

CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the April 7, 1994, Meeting  
Page 1

The Carson City Redevelopment Authority held a meeting during the regularly scheduled Carson City Board of Supervisors Thursday, April 7, 1994, meeting at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 9 a.m.

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

STAFF PRESENT:	John Berkich	City Manager
	Mary Walker	Finance/Redevelopment Director
	Paul Lipparelli	Deputy District Attorney
	Tim Homann	City Engineer
	Katherine McLaughlin	Recording Secretary
	Fran Smith	Recording Secretary
	(B.O.S. 4/7/94 1-2885)	

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 April 7, 1994, for discussion/action on the other Agenda items.)

**1. ACTION ON APPROVAL OF MINUTES - None.**

**2. ACTION ON BOB MCFADDEN'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR "THIRD AND CARSON STREET" PROJECT LOCATED AT 244 SOUTH CARSON STREET (1-2910) -** Ms. Walker introduced the request by explaining the Redevelopment Authority Citizen's Committee recommendation, its purpose, and the new businesses which had been recruited for the site. Bob McFadden displayed an architect's renderings of the project and explained his renovation efforts. Member Teixeira moved that the Redevelopment Authority approve Mr. McFadden's application for incentives for the project known as "Third and Carson" not to exceed \$23,081 subject to the applicant acquiring proper building permits and filing a property 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 in that 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 rehabilitation 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 new financing is available to the Redevelopment Authority; fiscal impact is not to exceed \$23,081; and funding source is the Redevelopment Incentives Program. Members Ayres seconded the motion. Chairperson Tatro noted the Committee's recommended approval had carried 5-0-2 and the reasons for the two abstentions. Motion carried 5-0.

**3. ACTION ON ACQUISITION OF "DAUN BOHALL PHOTOGRAPHIC COLLECTION" IN CONJUNCTION WITH THE NEVADA STATE MUSEUM AND AFFILIATE ORGANIZATIONS (1-3185) -** Ms. Walker distributed two sets of photograph books to the Board for their perusal during the discussion. Discussion detailed the proposal, importance of the photographs, and their value to the City. Public comments were solicited but none made. Member Smith moved to approve acquisition of the "Daun Bohall Photographic Collections" in conjunction with the Nevada State Museum and affiliate organizations; fiscal impact \$1,000; and funding source is the Redevelopment Administration Fund. Member Ayres seconded the motion. Motion carried 5-0.

**4. ACTION ON SCOTT CAMPBELL'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR "DOWNTOWNER MOTOR INN" PROJECT LOCATED AT 801 NORTH CARSON STREET (2-0012) -**

CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the April 7, 1994, Meeting  
Page 2

Ms. Walker emphasized the Applicant's intent to bring the building up to Code and renovation plans. Chairperson Tatro also iterated the parking improvements and benefits to the surrounding area. Phase I should be completed by June 1. Phase II will commence in the fall. Ms. Walker also stressed the uniqueness of the project which would separate the project from other motel/hotel renovation projects. Member Ayres moved that the Redevelopment Authority approve Mr. Campbell's application for incentives for the project known as the "Downtowner Motor Inn" project not to exceed \$23,090 subject to the applicant meeting the Downtown Design Guidelines, including a subsequent review of the plans and renderings by two members of the Redevelopment Citizen's Committee and 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 in that 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 rehabilitation 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 new financing is available to the Redevelopment Authority; it should be noted that this project may be distinguished from a normal maintenance project as it is a part of the total renovation of a grossly neglected building and includes modifications to the exterior; and further, this project is located adjacent to two historical buildings, one of which is a museum and another Redevelopment project which is due to open on June 15th of this year; fiscal impact is not to exceed \$23,090, and funding source is Redevelopment Incentives Program; and that it be noted that on March 24 the Redevelopment Citizen's Committee unanimously approved Mr. Campbell's request for incentives. Member Bennett seconded the motion. Comments were solicited but none made. The motion as indicated was voted and carried 5-0.

Member Teixeira then moved to adjourn. Member Bennett 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 April 7, 1994, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON June 16, 1994.

/s/  
Tom Tatro, Chairperson

ATTEST:

/s/  
Kiyoshi Nishikawa, Clerk-Recorder