

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the April 12, 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, April 12, 2006 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson

Jed Block

Gary Cain

Stan Jones

Dan Neverett

Gigi Valenti

Jim Wallace

STAFF: Joe McCarthy, Economic Development / Redevelopment Manager

Angela Barosso, Economic Development / Redevelopment Officer

Mary-Margaret Madden, Senior Deputy District Attorney

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, DETERMINATION OF QUORUM (1-0008) - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Members Cowan and Shafer were absent. Chairperson Williamson introduced Ms. Madden.

B. ACTION ON APPROVAL OF MINUTES - March 8, 2006 (1-0021) - Member Wallace moved to approve the minutes. Member Cain seconded the motion. Motion carried 7-0.

C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0027) - None.

D. ACTION ON REQUEST FOR A PARKING WAIVER OF 3 ON-SITE SPACES FOR MORTGAGE OPTIONS, INC., A COMMERCIAL ESTABLISHMENT AT 408 EAST TELEGRAPH STREET, APN 004-223-09 (TO BE REZONED TO A BUSINESS USE) (1-0029) - Mr. McCarthy presented the request on behalf of Cathie Jackson. He advised of having visited the site with Planning and Community Development and Engineering Division staff to determine how to convert the site to a commercial use, in conjunction with the City's development standards. Engineering Division Civil Design Supervisor Tom Grundy was helpful in providing suggestions regarding on-site parking. Senior Planner Jennifer Pruitt was helpful in providing information on ADA access and other planning issues. Mr. McCarthy provided an overview of needed revisions to this historic property. He advised that the applicant has worked through the process, and requested the committee's approval of the parking waiver request. He explained the committee's purview over parking waiver requests. He responded to questions regarding the reason for having to remove the historic tree, and advised that Contract Urban Forester Molly Sinnott had also evaluated the site.

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Mr. McCarthy responded to additional questions regarding available parking, the handicapped parking requirement, and the parking waiver request. **Member Jones moved to approve the waiver. Member Wallace seconded the motion. Motion carried 7-0.**

E. DISCUSSION REGARDING UPDATE ON ONGOING REDEVELOPMENT ACTIVITIES

(1-0150) - Mr. McCarthy advised of having been involved in expanding the redevelopment area along South Carson Street. He provided background information on the Auto Sales Sector Work Group. The South Carson Street redevelopment area is being expanded by an additional 160 parcels although there may be more. Mr. McCarthy discussed the Economic Vitality Strategic Plan which was developed 2-3 years ago. A preliminary plan was created, at that time, for redevelopment project area 2 and submitted to the Redevelopment Authority for approval. Mr. McCarthy clarified the definition of blight, and emphasized it is not a reflection on the quality of a certain property. He discussed the “tool” of redevelopment. He advised of public meetings scheduled for Thursday, April 13th and during the week of April 17th at the Carson City Area Chamber of Commerce. He explained a recently-passed resolution which “firms up” the City’s restriction on eminent domain. He clarified that the South Carson Street expansion does not affect the downtown. The long range goal is to stabilize the City’s fiscal health along the corridors. “The jewel ... is our downtown.” Mr. McCarthy suggested that the committee members visit the Envision Carson City website for full-color versions of the master plan.

Mr. McCarthy responded to questions regarding the old armory. He provided a status report on the 3-D Video being produced as part of the master plan, and anticipates a final version in approximately three weeks. He anticipates the urban code amendment will be finalized in the near future. He introduced Ms. Madden and advised she will be providing a presentation on the Open Meeting Law at a future meeting.

Chairperson William anticipates an update from Robert Inwood in the near future. Mr. Inwood recently provided a presentation to the Board of Supervisors. Chairperson Williamson and Mr. McCarthy provided an update on the First Presbyterian Church remodel project.

F. ACTION ON ADJOURNMENT (1-0665) - Member Neverett moved to adjourn the meeting at 6:06 p.m. Member Cain seconded the motion. Motion carried 7-0.

The Minutes of the April 12, 2006 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 10th day of May, 2006.

ROBIN L. WILLIAMSON, Chair