson Mall. This project's benefit to the redevelopment area as it relates to the incentive program's criteria: aesthetics, curing of blight, job creation, business retention, addition of tax revenues and enhancement of the community's vision.

Type of Action Requested: (check one)
☒ Resolution ☐ Ordinance
☐ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move adopt a resolution consenting to the payment of a \$40,000.00 incentive to Paradise Cove Cafe to assist in paying for the costs of the new restaurant and retail project at Carson Mall, and authorizing the expenditure of \$40,000.00 from the Revolving Fund for the Redevelopment Authority for the purpose of paying this incentive with the Board of Supervisors determining that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486.

Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.

Explanation for Recommended Board Action: The incentive funding will give the business owner the necessary financial support to complete proposed improvements this project and achieve a reasonable rate of return on its investment in a blighted property. The applicant has been apprised of the requirements detailed in redevelopment's rules and regulations and agrees to comply with every one of these requirements.

Applicable Statue, Code, Policy, Rule or Regulation: NRS 279.486 and 279.628.

Fiscal Impact: \$40,000.00

Explanation of Impact: The fiscal impact will not change.

Funding Source: Revolving Fund

Alternatives: Provide other direction

Supporting Material: Applicant and supporting material provided by the applicant

Prepared By: Ewa Chwalisz

Reviewed By:

(Department Head)

(City Manager)

(District Attorney)

(Finance Director)

Date: 10-6-09

Date: 10-6-09

Date: 10-6-09

Date: 10-6-09

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE PAYMENT TO PARADISE COVE CAFE OF A REDEVELOPMENT INCENTIVE FOR THE COSTS OF NEW RESTAURANT AND RETAIL FACILITY, STRUCTURE OR OTHER IMPROVEMENT, AUTHORIZING THE EXPENDITURE OF MONEY FROM THE REVOLVING FUND FOR THE REDEVELOPMENT AGENCY FOR THE PAYMENT OF THE INCENTIVE AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, pursuant to NRS 279.486, the Carson City Board of Supervisors must consent to the payment of a redevelopment incentive for the costs of the project, facility, structure or other improvement; and

WHEREAS, the Carson City Redevelopment Authority has recommended to the Carson City Board of Supervisors the granting of consent to the payment of a redevelopment incentive to Paradise Cove Cafe in the amount of \$40,000 for the construction for the new restaurant and retail space at the building located at Carson Mall; and

WHEREAS, pursuant to NRS 279.628, the Carson City Board of Supervisors must approve by resolution, adopted by a two-thirds vote, the expenditure of money from the Revolving Fund for the Redevelopment Agency for any expenses necessary to the carrying out of the redevelopment plan adopted by the Carson City Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED that the Carson City Board of Supervisors hereby gives consent, as required pursuant to NRS 279.486, to the payment of a redevelopment incentive to Paradise Cove Cafe in the amount of \$40,000 for the new restaurant and retail space located at Carson Mall based upon the determination of the Carson City Board of Supervisors that the space is a benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this building is available; and

BE IT FURTHER RESOLVED that the Carson City Board of Supervisors hereby authorizes, pursuant to NRS 279.628, the expenditure of \$40,000 from the Revolving Fund for the Redevelopment Agency for the payment of the redevelopment incentive to Paradise Cove Cafe.

Upon motion by Supervisor _____,
seconded by Supervisor _____, the foregoing
Resolution was passed and adopted this _____ day of
_____, 2009 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Robert L. Crowell, Mayor
Carson City, Nevada

ATTEST:

Alan Glover, Clerk
Carson City, Nevada