

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the August 6, 2012 Meeting

Page 1

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, August 6, 2012, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Jed Block
Vice Chairperson Lorraine Bagwell
Member Karen Abowd
Member Ronni Hannaman
Member Dan Neverett
Member Jean Perpich
Member Gigi Valenti

STAFF: Lee Plemel, Planning Director
Randal Munn, Chief Deputy District Attorney
Kathy King, Recording Secretary
Transcribed by: 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. CALL TO ORDER** – Chairperson Block called the meeting to order at 5:30 p.m.
- 2. ROLL CALL** – Roll was called and a quorum was present. Member Valenti arrived at 6:14 p.m.
- 3. PUBLIC COMMENTS AND DISCUSSION** – Chairperson Block entertained public comments; however, none were forthcoming.
- 4. FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM MAY 7, 2012 AND JUNE 18, 2012.** – Chairperson Block introduced the item. Member Neverett moved to approve the minutes of the May 7, 2012 and June 18, 2012 meetings. The motion was seconded by Member Abowd. Motion carried 6-0.

5. AGENDA ITEMS:

5-1 FOR POSSIBLE ACTION: TO TAKE PUBLIC COMMENTS AND MAKE RECOMMENDATIONS REGARDING POSSIBLE AMENDMENTS TO THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 2, THE "SOUTH CARSON STREET" REDEVELOPMENT PLAN. – Chairperson Block introduced the item. Mr. Plemel gave background and showed a map of the area via a PowerPoint presentation, noting that the area extended from Fairview Drive to the Douglas County line, and that it was developed "to keep the auto dealers in Carson City". He also explained that K-Mart was added to the area later. Mr. Plemel referred to the Redevelopment Area 2 Plan, which would include the type of activities authorized by the plan, and its attachments, which are included in the packets and incorporated into the record, and stated that this meeting would provide a forum to hear public comments. Mr. Plemel clarified that all the recommended amendments to the document would be returned to this Committee for approval, prior to presenting it to the Board of Supervisors for final approval. Per the Nevada Revised Statute (NRS), Mr. Plemel informed the property owners within the Redevelopment Area 2 that they would be invited again for the upcoming meetings, as well notifying the Chamber of Commerce and the Nevada Appeal. He reiterated that the goal was to get ideas from the public, both for the plan and for specific projects, and "to move the recommendations forward" in the October 1, 2012 meeting. Member Abowd inquired about City interface regarding a previously-received comment regarding infrastructure improvement and the lack of City water for 600 feet from Carson Street, which had also specified that relying on well water would be "resistant to development". Mr. Plemel acknowledged contact with the property owner, and noted that the surrounding properties were businesses such as Motels that were producing rent, and had little incentive to develop them. Member Hannaman explained that the armory would not be sold to the City and would stay a State land for a future Nevada Highway Patrol headquarters building. Member Neverett inquired about used

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the August 6, 2012 Meeting

Page 2

auto dealers, and Mr. Plemel confirmed that both new and used auto dealers were considered in the plan. Chairperson Block entertained public comments.

Frank Di Martino introduced himself as the owner of three-and-a-half acres near the Railroad Museum, and a used car dealer on Highway 50. He believed that the City was involved in “trying to pick and choose winners” and suggested leaving that to the private sector. Mr. Di Martino noted that his redevelopment fees were almost as high as his taxes, and believed that the fees financed the new car dealers. Chairperson Block clarified that the property tax increases were due to property value increases and not due to Redevelopment. Mr. Plemel explained that the Board of Supervisors had initiated this public comment process to shift the focus from individual businesses getting funds to general infrastructure, adding that eminent domain was not exercised. Maria Dufur introduced herself as a property owner on Highway 395, near Highway 50. She applauded the efforts of coming up with a development plan instead of the “mish-mash” in the past. She noted that the Nevada Department of Transportation (NDOT) had blocked the southern entrance of their property and that the only entrance to their property was through Snyder Avenue. Ms. Dufur wished to be treated equally as a taxpayer. Brad Bonkowski introduced himself as a property owner in Redevelopment District 2, and requested making the redevelopment funds available for everyone. He also suggested that property owners on South Carson Street purchase the NDOT right-of-way, upon its release as surplus property, utilizing redevelopment funds. He also suggested the acquisition of leased properties by private owners, and placing them on tax rolls for additional income. Vice Chairperson Bagwell inquired about the single thing that could be beneficial to all the property owners in Redevelopment Area 2. Member Hannaman reminded everyone that the conversation so far had been about South Carson, and noted that North Carson really needed assistance, especially from a tourism point of view. Chairperson Block stated that eminent domain was not used in Redevelopment Area 1, and now the area was thriving. Jerry Vaccaro introduced himself and wished to find out whether the auto dealers had received \$11,000,000 in redevelopment funds. Mr. Plemel stated he did not know the exact amount but would find out. Chairperson Block noted that this was a public hearing for the plan, and that the Citizen’s Committee had just undertaken Area 2, and would give a recommendation to the Board of Supervisors. He also reiterated the Area 2 boundaries and explained the funding sources, stating that this meeting was not to discuss past funding. Mr. Vaccaro stressed that he did not want to spend additional redevelopment funds on auto dealers, and believed that they would not have left town had redevelopment funds not been available. Mr. Plemel reminded Mr. Vaccaro again that past decisions were not the topic of today’s discussion. In turn, Mr. Vaccaro cited many vacant properties that he believed were deserving of redevelopment funds. In response to Member Perpich’s question, Mr. Vaccaro wished to see a fund created to provide low interest loans to other small business in Carson City. Member Perpich advised Mr. Vaccaro to check the web site of her employer, Wells Fargo Bank, and see all the small business lending activity. A member of the public believed that it would be beneficial for property owners to be able to receive infrastructure help in the form of lower utility prices. Mr. Plemel responded to another public comment by stating that after previous commitments and funded special events, suggestions for the remaining \$77,000 would be discussed in the next agenda item. Vice Chairperson Bagwell commented that some of the previous arrangements, such as traffic signals, would be paid off this year, which would free-up additional funds for next year. Mr. Plemel reminded the audience and the viewing public to watch the City’s web site or call the Planning Division to return on October 1, 2012 to see the revised plan. He believed it would be difficult to notice 600 persons. Kathryn Eve introduced herself as a resident of Colorado Street and inquired about the effects on private residences. Mr. Plemel noted that zoning would not change according to the Master Plan, and that these strategies affected commercial areas.

5-2 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF APPROXIMATELY \$77,000 IN REDEVELOPMENT FUNDS BUDGETED FOR "UNASSIGNED INFRASTRUCTURE PROJECTS" IN FISCAL YEAR 2012-13. – Chairperson Block introduced the item. Mr. Plemel noted that he had given background on this item during the previous discussion and reiterated that these funds were part of the redevelopment budget for this fiscal year, after meeting all preexisting obligations. He added that the Board of Supervisors had requested that this Committee recommend using the funds for unassigned infrastructure projects. Member Abowd acknowledged that utility costs were “a major hurdle in the community”, and suggested using these funds as a cost-match to assist with setting up utility infrastructure. She also was in favor of Mr. Bonkowski’s request to purchase the previously-mentioned NDOT right-of-way property. Member Hannaman noted that the \$77,000 was not a lot and inquired about revitalization in the North Carson, former K-Mart area. Vice Chairperson Bagwell wondered if they should hold on to the funds this year, and add them to next year’s, for a

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the August 6, 2012 Meeting

Page 3

viable project that benefits the entire community. Member Hannaman suggested connecting the sidewalks in South Carson. Chairperson Block recommended looking into signage such as parking, to encourage frequenting local merchants. In response to an inquiry by Member Neverett, Mr. Plemel stated that the available funds were actually closer to \$72,000 since the allocation of \$5,500 to a special event. Member Hannaman expressed disappointment in the spending of public funds for private events. Member Valenti wished to specify exactly where the funds should be spent, even if they were set aside for next year. Mr. Plemel clarified that unspent funds would roll over to the following year. Member Hannaman reminded the Committee of its advisory role and wished to see suggestions from the public. Chairperson Block entertained public comments. Mr. Bonkowski suggested creating a Redevelopment District 3 near the South Carson Street and Highway 50 corridor while the property values were low, to create incremental taxes. He also advised addressing the short-term land lease of the K-Mart site prior to spending any redevelopment funds. Linda Barnett recommended spending redevelopment funds on infrastructure only and not on special events. Member Hannaman suggested receiving more specific citizen input. Member Abowd suggested setting parameters to ensure that businesses want to come to Carson City. Member Hannaman gave the example of grease interceptors for restaurants, and suggested considering such infrastructure expenditures. Vice Chairperson Bagwell suggested waiting to have a final plan and viable projects prior to recommending expenditures. She also suggested hearing from the community. Mr. Plemel cautioned that prior to any spending; details such as percentages must be specified. Member Hannaman reiterated that she wanted to see North Carson become more attractive, and to make it a primary goal. **Member Perpich moved to entertain this agenda item in a future meeting. The motion was seconded by Member Hannaman. Motion carried 7-0.**

6. NON-ACTION ITEMS:

- a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.** – Mr. Plemel noted that there were no additional items to report.
- b. RACC MEMBER REPORTS AND COMMENTS.** – There were no reports from RACC members.
- c. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON JULY 2, 2012.** – Based on input received in this meeting, Mr. Plemel will return with a draft plan for the Committee's review, and to further discuss infrastructure funding.

7. PUBLIC COMMENTS – Chairperson Block entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ACTION TO ADJOURN – Chairperson Block introduced the item. **Member Abowd moved to adjourn. The motion was seconded by member Valenti. The meeting was adjourned at 6:55 p.m.**

The Minutes of the August 6, 2012 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 1st day of October, 2012.

JED BLOCK, Chair