

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the January 17, 2013 Meeting

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A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, January 17, 2013 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Karen Abowd
Vice Chairperson Brad Bonkowski
Member Robert Crowell
Member John McKenna
Member Jim Shirk

STAFF: Larry Werner, City Manager
Alan Glover, Clerk - Recorder
Neil Rombardo, 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.

17. CALL TO ORDER AND ROLL CALL (2:45:52) - Vice Chairperson Karen Abowd called the meeting to order at 2:45 p.m. Mr. Glover called the roll; a quorum was present.

18. CITY MANAGER - POSSIBLE ACTION TO ELECT THE CHAIR AND VICE CHAIR OF THE REDEVELOPMENT AUTHORITY FOR TERMS ENDING DECEMBER 31, 2013 (2:46:21) - Vice Chairperson Abowd introduced this item, and Mr. Werner reviewed the agenda materials. **Member Crowell moved to appoint Karen Abowd as chair of the Redevelopment Authority. Member McKenna seconded the motion.** Vice Chair Abowd entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-0.**

Chairperson-elect Abowd entertained a motion for Redevelopment Authority vice chair. **Member McKenna moved to appoint Brad Bonkowski as vice chair of the Redevelopment Authority, with term ending December 31, 2013. Chairperson-elect Abowd seconded the motion. Motion carried 5-0.** Chairperson-elect Abowd entertained public comment; however, none was forthcoming.

19. OFFICE OF BUSINESS DEVELOPMENT - POSSIBLE ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AMENDMENT #3 TO THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND THE CARRINGTON COMPANY, TO EXTEND THE TIME IN WHICH A TENANT MUST BE IN BUSINESS IN THE VACANT ANCHOR TENANT SPACE LOCATED AT 1443 SOUTH CARSON STREET, CARSON MALL, TO DECEMBER 31, 2014 (2:47:45) - Chairperson Abowd introduced this item, and Planning Division Director Lee Plemel reviewed the agenda materials. Mr. Werner explained the mechanism of redevelopment property tax revenue allocation.

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At Supervisor Bonkowski's request, Carrington Company Property Manager Joanne Holmes stepped to the podium and introduced herself for the record. In response to a question, Ms. Holmes provided background information on negotiations over the past three weeks. She and Mr. Werner responded to additional questions regarding negotiations relative to the lease term. In response to a further question, Ms. Holmes advised of not yet having discussed with the prospective tenant their agreement to make their sales tax reports public. Supervisor Bonkowski expressed concern that Ms. Holmes be well aware of required lease covenants, and she advised "we are at that point where I can do that." She responded to additional questions of clarification, and discussion ensued, relative to the lease provisions, improvements, signage, and ongoing negotiations.

Discussion took place to determine the Board's options and Mr. Werner responded to questions relative to the history and mechanism of the incentive program. Member Crowell advised of having received e-mail correspondence from the Chamber of Commerce Executive Director expressing support for the requested extension of time. In consideration of the Redevelopment Authority's decision to phase out the incentive program, he expressed confidence that the negotiations are moving toward a positive conclusion. In response to a question, Mr. Munn provided direction with regard to the recommended motion.

Chairperson Abowd opened this item to public comment. (3:11:54) Lori Bagwell, representing Charley's Grilled Subs, acknowledged the difficulties associated with the negotiations and provided background information on her decision to locate her business in the Carson Mall. She expressed support for the requested extension of time.

Chairperson Abowd entertained additional public comment and, when none was forthcoming, a motion. Based on the discussion, Mr. Plemel made a suggestion to the recommended motion. **Member McKenna moved to approve and recommend to the Board of Supervisors approval of amendment #3, modified by paragraph 4 of the Agreement to add "if the participant enters into a lease agreement for a period of less than fifteen years but, in no case, less than ten years, the period of payback from the City, pursuant to paragraph 3, of this agreement, shall be reduced correspondingly, to the Operating Covenant and Agreement, by and between Carson City Redevelopment Authority and Carson City and The Carrington Company, to extend the time in which the tenant must be in business in the vacant anchor tenant space, located at 1443 South Carson Street, Carson Mall, to December 31, 2014. Vice Chairperson Bonkowski seconded the motion. Motion carried 5-0.**

20. PUBLIC COMMENT (3:16:46) - Chairperson Abowd entertained public comment; however, none was forthcoming.

21. ACTION TO ADJOURN (3:16:52) - Chairperson Abowd adjourned the meeting at 3:16 p.m.

The Minutes of the January 17, 2013 Carson City Redevelopment Authority meeting are so approved this 16th day of May, 2013.

ATTEST:

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KAREN ABOWD, Chair

ALAN GLOVER, Clerk - Recorder