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A regular meeting of the Carson City Redevelopment Citizens Committee was held on Thursday, September 10, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

- PRESENT: Chairperson Ray Masayko Steve Browne Art Hannafin Joe McCarthy Mark Schmidt
- STAFF: Rob Joiner, Redevelopment Director Fran Smith, Recording Secretary (RACC 9/10/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Masayko. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Chairperson Masayko called the meeting to order at 5:39 p.m. A roll call was taken and a quorum was present although Vice Chairperson Johnson and Member Thayer were absent and Member Hannafin did not arrive until 5:44 p.m.

B. APPROVAL OF MINUTES - None.

C. MODIFICATION OF AGENDA - None.

D. COMMITTEE REPORTS - None.

E. STAFF REPORTS - (1-0019.5) Mr. Joiner said a Mr. Robert Wood, an archaeologist, has a slide presentation on redevelopment and historic preservation. He added that Mr. Wood will be in the City on September 26 and would like to meet with any available Commissioners. Mr. Joiner felt that the meeting should be tape and said he would look into the availability of a meeting room.

Member Hannafin arrived at 5:44 p.m.

F. PUBLIC COMMENT - None.

G. DISCUSSION AND POSSIBLE ACTION OF:

1. Chamber of Commerce and Redevelopment Authority Contract to Recruit New Businesses to Downtown - (2-0015.5) Larry Osborne of the Chamber of Commerce said he was at the meeting to respond to any questions the Committee had on this. He added that his Board of Directors had seen the document and did not see any problems. Chairperson Masayko commented that this could probably go to the Board of Supervisors for their consideration on October 1. Mr. Osborne said the Chamber is working with UNR business students to develop the information outlined in the Operating Plan section. Member Schmidt commented on some of the downtown businesses were attracted or even a few the data base mentioned earlier would be available. Member Browne moved to approve the Business Recruitment Plan and contract with the Chamber of Commerce as recommended and pass it on to the Chamber and Board of Supervisors. Member McCarthy seconded the motion. Motion carried 5-0-2-0. Chairperson Masayko reiterated his feeling that this would go to the Board on October 1.

2. Downtown Parking Survey - (1-0101.5) Mr. Joiner had provided copies of the survey and said the item was on the agenda in the event there were comments or suggestions. He noted that staff is working with Norwest Bank and Robert Loveberg of Gnomon, Inc. on the parking situation and possible joint ventures. He also said that Public Works has been asked for a cost estimate so that a funding mechanism can be sought to finance

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additional spaces. Chairperson Masayko then encouraged the Members to provide any ideas they might have on the project. No formal action was taken.

3. Establishment of Committee Goals for FY98/99 - (1-0195.5) Mr. Joiner had provided a list of the priorities as established at the previous meeting. Member Browne said he would like to see Priority 7, Consider Becoming "Redevelopment Authority", moved up on the list. Chairperson Masayko said he would like to discuss the adoption of the list before developing a plan of action to take the next step, i.e. sending it to the Board of Supervisors. He continued by commenting he would like the Committee to discuss the pros and cons and then have Mr. Joiner put together a briefing memo which could be circulated to see what the response is. He then solicited any comments or changes the Members might have. There being none he entertained a motion to adopt the list. Member Hannafin moved that the Committee adopt the Downtown Redevelopment Goals for 1998/99 as determined by the Committee at its last meeting and presented at this meeting. Member Schmidt seconded the motion. Member McCarthy asked for clarification of "Others" in Priority 5. Chairperson Masayko said an examplecould be a business wanting to stage an event outside those of the Chamber of Commerce or the City. Mr. Joiner said even when CCCVB takes over management of events the Committee would still be intricately involved and provided details.

(1-0319.5) The discussion then turned to re-locating some events such as the Farmers' Market. Member Browne felt that the public becomes accustomed to a certain place and did not feel that particular event should be moved. Discussion ensued and it was agreed the restaurants in the current area, as an example, like it because they also benefit from the foot traffic. Chairperson Masayko felt perhaps other businesses could propose having events nearer their locations and in turn could generate promotions. Member Hannafin felt that formulating an action plan could be the next step and that it should be done fairly soon. Motion carried 5-0-2-0.

(1-0401.5) Mr. Joiner next talked about interaction between departments which he felt could result in getting some things done. He referred to Priority 4, Vacant/Under Utilized Buildings, and specifically maintenance. He said he had talked to Claudia Saavedra, Coordinator of Community Service, who has people available to help clean up those buildings. He added that those people would have to be supervised which could be a problem. However, he felt perhaps any realtors handling the sale/rent/lease of those buildings could help provide supervision.

(1-0437.5) Mr. Joiner then referred to Priority 1, Completion of Current Projects, and commented that the Museum and Golden Spike projects are pretty much underway. Chairperson Masayko felt that the more complicated priorities probably need a separate action plan and Mr. Joiner cited Priority 6, Traffic/Bypass/Pedestrian Friendly Downtown, as an example of that. Mr. Joiner next provided an update on the plans the State has for the renovation of the FIB building and the adjacent parking lot.

4. Review and Update of Committee By-Laws - (1-0601.5) Mr. Joiner had provided a copy of the by-laws and said they would not have to be changed if the Committee becomes an Authority. The section relating to the appointment, terms and professions of Members was discussed. Other sections were also discussed and some changes made. Mr. Joiner will bring the amended by-laws back to the Committee for their approval. No formal action was taken.

H. UPDATE OF REDEVELOPMENT PROJECTS

1. Status Report on Previously Approved Variance from Landscaping Requirements and Special Use Permit for Off-Site Parking for the Carson Nugget Parking Lot Located at the Southeast Corner of East Caroline and North Carson Streets - (1-0883.4) Mr. Joiner said a status report would be going to the Planning Commission for their consideration September 30. He explained that after the Nugget purchased the parking lot they came to the City and received a special use permit to utilize the off-site parking and had also received the variance from the landscaping standard. He explained that the variance was because of a hardship created by the fact they had to clean the site which had formerly been a transmission shop. He added when the site becomes clean they will need to go forward with their project and Member Browne indicated he would like to keep this on the agenda for updates until the remediation is taken care of.

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2. State Museum Parking Projects - (1-0923.5) Mr. Joiner said this will go to the Planning Commission September 30 and to the Board October 1. He had a drawing of the FIB parking lot and visually pointed what is going to be done and this was reviewed by the Committee.

3. ISTEA STREET BEAUTIFICATION GRANT PROJECT - (1-1119.5) Mr. Joiner said the agreement between the City and State had been signed and would be going to NDOT and then out to bid.

4. Proposed Interlocal Agreement with Carson City Convention and Visitor's Bureau for Management of Redevelopment Authority Funded Events - (1-1123.5) Mr. Joiner explained that the CCCVB Board would be meeting the week of September 14 and asked that this be continued until the next meeting.

5. STATUS REPORT ON PROPOSED ABANDONMENT OF EAST TENTH STREET BETWEEN SOUTH CARSON AND SOUTH PLAZA STREETS (RECOMMENDED FOR APPROVAL BY REGIONAL PLANNING COMMISSION), AND ACCOMPANYING RETAIL/OFFICE/RESTAURANT PROJECT - (1-1151.5) Mr. Joiner said the abandonment would be going to the Board September 17. He also provided details on projects that are proposed in the area.

I. **PUBLIC COMMENT** - None.

J. ADJOURNMENT - There being no further business Member Browne moved to adjourn. Member Schmidt seconded the motion. Motion carried 5-0-2-0. Chairperson Masayko adjourned the meeting at 7:04 p.m.

The Minutes of the September 10, 1998 meeting of the Carson City Redevelopment Citizens Committee

ARE SO APPROVED_____, 1998

Ray Masayko, Chairperson