

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY**  
**REGULAR MEETING MINUTES**  
**3:30 P.M., P.D.S.T., TUESDAY, APRIL 14, 2015**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Mayor Chris Johnson, Chairman of the City of Elko Redevelopment Agency (RDA).

**ROLL CALL**

Present: Mayor Chris Johnson, Mandy Simons, Robert Schmidlein, Reece Keener, John Rice (arrived at 3:40 p.m.)

City Staff Present: Curtis Calder, City Manager; Scott Wilkinson, Assistant City Manager; Rick Magness, City Planner; Jeremy Draper, Development Manager; Rebecca Hansen, Planning Technician

**INITIAL PUBLIC COMMENT PERIOD**

There were no public comments made at this time.

**APPROVAL OF MINUTES**

August 26, 2014 – Regular meeting **FOR POSSIBLE ACTION**

October 28, 2014 – Regular meeting **FOR POSSIBLE ACTION**

November 18, 2014 – Joint meeting **FOR POSSIBLE ACTION**

**\*\*\*Mayor Johnson asked if there were any additions or corrections to any of the minutes. There being none, all the minutes were approved by general consent.**

**I. NEW BUSINESS**

**A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS**

1. Review, consideration and possible approval of the 2015 / 2016 Redevelopment Agency budget. **FOR POSSIBLE ACTION**

Mr. Magness handed out a revised budget. He then explained after the meeting was noticed he had a conversation with the City attorney as well as some other redevelopment managers throughout the state, and realized we are not able to apply RDA funds to something of a rental

manner. For that reason, the ice rink rentals line item was taken out changing the ending fund balance from \$53,929 to \$93,929. He continued to go over the 2015/2016 budget.

Lina Blohm, Redevelopment Advisory Council (RAC), mentioned the budget has been revised several times. The items she questioned specifically were the general office, printing, and legal because the last time she saw the budget those were combined. Now it is general office/printing for \$10,000 and legal for \$10,000. That hasn't been discussed by RAC.

Mr. Magness explained we realized we will have an increased amount of printing once all these plans are finalized, and we're anticipating more legal because we're finalizing some things that then need to go into the Redevelopment Plan.

Mr. Wilkinson thought the budget in the packet was approved at the last RAC meeting, and the only condition was to verify that the ice rink rental was a legal expenditure.

Mayor Johnson felt Ms. Blohm had a legitimate question.

Mr. Magness explained in the past the City has taken on all the expense of the attorney as we ask for guidance on redevelopment.

Ms. Blohm would like to see an accounting of those expenses as they accrue.

Mr. Magness explained the City attorney knows to break that out in the invoice now. It was his understanding that the individual departments are also handling legal fees that occur within their departments.

Mayor Johnson wondered if RDA would be refreshed on all the plans, how that works with the budget, and when they will accept the design. He didn't feel RDA was convinced to allocate any funds to design and construction. A big indicator was the recent workshop and the concern of the property owners because of the restriction of parking.

Mr. Magness explained he had a report about the plans, but the whole intent of this exercise was to have a master plan of the corridor done by the end of the second quarter that's integrated into the Redevelopment Plan. It will identify a phase one, and then after that we go into the construction phase within the next year. It isn't to have another plan sitting on our shelf.

Mayor Johnson didn't mean that, he just thought RDA should approve the design before allocation of funding.

Ms. Blohm explained that RAC has been asked to bring projects forward. The public is asking who will pay for the projects. We're telling them a portion will come from redevelopment funds, and then we're looking into grants and other means. It's important for the public to know that there are funds, and there is consensus to move forward with what we are doing. Then we can show a budget at the RAC meetings to say what is earmarked.

Mr. Rice wants to see things move along, but didn't want to budget for something they're not quite sure of yet. For instance, is \$200,000 for construction adequate?

Ms. Blohm explained it's only a start up because the numbers that have been floating out there are \$1.5 million per block. The philosophy we're using to move forward is to take it bite by bite.

Mayor Johnson pointed out that budgets can change throughout the year. They received a response from business owners about not enough parking with the latest design. He was concerned about approving the budget with a design that they have not officially approved to move forward. The money is not going anywhere, it's going to stay in the RDA.

Mr. Schmidlein explained the feedback has been negative, so it may take another three to six months to get the design finalized. It doesn't mean if we earmark \$200,000 towards construction that we're going to spend it.

Mr. Rice noted we're hearing the same negative feedback from the same people. People are always going to complain that we've taken away too much parking because any new design is going to change that.

Ms. Simons made it known that she has also heard positive feedback.

**\*\*\*Motion:** Approve the 2015-2016 Redevelopment Agency budget as revised. **Moved by** Mandy Simons, **Seconded by** Reece Keener. **The motion passed unanimously.**

#### **FINAL PUBLIC COMMENT PERIOD**

Mr. Magness handed out an Envision Elko Summary Report. Anticipated completion dates are included at the bottom of each plan highlight. The Business Storefront Incentive will include design assistance. We've had two open houses on the Downtown Corridor Study. The plan as it sits today reduces parking by 16 percent, but amenitizes it. We're spending a lot of time on parking: conducting surveys almost daily, installing cameras so we can look at traffic patterns and what's going on such as if it's being used as park and ride, and other things. One thing that's interesting is the age group that attends the open houses and reads the newspaper is usually 50 and above, and the study online hits the age group of 26-36.

Mayor Johnson wanted to see an hour meeting for this and the budget.

Mr. Keener wanted to see a parking utilization study.

#### **ADJOURNMENT**

**There being no further business, the meeting was adjourned.**

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**Mayor Chris J. Johnson, Chairman**  
**Redevelopment Agency**