

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

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

STAFF: Rob Joiner, Economic Development/Redevelopment Director
Neil Rombardo, Deputy District Attorney
Kathleen King, Recording Secretary
(RACC 11/14/01)

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 Nietz was absent. Member McCarthy arrived at 5:37 p.m. Member Browne arrived at 6:12 p.m.

B. ACTION ON APPROVAL OF MINUTES - OCTOBER 10, 2001 (1-0007) - Member Hannafin moved to approve the minutes. Vice Chairperson Johnson seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0015) - None.

D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0017) - Chairperson Williamson introduced Charlie Long, Sarah Ellis, and Paula Cannon. She called for public comment; however, none was provided.

E. PUBLIC HEARING:

E-1. DISCUSSION AND ACTION ON PROPOSED AMENDMENTS TO CARSON CITY REDEVELOPMENT PLAN, SPECIFICALLY BY ADDING OWNER PARTICIPATION RULES AS AN ADDENDUM FOR THE CARSON CITY REDEVELOPMENT PROJECT NUMBER ONE, ORIGINALLY ADOPTED FEBRUARY 20, 1986 AND AMENDED ON DECEMBER 16, 1999 (1-0029) - Mr. Rombardo distributed a revised copy of the Resolution which will be submitted to the Redevelopment Authority for adoption of the participation rules. He referred to the Rules Governing Participation by Property Owners included in the agenda materials and discussed the advantages and purpose of the same. [Member McCarthy arrived at 5:37 p.m.] Mr. Rombardo responded to questions

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regarding eligibility, the focus of the Redevelopment Plan Area, amendment to the Plan to include the Costco property, time lines for interested property owners to submit proposals, and recourse by the Redevelopment Authority if property owners do not submit proposals in a timely fashion. Vice Chairperson Johnson suggested revisions, and commented that the document provides clarification and will allow the Redevelopment Authority to move forward.

Mr. Rombardo responded to additional questions regarding time frames for reluctant property owners to submit proposals and time frames for an owner to execute an agreed-upon plan. Chairperson Williamson called for public comment; however, none was provided. **Vice Chairperson Johnson moved that the Redevelopment Authority Citizens Committee recommend approval of a resolution by the Carson City Redevelopment Authority adopting rules governing participation by property owners and the extension of reasonable references to business occupants for the Carson City Redevelopment Project Number One as suggested in the text for amendment to Redevelopment Plan with the change of the word "similarity" to "compatibility" at 5(c) of the text. Member Hannafin seconded the motion.** He commented that this is a much-needed document and that he looks forward to utilizing the document for its intended purpose in the future. He noted the lack of public participation regarding this agenda item. Chairperson Williamson called for a vote on the pending motion; **motion carried 5-0.**

E-2. DISCUSSION AND ACTION ON REQUEST BY DOWNTOWN MERCHANTS ASSOCIATION FOR ASSISTANCE ON CHRISTMAS ADVERTISING NOT TO EXCEED \$500 (1-0325) - Mr. Joiner reviewed the staff report and discussed the reason for agendaizing this item. **Member Hannafin moved that the Redevelopment Authority Citizens Committee approve a request by the Downtown Merchants Association for assistance on Christmas advertising in an amount not to exceed \$500. Member McCarthy seconded the motion.** Chairperson Williamson called for public comment; however, none was provided. She called for a vote on the pending motion; **motion carried 5-0.**

E-3. DISCUSSION AND ACTION TO COMMEND CITY STAFF ON THEIR EFFORTS TO COMPLETE THE PARKING LOT LIGHTING PROJECT AT WEST SECOND AND SOUTH CURRY STREETS (1-0362) - Mr. Joiner reviewed the staff report. **Member Tresnit moved to publicly commend City staff for their diligent and timely efforts in completing the project and meeting the time frame for both Nevada Day and the end of Daylight Saving Time. Vice Chairperson Johnson seconded the motion. Motion carried 5-0.**

E-4. DISCUSSION AND ACTION TO REVIEW FINAL DRAFT DOCUMENT, TIME LINE TO COMPLETE IMPLEMENTATION STRATEGIES, AND OPERATIONS PLAN FOR GOALS AND OBJECTIVES OF THE REDEVELOPMENT AUTHORITY STRATEGIC PLAN (1-0425) - Member Hannafin commended Dan Mooney and Chairperson Williamson on their involvement in placing the American flag on C-Hill. Mr. Mooney distributed final drafts of the Strategic Plan, and copies of the revised Gantt chart. He provided an overview of the revisions, and discussion took place regarding management of the operations plan. Consensus of the Committee was to approve the Strategic Plan in substance.

Mr. Mooney diagramed and discussed the concept of project management, and displayed and reviewed the

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revised Gantt chart. [Member Browne arrived at 6:12 p.m.] Vice Chairperson Johnson referred to discussions which took place during the visioning process that an outside consultant would be retained at this point. Discussion took place with regard to the same, and Member Hannafin suggested contracting with Mr. Mooney. Consensus of the Committee was to have a subcommittee develop an RFP.

Mr. Mooney referred to the narrative included with the Gantt chart and provided an overview of the same. He suggested that the various working groups meet within the next three weeks to complete the task narratives and time lines, and the Committee members agreed. Chairperson Williamson and the Committee commended Mr. Mooney on the strategic plan. No formal action was taken.

E-5. DISCUSSION AND ACTION REGARDING CITYWIDE CARSON CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN (1-1002) - Mr. Long commended Mr. Mooney and the Committee on the Redevelopment Authority Strategic Plan. He provided information on his role with the City, and referred to the November 1, 2001 recommendation to the Board of Supervisors included in the agenda materials. He discussed the purpose of the Economic Development Strategic Plan and the anticipated time line to accomplish the same. He provided information on his background and experience, and on development of the recommendation. He advised that the Board of Supervisors and various community organizations have endorsed the strategic planning process. He explained the volunteer recruitment and appointment process, and reviewed the responsibilities of the three task forces as outlined in the recommendation. He discussed the purpose of redevelopment as related to the strategic planning process and plans in the City of Sparks to develop a housing project in the downtown area. He responded to questions regarding “greenfield competition to the south,” “outmoded layouts of existing development,” the vision associated with relocating the hospital to the northern part of Carson City, the assertion that Carson City is running out of industrial land, and the possibility of a regional medical facility locating south of or within Carson City.

Member Browne expressed a concern that the strategies associated with downtown Carson City have been developed without input from the Redevelopment Authority Citizens Committee. The work done by the RACC with Mr. Mooney accomplished creation of a vision, a logo, a strategic focus, and a plan with four distinct goals and several objectives. The RACC is now well on its way to implementing the strategic plan. Member Browne referred to the Downtown Strategies section on page 5 of the recommendation, and read the same into the record. He discussed the accomplishments of the RACC over the last several years, and expressed a concern that serious conflicts will arise between what the Economic Development Team proposes to create and what the RACC has been and wishes to continue working on. He requested Mr. Long’s input with regard to how this conflict can be resolved and whether the work done by the RACC can simply be integrated into the Economic Development Strategic Plan. Mr. Long acknowledged that he “should have come to this group earlier” and suggested that the answer to the questions “is something to be worked out.”

Chairperson Williamson commented that the RACC has not stopped all action to refine and perfect the vision. She referred to the proposal to purchase St. Teresa’s Catholic Church by the Brewery Arts Center and pointed out that it fit the vision of the Redevelopment Authority Strategic Plan. Member Browne pointed out that the RACC has turned down projects which did not fit within the Strategic Plan vision. He

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reiterated his inquiry regarding how the Redevelopment Authority Strategic Plan will fit within the Economic Development Strategic Plan. Mr. Joiner advised that he is a member of the Economic Development Team, and that he sees the two plans as complimentary and not in conflict. He further advised that he has been submitting the work done by the RACC to the Economic Development Team. He suggested that the process can be done in parallel tracks “and end up at the same place.” He stated that the Economic Development Strategic Plan will only reinforce and compliment what has already been accomplished by the RACC. He suggested that the economic plan is an opportunity to highlight and further promote the downtown area.

Mr. Mooney commented that the purpose of the Redevelopment Authority Strategic Plan was to “lay out the general direction of the downtown that had to do with some very fundamental community nuances.” He indicated that this group wants the downtown to have a cultural, historic foundation. He acknowledged that part of the mission of the Redevelopment Authority Strategic Plan is economic development and restoration of the downtown. Member Browne concurred with Mr. Joiner’s comments, but expressed a concern that “a wheel will be reinvented” in a parallel process. He inquired as to how an economic plan will adopt certain strategies and tactics to accomplish the vision as opposed to reinventing the wheel. Mr. Joiner responded that it will be accomplished with input and involvement by the RACC.

Mr. Long committed to ensuring that meetings are scheduled between the Downtown Strategies Task Force and the RACC. He discussed the importance of fresh perspective and community-based input. He suggested that the RACC will profit from the process by receiving valid information about what people would like to see in terms of the issues. Member Browne provided historic information on the RACC, and agreed that a citywide economic process is essential. He reiterated his concern regarding how the process will take place in light of the work already done by the RACC and the work to be done by the Economic Development Team. He reviewed the list of Downtown Strategies Task Force participants, and pointed out that the membership of the RACC fulfills the requirements. He expressed support for a new group using the Redevelopment Authority Strategic Plan as a starting point to develop economic strategies which will then be integrated with the whole. Mr. Long indicated that the Downtown Strategies Task Force may not accept the work of the RACC because the process is community-based and will attempt to bring in people which may not have been previously involved. He explained that the process is an opportunity to educate people, receive input regarding new ideas, and create consensus about the direction of future economic development.

Doreen Mack, President of the Downtown Merchants Association, pointed out that the 28 members of the Association have an opportunity to attend monthly RACC and Association meetings. She commented that getting all of the 28 members to participate is “a major miracle.” She suggested using the Redevelopment Authority Strategic Plan as a foundation upon which the task force will be able to build. She explained her involvement in the Redevelopment Authority Strategic Planning process and advised that she has been the liaison between the RACC and the Association. Mr. Mooney discussed the importance of the bonding which has taken place during the planning process. He advised that the driving force of harmony was a result, and suggested that problems will arise if the harmony is violated. Member Browne provided background information on his involvement with the RACC and his consulting experience. He commented that “a lot of what you end up with depends upon the premise you start with and the assumptions you make

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when you start.” He concurred with Mr. Mooney’s suggestion that problems will arise with “fresh people” who are given the option of whether or not to consider the Redevelopment Authority Strategic Plan. Mr. Long suggested that whether or not the plan developed by the Downtown Strategies Task Force is a source of assistance to the RACC will depend upon the relationship developed between the two groups. He commented that harmony can be useful in accomplishing things but can also cause stagnation. Downtowns that change do so without necessarily incorporating harmony. He discussed the example of downtown Sparks, and advised that the economic planning process is designed to incorporate citywide interests, to attempt “to bring new ideas to the table,” and to be a help to the RACC, not a hindrance.

Vice Chairperson Johnson inquired as to how conflicts between the plans will be resolved, and Mr. Long advised that dialogue will take place regarding the merits of each plan. In response to a further question, Mr. Long advised that the Board of Supervisors will have the ultimate responsibility in deciding which plan to implement. Member Browne commented that the RACC would “feel more comfortable that this would help if [the Economic Development Team] had come and asked ‘What do you need?’ instead of bringing it to the Committee and saying, ‘Here it is. Find a way to integrate into it.’” He pointed out that redevelopment has been a 12-13 year journey for many of the Committee members. Ms. Mack commented that the RACC is not opposed to outside input, but suggested most people prefer to start with a direction.

Mr. Long indicated that he has gained a better perspective due to the input received and that this will be helpful in ensuring that the planning process will help the RACC. He commented that “everybody” is appreciative of the Committee’s work. He stated that the process is not about harmony but about change. Mr. Mooney commented that the group is about harmony and change. Mr. Long commented that the community faces significant challenges in terms of economic viability, metropolitanization, changes in traffic patterns, etc. He emphasized the importance of involving the entire community, and advised that this is the motivation of the planning process. He expressed the hope that the planning process will eventually be viewed by the RACC as helpful to its mission, which is vital to the well-being of the community. He committed to doing everything possible to ensure that opportunities exist for building a relationship between the Downtown Strategies Task Force and the RACC. He reiterated that, to some extent, the issues will be worked out in terms of the merits, the ideas, and the dialogue established.

Member Hannafin explained that first his impression of the purpose for the downtown revitalization task force was to “pick up” from the Redevelopment Authority Strategic Plan and focus on implementation. Mr. Joiner concurred with Ms. Mack’s earlier comments that getting participation is difficult. He suggested that there may be no need for concern in that the participants will most likely be people who are interested in downtown; know something about the process, the Committee, the Redevelopment Authority, the history of downtown; and appreciate the work done by the RACC. He advised that the final version of the plan will have each of the three main topics “fitting at the seams.” He anticipates that the process will be a “smooth recommitment” of the work already done by the Committee. He agreed with Member Hannafin’s suggestion that some of the participants be involved in implementation of the plan.

Member McCarthy suggested participation by RACC representatives in the Downtown Strategies Task Force and on the Economic Development Team. Mr. Long requested Member McCarthy to complete an application. In response to a question, Mr. Long advised that a list of the Economic Development Team

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members and their contact numbers will be included in the application package. Chairperson Williamson pointed out that the task force participant categories listed are the same people who have been invited to Redevelopment Authority Strategic Planning meetings. She anticipates that there will be very few new names on the list because the influence of the RACC “goes tremendously into the grass roots of the community.” She indicated a willingness to try again, and Mr. Long requested the names of the people to whom she was referring. Chairperson Williamson pointed out that there is no representative of the gaming industry listed in the task force categories. She requested establishment of ongoing communication between the Downtown Strategies Task Force and the RACC so there are no surprises at the end of the process. Mr. Long committed to establishing communication between the two groups. Member Browne reiterated that if the task force is charged with reinventing what the RACC has already invented, there will be conflict. However, if the approach is to take a lot of the work that’s been done and develop ideas for economic strategies that will integrate the redevelopment district with the rest of the planning process, there will most likely be no conflict and the Economic Development Team will have the support of the RACC.

Vice Chairperson Johnson commented that the involvement of the RACC is essential to the success of the process. Mr. Long reiterated the commitment to ensure communication between the two groups. Mr. Long and Mr. Joiner responded to questions regarding how and by whom the Economic Development Team was formed, the method by which the members of the task forces will be solicited, the selection criteria, funding sources for the planning process, the number of times the task forces will meet and their facilitators. Mr. Long advised that the first meeting of all three task forces is scheduled for Wednesday, January 16th. He invited the Committee members to the meeting and provided an overview of the proposed agenda. In response to a further question, he advised that he intends to meet with all three groups and report to the Board of Supervisors every two months.

Mr. Joiner reviewed the membership of the Economic Development Team, and suggested including Member McCarthy as well. Member McCarthy discussed the importance of representation for the art and cultural community, and suggested including an additional member of the RACC who would have a different focus. Discussion took place regarding the membership of the Economic Development Team and, in response to a question, Mr. Joiner acknowledged that there is no gaming representative included. Member Browne expressed a concern regarding “perception problems” with the involvement of the prescribed members of the task forces. He concurred with the inclusion of Member McCarthy and with Member Tresnit’s suggestion of including a gaming industry representative. Mr. Long commented that the intent in choosing the members of the Economic Development Team was to achieve a balance in terms of stakeholder and community interests. He suggested that since stakeholders will also be members of the community, they will act in the interests of the community. Chairperson Williamson thanked Mr. Long and solicited volunteers for the task force. Vice Chairperson Johnson and Member McCarthy volunteered to serve on the task force. **Member Hannafin moved to appoint Linda Johnson and Joe McCarthy to the task force of the Economic Development Strategic Group. Member Tresnit seconded the motion. Motion carried 6-0.**

Member Tresnit expressed the opinion that Mr. Joiner will do a good job facilitating the downtown strategies task force, but that it will be difficult to get to the depth and scope of what has been achieved downtown over the last several years in a six-month time frame. In response to a question, Chairperson

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Williamson advised that the Board of Supervisors approved the recommendation to go forward with the economic development strategic plan at their November 1, 2001 meeting. Mr. Mooney commented that since conclusions have already been formed, the process cannot be considered a planning tool.

E-6. DISCUSSION AND ACTION ON REDEVELOPMENT AUTHORITY BUDGET EXPENDITURES (1-3530) - Deferred.

F. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-3667) - Member McCarthy advised that the final mass at St. Teresa's Catholic Church is scheduled for Monday, November 26, 2001 at 7:00 p.m. He invited the Committee members to attend.

F-1. FUTURE AGENDA ITEMS (1-3538) - Mr. Joiner distributed copies of the Committee membership list which included terms of appointment. Member Browne suggested agendaizing capital improvement projects for Curry Street for the next meeting.

G. ACTION ON ADJOURNMENT (1-3726) - Member Browne moved to adjourn the meeting at 8:10 p.m. Member Hannafin seconded the motion. Motion carried 6-0.

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

ROBIN WILLIAMSON, Chairperson