

Item #15

**City of Carson City
Agenda Report**

Date Submitted: July 6, 2010

Agenda Date Requested: July 15, 2010

To: Redevelopment Authority

Time Requested: 10 Minutes

From: Larry Werner, City Manager
Joe McCarthy, Business Development

Subject Title: Action to adopt a resolution to suspend indefinitely the current Redevelopment Incentive Program that provides individual grants for small, private redevelopment projects.

Staff Summary: On May 10, 2010, the Redevelopment Authority requested that staff return to the Redevelopment Authority with a recommendation to suspend indefinitely the current cash incentive program for small private redevelopment projects. The justifications for this moratorium on certain cash incentives include the Office of Business Development's staff reduction and the difficulty in processing and evaluating applications fairly, efficiently and timely. In addition, the City is creating a new business resource center along with a pressing need to husband tax increment to implement the City's Downtown corridor vision. The suspension of this incentive program does not apply to the funding of special events or the appropriate, large redevelopment projects, such as state-of-the-art auto dealerships or large, aging shopping centers in need of redevelopment support.

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 to adopt a resolution to suspend indefinitely the current Redevelopment Incentive Program that provides individual grants for small, private redevelopment projects.

Explanation for Recommended Board Action: By only suspending this program, the RDA is not amending its current policies and procedures. At any time in the future, the RDA may reinstate this program, if needed.

Applicable Statute, Code, Policy, Rule or Regulation: Nevada Revised Statutes Chapter 279

Fiscal Impact: n/a

Explanation of Impact: n/a

Funding Source: n/a

Alternatives: Retain Redevelopment Incentive Program

Supporting Material: Proposed Resolution

Prepared By: Joe McCarthy, Business Development

Reviewed By:

[Signature]
(Business Development)

Date:

7-4-10

[Signature]
(City Manager)

Date:

7/6/10

[Signature]
(District Attorney)

Date:

7/6/10

[Signature]
(Finance Director)

Date:

7/6/10

Board Action Taken:

Motion: _____

1)

2)

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. _____

**A RESOLUTION SUSPENDING INDEFINITELY
THE CARSON CITY REDEVELOPMENT INCENTIVES PROGRAM FOR SMALL, PRIVATE
REDEVELOPMENT PROJECTS**

WHEREAS, the Carson City Redevelopment Authority's mission is to implement redevelopment policies that result in broad benefits for residents and businesses alike by making sensible investments in public infrastructure, public facilities and business resource programs that spur long-term, sustainable economic development; and

WHEREAS, market forces are the dominant drivers of our economy, with the understanding that opportunities flow through private markets; and

WHEREAS, Carson City redevelopment efforts must be cost-effective and efficient programs and projects focused on broad-based economic vitality strategies that sustain our business community and create new employment opportunities; and

WHEREAS, redevelopment funds public infrastructure and public institutional development such as streetscape improvements, communication networks, environmental improvements, public recreation facilities, cultural amenities and activities and public gathering places; and

WHEREAS, redevelopment funds business support programs that provide services such as business workshops to sharpen business skills, research services, technical assistance referrals, business counseling, and coordination with the community's local business assistance partners; and

WHEREAS, business support services also include assistance with compliance with mandated health and safety regulations and procedures, low cost access to community information and demographics, consumer expenditure data, traffic counts, leakage studies, information on barriers to access, industry trend and profile information, website diagnostics, marketing assistance, networking among lenders, investors, entrepreneurs and businesses; and

WHEREAS, redevelopment programs must continue to have a long-term sustainable impact on the community's overall quality of life by boosting each program's productivity and providing a streamlined, business friendly regulatory environment; and

WHEREAS, Carson City recognizes that business-specific tax breaks and financial subsidies are economically inefficient at this time and the economic impacts are difficult to measure.

NOW THEREFORE, the Carson City Redevelopment Authority does hereby RESOLVE to suspend indefinitely the Redevelopment Incentive Program that provides individual grants for small, private redevelopment projects.

ADOPTED Resolution No. _____ this _____ day of _____, 2010.

AYES: Redevelopment Authority Members

Robert L. Crowell, Mayor

NAYES: Members

ABSENT: Members

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk-Recorder