

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the March 14, 2001 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 14, 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
Fred Nietz
Morey Tresnit

STAFF: Tom Minton, Deputy Controller
Kathleen King, Recording Secretary
(RACC 03/14/01)

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 5:33 p.m. Roll was called; a quorum was present. Member Browne arrived at 5:41 p.m.

B. ACTION ON APPROVAL OF MINUTES - FEBRUARY 20, 2001 (1-0006) - Member McCarthy moved to approve the minutes. Vice Chairperson Johnson seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (1-0041) - None.

D. PUBLIC COMMENTS (1-0045) - None.

E. DISCUSSION AND ACTION ON:

E-1. UPDATE ON PROPOSED FY 01/02 BUDGET FOR REDEVELOPMENT AUTHORITY (1-0047) - Chairperson Williamson distributed a memo from Mr. Minton. She advised that the Employer's Insurance Company of Nevada ("EICN") is selling the Musser Street building and moving most of their employees to Reno. The State of Nevada intends to purchase the building which will remove it from the property tax rolls; therefore, the personal property tax allocation will not be available to the Redevelopment Authority next year. Chairperson Williamson advised of a meeting with Mr. Minton, Vice Chairperson Johnson, and Member McCarthy to revise the budget.

Member McCarthy advised that, following discussions with the District Attorney's staff, he would be recusing himself from any discussion pertaining to purchase of the St. Teresa's property. He left the meeting room at 5:38 p.m.

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Mr. Minton reviewed the Analysis of Current and Anticipated Revenues and Expenditures attached to the memo. He advised of the proposal to issue \$2.1 million in bonds, the net proceeds of which would be approximately \$1.85 million. Issuance costs are approximately \$85,000 and a reserve of \$165,000 was funded. He reviewed the proposed projects as listed in the expenditures portion of the analysis. In response to a question, he explained that the land purchase line item is a "wash" and advised that it appears in both the revenue and expenditure categories. Mr. Minton reviewed the figures shown in the expenditures category.

(Member Browne arrived at 5:41 p.m. and Chairperson Williamson provided an overview of the previous discussion). Chairperson Williamson discussed the reason additional grant funding is not available for the events which were the subject of item E-2. She advised that the personal property tax from Red's Old 395 Grill does not have to be reported until April 30th, and that those revenues have not yet been assumed. She indicated that additional grant funding may be available in May. In response to a question, Chairperson Williamson discussed the possible creation of a new Redevelopment/Economic Development Director position, and reviewed funding sources for the same.

Mr. Minton continued reviewing the expenditures portion of the budget. He advised that \$2.1 million is the "absolute limit" of the Redevelopment Authority's ability to bond. He explained the bonding process, and indicated that the bonds would be packaged with other issues with an anticipated sale date of August 1st. He advised that the bonds do not have to be issued and that the process can be stopped up until the time the bonds are sold. In response to a question, he explained arbitrage payments. Mr. Minton estimated that \$40,000 would be unencumbered. Because the revenue base is low and the "deal is thin", he recommended that the Committee limit operating costs to \$110,000 for a couple years and either defease debt with cash should it materialize or add to the debt service reserve.

Discussion took place regarding the Lucky Spur, St Teresa's, the parking garage, and the Mills Park parking lot. In response to a question, Chairperson Williamson indicated that downtown improvements will be temporarily postponed due to the St. Teresa's purchase. Mr. Minton commented that completion of development at Fuji Park would be beneficial to the redevelopment district. Further discussion took place regarding the Mills Park parking lot, and consensus of the Committee was to rename the line item "capital improvements." **Member Browne moved to approve the budget with the change to capital improvements. Member Nietz seconded the motion.** Mr. Minton acknowledged that funding from the bond issue will not be available until August. **Motion carried 6-0-1-0.** Vice Chairperson Johnson thanked Mr. Minton.

E-2. APPLICATIONS FOR GRANT FUNDS SUBMITTED TO REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0740) - Chairperson Williamson inquired as to whether the applicants present understood the budget situation. She solicited input from the Committee regarding whether revenues from Red's Old 395 Grill could be made available for additional grant funding. Member Nietz suggested that the applicants provide additional information regarding the funding requested. Chairperson Williamson referred to the discussion and consensus of the Committee at the last meeting that, although Mills Park is part of the redevelopment district, some activity in the downtown area would be required before funding would be granted. Member Hannafin expressed the opinion that there was no reason to hear additional information when funding may not be available until May. Janice McIntosh, Director of the Carson City Senior Citizens Center, indicated that funding available in May will be too late. (Member McCarthy returned to the meeting room at 6:15 p.m.) Chairperson Williamson advised that if the Committee learns of additional funds earlier than May, the applicants will be contacted and a meeting

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scheduled. Member Browne moved to keep the existing applications on file and that they be given first choice for notification and award of grants should additional funding become available. Member Hannafin seconded the motion. Motion carried 7-0.

E-3. STRATEGIC PLANNING VISIONING, MISSION STATEMENT, GOAL SETTING, PRIORITIZING, AND OBJECTIVES DEVELOPMENT FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0866) - Chairperson Williamson distributed a copy of an article written by Member Browne. Mr. Mooney reviewed the proposed schedule for the evening to discuss the mission statement and logo, and schedule team meetings. Discussion took place regarding the proposed logos displayed at the last meeting and the kiosk design contest.

Doreen Mack suggested a new mission statement on behalf of the merchants consortium: "Historic Downtown, It's Timeless." She advised that the merchants consortium has been opened up to the downtown historic district from Fifth Street to Washington Street. Chairperson Williamson advised that the Chamber of Commerce Mainstreet Committee has been disbanded, and discussion took place regarding returning the committee's funding to the Redevelopment Authority. Member Browne discussed the reasons the Mainstreet Committee disbanded, and explained the process for obtaining Mainstreet Committee funds.

Discussion took place regarding the mission statement and logo, and Mr. Mooney responded to questions regarding their purpose in the strategic planning process. Further discussion took place regarding the proposed language of the mission statement, the logo, and scheduling an informal meeting to finalize these items. Ms. Mack expressed concern over the St. Teresa's purchase in relation to the vision for downtown and the proposed projects. Discussion took place with regard to the same.

Mr. Mooney discussed the necessity of two major decisions: Who is the Committee representing - Carson City, the district, or downtown? He referred to the earlier discussion regarding the Mills Park parking lot and expressed a concern over a potential conflict. The other decision is to determine what the community has inherited from a social/cultural point of view, and the extent to which it should be incorporated in the visioning process. Mr. Mooney discussed the outcome of the visioning process and the importance of knowing the "product" before developing a mission statement and logo. Member Tresnit discussed the differing perceptions over the community's heritage, and inquired as to the type of impasse this may pose. Mr. Mooney discussed the concept of the strategic plan which takes place in the bonding of the group. He indicated that development of the plan details needs to move forward. He pointed out that the group has a mission statement and a logo, but hasn't yet been able to clearly articulate them. He discussed the importance of a clear, concise mission statement. Discussion took place regarding scheduling the small group meetings.

F. ACTION ON ADJOURNMENT (1-1855) - Member Browne moved to adjourn the meeting at 7:05 p.m. Member Tresnit seconded the motion. Motion carried 7-0.

The Minutes of the March 14, 2001 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this _____ day of April, 2001.

ROBIN WILLIAMSON, Chairperson