

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the July 15, 2010 Meeting

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, July 15, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Shelly Aldean
Member Robert Crowell
Member Pete Livermore
Member Molly Walt

STAFF: Larry Werner, City Manager
Neil Rombardo, District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

13. CALL TO ORDER AND ROLL CALL (9:03:17) - Chairperson Williamson called the meeting to order at 9:03 a.m., noting the presence of a quorum.

14. ACTION ON APPROVAL OF MINUTES - June 17, 2010 (9:03:25) - Member Crowell moved to approve the minutes. Member Livermore seconded the motion. Motion carried 5-0.

15. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO ADOPT A RESOLUTION TO INDEFINITELY SUSPEND THE CURRENT REDEVELOPMENT INCENTIVE PROGRAM THAT PROVIDES INDIVIDUAL GRANTS FOR SMALL, PRIVATE REDEVELOPMENT PROJECTS (9:03:57) - Business Development Manager Joe McCarthy introduced this item, provided background information on the redevelopment incentive program, and reviewed the agenda materials.

Chairperson Williamson entertained Redevelopment Authority member questions or comments and, when none were forthcoming, public comments. (9:08:09) Carson City Chamber of Commerce Executive Director Ronni Hannaman expressed support for the proposed resolution. "... we do believe that this will even or level the playing field ..."

(9:08:59) Jon Yapple expressed opposition to the proposed resolution, as "an individual businessman that's directly affected by this." He advised of having purchased 315 South Carson Street earlier this year. "Part of the negotiation for the purchase price was based on the fact that there might be some redevelopment, there probably was some redevelopment money available for the property." Mr. Yapple described the location of the property, and advised "it's been empty and blighted for five or six years." He further advised of having visited the Office of Business Development after having purchased the property and "went through the process ..." He discussed plans to allocate approximately \$100,000 toward property improvement, "and the plan was to get the inside going and then redo the front with the redevelopment money." He described the method by which he cobbled finances together for the property purchase and improvement, and suggested the possibility of suspending the incentive program as of October 1st. He discussed plans for his law office as well as a karate and dance studio. He reiterated that purchase of the

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property was based on “thinking that ... these monies were available and that [he] was going to qualify.” He advised of having “talked to Joe early on ...” He suggested that “there should have been a directive for Mr. McCarthy to contact people who are interested in this ... so that they have a chance to apply, get in under the deadline ...” He expressed the opinion “it sort of just came out of nowhere.” He reiterated the request for the effective date of the resolution to be October 1st.

In response to a question, Ms. Hannaman advised that the Chamber of Commerce’s support for the proposed resolution was through the Executive Committee. In response to a further question, she reiterated the proposed resolution “does level the playing field.” She advised of having received “many comments from members saying that everything seems to be concentrated in one area.”

Member Crowell discussed concerns relative to the language of the last “WHEREAS” paragraph in the proposed resolution, and proposed revisions to the same. Discussion followed and, in response to a question, Mr. McCarthy advised of sufficient redevelopment incentive program funding if Mr. Yapple’s application was approved. In response to a comment, Chairperson Williamson advised that the proposed resolution represents the Redevelopment Authority’s first consideration. She provided background information on Vice Chairperson Aldean’s suggestion, at a previous meeting, to consider more broad infrastructure improvements with the limited redevelopment incentive funding.

In response to a question, Mr. McCarthy advised of having provided Mr. Yapple no assurances relative to redevelopment incentive funding. He explained that the Office of Business Development staff is as “accommodating as possible to everybody who walks in the door.” He advised that Mr. Yapple had provided him a tour of his property and, at that time, he provided Mr. Yapple with application information and materials. Vice Chairperson Aldean noted the many infrastructure projects in light of the reduced redevelopment funding. She expressed the opinion that infrastructure improvements will do more to provide a desirable economic climate in the downtown area than any number of small incentive awards. She expressed sympathy with Mr. Yapple’s position.

In response to a question, Mr. McCarthy advised that the Redevelopment Authority Citizens Committee (“RACC”) will continue, and discussed projects for their review. Vice Chairperson Aldean noted that the proposed resolution will not suspend special events incentives. In response to a question, Mr. McCarthy advised that the resolution establishing the RACC needs to be amended to clarify their various roles. In response to a further question, he advised that a moratorium on accepting incentive funding applications was established following the Redevelopment Authority’s direction to agendaize the resolution. In response to a further question, he advised that the last application period closed July 1, 2010. In response to a question, Mr. Rombardo advised that, as applications are submitted and reviewed on a quarterly basis, “this quarter has subsided and, therefore, you can’t do it within this quarter.” He provided alternatives, and Chairperson Williamson reviewed the application process. Discussion followed, and Member Livermore suggested allowing applications to be submitted for the next thirty days. Chairperson Williamson thanked Mr. Yapple for his attendance and participation, and for purchasing and improving the property.

Chairperson Williamson entertained additional public comment. (9:31:32) In reference to Vice Chairperson Aldean’s comments, Jim Bagwell expressed the opinion that the Redevelopment Authority has created an environment “where a lot of people look at what they’re going to do in this City and make their decision based on whether they may or may not get something, some kind of help from the City.” He expressed concern that this does not “create the kind of business environment that you or I want in this City.” He

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expressed the opinion that infrastructure improvements are a more appropriate way to allocate redevelopment funding. He expressed opposition to allocating redevelopment incentive funding for “inside the building or the face of the building or anything that’s actually private property.”

(9:33:03) Ward 1 Supervisor candidate Karen Abowd discussed the importance of requiring property and landscape maintenance as part of the redevelopment incentive funding allocation.

Chairperson Williamson entertained additional public comment and, when none was forthcoming, a motion. At Vice Chairperson Aldean’s request, Member Crowell reviewed suggested revisions to the last “WHEREAS” paragraph. Discussion followed, and Vice Chairperson Aldean suggested the following revision: “WHEREAS, Carson City recognizes that small, business-specific financial subsidies are administratively inefficient.” **Vice Chairperson Aldean moved to adopt Resolution No. 2010-RA-R-3 to suspend indefinitely the current redevelopment incentive program that provides individual grants for small, private redevelopment projects, subject to the amendment to the resolution as noted on the record. Member Crowell seconded the motion.** In response to a question, Vice Chairperson Aldean was unwilling to extend the effective date of the resolution in order to accommodate additional redevelopment incentive funding applications. She advised of having been discussing the subject possibility for a period of time, and expressed the opinion there will never be a perfect time for implementation. Chairperson Williamson entertained additional Redevelopment Authority discussion and public discussion. When none was forthcoming, she called for a vote on the pending motion. **Motion carried 5-0.**

16. ACTION TO ADJOURN (9:37:53) - Chairperson Williamson adjourned the meeting at 9:37 a.m.

The Minutes of the July 15, 2010 Carson City Redevelopment Authority meeting are so approved this 21st day of October, 2010.

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder