

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the March 8, 2006 Meeting**

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, March 8, 2006 in the City Hall Executive Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Gary Cain  
Mike Cowan  
Stan Jones  
Dan Neverett  
Jim Wallace

**STAFF:** Joe McCarthy, Economic Development / Redevelopment Manager  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is available, in the Clerk-Recorder's Office, for review during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF A QUORUM (1-0007)** - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Members Block, Shafer, and Valenti were absent.

**B. ACTION ON APPROVAL OF MINUTES - February 8, 2006 (1-0018)** - Mr. McCarthy responded to questions regarding the status of the D' Vine Wine project. Member Jones moved to approve the minutes. Member Wallace seconded the motion. Motion carried 6-0.

**C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0046)** - Mr. Goni thanked the committee members for their service.

**D. DISCUSSION ONLY OF 2005 NEVADA LEGISLATURE REVISIONS TO NRS CHAPTER 279: REDEVELOPMENT OF COMMUNITIES (1-0050)** - Mr. McCarthy provided background information on this item, the history of redevelopment in the United States and in Carson City, the committee's mission, and NRS Chapter 279. He advised there are nine redevelopment districts in Nevada at this time. The Carson City Redevelopment District was formed in 1986 and more than 29 properties have been "brought back into service" since that time. Mr. McCarthy provided an overview of *Kelo vs. New Britain, Connecticut* and *Pappas vs. City of Las Vegas* with regard to eminent domain. He reviewed the term "blighted area" as defined in NRS 279 and advised of revisions to the chapter made in 2005. He reviewed Carson City's eminent domain provision for the downtown redevelopment district. The South Carson Redevelopment District provides for eminent domain only in those cases where issues of safety or long-term vacancy to the detriment of the community exist. Mr. McCarthy anticipates petitions to be presented to the State Legislature to completely eliminate the use of eminent domain.

Mr. McCarthy advised that Senior Deputy District Attorney Mary-Margaret Madden would provide a review of the Nevada Open Meeting Law at the next meeting. Chairperson Williamson advised of a new requirement that communities with more than 300,000 people must allocate 15-18% of redevelopment funding toward housing components within redevelopment areas. Mr. McCarthy advised that California requires an affordable housing set aside for each of its redevelopment districts. He suggested considering a similar mechanism for Carson City in the future.

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In response to a question, Chairperson Williamson and Mr. McCarthy reviewed reasons, other than eminent domain, for designating a blighted area. In response to a further question, Mr. McCarthy advised he would be introducing to the Board of Supervisors, on April 6<sup>th</sup>, expansion of redevelopment along South Carson Street to the county line. The Board of Supervisors will provide direction and public workshops will subsequently be scheduled at the Chamber of Commerce for the potentially impacted property owners. Mr. McCarthy discussed reasons for expanding the redevelopment area along South Carson Street. Once the expansion is complete, work can begin on the north side of town. He responded to questions regarding a past request to include the vacant Wal-Mart building in the redevelopment district. Discussion followed.

**E. DISCUSSION ONLY OF POSSIBLE ADDITIONS TO REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE FUNCTIONS (1-0560)** - Mr. McCarthy advised the draft urban code is much closer to being ready for public review. Outdoor vending is included as a provision, and Mr. McCarthy suggested the committee could write the associated requirements and review applications. He responded to questions regarding the responsibilities involved. Member Jones suggested the committee could also become involved in reviewing downtown signage. (1-0645) In response to a question, Mr. McCarthy advised that the incentive funding program has been frozen. Member Wallace requested to review the budget. Mr. McCarthy requested the committee members to continue providing input regarding additional responsibilities. He and Chairperson Williamson provided a status report on the downtown lighting project.

**F. DISCUSSION ONLY REGARDING ONGOING REDEVELOPMENT ACTIVITIES (1-0614)** - In response to a question, Mr. McCarthy provided a status report on the city's signage and wayfinding program. Robert Inwood will be providing a presentation to the Board of Supervisors on Thursday, March 16<sup>th</sup>. Mr. McCarthy reviewed the public process in which the signage program has been developed. (1-0712) Mr. McCarthy provided an update on the 3-D video, developed as part of the comprehensive master planning process, which he anticipates to receive at the end of March. He reviewed revisions regarding building heights, and discussed the video's uses into the future. He discussed mixed-use development, as provided for in the comprehensive master plan, and the draft urban code. He anticipates the draft urban code will be ready for review in April. Chairperson Williamson discussed continued interest in the downtown. Mr. McCarthy advised of having made seven presentations, to date, regarding the 25 acres from East William Street to the State Capital on the east side of Carson Street. Carson Nugget representatives have expressed an interest in participating in a large mixed-use project to take advantage of density with hotel, convention space, parking garage, shops, and residences. Mr. McCarthy provided background information on STAR bonds.

**G. ACTION ON ADJOURNMENT (1-0919)** - Member Cain moved to adjourn the meeting at 6:19 p.m. Member Wallace seconded the motion. Motion carried 6-0.

The Minutes of the March 8, 2006 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 12<sup>th</sup> day of April, 2006.

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ROBIN L. WILLIAMSON, Chair