

# **CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

## **Minutes of the January 4, 2010 Meeting**

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A meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 6:00 p.m. on Monday, January 4, 2010, in the Carson City Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Vice Chairperson Stan Jones  
Member Gary Cain  
Member Dan Neverett  
Member Gigi Valenti

**STAFF:** Joe McCarthy, Director, Office of Business Development  
Joel Benton, Deputy District Attorney  
Dan Doenges, Senior Transportation Planner  
Kristin Luis, Deputy District Attorney  
Jano Barnhurst, Recording Secretary

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

**A. CALL TO ORDER AND DETERMINATION OF QUORUM** (6:01:35) - Chairperson Williamson called the meeting to order at 6:01 p.m. Roll was called; a quorum was present. Members Block and Cowan were absent. Member Valenti arrived at 6:32 p.m.

**B. ACTION ON APPROVAL OF PREVIOUS MINUTES** (6:02:07) - Member Cain moved to accept the minutes of the November 2, 2009 meeting as written. Member Neverett seconded the motion. Motion carried 4-0-1.

**C. MODIFICATION OF THE AGENDA** (6:02:31) - None.

**D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS** (6:02:37) - None.

**E. DISCLOSURES** (6:02:47) - None.

**F. NON ACTION ITEMS - DISCUSSION AND PRESENTATION ONLY:**

**F-A. PRESENTATION BY STAFF REGARDING THE CARSON NUGGET DEVELOPMENT PROJECT** (6:14:53) - Chairperson Williamson introduced the item and Mr. McCarthy presented background information. He advised that business terms will be taken to the Board of Supervisors (BOS) on February 18 which will form the basis for a disposition development agreement (DDA). They have begun to determine who potential developers may be, deal points and business terms.

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Mr. McCarthy presented the working schedule as follows: January 21 – presentation to the BOS for approval of a finance plan and final schedule. He explained that the public portion of the finance plan will be to consider a sales tax increase of 1/8 of a cent generating a significant tax increment.

February 18 – presentation to the BOS on a business impact study and business terms.

March 4 – First reading to the BOS on the sales tax increase ordinance and second review of the draft terms of the development agreements.

March 18 – Second reading to the BOS on the sales tax increase ordinance and potential approval of development agreements.

March 19 – Begin implementation of development agreements.

April 1 – Presentation to BOS for approval of Master Developer's project design and plan.

June 1 – Completion of land use entitlement process.

October 1 – Completion of project design.

November – Groundbreaking. Mr. McCarthy added that they hope to have Phase 1-A completed by November 1, 2013.

Mr. McCarthy continued that the BOS will be updated this week on the Nugget ownership. Some startups will be identified by the business incubator firm and they hope to initiate activity within the next six months. There is significant developer interest and he has worked with Mark Lewis to identify potential developers. Chairperson Williamson clarified that Robert Hartman and Mark Lewis have been hired and are being paid by the Nugget and the Foundation. She explained that Carson City's only investment is staff and no City dollars have been expended thus far. She has received excited and positive input from local groups. Mr. McCarthy added that the Cultural Commission showed a lot of enthusiasm and endorsement for the project.

**F-B. UPDATE BY PUBLIC WORKS STAFF ON DESIGN FOR THE CARSON CITY DOWNTOWN PEDESTRIAN WAYFINDING SYSTEM (6:03:10)** - Chairperson Williamson introduced the item and Mr. Doenges reported that Yesco prepared a cost estimate based on RACC's earlier preferences. He stated that modifications were made to the pole's base to reduce costs without changing the overall look. He advised that the approximate cost for five installed illuminated signs is \$26,000; and \$24,500 for non-illuminated signs. He added that elements of the design could be changed if necessary.

Mr. Doenges reported that he, Rob Fellows, Public Works Engineer; and Bob Keith, Facilities Supervisor; scouted seven locations. He discussed the map and ADA locations; advising that they first looked at the northeast corner of Plaza and Telegraph near the Nugget parking lot and the north end of the Laxalt Plaza. He indicated that they were mindful of ADA potentials for the visually impaired and suggested a decorative

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planter wouldn't block a sign but come across the path of a cane. He advised that other locations considered were the southwest corner of the ice rink on Carson Street; and at Curry and Proctor, near Doppelgangers. The parking lot at Second and Curry was also considered and a suggestion was that it be mounted on a light pole. The northwest corner of King and Curry and City Hall were other considerations. Chairperson Williamson called for questions. Vice Chairperson Jones opined that a sign be placed on Carson Street by the legislature rather than 2<sup>nd</sup> and Curry to which Member Cain concurred. In response to a question, Mr. Doenges replied that the colors have been endorsed by the Convention and Visitors Bureau (CVB) and Yesco has the specific color information. Chairperson Williamson suggested it be distributed to the Merchant's Association for their input and expressed her appreciation to Mr. Doenges, Mr. Keith and Mr. Fellows for their support. In response to a question, Mr. McCarthy replied that the budget will be replenished July 1 so installation of the signs could be budgeted at that time. In response to a comment, Mr. Benton advised that going out to bid would depend on the exact price and NRS statutes govern the requirements. Installing signs is most likely a public work and what is being proposed would have to be considered. He said it would either be a public bid or three or four quotes, depending on the estimated cost. Chairperson Williamson suggested adding the item to the next agenda for action and distributing the information for input. In response to a question, Mr. McCarthy replied that as successful as this is going to be, there will be an opportunity to choose other locations. Chairperson Williamson thanked Mr. Doenges for his presentation.

**F-C. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON FEBRUARY 1, 2010**

(6:30:36) - Mr. McCarthy advised of an application for funding of the Boys and Girls Club (BGC) and Chamber of Commerce's (COC) mobile unit; and the Western Nevada Musical Theater Company regarding expanding their musical program. In response to a question, Mr. McCarthy replied that they are working to set the RACC meetings at 5:30. Vice Chairperson Jones mentioned the schedule for September 27 and October 4 are only a week apart and should be changed. Member Valenti mentioned that numbers are steadily declining for the Wine Walk and Chairperson Williamson suggested someone from the DBA discuss it at the next meeting. Mr. McCarthy suggested an update on the ice rink.

**G. ADJOURNMENT** (6:36:21) - Chairperson Williamson entertained a motion for adjournment. Vice Chairperson Jones moved to adjourn the meeting at 6:36 p.m. The motion was seconded and carried unanimously.

The minutes of the January 4, 2010 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 1<sup>st</sup> day of March, 2010.

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ROBIN L. WILLIAMSON, Chair