

CARSON CITY REDEVELOPMENT AUTHORITY  
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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, May 18, 2006, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Marv Teixeira, Shelly Aldean, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Chief Building Official Kevin Gettis, Redevelopment/Economic Development Manager Joe McCarthy, Chief Deputy District Attorney Melanie Bruketta, Recording Secretary Katherine McLaughlin, and Senior Planner Jennifer Pruitt (BOS. 5/18/06 Recording 9:00:05)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Agenda Report and/or supporting documentation. Staff members making the introduction and any other individuals who spoke are listed immediately following the item heading. A recording of these proceedings is available for review and inspection during normal business hours.

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

**ACTION ON APPROVAL OF MINUTES - 4/6/06 (9:05:30)** - Member Aldean moved to approve the Minutes for the Carson City Redevelopment Authority meeting of April 6, 2006, as presented. Member Livermore seconded the motion. Motion carried 5-0.

**ECONOMIC DEVELOPMENT/REDEVELOPMENT - Manager Joe McCarthy - ACTION TO RECOMMEND TO THE CARSON CITY BOARD OF SUPERVISORS PURSUANT TO NRS 279.608 THAT THEY ADOPT AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 2 BY ADDING 171 PARCELS OF REAL PROPERTY LOCATED IN SOUTH CARSON CITY TO THE EXISTING REDEVELOPMENT PLAN AREA WHICH CAUSES NO SUBSTANTIAL CHANGE IN THE MASTER PLAN AS ADOPTED BY THE BOARD OF SUPERVISORS (9:06:01)** - Gene Lepire - Member Aldean disclosed that the companies, in which she has an interest, own property that is located in the expanded Redevelopment area. Therefore, she will abstain from discussing and voting on this issue. She further noted for the record that neither she nor any of the companies in question are eligible for incentives. Member Staub indicated that he was making the same disclosure. He has property in the Redevelopment area. He will abstain from voting. Discussion indicated that other property owners have the opportunity to join the district if they meet its criteria. The same public process will be used for them. It includes public noticing which allows everyone to participate in the informal workshops. The process also allows the property owners to opt out of the program. The program includes a restricted imminent domain process. It cannot be used to obtain residential property. It can be used to obtain vacant parcels and those that are deemed to be a public safety or health risk. Mr. McCarthy explained the program's ability to use the "friendly imminent domain" process to obtain property with the support of the property owner. The success of the downtown program was cited to illustrate the benefits of the program.

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Similar incentives will be created and used for the new project area. These efforts assist the owners in the development of the highest and best uses for their property. A memorandum of understanding will be developed between the Authority/City and the School District identifying any potential loss in tax revenue and District projects which the Authority could do as a trade off. Chairperson Williamson advised that the program will not increase the property taxes for parcels within the project. Any increases in the 2006 property taxes will be allocated to Redevelopment who will use the funds for incentives for new construction and rehabilitation within the district. She hoped that this funding ability will serve as a catalyst and incentive to new construction within the district. Discussion indicated that the funding for the downtown area and Project Area 2 will be maintained separately. A work group may be created. It will not be the same as the current Redevelopment Authority Citizens Committee (RACC) which has regular structured monthly meetings. Member Livermore felt that a second RACC could be justified. Mr. McCarthy felt that the private-public partners advisory group could provide the same suggestions that RACC has. Chairperson Williamson pointed out that at this time RACC is considering revising its financial incentive programs. Those revisions may be considered for the proposed district. At this time Project Area 2 lacks both funding and a resolution establishing a committee. She felt that initially the discussions will be regarding the need for infrastructure improvements which will be beneficial to the entire area. Nothing that is being done today or has been done guarantees that an advisory group will be coming forward quickly. Member Teixeira pointed out that the district includes a large casino who has submitted expansion plans to the City. In a year the expansion will provide funding for the district. Mr. McCarthy concurred that it will provide a significant "jump start" for the district, however, it will take time for the district to "catch up with the downtown area". The downtown incentive program has always been used during a project's planning stage and when a project would not have occurred without the incentives. The Fandango is beyond that stage and has shown that it has the ability to develop the project without incentives. He suggested that consideration be given to "speeding up" public infrastructure improvements instead of providing incentives for Fandango's project. Public comments were solicited.

(9:20:22) Mr. Lepire questioned whether APN 009-302-15 is included in the district and indicated for the record that he did not wish to be part of the district at this time. Chairperson Williamson indicated that they had received his letter. She felt that his parcel had been pulled from the district.

Mr. McCarthy explained the process that will be followed if additional property owners wish to join the district. He felt that the notification process for the area has been fairly "vigorous". It had included a lot of group and individual meetings with property owners. He was "fairly confident" that the proposed boundaries are what should be moved forward. Additional comments were solicited. None were given.

Member Livermore moved to recommend to the Carson City Board of Supervisors pursuant to NRS 279.608 that they adopt an ordinance amending the Redevelopment Plan for Project Area No. 2 by adding 171 parcels of real property located in South Carson City to the existing Redevelopment Plan area which causes no substantial change in the Master Plan as adopted by the Board of Supervisors. Member Teixeira seconded the motion. Motion carried 3-0-2 with Members Aldean and Staub abstaining.

There being no other matters for consideration by the Redevelopment Authority, Chairperson Williamson adjourned the session.

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ARE SO APPROVED ON June 15, 2006.

/s/  
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Robin Williamson, Chairperson

ATTEST:

/s/  
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Alan Glover, Clerk-Recorder