

**CARSON CITY REDEVELOPMENT AUTHORITY**

**Minutes of the June 16, 2011 Meeting**

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, June 16, 2011, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Shelly Aldean  
Vice Chairperson Karen Abowd  
Member Robert Crowell  
Member John McKenna  
Member Molly Walt

**STAFF:** Larry Werner, City Manager  
Randal Munn, Chief Deputy District Attorney  
Kathleen King, Deputy Clerk / Recording Secretary

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

**14. CALL TO ORDER AND ROLL CALL (12:09:57)** - Chairperson Aldean called the meeting to order at 12:09 p.m., noting the presence of a quorum.

**15. ACTION ON APPROVAL OF MINUTES - May 16, 2011 and May 19, 2011 (12:10:05)** - Member Walt moved to approve the minutes, as presented. Vice Chairperson Abowd seconded the motion. Motion carried 5-0.

**16. FINANCE DEPARTMENT - ACTION TO ADOPT A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2010 / 2011 BUDGET, IN THE AMOUNT OF \$1,957,767 (12:10:38)** - Chairperson Aldean introduced this item, and Finance Department Director Nick Providenti reviewed the agenda materials. Chairperson Aldean entertained Redevelopment Authority and public comments or questions. When none were forthcoming, she entertained a motion. **Member Walt moved to adopt Resolution No. 2011-RA-R-2, a resolution to augment and amend the Carson City Redevelopment Authority fiscal year 2010 / 2011 budget in the amount of \$1,957,767.** Vice Chairperson Abowd seconded the motion. Motion carried 5-0.

**17. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF UP TO \$108,623 FROM THE FISCAL YEAR 2011 / 2012 REVOLVING FUND OF THE REDEVELOPMENT AGENCY TO SUPPORT VARIOUS SPECIAL EVENTS IN CARSON CITY AS EXPENSES INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN (12:11:53)** - Chairperson Aldean introduced this item, and Planning Division Director Lee Plemel reviewed the agenda materials. Chairperson Aldean provided additional background information on the Board's prior decision to allocate funding to the Nevada Day, Mile High Jazz Band, and Cemetery Walk events. Member Walt disclosed that she serves as Pinkerton Ballet Theatre Board of Directors President. In response to a question, she advised that she would not abstain from discussion and action as she does not personally benefit from any of the proposed allocations.

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In response to a question, Mr. Werner provided background information on the agreement between the City, Mom & Pop's Diner, Firkin and Fox, and Bella Fiore Wines for the Third Street Concert Series. (12:21:00) Mom & Pop's, Inc. Owner Doug Cramer provided additional clarification. He stated, "I do owe the money. John Sheldon and I just finished going outside and making a deal. He's going to go to his board and see if we can settle this amicably." Mr. Cramer acknowledged that the agreement between him and Mr. Sheldon involves a settlement amount and a repayment schedule. "It was basically what was offered to me in the very, very beginning from the BAC."

(12:24:02) Brewery Arts Center Executive Director John Sheldon advised of having "inherited" the situation. "The issues and decisions of the courts had already gone through. Doug had owed the BAC roughly ... \$2,500 which, we understood that he was having issues, etc., but in our process in trying to collect, there were just a lot of difficulties in trying to contact Doug and being able to make the necessary payments." Mr. Sheldon advised that Mr. Cramer had just worked out a deal in the hallway, and that "he has a couple months to actually follow through with that. It also needs to be ratified and approved by [the BAC] Board. ... Until we actually get that approval from the Board and until we actually do have performance from Doug, ... at this point, the debt is still out there and valid." Chairperson Aldean suggested that, for purposes of this meeting, the Redevelopment Authority would rely on intent and good will. She expressed the hope that the matter can be amicably resolved.

In response to a question, Mr. Plemel advised that event-related expenses are reimbursed. "We get documentation of the expenses incurred and reimburse up to this amount." Chairperson Aldean discussed the intent to "tighten up this process" with "one deadline" with which all applicants will have to comply. She advised of having requested of Mr. Plemel a checklist of all items to be included in the application materials. She suggested a mandatory requirement should be "a recap of how they did last year, how the funding was spent." In response to a question, she suggested presenting the application process revisions to the Redevelopment Authority Citizens Committee with ultimate approval by the Redevelopment Authority. Member McKenna suggested including, as a discussion topic, the intent to wean organizations from this source of funding. Discussion followed.

Member Walt noted the Carson City Convention and Visitors Bureau ("CCCVB") request for \$15,000 to fund the Ghost Walk event. She advised that the CCCVB Board met with the strategic planner last Monday, who reviewed his draft report. She expressed the understanding that the Ghost Walk event has not been reviewed by the CCCVB special events committee. She advised that the draft strategic plan recommends special events promoters and requested for the Ghost Walk event to be reviewed by the special events committee, which is comprised of lodging, community, City staff, and Board representatives. She acknowledged the request to not approve the funding at this meeting, but to hold it in a reserve account pending a resolution of the issues associated with the CCCVB. Vice Chairperson Abowd proposed a similar approach for the Cove Café Concert Series, subject to the Brewery Arts Center Board approval and agreement on the prior debt.

(12:32:34) In response to a question, Mr. Cramer advised that Cove Café Concert Series started June 3<sup>rd</sup>. He acknowledged no financial hardship associated with a one-month delay.

Chairperson Aldean entertained additional Redevelopment Authority member and public comments. (12:33:22) Carson City Convention and Visitors Bureau Executive Director Candace Duncan expressed no opposition to Member Walt's suggestion to "shelve the funding request," and understanding for her

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comments. She reminded the Redevelopment Authority and the public that the Ghost Walk was a City event that the CCCVB was asked to take over “so that we could feature our downtown area to visitors.” She expressed understanding for Member Walt’s concerns over the great deal of ongoing contention, and dismay over the possibility that the Ghost Walk may be a “victim of that.” She acknowledged the possibility that another promoter could handle the event. “It’s just been a project that the [CCCVB] has done for ... about 17 years.” Ms. Duncan expressed the hope that the event will continue. “It’s all ... a matter of timing. Normally, by now, we are well underway with our marketing. We haven’t done anything because we’re still waiting to see if it will be funded and it’s just a matter of timing with the committee, the special events committee, everything else. It’s all just kind of fallen maybe not on the best timing that it could.” She requested the Redevelopment Authority to preserve the Ghost Walk event. Member Walt discussed the importance of treating all special events equally.

Chairperson Aldean suggested approving the Ghost Walk and Cove Café Concert Series events “with the caveat that [Mr. Cramer] has to work out his repayment arrangement with the BAC ...” In response to a comment, Member Walt advised that there are no other funding sources for the Ghost Walk event. Chairperson Aldean expressed a preference to provide staff with some latitude, and suggested withholding any reimbursements for a certain period of time pending the outcome of the two issues. Discussion ensued, and consensus was to table the Ghost Walk event funding and reagendaize it as a Redevelopment Authority item at the appropriate time.

(12:40:21) Doug Cramer expressed support for the Ghost Walk event, and discussed its success and continued growth over the years. He inquired as to the possibility of obtaining a liquor license for the Third Street events, and discussion ensued.

(12:45:56) Linda Marrone, representing the Third and Curry Streets Farmers Market, discussed her experiences with redevelopment incentive funding over the years. Chairperson Aldean commended Ms. Marrone on her hard work, and commented on her gradual move away from as large a City subsidy. She requested Ms. Marrone to document the same.

Chairperson Aldean provided background information on the community theater improvements to be made in conjunction with the Phantom of the Opera production. A brief discussion ensued, and Chairperson Aldean wished the producers all the best.

Chairperson Aldean entertained additional comments and, when none were forthcoming, a motion. **Member Crowell moved to approve and recommend to the Board of Supervisors approval of the expenditure of up to \$108,575 from the fiscal year 2011 / 2012 revolving fund of the Redevelopment Agency, as recommended by the Redevelopment Authority Citizens Committee to support various special events in Carson City as an expense incidental to the carrying out of the redevelopment plan, provided however that, of the events recommended today, we table the payment to the CCCVB Ghost Walk event and to the Cove Café Concert Series to be brought back to the Redevelopment Authority for further consideration, and resolution of the outstanding debt between Doug Cramer and the Brewery Arts Center. Member McKenna seconded the motion.** Following a brief discussion, **Member Crowell amended his motion to indicate that we approve all the redevelopment special events, as presented today, and that we table the Ghost Walk until the CCCVB formally approves the Ghost Walk as a special event through CCCVB and that, if there is a formal motion and approval from the CCCVB to Carson City and its staff, that staff is authorized to organize it and, second, that**

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**if City staff gets the indication that the agreement between Brewery Arts Center and Paradise Cove has been settled, according to what Mr. Cramer said today, that they are authorized to make the disbursement. Member McKenna seconded the motion.** Mr. Munn noted the \$108,575 figure included in the recommended motion differed from the \$108,623 figure published on the agenda. Mr. Plemel explained that the figure cited in the motion is the actual amount funded. Chairperson Aldean called for a vote on the pending motion. **Motion carried 5-0.**

**18. ACTION TO ADJOURN (12:55:58)** - Member Walt moved to adjourn the meeting at 12:55 p.m. Member Crowell seconded the motion. Motion carried 5-0.

The Minutes of the June 16, 2011 Carson City Redevelopment Authority meeting are so approved this 4<sup>th</sup> day of August, 2011.

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SHELLY ALDEAN, Chair

ATTEST:

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ALAN GLOVER, Clerk - Recorder