

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the February 7, 2011 Meeting

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, February 07, 2011, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Stan Jones
Member Jed Block
Member Mike Cowan
Member Dan Neverett
Member Gigi Valenti

STAFF: Lee Plemel, Planning Director
Joe McCarthy, Business Development Manager
Nick Providenti, Finance Director
Randal Munn, Chief Deputy District Attorney
Tamar Warren, 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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

1 - 2. CALL TO ORDER AND ROLL CALL (5:31:52) – Vice Chairperson Jones called the meeting to order at 5:31 p.m. Roll was called and a quorum was present. Member Cain was absent as excused.

3. ACTION ON APPROVAL OF MINUTES (5:32:25) – **Member Neverett moved to approve the January 2, 2011 meeting minutes as written. Member Cowan seconded the motion.** Vice Chairperson Jones called for public comments, and, when none were forthcoming, a vote. **Motion carried 5-0.**

4. ADOPTION OF AGENDA (5:32:46) – **Member Block moved to approve the agenda. The Motion was seconded by member Neverett. Motion carried 5-0.**

5. PUBLIC COMMENTS AND DISCUSSION (5:32:57) – There were no public comments.

AGENDA ITEMS:

6. NON-ACTION ITEMS:

a. PRESENTATION AND UPDATE ON REDEVELOPMENT BUDGET. (5:31:14) – Vice Chairperson Jones introduced the item. Mr. Providenti gave background on how the budgets are set and reviewed a preliminary 2011 budget, incorporated into the record. He also advised that the property tax revenue amounts would not be available until February 15, 2011. Mr. Providenti explained the three different funds: Debt Services, Administrative and Revolving. Vice Chairperson Jones requested clarification on incentives. Mr. McCarthy clarified that they were for projects approved by the Committee such as the Brewery Arts Center expansion engineering costs, Sports Therapy and Rehabilitation, Business Resource Innovation Center (BRIC) signage, etc. Member Valenti inquired about Debt Services and Mr. McCarthy explained that these were pledged, new and projected tax revenues, in order to create incentive programs. In response to another question by Member Valenti, Mr. McCarthy explained that 16 weekends of concerts were performed, and the funds were used for payment to the production company for sound, stage, lighting, cleanup, etc. He added that the artists' fees were paid by the property owners. Mr. Providenti estimated that next year's budget would most likely be "\$200,000 or so short in property taxes" and estimated that the internal service charges would be \$100,000 less. He also believes some salaries would be transferred "from redevelopment to the streets department". Member Block said he appreciated having the budget brought to the Committee, and invited Mr. Providenti to return when the budget is

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finalized. In response to Member Valenti's request, Mr. Providenti suggested returning after the preliminary budget was submitted. Member Neverett proposed being informed of balances as projects came forward.

b. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON MARCH 7, 2011. (6:01:57) – Vice Chairperson Jones introduced the item. Mr. Plemel advised soliciting the Committee's input prior to the upcoming workshop with the Board of Supervisors as the Redevelopment Authority. Mr. Plemel also informed the Committee about the upcoming February 17, 2011 Board of Supervisors meeting where the sales tax incentive policy would be discussed. He stated that the comments from this Committee and the public had been compiled for the Board.

8. ACTION TO ADJOURN (6:02:49) – Vice Chairperson Jones entertained a motion. **Member Valenti moved to adjourn the meeting. Member Cowan seconded the motion. The meeting was adjourned at 6:03 p.m.**

The Minutes of the February 7, 2011 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 4th day of April, 2011.

STAN JONES, Vice Chair