

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the August 15, 2002, Meeting

Page 1

A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, August 15, 2002, 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, Jon Plank, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager John Berkich, Clerk-Recorder Alan Glover, Community Development Director Walter Sullivan, Chief Deputy District Attorney Mark Forsberg, and Recording Secretary Katherine McLaughlin (B.O.S. 8/15/02 Tape 1-2088)

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.) She noted the Redevelopment personnel changes and thanked Community Development Director Walter Sullivan and Administrative Assistant Kathy Laster for their efforts to fill the void.

APPROVAL OF MINUTES (1-2100) - None.

ACTION TO APPROVE A REQUEST FROM THOMAS Y. AND LINDA E. JOHNSON, APPLICANTS/OWNERS, FOR REDEVELOPMENT INCENTIVE PROGRAM FUNDING IN AN AMOUNT NOT TO EXCEED \$100,000 AND NOT TO EXCEED 20 PERCENT OF THE PROJECT COST FOR IMPROVEMENT OF THE ALLEY BEHIND THE BUILDING THAT PRESENTLY IS OCCUPIED BY GARIBALDI'S RESTAURANT AND FORMERLY NICK'S PIZZA, THE SWEETLAND BUILDING, INTERIOR EXPANSION OF GARIBALDI'S INTO A PORTION OF THE SPACE FORMERLY OCCUPIED BY NICK'S PIZZA, INSTALLATION OF AN ELEVATOR, AND OTHER BUILDING EXTERIOR IMPROVEMENTS ON PROPERTY LOCATED AT 301 NORTH CARSON STREET, APN 4-215-06; FURTHER THE REDEVELOPMENT AUTHORITY/BOARD HEREBY FINDS THIS PROJECT MEETS THE REQUIREMENTS OF NRS 279.486 AND FINDS THE PROJECT IS OF BENEFIT TO THE REDEVELOPMENT PLAN AREA AND THE IMMEDIATE NEIGHBORHOOD AND THAT NO OTHER REASONABLE MEANS OF FINANCING THIS PROJECT IS AVAILABLE; AND DETERMINES THE INCENTIVE AMOUNT PAID BY THE REDEVELOPMENT AUTHORITY SHALL BE ON A REIMBURSEMENT BASIS ONLY, AFTER THE WORK HAS BEEN COMPLETED AND AS TAX DOLLARS OR OTHER FINANCING IS AVAILABLE TO THE REDEVELOPMENT AUTHORITY; FURTHER THIS APPLICATION IS APPROVED SUBJECT TO THE APPLICANT FULFILLING ANY OTHER CITY REQUIREMENTS (1-2103) - Community Development Director Walter Sullivan, Tom Johnson, Art Hannafin - Mr. Sullivan's

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the August 15, 2002, Meeting

Page 2

introduction included compliments to Administrative Assistant Kathy Laster for her work on the application. Messrs. Johnson and Hannafin described the project. Clarification indicated the listing of the remodel items proposed for the second floor of the building were included on the last page of the application. They include an elevator. The Sweetland Building's historic significance is that it was the first steel beamed building constructed in Carson City. Member Livermore thanked the Johnsons for their investment in the downtown area. The original project had been the relocation of the electrical panel in the alley. Member Livermore indicated his intent to support the request for incentive funding. He had felt that the original request for \$4,400 was to be part of the \$100,000 incentive program. The project, however, will receive funding from two different Redevelopment funding sources that will eventually total \$104,400 as the \$4,400 had been from maintenance funds. Chairperson Williamson explained that the transformer relocation funds had been taken from the Capital Improvements Account. This account had been used for the Telegraph Square, planters, street and utility improvements. Incentive funding requirements mandate that the owner front the costs and then be reimbursed by the Authority. Information delineating the Incentive Fund allocations had been distributed to the Board prior to the meeting. (A copy had not been given to the Clerk.) The Sweetland Building had never received any Incentive funding. Member Livermore referenced the Authority Minutes regarding the transformer relocation project and its funding which indicated the project was the beginning of the project which would seek funding from Redevelopment for \$100,000. The project would be beneficial to the area and, as such, he would support it. He wanted the record to be clear that he had understood the original intent as having been that the relocation project would be part of the Sweetland project. He had raised the issue to clarify the record. Member Plank felt that it was an exciting project which would improve the area. He questioned the name of the deli—The Flying Pig. Mr. Johnson explained that the business operator had selected the name. The operator of Giribaldi's will operate the deli. Giribaldi's will become twice its present size. Member Masayko felt that Member Livermore's recollection of the discussion regarding the relocation of the transformer had been correct. He felt that the proposed project supported the relocation and warranted the incentive funding as requested. Supervisor Livermore moved to approve a request from Thomas Y. and Linda E. Johnson, applicants/owners, for redevelopment incentive program funding in an amount not to exceed \$100,000 and not to exceed 20 percent of the project cost for improvement of the alley behind the building that presently is occupied by Garibaldi's Restaurant and formerly Nick's Pizza, the Sweetland Building, interior expansion of Garibaldi's into a portion of the space formerly occupied by Nick's Pizza, installation of an elevator, and other building exterior improvements on property located at 301 North Carson Street, Assessor's Parcel No. 4-215-06; further the Redevelopment Authority hereby funds this project (as it) meets the requirements of NRS 279.486 and finds the project is of benefit to the Redevelopment plan area and the immediate neighborhood and that no other reasonable means of financing this project is available; and determines the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only, after the work has been completed and as tax dollars or other financing is available for the Redevelopment Authority; further this application is approved subject to the applicant's fulfilling any other City requirements; fiscal impact is \$100,000; and funding source is the Redevelopment Revolving Account, 603-0000-463.14-45. Member Masayko seconded the motion and clarified for the record that the total project is \$575,000. Mr. Johnson agreed. The incentive funds are limited to \$100,000. Member Masayko noted for the record that this is more than half-of-a-million dollars in improvements to the downtown area. This is good news for the community. The motion to approve the request was voted and carried 5-0.

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

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the August 15, 2002, Meeting
Page 3

The Minutes of the August 15, 2002, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON _____ 2003.

Robin Williamson, Chairperson

ATTEST:

Alan Glover, Clerk-Recorder