

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the April 11, 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, April 11, 2001 to be convened at the Nevada State Museum - North Building, 706 North Carson Street, Carson City, Nevada for a ribbon cutting ceremony. The meeting was scheduled to reconvene at 6:00 p.m. in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Art Hannafin
Joe McCarthy
Fred Nietz
Morey Tresnit

STAFF: Rob Joiner, Redevelopment Director
Kathleen King, Recording Secretary
(RACC 04/11/01)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of the proceedings which took place in the City Hall Capitol Conference Room 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 reconvened the meeting at 6:07 p.m. Roll was called; a quorum was present. Vice Chairperson Johnson and Member Browne were absent.

B. ACTION ON APPROVAL OF MINUTES - MARCH 14, 2001 (1-0007) - Member Nietz moved to approve the minutes. Member McCarthy seconded the motion. The recording secretary noted a change to item E-1, page 2, paragraph 3. Member Nietz amended his motion to approve the minutes with the noted change. Member McCarthy continued his second. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA (1-0028) - Chairperson Williamson advised that item E-5 would be deferred since Dan Mooney was unable attend the meeting.

D. PUBLIC COMMENT (1-0029) - None.

E. DISCUSSION AND ACTION ON:

E-1. RECOGNITION OF DOWNTOWN KIOSK DESIGN COMPETITION WINNERS (1-0037) - Chairperson Williamson referred to the displayed designs which had been placed around the meeting room. She read the winners' names into the record, as follows: Honorable Mention - Lawrence T. Yater, Scott Walker, and Craig Melton; Second place - Laura Bird; Third Place - John Copoulos; and First Place - Martha O'Neill. Ms. O'Neill was present with her family and Chairperson Williamson presented her with the award. Ms. O'Neill thanked the Committee and Chairperson Williamson provided an overview of her design. In response to a question, Chairperson Williamson reviewed the members of the design competition review committee. The Committee congratulated Ms. O'Neill, and Chairperson Williamson advised that Ms. O'Neill has volunteered to assist with the construction process. (1-0684)

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Chairperson Williamson presented an honorable mention certificate to Ben Walker on behalf of Scott Walker.

E-2. REVISED REDEVELOPMENT BUDGET FOR FY 01/02 (1-0095) - In response to a question, Mr. Joiner advised that the previously discussed revisions have been made. In response to a further question, he advised that the account names will be changed prior to the budget being submitted to the Board of Supervisors. Chairperson Williamson reviewed the funding allocated to the expenditures category, and advised that the personal property tax from Red's Old 395 Grill is due on April 30, 2001. She further advised of a meeting with Mary Walker, Jennifer Stern, Finance Department staff, and Steve Hartman. Steve Hartman and Mary Walker were very concerned that assessed valuations be deducted from the current tax rolls and not the 1986 rolls. This will allow the Redevelopment Authority to maintain the tax base. Discussion took place with regard to the same. (Member Hannafin arrived at 6:15 p.m.)

(1-0192) - Member Nietz inquired as to the funding reflected in the Main Street Program category. Mr. Joiner advised that the \$18,000 is comprised of funding which was returned to the Redevelopment Authority budget and funding which was already in reserve. He further advised of a meeting with downtown property/business owners last week wherein discussion took place regarding the Downtown Merchants Consortium. He suggested at that time that funding which had been allocated to the Mainstreet Committee could be reallocated to the Downtown Merchants Consortium. This matter will be agendized for formal action at a future meeting. Member Nietz discussed new events being considered for the downtown area this summer. Mr. Joiner clarified that the funding which was returned was that which had been previously allocated for the mural project. He indicated that the events which were sponsored by the Mainstreet Committee, such as the Christmas Tree Lighting Ceremony, will need to be funded in order to continue. Discussion took place regarding the funding available for bonding, and the reserve necessary for each bond. No formal action was taken.

E-3. EXAMPLES OF REVOLVING LOAN FUND PROGRAMS FROM REDEVELOPMENT AUTHORITIES IN OTHER COMMUNITIES (1-0153) - Mr. Joiner referred to the City of Las Vegas CDBG Revolving Loan Fund Micro Loan Program Administrative Plan included in the agenda packets. Additional examples will be provided at next month's meeting. Mr. Joiner provided background information on this agenda item, and discussed other financing mechanisms which would create incentives for redevelopment. Discussion took place regarding the details and criteria of the revolving loan program in Las Vegas. (1-0284) Mr. Joiner acknowledged that this item was agendized for the Committee's information.

E-4. EAST WILLIAM STREET UNDERDEVELOPED COMMERCIAL PROPERTY STATUS AND PROPOSAL FOR NEW DEVELOPMENT AND MAINTENANCE STANDARDS (1-0288) - Chairperson Williamson explained the purpose for agendizing this item. She expressed a concern over the auction property with the extended crane. Eric Pederson, representing a trust which owns 20% of the property, advised that the property owners have been talking to developers. He discussed attempts at removing the buildings, and a subsequent finding regarding a Department of Environmental Protection requirement for an inspection prior to demolition. He indicated there may be underground storage tanks on the property. Chairperson Williamson advised of the possibility of available funding for brownfields, and indicated she would provide the information to Mr. Pederson. Discussion took place regarding various concerns regarding contamination along Highway 50.

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In response to a question, Chairperson Williamson discussed her concern regarding the location of the property directly across from Mills Park. She expressed a desire to encourage quality development, and indicated that the Committee could act as facilitators with regard to the same. With regard to concerns regarding the possibility of leaking oil and radiator fluid, Mr. Pederson indicated that there seems to be no problem. The radiator shop has been closely monitored regarding proper disposal of waste.

Mr. Pederson acknowledged that there are presently no water/sewer utility hookups on the property. Mr. Joiner discussed a complaint received in the Community Development Department regarding the crane. Because streamers attached to the crane were in violation of the City's sign ordinance, Community Development staff contacted the owners and required the streamers to be removed. Mr. Joiner noted for the record that Joy's Antiques had been "grandfathered" into the location. When Joy's went out of business and the car lot took over the space, the standards were not yet in place requiring the business to pave the lot. Mr. Joiner explained that, unless a major improvement is requested requiring a permit, the new Code requirements would not be enforced. In response to a question, Mr. Joiner indicated that there is no ordinance in place which would require the crane to be lowered. Member Hannafin inquired as to an ordinance regarding the period of time sani-huts are allowed to remain on a property. Discussion took place with regard to the same. Mr. Pederson will ask the business owner to lower the crane. No formal action was taken.

E-5. STRATEGIC PLANNING VISIONING, MISSION STATEMENT, GOAL SETTING, PRIORITIZING, AND OBJECTIVES DEVELOPMENT FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0528) - Deferred.

F. REDEVELOPMENT PROJECT STATUS REPORTS

F-1. CACTUS JACK'S CASINO ADMINISTRATIVE BUILDING REMOVAL AND REPLACEMENT (SOUTHEAST CORNER OF NORTH CURRY STREET AND WEST SPEAR STREET) (1-0535) - Mr. Joiner reported that a permit has been acquired to replace the building; it is in the process of being dismantled. In response to a question, he clarified that the permit only applies to the administrative building. Member Hannafin pointed out that the historic district boundary is across the street from the subject building, and that demolition is not allowed in the historic district. Mr. Joiner discussed the applicable ordinances and the review process. He responded to questions regarding the size of the new building, the purpose for the new building, the time frame for completion of the project, the construction company, and the project status.

F-2. SCHEDULE FOR REPLACEMENT OF EXISTING STREET PLANTER LOCATED ON NORTHWEST CORNER OF EAST PROCTOR AND NORTH PLAZA STREETS (1-0643) - Mr. Joiner described the location of the subject planter, and advised that the project is calendared on the Street Department schedule for May. Chairperson Williamson advised of available funding for planters in the downtown area, and requested that the Committee members consider possible locations. Member Hannafin inquired as to whether planters could be incorporated with the kiosks, and discussion took place regarding the same. Chairperson Williamson advised she will research the terms of the gifted funding.

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F-3. PROPOSED LIGHT STANDARDS FOR PUBLIC PARKING LOT LOCATED ON SOUTHWEST CORNER OF SOUTH CURRY AND WEST SECOND STREETS (1-0706) - Mr. Joiner advised that Transportation Manager John Flansberg is obtaining estimates for this project. Period style lights are becoming more expensive and maintenance is increasing. Alternative light standards which would be less obtrusive, brighter, and compatible with the district are being considered. Proposals will be submitted to the Committee for review at a future meeting. Discussion took place regarding the inadequate lighting in the subject parking lot.

Mr. Joiner advised that the lights in the Nugget parking lot (north of the coin shop at Caroline Street) belong to the City. The lights were loaned by the previous principal planner for a two-year period four years ago. Mr. Joiner has talked to Nugget representatives about their options to either purchase the light standards or return them to the City. In response to a question, Mr. Joiner advised that the lights were recently cleaned by Facility Maintenance staff. Member McCarthy suggested that the light standards currently in use at the Nugget parking lot could be used in the Brewery Arts Center parking lot.

F-4. WASHINGTON STREET STATION/NEVADA STATE MUSEUM/CARSON CITY JOINT PARKING AND LANDSCAPING IMPROVEMENTS (1-0773) - Mr. Joiner advised that a Certificate of Occupancy has been issued to Washington Street Station. Sealing/stripping the parking lot and planting the landscape remains to be finished prior to allocation of the incentive funding. Mr. Joiner advised of a meeting on Tuesday, April 10th with museum representatives, City staff, and the Washington Street Station owners to discuss the remaining work.

F-5. RELOCATION OF SIERRA PACIFIC POWER COMPANY TRANSFORMER FROM NORTH PLAZA STREET (1-0789) - Mr. Joiner advised that the asphalt batch plants had to be closed due to the weather, and that this is holding up the project. Mr. Joiner explained that the transformer will be relocated underground, and that the trash dumpsters behind Garibaldi's will be moved around the corner into a proper enclosure. Discussion took place regarding plans for development of the area.

F-6. NEVADA STATE LEGISLATURE ASSEMBLY BILL 20 FUNDING PARTIAL PURCHASE OF PROPERTIES FOR CARSON CITY/BREWERY ARTS CENTER; AND F-7. NEVADA STATE LEGISLATURE ASSEMBLY BILL 68 FUNDING PARTIAL COSTS TO DEVELOP PUBLIC PARKING GARAGE (1-0846) - Mr. Joiner corrected information provided in the staff report that AB20 and AB68 will not die on April 16th. He advised of a conversation with Senator Jacobsen, who anticipates that AB68 will be passed. Member McCarthy advised that AB20 is "still in play." He has had several conversations with members of the Assembly Ways and Means Committee who have indicated "they think the bill is excellent." The legislators have also indicated "things are tight" and that they are "really nervous" about economic forum projections due in May. They are optimistic over the fact that there has been "a little movement on the revenue side." Member McCarthy advised that discussions have taken place regarding cooperation with gaming and large corporations to consider ways to raise additional revenue which would offset the projected losses.

With regard to AB68, Member McCarthy encouraged the Committee members to "start working the elected officials." Mr. Joiner advised that Senator Amodei had offered the same encouragement. Discussion took place regarding the need for an appealing design for the parking garage. With regard to AB20, Member McCarthy advised that the present status reflects only five negative votes out of 240. He encouraged the

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Committee members to register their votes over the Internet. He relayed conversations with parish representatives, and anticipates having information to present to the Committee at the May meeting. He indicated the need for legal guidance from the District Attorney's office, and advised that Andy MacKenzie has been providing pro bono legal representation.

F-8. FORWARDING OF CONTRACT AGREEMENT TO REDEVELOPMENT AUTHORITY/BOARD OF SUPERVISORS FOR MANAGEMENT OF SUMMER SUNDAY CONCERT SERIES; AND F-9. FORWARDING OF CONTRACT AGREEMENT TO REDEVELOPMENT AUTHORITY/BOARD OF SUPERVISORS FOR MANAGEMENT OF WILD WEST WEEKEND/GHOST WALK (1-1004) - Mr. Joiner reviewed the staff report, and advised that he will be preparing the agreements for presentation to the Redevelopment Authority. He anticipates having more than half of the Sunday Concert Series sponsored and, in response to a question, reviewed the list of potential sponsors.

Discussion took place regarding the *Downtown Promotion Reporter* and *Downtown Idea Exchange* publications included in the agenda materials. Member McCarthy discussed the Beer Tasting event scheduled for September 14, 2001 at 5:00 p.m. In response to a question, Mr. Joiner advised that the Sunday Concert Series location will again be the legislative plaza. Discussion took place regarding involving area restaurants in the Sunday Concert Series. Mr. Joiner corrected information reflected in the staff report regarding Main Street in Fallon.

G. COMMITTEE MEMBER COMMENTS (1-1148) - Member Hannafin discussed the event, sponsored by the Western Nevada Community College Foundation, wherein Buzz Aldrin will be making an appearance at several locations in the City, including a reception, the Legislature, and the Governor's Mansion. The event is scheduled for Wednesday, May 18, 2001. Member Hannafin acknowledged that a multi-cultural event is also being sponsored by the College.

H. ACTION ON ADJOURNMENT (1-1175) - Member McCarthy moved to adjourn the meeting at 7:10 p.m. Member Hannafin seconded the motion. Motion carried 5-0.

The Minutes of the April 11, 2001 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this _____ day of May, 2001.

ROBIN WILLIAMSON, Chairperson