

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:30 P.M., P.D.S.T., TUESDAY, JUNE 9, 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, Robert Schmidlein, Reece Keener

Excused: Mandy Simons, John Rice

City Staff Present: Scott Wilkinson, Assistant City Manager; Rick Magness, City Planner; Rebecca Hansen, Planning Technician

INITIAL PUBLIC COMMENT PERIOD

There were no public comments made at this time.

I. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review, consideration and possible action to accept a letter of resignation from Mr. Dennis Parker from the Redevelopment Advisory Council, and to further authorize staff to commence with the standard recruitment process to fill the vacancy on the Advisory Council. **FOR POSSIBLE ACTION**

Mr. Magness explained we received a resignation letter, but Mr. Parker's term ends July 31st not June 30th. He has done a great job and agrees that he can serve through July 31st.

*****Motion:** Accept the letter of resignation from Dennis Parker effective through July of 2015. **Moved by** Reece Keener, **Seconded by** Robert Schmidlein. **The motion passed unanimously.**

*****Motion:** Direct staff to commence the recruitment process. **Moved by** Reece Keener, **Seconded by** Robert Schmidlein. **The motion passed unanimously.**

2. Update regarding projects within Envision Elko including Urban Code Overlay, Downtown Economic Action Plan and Downtown Corridor. **FOR DISCUSSION ONLY**

Mr. Magness reported that the final draft of the Economic Action Plan has been posted on the City website for about 30 days now, as well as emailed to all stakeholders and committees for response. When we solicited for this we were looking for an economic vision for downtown that would build upon previous plans focusing on projects, actions, tools, and partnerships that would guide public and private actions and investments, stimulate and sustain the economy, and position it for success under today's environment. This gives an opportunity to approach the strengths and weaknesses of what's there and how we move forward in a sustained effort. It will go to the Redevelopment Advisory Council (RAC) for recommendations, and then we'll have a plan to adopt. Also provided today is the final draft of the Urban Design Overlay (UDO) that will be posted on elkocity.com for about a month to give the public one more shot at it. After that, it will go back to RAC for final recommendations. Once RDA approves this it will go to City Council as an amendment to the design guidelines within the Redevelopment Plan approved in 2008.

Mayor Johnson thought maybe the UDO didn't need to go to RDA if it was more of a code change.

Mr. Magness thought it had to since RAC makes recommendations to RDA.

Mr. Wilkinson explained if we want that to be part of the RDA Plan it has to go through the RDA, and then if we want it to be enforceable in code it has to go through public hearings with City Council. The design guidelines apply only to RDA projects and any private projects that the RDA partners with. If we want to enforce the standards on a non-RDA (private) project we'll need to link it to City code.

Mayor Johnson thought that would be good background to understand during those meetings.

Mr. Magness explained the intent of the UDO is to initiate a minimum level of intensity, provide opportunity for integration between the public and private realm, promote safety, and offer consistency. During the initial workshop for the Downtown Corridor Plan, information was gathered from the public about what they wanted to see and didn't want to see downtown, and then the consultants integrated that into a design plan for the corridor. When they came back there were both positive and negative comments. There was also a survey placed on the internet which received over 300 responses. Three concerns that came up were parking, cost of the project, and maintenance. There was a steering committee put in place which met about three times to address those concerns as much as possible, and staff is currently working on the budget per block as well as understanding the maintenance. What will come back is the cost, a preferred alternative, and a conversation about phasing. We would like a workshop for City Council to work through these items.

Mr. Keener wondered if they would go through different iterations of the design.

Mr. Magness noted it would probably be the preferred design.

Mr. Keener wondered if the consultant is updating the drawings based on the feedback.

Mr. Magness said yes, and then applying cost to that design. He explained we spent quite a bit of time understanding parking, and it needs to be understood that all of that conversation helped to drive a refined plan.

Mr. Keener wondered what the cost would be to get the consultant here for that.

Mr. Magness noted that's within our scope. The idea is to get something that is feasible and sustainable. We're within 60 percent of completion of applying cost to the plan per block and then that will help us understand maintenance and the phasing. The workshop would be for getting City Council up to speed.

Mr. Keener felt that was a great idea. There are a lot of stakeholders that would like to know what's going on and have the ability to provide input.

Mr. Magness thought they were about a week away from having a final draft cost. In regards to the Storefront program, Elko received a Community Development Block Grant. It is a pilot program for Nevada and its rurals, and NNRDA is helping. We are looking at a preferred area, but others are welcome too. We are going to have a launch party July 7 to explain the process to all those who are interested in applying. NNRDA is bringing Michelle Reeves back. This will give us an opportunity to match funds for about five buildings.

Mayor Johnson recapped the upcoming meetings. The UDO is really to help simplify the code so that older buildings have more of a chance to be remodeled without meeting all of the newer things.

Mr. Magness said also to keep the character of the downtown with signage and architectural features, but not to theme the downtown.

Mayor Johnson felt the series of meetings would keep folks engaged. The plans might even circle back. Will the actual plan be presented?

Mr. Magness explained the workshop will have the refined plan with assessed costs per block to understand how those two marry, and which things we may or may not be able to achieve because it needs to be sustainable to the City. We're going to understand that and get direction to finalize a 30 percent drawing so we can identify and move forward with a phase one.

Mayor Johnson wondered if there would be a workshop in between the acceptance because RDA needs to get buy-in. (yes)

Mr. Keener verified the date Michelle Reeves would be here.

Mr. Magness explained that meeting will be for educating those interested in the Storefront program.

Mr. Keener encouraged all business owners present to attend that meeting even if not interested in applying for that grant because Michelle Reeves is a subject matter expert on retail and presentation of your business from a sidewalk level, and is an excellent speaker.

FINAL PUBLIC COMMENT PERIOD

There were no public comments made at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.

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