

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the October 2, 2003, Meeting

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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, October 2, 2003, 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 Ray Masayko, Shelly Aldean, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Redevelopment and Economic Development Manager Joe McCarthy, Chief Deputy District Attorney Mark Forsberg, and Recording Secretary Katherine McLaughlin (B.O.S. 10/2/03 Tape 1-3223)

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

Mayor Masayko 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.)

A. ACTION ON A MOTION FINDING THAT, PURSUANT TO NRS 279.486, THE IMPROVEMENTS TO THE PLAZA HOTEL COMPLEX BENEFIT THE REDEVELOPMENT AREA AND THERE ARE NO OTHER REASONABLE MEANS OF FINANCING THE AMENITIES ASSOCIATED WITH THE PLANNED IMPROVEMENTS AND APPROVING THE REQUEST BY THE APPLICANT, MILLARD CONSTRUCTION, DOING BUSINESS AS THE PLAZA HOTEL, FOR REDEVELOPMENT INCENTIVE FUNDING IN THE AMOUNT NOT TO EXCEED \$100,000 AND NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS FOR CONSTRUCTION OF A NEW HOTEL AT 805 SOUTH PLAZA STREET (1-3230) - Redevelopment and Economic Development Manager Joe McCarthy, Applicant Mike Millard - Mr. Millard displayed and described the preliminary plan for the three story hotel. Discussion indicated that a street abandonment or City property transfer is not required for the project. The structure's facade will match the existing building. Criteria used to justify the incentive was described. The Redevelopment Authority Citizens Committee felt that its desired improvements would not be made without the incentives. Clarification indicated that, although the improvements are considered facade, they make the area more pedestrian friendly and will attract more people to the area. It will also provide lodging. Member Aldean complimented the Millards on their continued investment in the downtown area. Member Livermore pointed out that the current Plaza Motel contains approximately 30 units. The proposal replaces them with 19 higher class units. He felt the plans were "wonderful" and will benefit the corridor. Mr. Millard indicated that the current structure is a "nuisance" to the complex. The proposal will make the area look good. Supervisor Livermore moved to approve the finding that, pursuant to NRS 279.486, the improvements to the Plaza Hotel Complex benefit the Redevelopment area and there are no other reasonable means of financing the amenities associated with the planned improvements and approving the request by the applicant, Millard Construction, dba the Plaza Hotel, for Redevelopment incentive

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funding in the amount not to exceed \$100,000 and not to exceed 20 percent of the project costs for construction of a new hotel at 805 South Plaza Street; fiscal impact is \$100,000, and the funding source is the Redevelopment property tax increment. Member Masayko seconded the motion. Motion carried 5-0.

B. ACTION ON A MOTION TO FIND THAT PURSUANT TO NRS 279.486 THE IMPROVEMENTS TO THE FIRESIDE BUILDING BENEFITS THE REDEVELOPMENT AREA AND THERE ARE NO OTHER REASONABLE MEANS OF FINANCING THE AMENITIES ASSOCIATED WITH THE PLANNED IMPROVEMENTS AND APPROVING THE REQUEST BY THE APPLICANT, FIRESIDE INVESTORS, LLC, FOR REDEVELOPMENT INCENTIVE FUNDING IN AN AMOUNT NOT TO EXCEED \$7,520.68 AND NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS FOR PHASE 1 AND 2 OF THE FACADE IMPROVEMENTS TO THE FIRESIDE BUILDING LOCATED AT 108 EAST PROCTOR STREET (2-0065) - Applicant's General Contractor John Dugan, Nevada State Economic Development Commission's Division of Rural Community and Economic Development Director Carl Delaney - Mr. Dugan described the improvements. Member Masayko expressed the hope that the improvements will be completed and that the Commission's rent remains reasonable. Mr. Dugan indicated that he is not privileged to have this information. The owners were reasonable people who will do what is good for both Carson City and the State. Mr. Delaney indicated that the Commission has a seven years lease on the building. The terms of the lease restrict rent increases to the amount needed to cover the property taxes. He supported the project as it will enhance both the Commission and City's imagines. Chairperson Williamson explained the Committee's support of the project and thanked the owners for working with the City on the improvements. Member Livermore moved to find that pursuant to NRS 279.486 the improvements to the Fireside Building benefits the Redevelopment area and there are no other reasonable means of financing the amenities associated with the planned improvements and approving the request by the applicant, Fireside Investors, LLC, for Redevelopment incentive funding in an amount not to exceed \$7,520.68 and not to exceed 20 percent of the project costs for Phase 1 and 2 of the facade improvements to the Fireside Building located at 108 East Proctor Street; fiscal impact is \$7,520.68, and the funding source is the Redevelopment property tax increment. Member Masayko seconded the motion. Member Staub commended them on the improvements that have been made to the structure. He asked that staff provide a status report on the projects and incentives granted to date. Mr. McCarthy agreed to do so and indicated his intent to include in the report other stimuli that are being developed for the area. The motion was voted and carried 5-0.

C. ACTION TO APPROVE A RESOLUTION AMENDING THE 1999 RESOLUTION "A RESOLUTION REESTABLISHING THE CARSON CITY REDEVELOPMENT DISTRICT INCENTIVES PROGRAM AND THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (2-0216) - The resolution will expand the Committee to nine members. Justification for revising the incentive grant program was provided. It is hoped that the five remaining closed buildings will be occupied in the next two years. Plumbing and ADA requirements were added to the types of projects which could qualify for funding. Member Masayko felt that the business and partnership programs should not be restricted to the Redevelopment District. He acknowledged that the Redevelopment District is a legal district established to accomplish a defined purpose but felt that it should be expanded. Mr. McCarthy agreed that it is important that the City's businesses grow and thrive. Member Aldean suggested Page 3, Paragraph 7, be revised to "provide support for the usual and customary maintenance of City infrastructure and City owned amenities" as infrastructure does not normally include street

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benches. Additional comments were solicited but none were given. Member Aldean moved to approve Resolution 2003-RAR-2, A RESOLUTION AMENDING THE 1999 RESOLUTION "A RESOLUTION REESTABLISHING THE CARSON CITY REDEVELOPMENT DISTRICT INCENTIVE PROGRAM AND THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE subject to the following changes: Page 2, Paragraph 2, Plumbing and ADA requirements will be added as costs that will be eligible to receive grant funding and on Page 3 under Section 7 after City infrastructure will be added "and City owned amenities". Member Livermore seconded the motion. Motion carried 5-0.

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

The Minutes of the October 2, 2003, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON February 5, 2004.

/s/

Robin Williamson, Chairperson

ATTEST:

/s/

Alan Glover, Clerk-Recorder