



CHAIRMAN
Ron Smith

AGENCY
Julia Ratti
Ed Lawson
Geno Martini
Mike Carrigan
Ron Schmitt

AGENCY ATTORNEY
Chet Adams

SPARKS REDEVELOPMENT AGENCY MEETING MINUTES
Following the City Council Meeting on Monday, November 26, 2012
City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. Call to Order (Time: 3:19 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairman Ron Smith at 4:15 p.m.

2. Roll Call (Time: 3:19 p.m.)

Chairman Ron Smith, Agency Members Julia Ratti, Ed Lawson, Geno Martini, Mike Carrigan, Ron Schmitt, Agency Manager Shaun Carey, Agency Attorney Chet Adams, Agency Secretary Linda Patterson, PRESENT.

ABSENT: None

Staff Present: Jeff Cronk, Neil Krutz, Steve Keefer, Andy Flock, Armando Ornelas, Steve Driscoll

Comments from the Public (Time: 3:19 p.m.)

None

Approval of the Agenda – Consideration of taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists

3. Recommendation to Approve Minutes of October 22, 2012 (Time: 3:20 p.m.)

3.1 Consideration and possible approval of the minutes for the Sparks Redevelopment Agency meeting of October 22, 2012

A motion was made by Agency Member Martini, seconded by Agency Member Ratti, to approve the minutes of the Redevelopment Agency meeting of October 22, 2012. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

4. Report of Claims and Bills approved for payment and appropriation transfers for the period October 4, 2012 through October 22, 2012 (Time: 3:21 p.m.)

A motion was made by Agency Member Lawson, seconded by Agency Member Martini, to approve the report of claims and bills as outlined in the staff report. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

5. Public Hearing and possible approval of a Sale and Purchase Agreement with 1864 Real Estate Development LLC for the sale without public bidding of Agency property located at 916 and 918 Victorian Avenue and identified as Washoe County Assessor's Parcel Numbers 032-193-09 and 032-193-10. (Time: 3:22 p.m.)

An agenda item from 1864 Real Estate Development and City Planner Armando Ornelas recommending the approval of the sale and purchase agreement for 916 and 918 Victorian Avenue. On March 26, 2012 the City Council and Redevelopment Agency Board approved a six month Exclusive Negotiating Agreement (ENA) with 1864 Real Estate Development LLC. The ENA granted 1864 Real Estate Development an exclusive opportunity to prepare a proposal to redevelop the two parcels at 916 and 918 Victorian Avenue owned by the Redevelopment Agency with a new building for a restaurant and bar use.

On September 24, 2012, the City Council and Redevelopment Agency Board approved an extension of the ENA through November 26, 2012. This agenda item asks the Redevelopment Agency Board to approve sale of the property to 1864 Real Estate Development for fair market value of \$90,000 (i.e., the appraised value). The proposed Agreement does not obligate 1864 Real Estate Development to redevelop the site as originally proposed but rather requires them only to: (1) demolish the buildings on the property within six (6) months of close of escrow; and, (2) pave, stripe and screen the parcels for use as parking or, alternatively, to install a patio for use of adjacent restaurant(s) and/or the public within twelve (12) months of close of escrow. An amendment is being proposed to Section 3 of the agreement to allow construction of a building at a later date.

Mr. Ornelas said the property was acquired in 2008. This property would now be privately owned and back on the tax rolls. NRS 279.472 allows the Redevelopment Agency to sell property without going to public bid as long as a public hearing is conducted and a notice is published of the public hearing.

Public Comment: Attorney Garrett Gordon, representing the buyer, Justin Quinton, said the goal would be an outdoor dining area for the restaurant and as the economy improves, the intent is to expand the current restaurant or add another restaurant.

A motion was made by Agency Member Ratti, seconded by Agency Member Carrigan, to approve the Sale and Purchase Agreement including the amendment with 1864 Real Estate Development LLC for the Agency property located at 916 and 918 Victorian Avenue and identified as Washoe County Assessor's Parcel Numbers 032-193-09 and 032-193-10. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

6. Comments (Time: 3:31 p.m.)

6.1 Comments from Agency and Chief Administrative Officer - None

6.2 Comments from the Public - None

7. Adjournment

There being no further business, the meeting was adjourned at 3:32 p.m.

Chairman

Agency Secretary

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