

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the March 12, 2003 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 12, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Linda Johnson
Art Hannafin
Joe Lushina
Sally Zola

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

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection 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 Nietz and Tresnit were absent. Chairperson Williamson discussed the revised format of the meeting room to better accommodate the requirements of the Nevada Open Meeting Law.

B. ACTION ON APPROVAL OF MINUTES - February 12, 2003 (1-0021) - Member Lushina moved to approve the minutes. Member Zola seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (1-0036) - Chairperson Williamson modified the agenda to address item E-2 prior to item E-1.

D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0035) - None.

E. PUBLIC HEARING:

E-1. WORK GROUP REPORT (1-0556) - Mr. McCarthy provided background information on development of the Downtown Work Group, one of twelve work groups established by the Economic Vitality Strategic Plan. He advised that the work groups are subsets of the Economic Vitality Coalition, which meets once a month in the Community Center Sierra Room. The purpose of the work groups is to establish specific projects which relate to the goals and objectives of the Economic Vitality Strategic Plan. Mr. McCarthy and Chairperson Williamson reviewed the composition of the Downtown Work Group which includes Vice Chairperson Johnson and Member Hannafin. Mr. McCarthy advised that Member Hannafin presented the downtown design he developed as part of the Economic Vitality Strategic Planning process. He referred to the presentation by State Public Works Board Manager Dan O'Brien which was described in the staff report. He advised that the work group will be presenting proposed projects for endorsement by the Committee and finally the Redevelopment Authority.

Mr. McCarthy reviewed the staff report, and responded to questions regarding the former SIIS building and plans for parking and landscaping around the buildings proposed in Mr. O'Brien's presentation. Member Hannafin advised that he will be incorporating the Public Works Board proposal with the Redevelopment

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Strategic Plan. Discussion took place with regard to the proposal and other projects which may spring from it. Vice Chairperson Johnson suggested inquiring as to actual costs of building the structures proposed by the Public Works Board, and additional discussion took place regarding the proposed development. Mr. McCarthy reviewed and discussed the various subgroups established during the work group meeting and outlined in the staff report. He responded to questions regarding the redevelopment district tax increment, and advised that he would continue to provide status reports to the Committee.

Chairperson Williamson advised of a gateways workshop to be presented by the Sierra Business Council at 9:30 a.m. on Wednesday, March 19th at the BLM Office. Mr. McCarthy provided background information on the Sierra Business Council. Member Lushina advised that he has been providing reports of the Committee's activities to the Chamber of Commerce Board. Discussion took place regarding the involvement of the community in redevelopment efforts.

E-2. MARKETING TEAM REPORT (1-0042) - Dan Mooney advised that he has withdrawn as project director for the marketing team, and that the responsibility has been transferred to Miya MacKenzie. He explained the reasons for this change and thanked the Committee and staff for the assistance and support provided to the marketing team up to this point. He discussed his involvement in project management over the years, and expressed the opinion that the Committee will be surprised at the results generated by the marketing team. Chairperson Williamson thanked Mr. Mooney for his time in assembling the marketing team.

(1-0082) Ms. MacKenzie discussed the activities of the marketing team since the last Committee meeting, including identification of key elements and the purpose of the marketing project, development of the consulting group, and assignment of responsibilities for various elements of the project. She advised that the marketing team is developing a list of potential spokespersons for the video which will involve a local celebrity and a business owner. She further advised that the consortium structure is being developed with the assistance of Attorney Chris MacKenzie. The marketing team is considering opportunities to coordinate with other community groups on their marketing programs, and collect base line data to determine the success of the program. Ms. MacKenzie advised that the marketing team is on schedule to begin soliciting businesses in August 2003 for a period of 90 days, and then to begin the advertising program in November 2003. In response to a question, Ms. MacKenzie advised that video shooting is scheduled to begin in July. The marketing team is in the process of identifying videographers, creative writers, and public relations professionals. She acknowledged that the Committee will have an opportunity to review the video prior to presenting it to the public.

(1-0180) Keith Shroy, Marketing Team Leader, advised that the marketing team intends to provide a status report at every Committee meeting and to receive input from the Committee. He acknowledged that marketing team meetings are scheduled following the Committee meetings. Chairperson Williamson thanked the marketing team for their presentation.

E-3. LEGISLATIVE REPORT (1-1275) - Mr. McCarthy discussed the importance of redevelopment and economic development to the school districts, and Bob Anderson's presentation to the School Board with regard to the same. Three recommendations were proposed: Establish a committee comprised of members of the redevelopment authority and the school district; develop projects which would use redevelopment incentive funding to benefit the school district; and implement the projects. Chairperson Williamson discussed the mechanism for funding school district projects.

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Mr. McCarthy discussed the bill proposed by the Washoe County School District to eliminate school districts from the redevelopment calculation. This would, in effect, end redevelopment as it is currently known. Following discussions with Mary Walker, Washoe County School District representatives have agreed to amend the bill to include a population cap and an exemption for Clark County. Mr. McCarthy discussed the need to be vigilant over this bill, and advised of the involvement of the Redevelopment Association of Nevada and Kathy Ong, of Hobbs, Ong and Associates. He explained that the school district will gain nothing from the bill and that it represents a “property tax grab by the State.” Mr. McCarthy agreed to e-mail the bill to the Committee members.

(1-1720) Mr. McCarthy discussed a bill, introduced by Assemblyman Goldwater and signed by many legislators, which expands the discussion on appropriate redevelopment in light of modern planning terms. He will provide the bill to the Committee members.

E-4. DISCUSSION AND POSSIBLE ACTION ON REDEVELOPMENT PROJECTS

E-4(a) SIDEWALK AND HANDICAP ACCESS IMPROVEMENTS FOR 205

EAST JOHN STREET (1-0200) - Keith and Linda Martin introduced themselves for the record. At the request of Mr. McCarthy, Mrs. Martin provided a status report on the approval process. Mr. and Mrs. Martin expressed frustration with Planning and Community Development, Building, and Engineering Department staff because of the number of times they have requested changes to the plans. Mr. Martin acknowledged that no checklist was provided indicating the requirements at the beginning of the process. Member Lushina commented that the Martins seem to be doing everything possible to comply with the rules and regulations. Member Hannafin expressed empathy for the Martins' situation, advised that he deals with the City on a continual basis, and noted that it is “very, very seldom” for any project to go through the City without numerous corrections. Vice Chairperson Johnson assured the Martins they were not being discriminated against. Mr. McCarthy advised that the City's process has been and continues to be improved over the years.

Mr. and Mrs. Martin circulated the revised plans for review by the Committee members, and advised that they had been submitted to the Building Department yesterday. Mrs. Martin advised of assurances by Plans Examiner Lynn Winters that the plans will need no further revision. She responded to questions regarding the contractors involved in the project, the proposed location of the residence, and the cost of the ADA improvements. Chairperson Williamson explained the details of the incentive program, and Mrs. Martin responded to questions regarding the portion of the improvements included in the incentive funding request. Chairperson Williamson acknowledged that approving the incentive funding request for the required ADA site improvements will not preclude the Committee from approving an additional incentive funding request for ADA improvements to the existing building at some point in the future. Discussion took place regarding the existing building, previous uses and owners. Chairperson Williamson and Mr. McCarthy explained the incentive program criteria and conditions. **Vice Chairperson Johnson moved to approve the request, by Keith and Linda Martin, for the ADA upgrades and site improvements proposed for 205 John Street. Member Zola seconded the motion.** Following a comment on the motion, **Vice Chairperson Johnson amended her motion to indicate the amount of \$6,240. Member Zola continued her second. Motion carried 5-0.**

Vice Chairperson Johnson advised of having visited the property, and suggested requesting Transportation Manager John Flansberg to extend the sidewalk past the Hair Plus location. Mr. McCarthy requested the

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Martins to telephone him to schedule an appointment with Mr. Flansberg to visit the site. Member Hannafin suggested developing a small sign for redevelopment properties to acknowledge the contribution of redevelopment incentive funding to the project.

E-4(b) UPDATE ON CURRENT PROJECTS (1-1760) - Mr. McCarthy responded to questions and discussion took place regarding the status of the Ormsby House renovation project, a possible buyer for the St. Charles Hotel, interest expressed by the Galaxy representatives in the former Wal-Mart building and their preference to be located downtown, the ownership status of Jack's Bar, and the Lucky Spur. Mr. McCarthy advised of a meeting with Mark Wasser, the City's redevelopment counsel, and responded to questions regarding properties which have been unoccupied for significant periods of time. In response to a question, Vice Chairperson Johnson advised that the Flying Pig Pizza and Deli is open and a permit has been pulled to finish the addition. Mr. McCarthy responded to questions regarding the status of the Pony Express Pavilion and the summer concert series.

Chairperson Williamson discussed a proposal by Deputy Finance Director Tom Minton to purchase tickets with redevelopment event funding rather than awarding cash to various event organizers. Chairperson Williamson responded to questions regarding the purpose for funding events. Discussion took place regarding the various events, particularly the details of the summer concert series.

Member Hannafin reviewed the kiosk plans and a conceptual photograph, and discussion took place with regard to proposed locations for the kiosks, the manufacturing process, the proposed color scheme, and the construction time table. The Committee members commended Member Hannafin on his presentation.

E-5. DISCUSSION AND POSSIBLE ACTION ON REVISIONS TO RACC RESOLUTION AND BYLAWS (1-1527) - The Committee members reviewed the revised resolution and bylaws, and discussion took place regarding additional revisions to the same. Vice Chairperson Johnson agreed to provide suggested language and Mr. McCarthy advised he would forward the documents to the District Attorney's office for review. No formal action was taken.

F. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

F-1. FUTURE AGENDA ITEMS (1-2550) - Mr. McCarthy advised that budgets would be agendized for the next meeting.

G. ACTION ON ADJOURNMENT (1-2553) - A motion was made, seconded, and carried to adjourn the meeting.

The Minutes of the March 12, 2003 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 14th day of May, 2003.

ROBIN L. WILLIAMSON, Chair