CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the October 1, 2012 Meeting

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, October 1, 2012, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Jed Block
Vice Chairperson Lorraine Bagwell
Member Karen Abowd
Member Ronni Hannaman
Member Dan Neverett
Member Jean Perpich
Member Gigi Valenti

STAFF: Lee Plemel, Planning Director
Randal Munn, Chief Deputy District Attorney
Mitch Ames, Operations Manager
Tamar Warren, Recording Secretary

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

1. CALL TO ORDER (5:30:42) – Chairperson Block called the meeting to order at 5:30 p.m.

2. ROLL CALL (5:30:54) – Roll was called and a quorum was present. Member Perpich arrived at 5:40 p.m. and Member Valenti arrived at 5:43 p.m.

3. PUBLIC COMMENTS AND DISCUSSION (5:31:09) – Chairperson Block entertained public comments; however, none were forthcoming.

4. FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM AUGUST 6, 2012. (5:31:52) – Chairperson Block introduced the item. **Member Neverett moved to approve the minutes of the August 6, 2012 meeting. The motion was seconded by Member Abowd. Motion carried 5-0.**

5. AGENDA ITEMS:

5-1 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 2, THE "SOUTH CARSON STREET" REDEVELOPMENT PLAN. (5:32:11) – Chairperson Block introduced the item. Mr. Plemel gave background and presented a draft of the Redevelopment Plan for Project Area No. 2, the "South Carson Street" Redevelopment Plan, which is incorporated into the record. He also reminded the Committee that this plan had been previously discussed in the August 6, 2012 Redevelopment Authority Citizens Committee (RACC) meeting, after comments were received from the Redevelopment Area 2 property owners, who had been noticed, and were incorporated into the packet. He clarified that the plan was a document that authorized certain activities in the Redevelopment Area and set the rules under which the activities may occur. He also noted that the plan was an amended version of the one that had been discussed during the precious meeting, and based on today's outcome, the plan would be presented to the Board of Supervisors in early November. Member Neverett suggested reprioritizing the strategies to expand beyond auto dealers. Vice Chairperson Bagwell received confirmation that used auto dealers were part of the auto dealer incentives. Chairperson Block entertained public comment, and when none were forthcoming, a motion. **Member Abowd moved to recommend to the Redevelopment Authority approval of amendments to the Redevelopment Plan for Project Area No. 2, with the recommendations given, including the addition of four strategies to address redevelopment needs within the Project Area and other related amendments as presented by Staff. The motion was seconded by Member Hannaman. Motion carried 6-0.**

5-2 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF APPROXIMATELY $72,000 OF REDEVELOPMENT FUNDS BUDGETED IN THE CURRENT FISCAL YEAR (FY 2012/13) FOR "UNDESIGNATED INFRASTRUCTURE PROJECTS". (5:42:13) – Chairperson Block introduced the item. Mr. Plemel noted that the current fiscal budget had $72,000 in the general fund for redevelopment projects, to be used for "undesignated infrastructure projects". He also noted that the approved projects would be going to the Redevelopment Authority (RA) for approval. The two projects, according to Mr. Plemel would be presented tonight and a recommendation would be sent to the RA. He introduced the first project using a PowerPoint presentation which is incorporated into the record, and invited William Landry to elaborate. Mr. Landry introduced himself as a property owner on the 3200th block of South Carson Street, which he called a unique area because City water was unavailable to the area, and with well water, redevelopment would be difficult. He noted that with $33,000 in Redevelopment Funds, City Water could be brought in, the area could be renovated, and a fire hydrant would be added. In response to a question by Member Abowd, Mr. Plemel stated that no Redevelopment Funds had been used to bring in City water in the past. Member Hannaman wished to know about the potential development opportunities should the City water be extended, and Mr. Landry believed that the issue had hindered redevelopment. Discussion ensued and Member Perpich suggested exploring private funding. Member Valenti received confirmation that Mr. Landry's request for the $33,000 did not include permits. In response to Member Hannaman's request regarding what to do with the property, Mr. Landry believed that it "needed a catalyst". Member Perpich suggested completing the proposal by including estimates. Chairperson Block entertained public comments; however, none were forthcoming.

(6:17:30) – Chairperson Block introduced the next request. Mr. Munn advised that Member Hannaman not present from the dais, as she would be presenting as the Executive Director of Chamber of Commerce and not as a Committee member. Ms Hannaman presented a proposal to replace the static sign outside the Carson City Community Center with an LED sign. She cited some of the benefits of having such sign such as announcing special events; school sports; government meetings; alerts; etc. She also noted that the Sherriff's office, Western Nevada College, the Carson City Chamber of Commerce and other organizations had committed to assist with the project. In response to Member Perpich's question, Member Hannaman stated that she would be trained to do all the programming. She also explained that she had received three bids, and that she could not work with fewer funds than those available. Member Abowd confirmed that the necessary funds to maintain the sign would be budgeted by the City, because the project benefited the entire City. Chairperson Block entertained public comments. Sherriff Ken Furlong spoke in favor of the sign and explained that the sign would serve the entire community. Stan Jones, president of the Carson City Chamber of Commerce stated that they had initially come up with the idea to replace the sign. He added that the Railroad Museum would have a sign as well, which would complement the proposed one. Marc Lipkowitz with Custom Signs highlighted the impracticality of the old signs and offered to help with the technical signs. Discussion ensued regarding letter sizes and their visibility from the Freeways. Mr. Ames stated that the new sign will not limit the frequency of messages. Mr. Dunn explained the importance of the LED board to the sports tourism industry. Member Abowd suggested charging a small fee to announce events. Tom Weatherby of YESCO Electronics explained that most LED signs would allow reading a one-inch LED letter from a 34-48 foot distance and clarified messaging options based on viewing distances. Mr. Landry explained that even though he liked the sign idea, he noted that his water line proposal would benefit 100 percent of the Redevelopment clients. Mr. Munn clarified that voting members affiliated with organizations such as the Chamber of Commerce did not need to abstain from voting as they did not personally benefit form the sign placement. **Member Perpich moved to recommend to the Redevelopment Authority to allocate all available funds of approximately $72,000 to be used for the LED sign outside the Community Center. The motion was seconded by Member Neverett. Motion carried 7-0.** Mr. Plemel believed that this item could be discussed during the October 18 Board of Supervisors meeting.

6. NON-ACTION ITEMS:

a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC. – Mr. Plemel stated that the Holiday ornament would feature the Methodist Church, and suggested following upcoming Board of Supervisors meetings to find out more. He also announced the Battle Born Days and Nevada Day events.

b. RACC MEMBER REPORTS AND COMMENTS. – Member Abowd noted that the Redevelopment Area flower baskets would be coming down this week and the participation for next year's baskets had begun. Vice Chairperson Bagwell addressed Mr. Landry and invited him to return to this board after receiving several bids and involving his neighbors.

c. FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON NOVEMBER 5, 2012. – None.

7. PUBLIC COMMENTS – Chairperson Block entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ACTION TO ADJOURN – Chairperson Block introduced the item. **Vice Chairperson Bagwell moved to adjourn. The motion was seconded by member Perpich. The meeting was adjourned at 6:57 p.m.**

The Minutes of the October 1, 2012 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 5th day of November, 2012.

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JED BLOCK, Chair