

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the June 4, 2012 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, June 4, 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
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** (5:31:47) – Chairperson Block called the meeting to order at 5:31 p.m.
- 2. ROLL CALL** (5:31:50) – Roll was called and a quorum was present. Member Valenti arrived at 6:10 p.m.
- 3. PUBLIC COMMENTS AND DISCUSSION** (5:32:20) – Chairperson Block entertained public comments; however, none were forthcoming.
- 4. FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM MAY 7, 2012.** (5:32:49) – There were no minutes to approve.

5. AGENDA ITEMS:

5-1 FOR POSSIBLE ACTION: TO DISCUSS AND PROVIDE DIRECTION TO STAFF REGARDING POSSIBLE MODIFICATIONS TO THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 2, SOUTH CARSON STREET, REGARDING THE OBJECTIVES AND PROPOSED ACTIVITIES WITHIN THE AREA. (5:33:25) – Chairperson Block introduced the item. Mr. Plemel presented a Staff Report, incorporated into the record, in which he reviewed the existing Redevelopment Area 1 (RA) and Redevelopment Area 2 (RA2) boundaries. He stated that the Committee now had two representatives from RA2 and wished to find out whether amendments were needed to the long-term Redevelopment Plan. Mr. Plemel gave background on the origination of the Plan and the related strategies, also incorporated into the record. He gave examples of properties that could be consolidated for development purposes, and suggested working with appropriate owners. He also noted some potential housing opportunities “to provide a better jobs-housing balance”. Mr. Plemel showcased a discrepancy between income earned in Carson City and spent elsewhere, explaining that 5,000 individuals fell into that category. He added that any amendments would require soliciting public input from property owners in the area, and outlined a timeline, incorporated into the record, to gather input, conduct a review by this Committee, and present the recommendations to the Board of Supervisors (BOS). Member Hannaman received confirmation that RA2 would include the former K-Mart property. Member Abowd inquired about a land swap with the State involving the former National Guard Armory building on South Carson Street, calling the property blight, and Member Hannaman believed that the site was reserved for the Nevada Highway Patrol. Member Neverett suggested sending additional notification to the organizations that serve the area merchants such as the Chamber of Commerce and the Downtown Business Association. Discussion ensued regarding proposed amendments, irregularly-shaped parcels, mixed used properties, and the future vision. Vice Chairperson Bagwell inquired about a list of vacant properties. Member Abowd suggested re-thinking the incentive process and recipients. Chairperson Block attributed some of the vacancy to the lowering of the tax base based on the lack of occupancy. Member Perpich inquired

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about incentives for the proper pricing of properties to reduce vacancy. Mr. Plemel noted that any nuisance would be addressed by the City. Member Hannaman praised the City's alternative sentencing program for the removal of graffiti. She also suggested focusing more on the K-Mart property versus the south end. Discussion ensued regarding incentives for property owners versus tenants. Member Neverett expressed concern over the plan being too focused on auto dealers. Member Hannaman noted that any plan amendment must include the upcoming highway bypass. **Member Hannaman moved to direct Staff to proceed with the proposed process regarding possible amendments to the Redevelopment Area 2 plan as recommended by Staff and based upon this evening's discussion. The motion was seconded by Vice chairperson Bagwell.** Chairperson Block entertained public comments. Maurice White recommended outlining the types of businesses that the Commission wished to attract. He suggested requiring businesses to have a business plan spanning the life of the Redevelopment Area, quantifying their "payback to the City through their business", and supplying new jobs which would not be "cannibalizing other areas in town". **Motion carried 7-0.**

6. NON-ACTION ITEMS:

a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC. (6:33:24) – Chairperson Block introduced the item. Mr. Plemel explained that during the last meeting, the Committee had not funded approximately \$26,000 in special event funding requests due to the lack of funds. He noted that the item may be discussed in the June 21 BOS meeting. He offered to notify the Committee and confirm the meeting date, should any of the members decide to attend. He also suggested not meeting on July 2, 2012, due to the Independence Day Holiday. Member Valenti inquired about the special event funds moving to the Cultural Commission and Mr. Plemel suggested having further discussions over the next few months.

b. RACC MEMBER REPORTS AND COMMENTS. (6:36:32) – Chairperson Block introduced the item. Member Hannaman updated the Committee on the upcoming Auto Zone location.

c. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON JULY 2, 2012. (6:38:23) – Mr. Plemel noted the updated Redevelopment plan would be discussed on August 6, 2012.

7. PUBLIC COMMENTS (6:38:35) – Chairperson Block entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ACTION TO ADJOURN (6:38:51) – Chairperson Block introduced the item. **Member Valenti moved to adjourn the meeting. The motion was seconded by Vice Chairperson Bagwell.** The meeting was adjourned at 6:40 p.m.

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

JED BLOCK, Chair