

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the July 6, 1995, 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, July 6, 1995, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 1 p.m.

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

STAFF PRESENT: John Berkich City Manager
Alan Glover Clerk-Recorder
Walter Sullivan Community Development Director
Mary Walker Redevelopment Director
Judie Fisher Personnel Manager
Paul Lipparelli Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 7/7/94 Tape 1-3180)

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 July 6, 1995, for discussion/action on the other Agenda items.)

A. ACTION ON INVISIBLE, INC., REQUEST FOR REDEVELOPMENT INCENTIVES FOR THE PROPERTY LOCATED AT 318 NORTH CARSON STREET (1-1895) - Chairperson Tatro explained the Committee recommendation and the project. Discussion noted that the majority of the projects handled by Redevelopment had been submitted by the property owners. This project is for a tenant who would be leasing a portion of a building which had previously received incentives. A lien will be placed against the physical improvements which are part of building and against the property owner, who had agreed to the incentives. Laurie Hohnstein and Cathy Boedenauer explained the restaurant plans for a portion of the building and distributed strawberry tarts to the Board and staff as an example of the bakery goods which will be offered. Member Ayres commended all the participants on their efforts to preserve the building. Member Teixeira moved that the Redevelopment Authority approve the Invisible, Inc.'s application for Redevelopment Authority Incentives for the project known as the Wild Scallion Restaurant in the Main Street Atrium in the amount not to exceed \$33,750 subject to the property owner's 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 application is approved subject to the applicant fulfilling any other City requirements. Member Ayres seconded the motion. Member Teixeira continued his motion to include: fiscal impact not to exceed \$33,750; and funding source is the Redevelopment Authority. Member Ayres continued her second. The motion was voted and carried 5-0.

B. ACTION ON MAGPIE PROPERTIES REQUEST FOR REDEVELOPMENT INCENTIVES PHASE 2 FOR THE PROPERTY LOCATED AT 318 NORTH CARSON STREET (1-2255) - Following Chairperson Tattro's introduction, Member Teixeira moved that the Redevelopment Authority approve Magpie Properties, LLC, application for Redevelopment Authority Incentives for Phase 2 of the project known as the Main Street Atrium in an amount not to exceed \$34,936 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

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dollars or 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 not to exceed \$34,936; funding source is the Redevelopment Incentives Program. Member Ayres seconded the motion. Motion carried 5-0.

Chairperson Tatro expressed his feeling that these projects would be beneficial to the area.

BREAK: A seven minute recess was declared at 2:05 p.m. When the meeting was reconvened at 2:12 p.m., the entire Authority was present constituting a quorum.

Member Teixeira moved to adjourn. Member Smith seconded the motion. Motion carried unanimously and 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 July 6, 1995, Redevelopment Authority meeting

ARE SO APPROVED ON _____ October 5 _____, 1995.

/s/
Tom Tatro, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder