A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, January 10, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Linda Johnson
Steve Browne
Art Hannafin
Joe McCarthy
Morey Tresnit

STAFF: Rob Joiner, Redevelopment Director
(RACC 01/10/01; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Williamson. 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 (1-0001) - Chairperson Williamson called the meeting to order at 5:30 p.m. A quorum was present. Member Nietz was absent.

B. APPROVAL OF MINUTES - DECEMBER 13, 2000 (1-0007) - Member McCarthy moved to approve the minutes. Vice Chairperson Johnson seconded the motion. Motion carried 6-0-1-0.

C. MODIFICATION OF AGENDA (1-0022) - None.

D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0025) - None.

E DISCUSSION AND ACTION ITEMS:

E-1. REPORT FROM THE BUDGET SUBCOMMITTEE (1-0027) - In response to a question, Chairperson Williamson advised that the budget subcommittee is comprised of herself, Vice Chairperson Johnson, and Member McCarthy. She indicated that the discussion of the subcommittee had centered around renaming the budget categories. She read the new budget categories into the record, as follows: Salaries and Wages; Professional Services - for engineering, appraisal, design, etc.; Special Events Activities; Printing and Reproduction; Capital Improvements, which would include projects such as Telegraph Square, medians, etc.; Repair and Replacement - for gas lighting, repairs, blue line paint, talking house receivers, etc.; Miscellaneous Services and Supplies; and Revolving Loan Program.

Chairperson Williamson explained that the Redevelopment Authority has the capacity to issue up to $3.15 million in bonds. The proceeds could be used for infrastructure improvements, and she indicated that current revenues conservatively support the possibility. Chairperson Williamson further explained that entering into a revolving loan program would open up the possibility of loaning money at a low interest rate. She advised that state and federal law prohibits using the bond proceeds to fund the revolving loan program; it would have to be funded by personal property taxes. Vice Chairperson Johnson suggested keeping the incentive program in place in addition to a revolving loan program. Member McCarthy concurred and commented that it will take some time to decide on the criteria for a revolving loan program.

Discussion took place regarding the budget categories, and Member McCarthy advised that Publicity and Advertising were also included as a separate budget category. Chairperson Williamson acknowledged that the Special Events and Activities category would include promotion. Member Browne suggested designating the Special Events and Activities category as a more broad-based Promotion category. In response to a question, Mr. Joiner clarified that Publicity and Advertising is one category. Member Browne suggested renaming the category as Promotion and Advertising, and Mr. Joiner concurred. He further suggested renaming the Repair and Replacement category as Repair and Maintenance. He commented that replacement can get confused with capital improvements. Member McCarthy explained that the subcommittee had distinguished between replacement and capital improvements as to which would be considered an asset and which would be considered an expense in normal accounting practices. He indicated that a replacement is considered an expense to be written off in the same year.

Chairperson Williamson advised that the subcommittee now has a clearer idea of available revenues. A windfall of a couple hundred thousand dollars was received as a result of personal property taxes from the former SIIS building. No determination has yet been made as to how the money will be spent. In addition, $30-$35,000 in interest is available. Chairperson Williamson acknowledged that this money could be used as the source of funding for the revolving loan program. She further acknowledged that the bond proceeds could be used to fund the incentive program. Member McCarthy related a discussion from the subcommittee meeting regarding the 20% cap on the incentive program, and the suggestion that the Committee could set a 50% cap on the revolving loan program because the monies would be paid back. In response to a question, Chairperson Williamson clarified that the list of budget categories will include Incentive Program, Revolving Loan Program, Property Purchase, and Capital Improvement.

Discussion took place regarding the revenue categories, and the unbudgeted personal property tax category. Chairperson Williamson explained that if the Redevelopment Authority decides to bond for the $3.15 million, the City would issue general obligation bonds and the Redevelopment Authority would loan the City that amount. Discussion took place regarding the time frame for issuing the bonds. Chairperson Williamson acknowledged that the next step is to assign amounts to the budget categories based upon the priorities determined by the Committee through the strategic planning process.

E-2. STRATEGIC PLANNING VISIONING, MISSION STATEMENT, GOAL SETTING, PRIORITIZING, AND OBJECTIVES DEVELOPMENT FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0300) - Chairperson Williamson advised that she had requested Senator Lawrence Jacobsen to submit a $1.8 million budget request for a 300-space parking garage to be located in the existing service parking area at Cal-Fed Bank. Justification for the request is the approximately 200-space deficit caused by the expansion and change of direction of the Attorney General's Office, the Supreme Court, and the Secretary of State's Office. Chairperson Williamson advised that the budget request has been presented to State Budget Director Perry Comeaux, and may even be included in the governor's budget. The Redevelopment Authority would have to provide matching funds

of $1-$1.2 million depending upon the overall costs. Chairperson Williamson indicated that this could be done with the bond sales.

Chairperson Williamson advised of a meeting with Presbyterian Church representatives and Gene Cheney to discuss the proposed parking garage. In their agreements to allow public parking, the Presbyterian Church representatives and Mr. Cheney had already anticipated allowing a structure in the location with the understanding that it will be available to the church and to the public. Vice Chairperson Johnson commented that the structure would support parking for the entire corridor from Telegraph Square to the Supreme Court. In response to a question, Mr. Joiner advised that the structure would be composed of one story below ground and up to three above ground. The existing two office buildings would remain. Chairperson Williamson displayed sketches and discussion took place regarding the amount of parking which would be consistently used by state employees, and the state's portion of the cost.

Chairperson Williamson advised that the Redevelopment Authority is encouraging property owners to either develop their property or take their profits and move on. She discussed redevelopment law, and advised that she has encouraged a certain property owner to deal with his prospective buyers as soon as possible. Discussion took place regarding the current asking price for the property, the value of the property, and the current condition of the property. Chairperson Williamson advised that there is an interested group which plans to make an offer in mid-January. Member McCarthy commended Chairperson Williamson for attempting to move the process along.

Dan Mooney distributed the latest version of the Strategic Planning Workshop booklet and read Goal II into the record. He distributed and reviewed the Strategic Plan Goal Development paper, and explained that his intent for the language in Goal II was to dovetail what has already been accomplished during the planning process. He indicated that this may not be the language preferred by the Committee, and advised that Goal II should encompass the visual, physical environment and be consistent with the vision, the driving force, the mission statement, and the purpose statement. Objectives will then be created for each one of the major categories.

Mr. Mooney read Objective I into the record, and discussion took place regarding revisions to the language of Goal II and Objective I. Chairperson Williamson recessed the meeting in order that the tape could be rewound to listen to language proposed by Member Browne. Mr. Joiner read into the record the language proposed by Member Browne, as follows: Create a redevelopment physical environment that distinguishes Carson City as historical, unique, and visionary. Discussion took place regarding revisions to the proposed language, and the purview of the Committee as outlined in Nevada statutes. Member Hannafin suggested utilizing language which will reinforce the statutory purview of the Committee in the strategic planning goals. Mr. Joiner discussed the enabling legislation which provides both broad parameters and specific tools to the Committee. Member Hannafin commented that one of the central aspects to a redevelopment authority and district is overcoming blight. Vice Chairperson Johnson indicated that once the district is in place, the Committee doesn't have to keep going back to the standard as long as its actions are consistent with the standard. Mr. Mooney advised that one assumption in strategic planning is that everything which is done is legal, moral, ethical, and competent. He advised that once the strategic planning process is complete, he will write an introduction for review and approval by the Committee which will include the legal, moral, and ethical standards by which the plan will be carried out.

Mr. Mooney advised that his goals for this session were to develop guidelines, a list of structures, priorities, a range of action alternatives, and preferred alternatives. Mr. Joiner expressed support for the idea of not singling out properties. He indicated that positive reinforcement can be given for rehabilitating and applying adaptive reuses to buildings. He advised that the Historic Architecture Review Commission, in revising Title 18, has addressed the issue of arresting and reversing blight by minimal and ordinary maintenance. Downtown buildings which the Committee is interested in saving can be identified. In response to a question, Mr. Joiner clarified that his intent was to identify buildings which are underutilized. He suggested that the Committee pre-identify culturally significant buildings which should be saved, and encourage owners to start talking about their strategic plans for the same. Member Browne discussed the outcome of two culturally significant buildings previously identified by the Committee, the Lucky Spur and the Golden Spike, both of which had grants of incentive funding.

Chairperson Williamson commented that there are blighted buildings, historic buildings, and underutilized buildings within the redevelopment district. Vice Chairperson Johnson suggested that a consultant would need to go through all the buildings and return to the Committee with recommendations. In response to a question, Mr. Joiner discussed the concept of underutilization. He indicated that underutilized properties affect adjacent properties greatly; this is why the Committee would want to work with the owners to encourage them to better utilize their properties. In response to a further question, Mr. Joiner indicated that identification of an underutilized property would not necessarily trigger action relative to the same. He provided anecdotal information on the National Best Sellers building as an example. Member Browne suggested that if the Committee has the objective of acquiring and rehabilitating a building, all that has to be done is to develop selection criteria. Discussion took place with regard to the same, and Mr. Joiner advised of the results of the visual preference survey. Vice Chairperson Johnson read into the record the following statement: Acquire, redevelop, and render economically feasible certain blighted/vacant structures in the following order: (1) Lucky Spur to be completed by December 31, 2002; (2) 406 South Carson Street (Don Bernard's property) to be completed by December 31, 2003. She clarified that the property developer, not the Committee, would determine whether or not to rehabilitate a building unless it had already been predetermined to be culturally significant.

In response to a question, Mr. Joiner indicated that the Lucky Spur has been gutted and is currently being used for storage. Vice Chairperson Johnson acknowledged that there are more buildings to be prioritized and added to the list. She indicated that the completion date would be designated as the date the building was actually completed and economically feasible as opposed to when action would be taken. Member Browne suggested that research on the visual preference survey could be done and specifics behind the rationale for selecting certain properties could be used. In response to a question, Mr. Joiner advised that guidelines exist to govern the design of new structures within the redevelopment district. Member Browne expressed favor for the suggested language. In response to a question, he advised that the logo drawings will be available during the week of January 15th. He will deliver them to Mr. Joiner for distribution to the

Committee members.

Chairperson Williamson acknowledged that the Golden Spike is on track to be considered a successful rehabilitation project. In response to a question, Chairperson Williamson indicated that funding allocations are scheduled to be made simultaneous with establishing priorities as part of the strategic planning process. She acknowledged that the bond proceeds could be used to purchase property under eminent domain, and then the Committee would work with a private developer to purchase the property from the Redevelopment Authority and rehabilitate it. Vice Chairperson Johnson commented that as soon as a property was sold by the Redevelopment Authority to a developer, the sale proceeds could be applied to a different property. In response to a question, Mr. Joiner indicated that a property could be sold for more or less than what the Redevelopment Authority paid for it. (Member Browne left the meeting; a quorum was still present.)

In response to an earlier question by Member McCarthy, Vice Chairperson Johnson suggested hiring someone to work with a subcommittee and write the objectives for review by the Committee or, in the alternative, spend another Saturday, break down into subcommittees, each subcommittee take a goal, write out the corresponding objectives, and get back together to review the same. Discussion took place with regard to the same, and Vice Chairperson Johnson suggested that goals IV and V are more representative of process issues. Consensus of the Committee was to schedule a Saturday meeting for January 20th. Mr. Mooney indicated that he would like to serve as a consultant to the subcommittees. In response to a question, Mr. Mooney reviewed the purpose of the January 20th meeting. Chairperson Williamson thanked Mr. Mooney.

E-3. REVIEW OF EXISTING PROJECTS IN THE REDEVELOPMENT PLAN AREA (2-0639) - Mr. Joiner advised that the Washington Street Station project is nearing completion, and that tenants have moved in. He reported that, with regard to the F.I.B. building, a statement has been issued by the State Public Works Board indicating that they should not have to comply with the City's rooftop screening requirement. He discussed this matter with the district attorney's staff who is preparing a letter. Discussion took place regarding the HVAC system installed on the roof of the F.I.B. building, the Code requirements, and the importance of government agencies being held to the same standard as private individuals and entities. Chairperson Williamson indicated that she would talk to Mike Hillerby from the museum about this matter. In response to a question, Member Hannafin indicated that there are numerous ways in which to screen an HVAC unit. Mr. Joiner further reported that the signs are being installed at Telegraph Square, and that Michael Robbins has opened Hannafin's Antique Store. He referred to and reviewed the letters from the Nevada Day Committee and Wells Fargo Bank included in the agenda materials.

E-4. FUTURE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE AGENDA ITEMS (2-0730) - Chairperson Williamson requested that the Committee members contact her or Mr. Joiner to discuss agenda items for the next meeting. (2-0743) In response to a question, Mr. Joiner advised that the deadline for submitting applications for redevelopment events funding is February 1st. Vice Chairperson Johnson requested that this item be agendized for the February meeting.

E-5. REGULAR MONTHLY MEETING TIME AND PLACE (2-0732) - Following a brief discussion, Committee consensus was to leave the regular meeting date as scheduled for the second Wednesday of each month.

F. ADJOURNMENT (2-0748) - Vice Chairperson Johnson moved to adjourn the meeting. Chairperson Williamson adjourned the meeting.

The Minutes of the January 10, 2001 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this _____ day of February, 2001.

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ROBIN WILLIAMSON, Chairperson