A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, September 16, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Ray Masayko, Shelly Aldean, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Redevelopment/Economic Development Manager Joe McCarthy, Chief Deputy District Attorney Mark Forsberg, and Recording Secretary Katherine McLaughlin (B.O.S. 9/16/04 Tape 1-2590)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members making the introduction and any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is available for review and inspection during normal business hours.

Mayor Masayko recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

REDEVELOPMENT/ECONOMIC DEVELOPMENT MANAGER - Joe McCarthy **- ACTION TO RESERVE UNSPENT BOND PROCEEDS FOR FUTURE PROPOSED PROJECTS THAT ARE CONSISTENT WITH THE OBJECTIVES OF THE REDEVELOPMENT INCENTIVE PROGRAM -** Mr. McCarthy introduced Redevelopment Authority Citizens Committee Vice Chairperson Sally Zola and Member Stan Jones and thanked them for attending the meeting. Mr. McCarthy used a power point program to illustrate the Redevelopment accomplishments. The accomplishments did not include any Federal or State projects. Financial commitments and expenditures were included in his description. The current budget and its encumbered amounts were limned. All of the funds have been allocated. He described future incentives which may be used to obtain additional redevelopment and suggested expanding the area to include the Carson Mall. This suggestion was supported by both the Committee and the Economic Vitality Committee. Potential redevelopment projects which may be considered in the future were limned. Discussion among the Authority explained that the original mural project had been dropped due to the inability to locate a building for the mural. This project was part of the Mainstreet effort. Redevelopment had provided funding for it. The unused funding was transferred to the Telegraph Square project. Discussion pointed out other communities who have successful mural programs and explained the Nevada Arts Council's insistence that it have the final say on the program. This had created a contentious issue and may have been part of the reason for dropping the program. The desire to use State buildings as a canvas for the murals was noted. The State had provided some funding for the program. High School students had completed the murals in Ross Gold and Mills Parks. Redevelopment areas targeted for improvements were noted. The former V&T Roundhouse site was included in the listing. Problems finding private developers who are interested in large parcels, such as the former V&T Roundhouse site, were indicated. Finance Director Tom Minton had indicated that the remaining funds could be used for capital projects so long as no repayment of the funds is anticipated. The lien program was described. It requires repayment on a declining scale within seven years. The funds are issued, however, with no expectation of repayment. Discussion noted several projects that could use the funds and other funding alternatives. Member Staub voiced his opposition to spending the funds for items other than a parking garage. Chairperson Williamson explained that the $1.2 million would not build a parking garage. The original concept was to partner with the State. The funds could be used as seed money for a garage but would require participation by private developers. Member Masayko questioned whether there is a dire need for a parking garage in the downtown area and whether the City could find a partner to work with on the development of a parking garage. He felt that there is adequate parking available in the downtown area except during three or four special occasions during the year. He asked for a parking study. He supported allocating $400,000 a year for three years for other incentive projects. Member Livermore felt that a three-year plan defining the strategic needs should be required before the funding is allocated. The first priority should include condominium projects which will bring people to the downtown area. Member Aldean pointed out that the parking situation had been debated for some time. A portion of it is perceived. Locals can and do find parking. Tourists cannot find it. A parking garage in a prominent location is a visual aid and will meet tourists' needs. She felt that the potential list of projects contained some items which would be completed without incentive funding. She supported funding projects which "tetter" on the edge of not being economically viable/feasible. Chairperson Williamson felt that the parking study will clarify the need. A telephone survey two years ago had raised the parking problem, however, the respondents had indicated that they had not had problems finding parking. The survey had indicated that people feel safe downtown and like to visit the downtown area. Discussion indicated that the potential for additional bonding had not been explored. A majority of the Redevelopment funding is presently being spent on debt service. New construction projects in the district increase the increment and provide additional funding for Redevelopment projects. (2-0364) A potential condominium project was noted. Such a project would provide Redevelopment with more revenue and latitude for other projects. If the program continues to support buildings that are depreciated, the Assessor will not be able to increase the assessment or provide Redevelopment with a return on its funding. Discussion pointed to a wedding/event center project and the impact it will have on the district. It was felt that its location has a parking problem. Chairperson Williamson explained the discussion with the State about using some of its parking area at Stewart and Little Lane, however, a safe pedestrian access is needed across Stewart Street. Justification for allocating the funds at this time was discussed. Member Staub pointed out the need to have funding for future projects and his desire to retain a portion of the funds for those projects. Chairperson Williamson explained that the Ormsby House will be opening in the near future and that it could meet some of the parking needs. Its opening will generate additional revenue for the Redevelopment District. Slot machines also generate personal property taxes which are another Redevelopment funding source. Beautification projects also need to be done. Member Masayko pointed out that it is possible for Redevelopment to borrow funds, under fund projects, and/or commit to making a financial commitment when funding is available. He urged the Authority to "not close the door" on future unknown projects. Public comments were solicited.

Committee Member Jones explained the Committee's concern regarding the policy to waive parking spaces. He suggested that the practice be stopped temporarily. The parking study will determine whether the practice should be reimplemented. He also indicated that there are more applications than available funding. He suggested that the 20% funding standard be reduced. Authority Member Livermore thanked Mr. Jones for his service to the community. He questioned whether the Authority should fund all projects and, specifically, the service station conversion. He suggested that funding priorities be developed. Member Jones indicated that this project had been funded before he became a Committee Member. He expressed his desire to see the lighting program expanded. Authority Member Staub explained that this is part of the planning process. Additional comments were solicited but none were given.

Chairperson Williamson indicated that the Committee will re-evaluate the priorities and bring the list back to the Authority. Discussion indicated that the Authority's direction was for the Committee to develop a funding plan and priorities for the next three years. If a great project comes forward, it can be given two years of funding. The priority listing should be more specific than first come, first served. Member Masayko also indicated that funds that are not used are to be rolled over to another project. The Committee should also look at street scape improvements. Chairperson Williamson explained that she is working with the Street Department on this project. Clarification indicated that the street scape, incentives, and capital improvements are all to be funded from the $1.2 million. It was felt that when the parking study is completed, a final decision could be made on the priorities. The parking study is needed as soon as possible. Member Aldean moved that the Redevelopment Authority reserve unspent bond proceeds for future proposed projects that are consistent with the objectives of the Redevelopment Incentive Program as they may be revised pending completion of the parking study which is presently underway; fiscal impact is up to $1.2 million. Member Masayko seconded the motion. Motion carried 5-0.

There being no other matters for consideration, Chairperson Williamson adjourned the Redevelopment Authority.

The Minutes of the September 16, 2004, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON _March 17_____, 2005.

_/s/______________________________________
Robin Williamson, Chairperson

ATTEST:

_/s/__________________________________
Alan Glover, Clerk-Recorder