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A meeting of the Carson City Redevelopment Authority was held on Thursday, March 16, 1995, during the regularly scheduled Carson City Board of Supervisors session at the Community Center Sierra Room, 851 East William Street, Carson City, beginning at 1 p.m.

PRESENT: Chairperson Tom Tatro and Members Kay Bennett, Marv Teixeira,
Greg Smith, and Janice Ayres

STAFF PRESENT:

John Berkich	City Manager
Mary Walker	Finance & Redevelopment Director
Mark Forsberg	Deputy District Attorney
Katherine McLaughlin	Recording Secretary

(B.O.S. 3/16/95 Tape 1-2981)

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Chairperson Tatro, who immediately convened the Redevelopment Authority. Chairperson Tatro indicated for the record that the entire Authority was present constituting a quorum. (See Board of Supervisors Minutes of March 16, 1995, for discussion/action on the other Agenda items.)

REDEVELOPMENT DIRECTOR - Mary Walker

A. ACTION ON MCDONALD AND WIPFLI REQUEST FOR REDEVELOPMENT INCENTIVES FOR PROPERTY LOCATED AT 511 EAST ROBINSON STREET (1-2985) - Discussion noted the need to improve the aesthetics of this area and commended the Applicants on their project. Reasons for the reduced funding amount, for giving new construction the incentives, and the location were discussed. Public comments were solicited but none made. Member Bennett moved to approve the application for incentives for the project known as Robinson Street East Building for a financial incentive amount not to exceed \$13,000 subject to the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further, the Redevelopment Authority hereby finds that this project meets the requirements of NRS 279.486 and finds the project is of benefit to the redevelopment area and immediate neighborhood in which the Redevelopment area is located and that no other reasonable means of financing this project is available; the Authority further 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 and other financing is available to the Redevelopment Authority; further, this application is approved subject to the applicant fulfilling any other City requirements; fiscal impact is \$13,000; and the funding source is the Redevelopment Incentives Program. Member Teixeira seconded the motion. Motion carried 5-0.

(2-0081) Chairperson Tatro noted for the record that Mr. Wipfli had gone through the Downtown Design Review procedure which is not required for the area but is necessary if applying for the incentives. This had caused the project to be modified significantly and required a number of enhancements. This developed a project which will establish an incentive for the remaining neighborhood. This would make a positive change for the neighborhood.

B. ACTION ON MR. MCFADDEN'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR PROPERTY LOCATED AT 224 SOUTH CARSON STREET (1-3435) - Member Ayres moved that the Redevelopment Authority approve the application for the project known as the Third and Carson Second Phase in an amount not to exceed \$2,000 subject to the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further, the Redevelopment Authority hereby finds this project meets the requirements of NRS 279.486 and finds the project is of benefit to the redevelopment area and the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this project is available; the Authority further 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 applicant is approved subject to the applicant fulfilling any other City requirements; fiscal impact \$2,000; funding source - Redevelopment Program. Member Teixeira seconded the motion. Motion carried 5-0.

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Following discussion on whether to take a short recess at this point, Member Teixeira indicated a recess would be held shortly and moved to adjourn. Member Ayres seconded the motion. Motion carried 5-0. Chairperson Tatro adjourned the Redevelopment Authority.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

The Minutes of the March 16, 1995, Redevelopment Authority meeting

ARE SO APPROVED ON ___May_4_____, 1995.

/s/ _____
Tom Tatro, Chairperson