A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, September 10, 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
Morey Tresnit
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 during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF QUORUM** (1-0013) **-** Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Nietz was absent.

**B. APPROVAL OF MINUTES - August 13, 2003** (1-0019) **-** Member Hannafin moved to approve the minutes, as presented. Member Zola seconded the motion. Motion carried 6-0.

**C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS** (1-0028) **-** None.

**D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE:**

**D-1. DISCUSSION AND ACTION ON REDEVELOPMENT INCENTIVE FUNDING REQUEST BY FIRESIDE INVESTORS, LLC FOR BUILDING AND FAÇADE IMPROVEMENTS FOR THE FIRESIDE BUILDING AT 108 EAST PROCTOR STREET** (1-0030) **-** Vice Chairperson Johnson advised of an indirect financial interest in this item and left the meeting room at 5:32 p.m. Mr. McCarthy provided background information on the item and reviewed the staff report. He referred to the proposal included in the agenda materials.

Maggie Hakansson, Resident Manager of Fireside Investors, LLC, introduced John Dugan, the general contractor, who circulated photographs of the existing building and reviewed the proposed improvements as outlined in the scope of work included in the agenda materials. Ms. Hakansson circulated samples of the proposed roofing material. Mr. Dugan responded to questions regarding the proposed improvements. In response to a question, Ms. Hakansson advised that redevelopment incentive funding was never previously allocated to the property. She advised that the interior of the building was remodeled immediately following the purchase. She discussed a proposal to change the signage once the building improvements are complete.

Chairperson Williamson acknowledged that the side of the building facing the alley was recently stuccoed in conjunction with the alley improvements. In response to a question, Mr. Dugan advised that no work has commenced on the roof project. He acknowledged that the costs of any hidden defects discovered during the course of the project will be included as part of a contingency agreement between himself and the property owner. **Member Zola moved to approve an amount not to exceed $7,520.68, and not to exceed 20% of the project costs, for phase 1 and phase 2 of the façade improvements to the Fireside Building at 108 East Proctor Street. Member Hannafin seconded the motion.** Mr. McCarthy referred to the recommended action included in the staff report. **Member Zola amended her motion, as follows: move that the Redevelopment Authority Citizens Committee approve the request by the applicant, Fireside Investors, LLC, for redevelopment incentive funding in an amount not to exceed $7,520.68 and not to exceed 20% of the project costs for phase 1 and phase 2 of façade improvements to the Fireside Building at 108 East Proctor Street, APN 004-051-07; further, the Redevelopment Authority Citizens Committee finds that the project meets the goals and objectives of the redevelopment incentive program and the requirements, as stated in NRS 279.486, and finds that the project is of benefit to the current redevelopment plan area and the immediate neighborhood, and that the incentive funding enhances the aesthetics of the project consistent with Downtown Design Guidelines; the approved incentive amount is on a reimbursement basis only after work is completed and as tax dollars or other financing is available to the redevelopment authority; further, this incentive funding is approved subject to final approval by the Carson City Redevelopment Authority and the applicant fulfilling other City requirements. Member Hannafin seconded the amendment**, and commented that the project is very encouraging and timely. Chairperson Williamson called for a vote on the pending motion; **motion carried 5-0.** Mr. McCarthy explained the process by which the project will be reviewed by the Redevelopment Authority. Chairperson Williamson expressed appreciation for the investment in the improvements. Vice Chairperson Johnson returned to the meeting room at 5:50 p.m.

**D-2. DISCUSSION AND ACTION ON REDEVELOPMENT INCENTIVE FUNDING REQUEST BY MILLARD REALTY, DBA THE PLAZA HOTEL, FOR DEMOLITION AND NEW CONSTRUCTION AT 805 S. PLAZA STREET AS AN ADDITION TO THE PLAZA HOTEL PLAZA COMPLEX** (1-0349) - Mr. McCarthy provided background information on this item and reviewed the staff report. Michael Millard provided background information on the existing building, displayed preliminary drawings of the proposed building and reviewed the same. He responded to questions regarding the proposed location of the new building, and discussed an offer to purchase the Wiley's Copy Center building with a future goal of converting it to a conference center. He acknowledged that Plaza Street will remain open to both pedestrian and vehicle traffic. Mr. Millard advised that a long-term goal is to "tie in that downtown area between the Capitol Complex and the Gottschalk's mall." Mr. McCarthy noted that the proposal will remove a fully depreciated building and add a new building.

Mr. McCarthy responded to questions, and discussion ensued, regarding the status of the Redevelopment Authority budget. Mr. Millard acknowledged that the incentive funding request was for $100,000, representing approximately ten percent of the project costs. Member Zola commented on the benefit of available suites during the legislative session. Mr. Millard reviewed details of the suite accommodations. He acknowledged that the Plaza facilities will not be used as long-term apartments. Discussion took place regarding the conference facilities, and Mr. Millard responded to questions regarding possible "convention" clients. **Vice Chairperson Johnson moved that the Redevelopment Authority Citizens Committee approve the request by applicant Millard Construction dba the Plaza Hotel for redevelopment incentive funding in an amount not to exceed $100,000 and not to exceed 20% of the project cost of construction of a new hotel at 805 South Plaza Street; further, the Redevelopment Authority Citizens Committee finds that the project meets the goals and objectives of the redevelopment incentives program and the requirements, as stated in NRS 279.486, and finds that the project is a benefit to**

**the current redevelopment plan area and the immediate neighborhood, and that the incentive funding enhances the aesthetics of the project consistent with Downtown Design Guidelines; the approved incentive amount is on a reimbursement basis only after the work is completed and if tax dollars and other financing is available to the Redevelopment Authority; further, this incentive funding is approved subject to the final approval of the Carson City Redevelopment Authority and the applicant fulfilling other City requirements. Member Zola seconded the motion. Motion carried 6-0.** Mr. McCarthy advised of the required approval of the Redevelopment Authority which will meet on October 2nd.

**D-3. REPORT ON THE MARKETING TEAM** (1-0643) **-** Miya MacKenzie and Dave Campbell were present to provide the report. Chairperson Williamson, the Committee members, and staff thanked Ms. MacKenzie for her hard work on the Carson City Music Series. Ms. MacKenzie distributed to the Committee members and staff a Shop Carson City Foundation time line, and reviewed the same. In response to a question, she discussed the purpose of developing the short list of key business leaders. Mr. Campbell advised that once the Shop Carson City Foundation Board is formed, the marketing team will withdraw its involvement. Ms. MacKenzie discussed the "Think Carson City First" slogan. Discussion took place regarding prospective Foundation members and contributors. Ms. MacKenzie discussed the importance of the downtown area and its events to the success of the marketing campaign. Mr. McCarthy discussed the economic development benefits of the marketing plan. Chairperson Williamson thanked Ms. MacKenzie and Mr. Campbell. Mr. Campbell commended Ms. MacKenzie on coordinating the efforts of the marketing team.

**D-4. REPORT ON THE DOWNTOWN CARSON CITY BUSINESS ASSOCIATION** (1-0994) **-** Chairperson Williamson advised that a sign acknowledging funding allocated from the Redevelopment Authority has been placed on the corner of Proctor Street.

**D-5. REPORT ON THE CHRISTMAS ORNAMENTS FOR 2003** (1-1000) **-** Chairperson Williamson circulated the redistributed 2002 Laxalt Building ornaments, and advised that the 2003 Nevada State Museum ornaments are anticipated to arrive next week.

**D-6. REPORT ON THE DOWNTOWN KIOSK** (1-1018) **-** Chairperson Williamson referred to the September 2, 2003 letter included in the agenda materials, and Member Hannafin provided an overview of the same. Discussion took place regarding costs associated with crane work, the construction and assembly time table, and the differences between powder coated and painted finishes. Member Hannafin reviewed details of the kiosk design. Chairperson Williamson advised that the first kiosk will be placed at Telegraph Square. Member Hannafin commented on the bid process and the effort invested by MSM Sheet Metal in developing their bid. He acknowledged that subsequent kiosks may cost less than the initial one. He suggested placing a small sign on the kiosk acknowledging the allocation of funding from the Redevelopment Authority for its construction.

**D-7. REPORT ON STATUS OF CURRENT PROJECTS** (1-1278) **-** Mr. McCarthy reported on the status of the Lucky Spur renovation and gaming application. He discussed the street improvements, including the 50/50 sidewalk program and installation of street lamps on West Proctor Street. Vice Chairperson Johnson discussed tenancy changes at the Sweetland Building. Mr. McCarthy expressed appreciation for the Johnsons' investment in the Sweetland Building improvements. In response to a question, Vice Chairperson Johnson advised that the top floor is nearly leased out.

Mr. McCarthy advised of providing testimony at the September 9th Historic Resources Commission meeting during which he thanked Don Lehr and Al Fiegehen, on behalf of the Committee and the Redevelopment Authority, for their investment in the Ormsby House renovation. He advised that he and Chairperson Williamson have been invited to tour the Ormsby House on Monday, September 15th. He further advised that Mr. Lehr and Mr. Fiegehen will be encouraged to apply for redevelopment incentive funding. He provided an overview of the discussion which took place, at the Historic Resources Commission meeting, regarding preservation of the Jack's Bar building. In response to a question, he advised that Mr. Lehr and Mr. Fiegehen have no current plans for the property north of the Ormsby House other than to demolish the Capitol Motel.

Mr. McCarthy advised of discussions with the owner of the Flower Bucket regarding a significant remodel project. The owner is working with local contractors and has estimated a $50,000-$75,000 project. Mr. McCarthy further reported on an expansion/remodel project at Adele's, which he noted is within the redevelopment district. He advised that Charlie Abowd has discussed, with property owners to the north of Adele's, the possibility of developing a "mini-restaurant complex." He reported on preliminary conversations with a potential developer regarding conversion of the CitiBank building to retail office space. Discussion took place regarding the 400 West King Street building.

Mr. McCarthy advised of a meeting with representatives of Fireside Investors regarding the possibility of partnering with City, State and Nugget representatives to develop a parking structure. He explained that the parking structure would be driven by the private sector.

Mr. McCarthy discussed the Great Basin Exploration Center, a concept developed by the Friends of the Fleischman Planetarium, for a museum-type facility designed to attract K-12 classes from Northern Nevada and Eastern California throughout the school year. The Exploration Center would blend the Fleischman Planetarium concept with a museum concept. Mr. McCarthy advised that Carson City is competing with four other venues for this $50 million project. A project feasibility study has been done and the developers are beginning a feasibility study to determine the best location. Mr. McCarthy advised of two presentations made to the Friends of the Planetarium on behalf of the City. He will be presenting a request to the Committee to fund the location feasibility study. He responded to questions regarding the anticipated financial benefit to Carson City, necessary property area, and possible funding sources.

Mr. McCarthy advised that the St. Charles Hotel is being handled by Bob Fredlund at National Best Sellers. The property is being marketed at $1.2 million, and Mr. Fredlund has had several inquiries. Mr. McCarthy advised that Jed Block has been working with Doreen Mack regarding additional improvements at Telegraph Square. Mr. McCarthy discussed the mixed use overlay which will allow for zoning amendments in the downtown area. He advised that the overlay will be submitted for extensive public review in the near future. He requested the assistance of Chairperson Williamson and Member Zola to finalize the resolution which amends the structure of the Committee. Member Zola agreed to schedule a meeting with Deputy District Attorney Melanie Bruketta. Mr. McCarthy provided background information on an internal City committee which has been formed for the purpose of comprehensive community master planning.

Chairperson Williamson distributed the summary developed by Courtney Mooney, and Mr. McCarthy provided an overview of the same. He requested the Committee members to consider an appropriate way to thank Dan Mooney and Courtney Mooney for their efforts. He provided background information on Ms. Mooney's education and experience.

**E. FUTURE AGENDA ITEMS** (1-2350) **-** Vice Chairperson Johnson requested Mr. McCarthy to provide a status report on the possibility of refinancing the Redevelopment Authority bonds. Member Hannafin expressed concern that the redevelopment opportunity for the area around Red's Old Highway 395 Grill will be scattered. He suggested that the redevelopment plan should have a graphic component which could be distributed to interested parties.

**F. ADJOURNMENT** (1-2582) **-** Vice Chairperson Johnson moved to adjourn the meeting at 7:30 p.m. Member Zola seconded the motion. Motion carried 6-0.

The Minutes of the September 10, 2003 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 8th day of October, 2003.

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ROBIN L. WILLIAMSON, Chair