



CHAIRMAN
Ron Smith

AGENCY
Julia Ratti
Ed Lawson
Geno Martini
Mike Carrigan
Ron Schmitt

AGENCY ATTORNEY
Chet Adams

SPARKS REDEVELOPMENT AGENCY MEETING
Following the City Council Meeting on Monday, September 23, 2013
City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. Call to Order (Time: 3:38 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairman Ron Smith at 3:38 p.m.

2. Roll Call (Time: 3:38 p.m.)

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

ABSENT: Council Member Ron Schmitt

Staff Present: Jeff Cronk, Armando Ornelas, Tom Garrison, Tracy Domingues, Chris Syverson, Adam Mayberry, Rich Brown

Comments from the Public (Time: 3:38 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 (Time: 3:38 p.m.) - No Action

3. Recommendation to Approve Minutes of August 26, 2013 (Time: 3:39 p.m.)

3.1 Consideration and possible approval of the minutes of the regular Sparks Redevelopment Agency Meeting for August 26, 2013 (FOR POSSIBLE ACTION)

A motion was made by Agency Member Martini, seconded by Agency Member Ratti, to approve the minutes of the Redevelopment Agency meeting of August 26, 2013 as submitted. Agency Members Ratti, Lawson, Martini, Carrigan, YES. Agency Member Schmitt, ABSENT. Passed unanimously with those present.

4. Report of Claims and Bills approved for payment and appropriation transfers for

the period August 8, 2013 through September 4, 2013 (Time: 3:39 p.m.)

A motion was made by Agency Member Ratti, seconded by Agency Member Martini, to approve the Claims and Bills approved for payment and the appropriation transfers as submitted. Agency Members Ratti, Lawson, Martini, Carrigan, YES. Agency Member Schmitt, ABSENT. Passed unanimously with those present.

5. Discussion of and direction to City staff regarding possible sale of the Redevelopment Agency's 10.2 acre parcel located on Marina Gateway Drive between East Prater Way and Lincoln Way and having Assessor's Parcel Number 037-020-50. (FOR POSSIBLE ACTION) (Time: 3:40 p.m.)

An agenda item from City Planner Armando Ornelas recommending the Redevelopment Agency direct city staff to undertake the proposed process to identify a prospective buyer for the Redevelopment Agency's 10.2 acre Marina Gateway Drive property or provide alternative direction to staff. AED Investments, to which the Redevelopment Agency had granted an Exclusive Negotiating Agreement (ENA) to purchase and develop the 10.2 acre parcel on Marina Gateway Drive, withdrew from the agreement in August. Financial impact will be \$3,000-6,000 to update appraisals for the property, publish notices that the property is available and purchase and erect "for sale by owner" signage. Sale of the property would generate proceeds for Redevelopment Agency 2.

City Planner Armando Ornelas explained the staff recommendation is to see if there is a potential buyer for the property; one who can react in a relatively short time frame. Mr. Ornelas proposed updating the property appraisal and marketing the property.

Council Member Smith asked why staff recommended limiting the date. He questioned why the property would come off the market merely because a particular date had arrived. Mr. Ornelas said it would be the cut-off date for the first consideration, and could be extended if necessary. He said public hearings would be held and he outlined the proposed sales process. He said the Redevelopment Agency has not been willing to pay real estate fees so any offers would need to be fee-paid by the purchaser.

Council Member Carrigan said he prefers to sell the property at the appraised value to first qualified entity to offer the appraised price.

Council Member Lawson said he is in favor of creative proposals and might support giving the property away for potential value to the City in terms of jobs and economic development.

Mr. Ornelas said the Agency will need to pay debt service within the coming fiscal year. Financial Services Director Jeff Cronk said the city began subsidizing Redevelopment Area 2 in fiscal year 2013 and it is in the budget for a greater subsidy amount in 2014. Depending upon property tax receipts, any money the city could earn from the sale would offset that subsidy.

Mayor Martini said he would like to make as much as possible on any sale. He said the last time the city sold property, it was auctioned and the auction was very successful. Mayor Martini said he would support another auction.

Council Member Carrigan said the property was initially purchased because it was a good deal and the city bought it with the intention to flip it. It was investment property.

Council Member Ratti said she appreciated learning the property's history and it was important that it was not a key property in terms of redevelopment efforts. Ms. Ratti said she has no problem with the November date.

Mr. Ornelas confirmed that all legitimate offers will be presented to the Agency.

A motion was made by Agency Member Ratti, seconded by Agency Member Martini, to direct staff to proceed with identifying a prospective buyer for the Redevelopment Agency's 10.2 acre Marina Gateway Drive property as outlined in the staff report.. Agency Members Ratti, Lawson, Martini, Carrigan, YES. Agency Member Schmitt, ABSENT. Passed unanimously with those present.

6. Comments (Time: 3:51 p.m.)

6.1 Comments from the Public - None

6.2 Comments from Agency and Chief Administrative Officer - None

7. Adjournment

There being no further business, the meeting was adjourned at 3:52 p.m.

Ron Smith, Chairman

Teresa Gardner, Agency Secretary

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