

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the August 4, 1994, 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 which was held on Thursday, August 4, 1994, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, commencing at 1 p.m.

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

STAFF PRESENT: John Berkich City Manager
Paul Lipparelli Deputy District Attorney
Katherine McLaughlin Recording Secretary
Pat Hughey Recording Secretary
(B.O.S. 6/2/94 Tape 1-1008)

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 August 4, 1994, for discussion/action on the other Agenda items.)

A. ACTION ON RESOLUTION TO ESTABLISH MAXIMUM LIMIT ON REDEVELOPMENT INCENTIVES (1-1980) - Discussion among the Authority stressed the need to establish an incentive limit, maximize the incentive program's coverage and life, and the area covered by Redevelopment. Chairperson Tattro also explained reasons for feeling that the Ormsby House would not fit the criteria for an incentive. Member Bennett indicated the Authority could provide other incentives for the Ormsby House if requested. Additional comments were solicited but none made. Member Smith then moved that the Redevelopment Authority approve Resolution No. 1994-RAR-6, A RESOLUTION TO ESTABLISH MAXIMUM LIMITS TO THE CARSON CITY REDEVELOPMENT INCENTIVES PROGRAM. Member Bennett seconded the motion. Mr. Lipparelli indicated Principal Planner Joiner had advised him that the Downtown Design District stops at Tenth Street. Member Smith indicated that the Redevelopment District covered the same area. The motion to adopt Resolution No. 1994-RAR-6 was voted and carried 5-0.

B. ACTION ON PETER V. INVESTMENT, INC., REQUEST FOR REDEVELOPMENT INCENTIVES FOR PROPERTY LOCATED AT THE 400 BLOOD OF NORTH CARSON STREET, PHASE II (1-2394) - Following Chairperson Tatro's introduction, Cactus Jack's General Manager Steve Browne explained the progress and several activities planned for the site. He invited the Authority to attend these functions. Member Teixeira commended him on his activities. Mr. Browne also commended the Authority on its willingness to participate. Member Teixeira moved that the Redevelopment Authority approve Peter V. Investment, Inc., application for incentives for the project known as "The Alley-Phase II" in the amount of \$5,084; 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 requirement 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 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; fiscal impact is \$5,084; funding source is the Redevelopment Incentives Program. Member Bennett seconded the motion. Motion carried 5-0.

C. ACTION ON MRS. THERESA SANDRINI'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR THE PROPERTY LOCATED AT 710 ROBINSON STREET KNOWN AS THE BLISS MANSION (1-2662) - Following Chairperson Tatro's introduction, discussion by the Board commended Mrs. Sandrini on her efforts and stressed the importance of the building. Mrs. Sandrini felt that the bed and breakfast should open by November 1st. If not, by the first of the year. She invited the Authority to tour the building whenever desired. Chairperson Tatro stressed that the success of her endeavors supported the need for an incentive program, which is only a small portion of the actual cost. The Bliss Mansion will be the "darling of the State of Nevada". Member Teixeira moved that the Authority approve Mrs. Sandrini's application for incentives for the project known as the

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"Bliss Mansion" in the amount of \$50,000 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 application is approved subject to the applicant fulfilling any other City requirements including HARC requirements; fiscal impact: \$50,000; Funding Source: Redevelopment Incentives Program. Member Bennett seconded the motion. Motion carried 5-0.

D. ACTION ON RESOLUTION ESTABLISHING THE CARSON CITY REDEVELOPMENT AUTHORITY SIDEWALK IMPROVEMENT INCENTIVES PROGRAM (1-3325) - Chairperson Tatro's introduction noted the urgency in getting the sidewalk's improved in the Redevelopment area and the safety concerns. Member Teixeira further explained the reasons for offering incentives particularly to residents. Member Ayres moved that the Redevelopment Authority approve Resolution No. 1994-RAR-7, A RESOLUTION ESTABLISHING THE CARSON CITY REDEVELOPMENT AUTHORITY SIDEWALK IMPROVEMENT INCENTIVES PROGRAM; fiscal impact: Up to \$10,000 per fiscal year; funding source: Redevelopment Authority Incentives Program. Member Bennett seconded the motion. Motion carried 5-0.

BREAK: A ten minute recess was declared at 2:30 p.m. When the meeting reconvened at 2:40 p.m. the entire Authority was present constituting a quorum.

Member Teixeira then moved to adjourn. Member Bennett seconded the motion. Motion carried 5-0. Chairperson Tatro adjourned the meeting at 2:40 p.m.

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 August 4, 1994, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON _____, 1994.

Tom Tatro, Chairperson

ATTEST:

Kiyoshi Nishikawa, Clerk-Recorder