

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the May 7, 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, May 7, 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

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 was absent. Chairperson Block Welcomed new member Jean Perpich to the Committee and invited her to introduce herself. Member Perpich stated that she was a Regional Acquisition and a Personal Loan Officer at Wells Fargo Bank. She considered herself "very attached" to the area, as she had family residing in Carson City, and noted that she had moved here to care for her mother.
- 3. PUBLIC COMMENTS AND DISCUSSION (5:31:28)** – Chairperson Block entertained public comments. Anthony Masini introduced himself and his father Carroll Masini of Carroll's Corner Truck Farm, as residents of Yerington, Nevada. Mr. Masini explained that they had been denied space at the Carson City's Third and Curry Street Farmers Market by Manager Linda Marrone. Mr. Masini stated that they were "a bit late" last year, and did not participate; however, Ms. Marrone had informed them that they could participate this year. Mr. Masini added that despite being told "there's no space", Masini and Sons Farms, also from Yerington, had been invited to participate, even though the Peris sold their produce through Carroll's Corner Truck Farm. Mr. Masini referred to a letter, incorporated into the record, dated March 8, 2012 and sent to the Carson City Redevelopment Authority and cited Ms. Marrone's response, which is also incorporated into the record. He called the issue "a personal problem", and contested that if all the applications had not yet been received by Ms. Marrone, then she could not be certain "there's no room". Mr. Masini concluded that they would like to participate in the Carson City Farmers Market. In response to Member Abowd's question, Mr. Masini stated that they sell loose and braided garlic, various types of potatoes, and onions. He also noted that they would resell organic produce from Peri and Sons Farms. In response to another question, Mr. Masini noted that they would only sell at farmers markets and at roadside stands in Yerington. Mr. Plemel explained that the City does not hire the Farmers Market vendors; however, it funds it as a special event, without controlling the participants. He also suggested having this information available during the grant funding process, and agreed to speak to Ms. Marrone and invite her to a future meeting. Chairperson Block also noted that the Committee did not have the authority to recommend participants; however, he suggested that Ms. Marrone explain "how the process works". Chairperson Block thanked Mr. Masini and his father for taking the time to speak to the Authority. In response to a question by Vice Chairperson Bagwell, Mr. Masini stated they did not participate in the "made in Nevada group"; and she agreed to give him information regarding the group.
- 4. FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM APRIL 2, 2012. (5:39:14)** – Chairperson Block introduced the item. Member Hannaman moved to approve the minutes of the April 2, 2012 meeting. The motion was seconded by Member Abowd. Motion carried 6-0.

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5. AGENDA ITEMS:

5-1 FOR POSSIBLE ACTION: PRESENTATION AND DISCUSSION ONLY REGARDING THE REDEVELOPMENT BUDGET. (5:41:27) – Chairperson Block introduced the item. Nick Providenti, Director, Carson City Finance Department, presented a budget update which is incorporated into the record. Mr. Providenti explained that he had delivered this Fiscal Year (FY) 2012-2013 budget to the Board of Supervisors (BOS) and the Redevelopment Authority (RA) last April. He also gave a brief overview of the Redevelopment Authority and noted that the three funds were categorized as Revolving, Debt Service, and Administrative. He explained that even though the 2012 fund balance was high, at \$2,738,440, the Michael Hohl incentive, subject to appropriation, had not been paid yet. Mr. Providenti noted that about \$50,000 was left for incentive and infrastructure projects, and cited the other expenditures which are incorporated into the record, adding that \$128,000 was allocated to Special Events and Activities. In the 2013 Fiscal Year, Mr. Providenti estimated a drop in property tax revenue as assessed values would be lower, adding that some fund balance would be kept because of the six-month reserve requirement. Mr. Providenti also reminded the Committee that they had allocated \$100,000 towards special events. In response to Member Hannaman's question, Mr. Providenti explained that the Business Resource Innovation Center (BRIC) rent reduction was because it would be shared among other organizations such as the Planning and Building departments. He also clarified for Member Abowd that the increase in general fund internal service charges was based on a cost allocation study. Discussion ensued regarding the data pertaining to headcount and internal service charges. Vice Chairperson Bagwell clarified for everyone that the \$100,000 allocation to special events was based on a tax increase. In response to a question by Member Perpich, Mr. Providenti noted that the tax rate appeals and decisions had already been made for FY 2013 in the February timeframe through the County or the State Boards of Equalization. He also explained to Vice Chairperson Bagwell that taxes would not be levied to the properties near the Nugget, should the City Center Project proceed. Mr. Plemel clarified that the materials presented tonight were also presented to the BOS earlier. Mr. Providenti added that the budget would be delivered to the State on June 1, 2012; therefore any changes would be communicated prior to that date. Chairperson Block thanked Mr. Providenti and entertained public comments; however, none were forthcoming.

5-2 FOR POSSIBLE ACTION: TO DISCUSS AND MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE ALLOCATION OF SPECIAL EVENT FUNDING FROM THE REDEVELOPMENT REVOLVING FUND, THE CRITERIA BY WHICH APPLICATIONS FOR REDEVELOPMENT SPECIAL EVENT FUNDING ARE REVIEWED, AND THE POSSIBLE ROLE OF THE CULTURAL COMMISSION IN REVIEWING REDEVELOPMENT SPECIAL EVENT FUNDING REQUESTS. (6:10:42) – Chairperson Block introduced the item. Mr. Plemel explained that this issue was a continuation of the April 2, 2012 meeting, and gave background, incorporated into the record, on former budget allocations to special events. He noted that he had separated art and culture events from other special events, for better understanding and further discussion. Mr. Plemel explained that the Cultural Commission had also discussed this item, adding that Member Abowd was present, as she was also a member of that Commission. He also noted that the Cultural Commission was supportive and could take on any of the responsibilities given to them by this Committee regarding special events. He wished to have a recommendation to the RA and the BOS. Member Abowd explained that the Cultural Commission, during its past meeting, was receptive to take over the allocation of funds for cultural events, especially because they were now staffed by the Parks and Recreation Department, and had access to facility-usage information and fees. Member Neverett suggested focusing more on what generates revenue for the “downtown hub area”. He also suggested looking at the length of time groups have received allocations prior to making a decision. Member Abowd confirmed that there was a pre-screening process and clarified that the funds allocated to cultural events could generate additional funding, such as grants. In response to a question by Chairperson Block, Mr. Plemel stated that the Parks and Recreation Department staff member assigned to the Cultural Commission was Vern Krahn. Vice Chairperson Bagwell cited the goal of redevelopment as revitalizing downtown, and questioned the best use of these dollars. Member Hannaman noted that the arts and culture events were geared towards community development versus redevelopment, and Vice Chairperson Bagwell believed that attracting and developing businesses would result in community development as they contributed to the community. Member Abowd noted that community development was equally important. Member Perpich suggested having Redevelopment Area One and Redevelopment Area Two joint events to attract more visitors. Discussion ensued regarding several events such as the recent home event and the wine walks that were not supported by redevelopment funds, and were successful. Chairperson Block entertained public comments. Maurice White asked whether the

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redevelopment funds were being used to maintain the business license of the Farmers' Market. He noted that he was aware of two business licenses that listed Carson City as their holders. Mr. Plemel offered to research the information and respond to Mr. White. Brad Bonkowski received clarification that the FY 2008-2009 and FY 2009-2010 concerts were contracted through the Brewery Arts Center. **Member Neverett moved to recommend to the Board of Supervisors that no change be implemented in the current process for allocating the redevelopment funds. The motion was seconded by Vice Chairperson Bagwell. Motion carried 5-1, with Member Abowd voting against the motion.**

6. NON-ACTION ITEMS:

a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC. (6:37:50) – Chairperson Block introduced the item. Mr. Plemel reported that the special events funding recommendations made by the Committee in April had been approved by the BOS, with the exception of funding the Rendezvous event from the current fiscal year funds, as reflected in the augmented budget.

b. RACC MEMBER REPORTS AND COMMENTS. (6:42:00) – Chairperson Block introduced the item. Member Hannaman requested Clarification on the implementation of the proposed FY 2012-2013, included in the Staff Report, outlining the upcoming fiscal year budget, which is incorporated into the record. Chairperson Block suggested a presentation on the accomplishments of the Redevelopment Authority. Vice Chairperson Bagwell noted that the outlined initiatives in the proposed budget fit the role of redevelopment. Member Perpich inquired about special funding for distressed communities, and offered to send Mr. Plemel any information she had.

c. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON JUNE 4, 2012. (6:39:10) – Mr. Plemel noted that the Committee was now staffed by the two representatives from Redevelopment Area Two, and suggested a review of the area's policy plan and objectives.

7. PUBLIC COMMENTS (6:40:12) – Chairperson Block entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ACTION TO ADJOURN (6:41:10) – Chairperson Block introduced the item. **Member Hannaman moved to adjourn the meeting. The motion was seconded by Member Neverett. The meeting was adjourned at 6:41 p.m.**

The Minutes of the May 7, 2012 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 6th day of August, 2012.

JED BLOCK, Chair