

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
2:30 P.M., P.S.T., TUESDAY, FEBRUARY 14, 2017
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

Chris Johnson, Chairman, called the Redevelopment Agency meeting to order at 2:30 p.m.

ROLL CALL

Present: Mayor Chris Johnson
Councilman Robert Schmidlein
Councilman Reece Keener.
Councilman John Rice (*arrived at 2:38 p.m.*)

Excused: Councilwoman Mandy Simons

City Staff: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Jeremy Draper, Development Manager
Cathy Laughlin, City Planner
Bob Thibault, City Engineer
Dennis Strickland, Public Works Director
Shelby Knopp, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

January 10, 2017 – Regular meeting **FOR POSSIBLE ACTION**

The minutes were approved by general consent.

I. NEW BUSINESS

A. Review, consideration, and possible action to accept the 2016 Redevelopment Agency Annual Report, and matters related thereto. **FOR POSSIBLE ACTION**

Cathy Laughlin, City Planner, explained that she will be submitting the Annual Report, with a letter from the Mayor, to the required legislative body that it needs to be sent to. She pointed out, in the report, that the property tax revenue that was received for fiscal year 2016 was \$250,442.35. The assessed value of the taxable property in the Redevelopment area is up to \$45,826,394, which is a \$10,268,312 increase from the base value in 2008.

Reece Keener asked what the base line number was.

Ms. Laughlin said that the starting base value was \$35,558,000, and has increased by \$10,268,312.

Robert Schmidlein asked if it started in 2008. (Yes)

*****Motion: Accept the 2016 Redevelopment Agency Annual Report.**

Moved by Robert Schmidlein, Seconded by Reece Keener.

**Motion passed unanimously. (3-0)*

B. Review, consideration, and possible action to amend to the Redevelopment Advisory Council bylaws, and matters related thereto. **FOR POSSIBLE ACTION**

The proposed amendments to Article II Section 2 and Article III Section 1 will give the RDA flexibility in the event of resignations of officers or resignations from the RAC members.

Ms. Laughlin said that they had received a recent resignation of a RAC Member, and Legal Counsel had brought it to their attention that the way the Bylaws were written, members of the RAC could only be appointed in July. They are proposing two sentences to be added to Article 2, Section 2, and Article 3, Section 1.

Mr. Schmidlein asked if those were the only two items that were being adjusted. (Yes)

*****Motion:** Accept the recommended revision amendments to the City of Elko Redevelopment Advisory Council Bylaws.

Moved by Reece Keener, Seconded by Robert Schmidlein.

**Motion passed unanimously. (3-0)*

C. Review, consideration and possible action to accept the resignation of David Roberts and fill the vacancy on the City of Elko Redevelopment Advisory Council which expires June 30, 2017. **FOR POSSIBLE ACTION**

We received a letter of resignation from Mr. David Roberts on January 20, 2017. The position that is vacant is the one member who resides within the City of Elko incorporated boundary. Staff has received a letter of interest to serve on the Advisory Council, a copy of which is included in the Redevelopment Agency packet.

Ms. Laughlin pointed out that the background and the recommended motion, from the Action Sheet, are no longer valid. This agenda and the agenda packet were posted prior to receiving a second letter of interest. Mr. David Roberts submitted a letter of resignation, because he is moving out of the area. His position was the At Large position. We received a letter of interest from Tyler Gunter and Jeff Dalling.

John Rice arrived.

Mr. Schmidlein said there are two great candidates that filed. He said he was leaning in a direction that Mr. Dalling had been very involved with the RAC and RDA and has attended many meetings.

Mr. Keener concurred with Mr. Schmidlein. He also pointed out that the term would expire on June 30, 2017, and he could be reappointed in July of 2017.

Jon Karr, Chairman of RAC, asked what they were going to do for RAC members that would be submitting for the Storefront Program.

Ms. Laughlin explained that the way the Storefront Grant Program is written, the RAC is the Review Committee for the Grant Applications.

*****Motion: Accept the Letter of Resignation from David Roberts and appoint Jeff Dalling to fill the vacant position on the City of Elko Redevelopment Advisory Council.**

Moved by Reece Keener, Seconded by Robert Schmidlein.

**Motion passed unanimously. (4-0)*

- D. Review, consideration, and possible approval of the phasing sequence for the \$5 million Phase 1 of the Downtown Corridor project based on the approved 30% plan as well as the project components for the two incremental increases of \$2.5 million each, and matters related thereto. **FOR POSSIBLE ACTION**

May 10, 2016, RDA took action to approve the 30% Downtown Corridor Design and directed staff to identify a Phase 1 based on the \$5 million base project as well as identify project components for the two incremental increases of \$2.5 million each. The RAC reviewed this agenda item at 5 meetings from September 22, 2016 to January 26, 2017. The RAC forwarded a recommendation to the RDA for the phasing of the Downtown Corridor project based on the approved 30% plans. The recommendation from RAC doesn't include \$5 million for Phase 1 as directed by the RDA at their May 10, 2016 meeting.

Ms. Laughlin said on May 10th a motion was made by the Agency to direct staff to identify a Phase 1, based on a \$5 Million base project, as well as two incremental increases of \$2.5 Million each. Staff put some preliminary numbers to the projects, and the memo clearly states what the findings are for each of the recommendations, and how they relate to the existing RDA Plan. Staff came back with some recommendations and went through them at five different RAC Meetings. The first part of the memo gives a summary of the RAC meetings. When the Agency funded the Centennial Tower and the relocation of the Centennial Tower it changed the RAC's recommendation at the last meeting. Summarized on spread sheet, included in the packet, is staff's recommendation compared to RAC's final recommendation. The numbers included are not appropriations. What we are focusing on is getting a prioritized list of projects to amend the Plan. She then went through the included spread sheet.

Curtis Calder, City Manager commented that in attending the RAC Meetings and going through the prioritization, he was aware that the RDA directed the \$5 Million Phase followed with two \$2.5 Million Phases. He believed that direction came well before the Centennial Project was on the horizons. The Centennial Project had necessitated a change in strategy. The RAC's recommendation, as it stands for a \$2.3 Million Phase 1, is by no means unreasonable, given the fact that it would complete the Centennial Park on the west side, which is critical. It would put us at a point where we could start amending the Plan. The number one priority is getting the west end of the corridor completed, with the Centennial Project. Mr. Calder didn't condone spending money on the parking lot at this time, but certainly down the road it could be appropriate. We should do the initial improvements for the Centennial Park, which would include the closure of 7th Street, the extension of the park, undergrounding the utilities, possibly working with Union Pacific or the Western Pacific Railroad Museum to repaint the train, and then any other improvements in the immediate first part of the program. He thought both recommendations would be sound.

Mr. Keener asked how long it would take to get a number from NV Energy.

Scott Wilkinson, Assistant City Manager, said they had already given a preliminary number of \$110,000, but the City would still have to do the trenching and place the conduit. There will be some additional costs of around \$15,000 to \$20,000. The projected costs seem reasonable and within budget.

Mr. Keener asked how long it would take to get bid ready documents, if the phasing is approved.

Mr. Wilkinson explained that they would be having a ground breaking for the Centennial, rather than a ribbon cutting.

Ms. Laughlin said Mr. Draper and herself had met with NV Energy and went over the project with them. Unfortunately, where the Lamoille Power Company building is, in the alley, the main line comes out and goes up. This is, what they call, the trunk of the tree, it feeds to the entire downtown area. NV Energy has sent a cost agreement for use to sign and they require a \$4000 deposit to start the design phase. They said it would be from 6 to 8 weeks in the design phase. We can't do anything until after the City Council meeting tonight.

Mr. Wilkinson explained that the \$4,000 deposit would come out of the \$200,000 budget.

Mr. Rice asked if the RAC felt the vision, they discussed a year ago, was being maintained with this proposal

Mayor Chris Johnson thought their discussion in what is feasible in funding in the life of the RDA was important. We are going to do the best we can, as far as the vision goes, with the funding available.

Mr. Schmidlein said if they were to bond for \$5 million it would take 25 years to pay it off and that would be the last project they would do.

Catherine Wines, RAC, agreed with Mayor Johnson. The priority became the Centennial because of the year that it is, but they thought they should spread the rest out. Doing the Block ends will bring a little bit of improvement to each block.

Mr. Wilkinson said all of the elements of the 30% Plans would still be in the overall RDA Plan. There will be flexibility to reprioritize things as circumstances change Downtown.

Ms. Laughlin explained that staff had anticipated \$250,000 for the west block end, because it's the entire 7th Street width, as well as the plaza around the tower. It was reduced to \$138,000 based on the preliminary numbers for the 4th through 6th Street block ends. Staff didn't feel they could complete that for \$138,000.

*****Motion:** Approve the phasing sequence as presented by RAC for Phase 1 and 2, based on the approved 30% Plans.

Moved by John Rice, Seconded by Reece Keener.

**Motion passed unanimously. (4-0)*

After the motion, but before the vote Mayor Johnson said that he thought the supporting documents were very good. He liked how staff's recommendation was compared to RAC's.

Mr. Keener added that it was nice to have the summary of the previous RAC meetings.

The Agency then voted on the motion.

II. REPORTS

A. Budget

Ms. Laughlin gave a budget update as included in agenda packet.

Mayor Johnson asked what the budget schedule would be for input on the budget.

Mr. Calder said that RDA will be included in the City's budget process. At some point in that process if there has to be a lot of decisions made, we may need to do a separate RDA budget meeting.

Mayor Johnson thought they were set for a while.

Ms. Laughlin added that they budgeted for the Storefront Improvement Program and the Demolition Program, but they may not be expended this year.

Mayor Johnson asked when the Demolition Program will be presented.

Ms. Laughlin said it is going to RAC at the end of this month for final review, then it will go to RDA at the first of March.

Mayor Johnson asked if they were going to do a sidewalk program.

Ms. Laughlin said she hasn't started that one yet.

Mayor Johnson asked if there was demand for a sidewalk program.

Ms. Laughlin said she hasn't had a lot of requests, but Catherine Wines said she had a client that was interested.

Mayor Johnson suggested that they make sure they have good support before they implement the program.

Mr. Schmidlein said he has spoken with two business owners in the Corridor that were in favor of partnering.

Ms. Laughlin explained that they can't implement on the sidewalks until the 30% Plans are amended into the Plan, so they can use the 30% Plans for the sidewalk design.

COMMENTS BY THE GENERAL PUBLIC

Mr. Keener asked for any reports of anything new going on in the RDA area or to do with Zoning for recreational marijuana.

Ms. Laughlin updated the Agency on the future amendments for recreational marijuana and some background information.

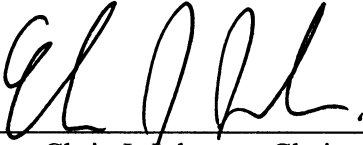
Mr. Keener asked if there was any change in the status of the building on the corner of 5th & Idaho Street.

Ms. Laughlin said the owner pulled her offer from the Redevelopment Agency and is going to be doing the demolition of the building herself.

Lina Blohm, RAC, suggested that they need to bring Code up to date and maybe have an enforcement department.

ADJOURNMENT

There being no further business, the meeting was adjourned.



Mayor Chris J. Johnson, Chairman
Redevelopment Agency