

**SPARKS REDEVELOPMENT AGENCY MEETING MINUTES**  
**Monday, October 12, 2009, Following City Council Meeting**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. \*Call to Order** (Time: 5:06:56 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairman Ron Smith at 5:58 p.m.

**2. \*Roll Call** (Time: 5:07:02 p.m.)

Chairman Ron Smith, Agency Secretary Linda Patterson, Agency Members Julia Ratti, Phil Geno Martini, Ron Schmitt, Chief Administrative Officer Shaun Carey, Agency Attorney Chet Adams, PRESENT. Agency Members Phil Salerno, Mike Carrigan, ABSENT.

**\*Public Comment** (Time: 5:07:16 p.m.)

None.

**3. Recommendation to Approve Minutes of:  
Regular Meeting of September 14, 2009 and the Special Meeting of September 30,  
2009** (Time: 5:07:23 p.m.)

A motion was made by Agency Member Martini, seconded by Agency Member Ratti, to approve the minutes of the Regular Meeting of September 14, 2009 and the Special Meeting of September 30, 2009. Agency Members Ratti, Martini, Smith, Schmitt, YES. Agency Members Salerno, Carrigan, ABSENT. Motion carried.

**4. Presentation, discussion and possible direction regarding the Victorian Square  
Phase 2A Public Improvement Project** (Time: 5:07:39 p.m.)

Community Development Director Neil Krutz and Deputy Director of Public Works Pete Etchart asked the Agency for direction to move forward with the Phase 2A improvements as part of the overall Victorian Square Project. Mr. Krutz reviewed some of the reasons staff felt that now was a good time to proceed with the public improvements, as follows:

1. We have used the power of eminent domain in the process of acquiring some of the property and in doing so, we had to state that the purpose for the acquisition was for use as public roadways. In moving forward with construction now we would be fulfilling what we indicated we would be doing with that land once we acquired it. Staff also believes it would improve traffic circulation in the Victorian Square area.
2. It would further demonstrate a readiness for redevelopment of the area and would, be another step in the City's commitment to Victorian Square.
3. It would improve the appearance of Victorian Square and help with the special events and us some additional options as we are designing and setting up for special events.

Mr. Etchart said that, if directed to go forward with this project, the anticipated schedule would be conducting the bid opening in approximately January; Agency/Council consideration in February; with construction to begin in approximately March and ending around July. Mr. Etchart stated there's every indication that this winter will continue to provide a very competitive bid environment. Mr. Etchart stated we will also have the opportunity to combine this project

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with a smaller project scheduled for 10<sup>th</sup> and C Street (which will provide accessibility and aesthetic improvements for that intersection).

Mr. Etchart noted that the work on the plaza currently includes the planned demolition of the structure located at 1212 Victorian Avenue. Staff is completing the demolition bid documents and Public Safety will be holding training exercises in the structure before the planned demolition in November or December. He stated staff feels that phase of the project will provide a finished look the downtown plaza area and leave it in a great shape for future development. Staff will be placing sod in the areas where the buildings were and this will provide a softer appearance.

Agency Member Schmitt said he is going to support moving forward with Phase 2A; however, the Agency has invested in public improvements in the downtown area before and we still have no new development. He said he is concerned about finances for downtown and the staff report does not discuss how much money we going to have left over in this Redevelopment fund once we pay for this project. He said that come November and December of this year, we are going to see a whole different tax environment in this community. Mr. Schmitt said as an Agency we should pay attention to the warning signs regarding the tax structure in our City and our economic future.

A motion was made by Agency Member Ratti, seconded by Agency Member Martini, to direct staff to move forward with the Victorian Square Phase 2A Public Improvements Project as outlined. Agency Members Ratti, Martini, Smith, Schmitt, YES. Agency Members Salerno, Carrigan, ABSENT. Motion carried.

**5. Comments from the Agency and Chief Administrative Officer (Time: 5:13:36 p.m.)**

Agency Member Ratti noted that there is another clean-up day scheduled for Wedekind Park this Sunday. It is being sponsored by “Keep Truckee Meadows Beautiful” and the Great Basin Brewery. She extended an open invitation for everyone to join her in the cleanup of our newest “passive” regional park.

**6. \*Adjournment (Time: 5:14:19 p.m.)**

There being no further business, the meeting was adjourned at 5:14 p.m.

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Chairman

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Agency Secretary

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