

CITY OF ELKO
JOINT REDEVELOPMENT AGENCY AND
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., THURSDAY, JULY 9, 2009
FIRE STATION NO. 2, 725 RAILROAD STREET, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by RDA Chairman, Mayor Michael J. Franzoia. A quorum was not present for the RDAAC.

ROLL CALL

Redevelopment Agency Present: Mayor Michael J. Franzoia,
John Patrick Rice, Jay Elquist
Chris Johnson (arrived at 6:00 p.m.)

Redevelopment Agency Absent: Jim Conner

Redevelopment Agency
Advisory Council Present: Jacques Errecart, Lina Blohm,
Steve Bowers (ex-officio member)

Redevelopment Agency
Advisory Council Absent: Morris Gallagher, Duane Jones,
Lori Lynch
Randy Brown (ex-officio member),

City Staff Present: Ed Wynes, City Planner
Delmo Andreozzi, Assistant City Manager
Kelly Watson, Planning Technician
Scott Wilkinson, Development Manager
Mike Hecht, Deputy Fire Chief/Fire Marshal
Ted Schnoor, Building Official
Ryan Limberg, Utilities Director

Others Present: Rich Perry, Planning Commissioner

APPROVAL OF MINUTES: May 19, 2009 – Joint RDA and RDAAC Meeting
(for approval of RDAAC only)

****Due to the lack of a quorum for the RDAAC, there was no action taken.**

June 11, 2009 – Joint RDA and RDAAC Meeting
(for approval of RDA only)

****Mr. Rice moved to approve the June 11, 2009, regular meeting minutes as submitted. Mr. Elquist seconded the motion and the motion passed unanimously.**

I. PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the City of Elko Redevelopment Agency and the City of Elko Redevelopment Agency Advisory Council regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

There were no public comments made at this time.

II. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review, consideration and possible action to fill vacancies on the City of Elko Redevelopment Agency Advisory Council. **ACTION ITEM. FOR ACTION OF THE REDEVELOPMENT AGENCY ONLY.**

Due to the previous resignation of Gwen Uhlig and the recent resignation of Kelly Sutherland, there are currently two vacancies on the Redevelopment Agency Advisory Council. Staff conducted the standard recruitment process to fill the vacant positions. One individual submitted a letter of interest to serve on the Advisory Council, a copy of which is included in the Redevelopment Agency packet.

Mr. Wynes indicated the submitted letter of interest was by Tony Buettner.

****Mayor Franzoia moved to appoint Tony Buettner to fill one of the vacant positions on the Redevelopment Agency Advisory Council for a four year term. Mr. Elquist seconded the motion and the motion passed unanimously.**

2. Election of Officers. Pursuant to the adopted Bylaws of the City of Elko Redevelopment Agency Advisory Council a chairperson, vice-chairperson and secretary shall be elected from its members in July of each year. **ACTION ITEM. FOR ACTION OF THE REDEVELOPMENT AGENCY ADVISORY COUNCIL ONLY.**

- Chair
- Vice Chair
- Secretary

****Due to the lack of a quorum for the RDAAC, there was no action taken.**

3. Economic Report. Report on status of Tax Increment Funding available. **REPORT ONLY. NO ACTION REQUIRED.**

Mr. Andreozzi said there is some new information. In the packet there is an e-mail chain between myself and Katrinka Russell, Elko County Assessor. The Assessor’s office did find that due to the Barrick building there is an additional \$50,000 coming to the Redevelopment Area. I asked when

we might expect to see payment and was told the Treasurer is due to run the reapportionment on the 25th. We should see something when they submit it. We don't have anything more in the bank than the \$39,000 that we have had for the last several months. I think this is a very promising thing. We are a lot closer to what was projected by the consultant which was around \$100,000 to \$113,000.

Mayor Franzoia said it has been over a year and we have received a fraction because of people paying at the end but obviously if we didn't receive it because it was missed such as the Barrick building. We wanted to make sure they had that booked for the benefit of the RDA.

Mr. Andreozzi said we will continue to monitor that and advise you as we find out.

Mayor Franzoia asked if the Newmont building would qualify.

Mr. Andreozzi said it would not because it is outside of the Redevelopment Area.

Mayor Franzoia said I know it is on airport property but it is a property tax deal which is a different thing. Even though it is government property the value of the buildings is still taxable because it is private enterprise. One hundred percent of the leased area is subject to taxes.

Mr. Andreozzi said one of the things that will be interesting to monitor and get an understanding of is if you have noticed in the Redevelopment Area we have actually had two buildings that were demolished. You had a parcel of land that has an improvement on it, it has been demolished and the site has been cleaned up so it will be interesting to see if something new gets put on it. I would assume that would be new tax increment which could potentially go to Redevelopment.

Mayor Franzoia indicated whatever it costs to demolish it increases the value of that land. They can't depreciate. They can't write off construction, it would have to be capitalized to the property. They have no capital gains consequences if they sell the bare land. If they build something on there not only do you see a step up in the land value for tax purposes then you would obviously get whatever benefit of new construction.

There was discussion of the location of the two demolished structures.

Mr. Elquist said those structures were probably being assessed so we lose that.

Mayor Franzoia said the thing with old structures is that they have depreciated down to 75% of their value so ideally the land value would always go up because you can't depreciate the land. One of the other things is if they had multiple water lines serving it and the building is no longer there those are credits to the property if somebody develops it.

Commissioner Perry said if I understand the Barrick comment earlier, the building was not there in the first base year and then the increment year it was so the entire building is increment for the tax base.

Mayor Franzoia said there are two buildings there and it is a timing of when it was completed. If it was completed after the RDA was established then 100% of it goes into the RDA. The first building may have been completed before but the property value would be in the RDA so whatever

the increase in value of that one year would go into the RDA. New construction, then 100% of the value would go into the RDA.

Commissioner Perry said new construction within the area is what really drives it.

Mayor Franzoia said that is where the big dollars come from and then when the old buildings get remodeled if there is a cost to it can increase the value. All of the increase in value over the life of the RDA above the baseline that is established is RDA money.

4. Review of a Critical Path Task and Time Matrix that has been developed for the benefit and use of the RDA in identifying the goals and objectives with associated time lines to further the adopted Redevelopment Plan. **NON-ACTION ITEM.**

Mr. Wynes said I am going to let Mr. Andreozzi talk about this.

Mr. Andreozzi read the memo regarding the item contained in the packet. A lot of these tasks came out of the Preliminary Plan but everything from a-f were things we have been discussing and working on. From f down is stuff that came out of the Preliminary Plan. What we envision this as is a Staff tool. We want to go over these tasks with all of you. We need to still organize them and make sure everything is in orderly sequence. To give us a roadmap of the things that need to be done, by whom and how we are going to do them. We plan on identifying who is responsible for a specific task and developing what we estimate a time line to complete that task. We will continue to monitor our progress and it keeps us focused on what we are trying to achieve. If you look to the right side, these are different folks that could be assigned to that specific task.

Mrs. Blohm said you said this is for the benefit of Staff however I am sure that the advisory boards and there are many of us that would be involved who is directing this, who is leading this, who is overseeing that these little workshops take place in a timely fashion?

Mr. Andreozzi said I would say at this time that I am taking the lead on this certainly with input from everyone else including Staff, the Advisory Committee and the Redevelopment Agency. For the time being I am taking the lead on this task matrix.

Mr. Elquist said one thing that jumps out at me is it is geared for probably the life of the Redevelopment. It would be nice to put it in a sequencing of it in the different areas. Do we want the early money to be for business? We really don't want to get into business development but more infrastructure and circulation.

Mr. Andreozzi said those types of decisions will certainly drive how this goes. Right now it is thoughts and brainstorming. One of the action strategies that came out of the plan says put power down in the corridor for special events which we know that is something that we have talked about for years but it is one of those things we need to make sure that is in the proper sequence. We need to make sure we know what we are building so we don't invest in something that gets taken back out because something else needs to be done. We are going to have to break this down and right now just so you know for ease in reading this from f below we pulled that out of the Preliminary Plan. Those categories are the exact categories in the plan itself. I think from this point forward there is a very likelihood they will come out of those categories and maybe meld together or go in a different direction based on sequencing, direction and funding priority.

Mr. Elquist said I am sure that is where we are heading and maybe we can narrow it down to what we want to work on in the next three years. It is good to have a vision.

Mr. Andreozzi said once we get our arms around this the one thing I want to make sure you guys know that this is a program that Mr. Buettner has so we don't have a lot of direct access to it. Once we become fluid with this we could use it for presentation purposes such as in PowerPoint or on something larger that can be seen by the public again as a way to communicate our progress.

Mayor Franzoia said some of these matrixes are used by contractors. Are the boxes to be checked for who is responsible or date specific or is it timeline. I have seen them where they have timelines and I don't know if that is part of this matrix.

Mr. Andreozzi said the timelines will be included but since we have not established them they are not included.

Mr. Wilkinson said you can use other programs that can establish timelines and use to manage this thing.

Mr. Andreozzi said we have access to programs.

Mrs. Blohm said I see this as the first positive move forward that we have had in quite some time. This defines where we are trying to go and the route that we are taking. My concern is that this is going to take a huge effort to pull together. This is big.

Mr. Elquist said there are a lot of these we could throw out and others to focus on. Do we want to facilitate a group to see what workshops we even create?

Mrs. Blohm said I would like Tammy Westergard come back and perhaps have an advance review of the matrix and give us some suggestions as to how to implement this and what sort of direction. I can see it all becoming very integrated when it has to do with the funding and do we have a kick off project and where should we emphasize our time spent. This is an important first step.

Mayor Franzoia said it has to be integrated. Some of these things have to be specific because this can't happen until this happens. This is a great thing to have for us.

Mr. Elquist said can't we review it without help.

Mr. Errecart said not in my opinion at all. This is too complex. I am not exactly sure how this is going to get integrated in this format. What is useful about this is that it is a pretty comprehensive list certainly out of the Plan itself and some of the other things that we have been talking about. I don't see this in particular as a checklist. There was a time when I would look at a matrix and I thought that is a checklist but I don't anymore. These two axes have all sorts of interrelationships and it is not necessarily that this box will have to be checked off to make this project work overall. I see it as just being enormous and we are going to need help. I would like to comment about the need for a facilitated workshop. I would look at it as a multi-day process so we can talk about a lot of these issues. It seems like we should be able to get a consultant who has gone through this process from somewhere in the west. They have to be out there and if we could get one we could make a huge amount of progress in a short amount of time and start to be able to see how big this is. I do see this primarily as two lists one across the top and one down the side. I did like toward

the end and I know these are not in any particular order right now, at the very end task 16 A through H are actually more visionary concepts. My favorite is "Create a vibrant business mix". Who is going to do that one? I think it is time to do some of those visionary sessions because once we can all look at the real goals and there are these visionary goals that are listed at the end and make sure there are some principles associated with all of these decisions that get made that we all agree on. I think that is going to serve us well. I have a question that is not entirely off of the subject but it does have to do with the next agenda item but it has to do with funding and projected revenues. There are a couple of numbers in there that I was unsure about but it suggested that there was going to be \$100,000.00, a year in anticipated revenues and that the RDA could bond for \$1.2 million for 20 years. Can you tell me what that is about?

Mr. Andreozzi said I will expand on that under the next item.

Mr. Wilkinson said I think this group of people here could go through this and prioritize this. One of the things you just mentioned was some of the design work and envisioning, if that is a task here, obviously that should be one of the first tasks and maybe you need a consultant to do that. Certainly with this group of people you should be able to really rank the order and sequence of a lot of this. Some of them have already been completed. You could do that and organize it and I think then it opens your eyes to what do you need to do to be able to accomplish it. We need a consultant first. Is the decision made to fund that consultant? We do that first before we do anything else on the task list.

Mr. Errecart said I think you are right on target. We do need that assistance.

Mr. Wilkinson asked if we can't organize these tasks on our own or we have to have a consultant tell us how to do that.

Mr. Errecart said I think we need a consultant to extract the collective wisdom of this group. I know this is leading towards a critical path however redevelopment is not necessarily a construction project. I don't see it as that. It is the future of our community and we have to look at the big picture before we can start picking out tasks like do we want to just peel and pave the parking corridor out there. There are ways that we can get to where we are making really good decisions about what we do with this huge tool and opportunity in front of us. There are people who do nothing else with their careers but to see that that happens. Redevelopment Agencies have been around for a long time and there is a lot of science behind it and we need to take advantage of that and not start from scratch.

Mr. Wilkinson said what I am suggesting is we can take this list and organize it in a sequence that we think this project needs to progress by and then identify where we are deficient in resources and that leads to saying we need consultants to help us with the envisioning to start with. Are you saying we need a consultant to even organize this task list?

Mr. Errecart said a consultant might help us determine that we don't even need to organize this particular task force. That may not be the right step right now. That does go towards the difference that I am trying articulate I don't see it as a construction project so critical path doesn't necessarily apply. One thing that is only very sketchy and included in here is the design process to make those decisions about what that project or those projects are going to be. I think we need assistance right away and since some funding is starting to accumulate, if we talk about a multi-day design charette visioning session, I think we will start to see what the real potential is.

Mr. Wilkinson asked if we hired a consultant what would the scope of work be right now. If you are going to expense funds you have to come up with a scope.

Mr. Limberg said I think what Mr. Wilkinson is asking is what are the deliverables?

Mr. Errecart said I actually started conversation today with Mr. Wynes about some of those items. I would be willing to write a very short report and recommendation. I wouldn't get into too much detail because before too long I am going to be providing professional services that are beyond the volunteer scope of what I am doing here on this Advisory Committee. I could put together a letter that everybody could look at and see what could happen in one of those sessions. They happen in communities all over the country. What it does is it extracts from the group, and this probably a good group to start with, we need others from the community to do it, but start to find out what it is that we like and don't like about the redevelopment area. What our long term vision is, that is both in terms of the philosophy, how we want our community to develop, and where it might be like visual. Those two things usually happen hand in hand with some facilitated meetings in what we call a design charette. That is what the students from UNLV were doing when they visited. They went around and came up with some ideas and some brainstorming. It has happened with some other master planning but it hasn't happened for a long time. Then you end up with both a vision, a philosophy of what direction you want to go, and actually some visual guide that people can attach to. We don't have that in any usable form right now. I wouldn't mind taking at least that much time to put together a draft of deliverables from a consultant.

Mr. Rice said I like that idea and I am hoping you can do that for us. As Mrs. Blohm pointed out this is really the first thing. We have accomplished some things in the last 18 months or so but this is tangible. We have sort of done it by accident. The happy accident was that Mr. Buettner was able to help us with this matrix. Mr. Wilkinson is right, we have resources like Microsoft Project available to us but it would be good for me to put my hands on a list of deliverables that you could provide so that we can advocate for supporting that sort of thing but funding that is going to be needed as well. We have been dancing around for too long and when we have had people come we have had some good ideas and then we weren't able to turn them into action.

Mr. Errecart said in preparation for the next step like that for example hiring a consultant I would entertain doing this much anyway to go ahead and have a meeting, it would need to be a little bit longer than what we usually do here but I would like to see the group go down this list in both directions and actually have at least a brief talk about each one and throw some ideas and concerns out about them. If we did that there might be a good cross mix of ideas. Everybody could start to see how the others are thinking about these. I don't know if it needs to be prioritized in anyway but it might be something that comes out of it. A lot of these items need to have more discussion among the group. A lot of these especially ones that came out of the plan have never been anywhere else. We have all taken some time to read it but the open discussion hasn't happened. I think that would be valuable to have. You almost need somebody keeping control too so you could say we are going to spend three minutes on each one of these items and that will take what six hours or so. That would be easy for someone to facilitate to keep it on task.

Mr. Elquist said then we could say we can focus our efforts on a kick off project and basically infrastructure. Focus on those two areas with our first million dollars or whatever. Then steer our conversation towards that with these items and see how that fits if that is the direction we want to

go. That is not a bad way to do it just say let's start bouncing around ideas on how we want to spend our first million dollars to get the best bang for our buck.

Mr. Errecart said there are a few aspects of this that need to be out in open discussion.

Mr. Elquist said a facilitator gets the collective thoughts nobody leaves happy but we are all on the same page because we all have different thoughts on what we think is the best use of the money.

Mrs. Blohm said I see two theaters here. I see the creative, the imaginative design concept theater and I think Mr. Errecart encompasses that very well and I see the theater of the hard rock where are the utilities. What are our confining areas? What are our restrictions with zoning? We have two huge groups that have to mesh somehow and we can do it but we need a little better thought process. This is a terrific guideline. It shows us now the task at hand and how we can pull these together. I do feel that we have of course the expertise within the City to start outlining. Let's define a small area. What is the water/sewer here? What are our restrictions as far as zoning? How does this impact what we may be wanting to do? On the other side we have Mr. Errecart and artists and concepts and the design experts who are saying ok let's use our imagination here. This is what's possible. This is what we have this is what's possible, where do we want to go? Then we take it bite by bite. It would only make sense because we are so fortunate to have everything we have downtown and we the wherewithal to start moving forward with some fabulous ideas. We don't want to limit ourselves.

Mr. Wilkinson said if you look at these tasks there are quite a few that would fall under the process where we do hire a consultant and take a look at what is feasible and what is not because we wouldn't do that amongst ourselves. One of them is create a special event venue in the parking corridor. That is one that would fall under the scope to hire a consultant. How feasible is that for Elko to do that. There are a lot of them here.

Mr. Rice said but then what happens when you create a special venue in the parking corridor what is going to be around it? Is it going to look like a special events center in Spain? We talk about these different themes. Doing the special event creates a need for more decision.

Mr. Wilkinson said there is another task "to establish uniform or complementary streetscape design theme". You start looking and you pull out a lot of things here that probably are tasks that won't be accomplished this group without the benefit of a consultant or a team of consultants. Then you can start saying here is what our scope or deliverables are that leads into an SOQ like we have done with the Master Plan. Then you can start taking a look at how much is it going to cost us to accomplish all of these various tasks and more that may come out of the discussion and then you can start budgeting for it if you have it. Because a lot of these are already in your adopted plan you are starting to move towards those policies and actions either acting on them or determining that you don't want to act on them with the benefit of a consultant guiding you and moving forward. To have a meeting and say I have to spend three minutes on each one of these is probably appropriate. We are going to look at the funding to start with and some of these others go under the consultant type box and move forward that way.

Mr. Errecart said I appreciate your comments however what I hear underlying is I am not sure that most people in the room understand what a consultant can bring out of this whole process and how much guidance that could provide for us. When I listen to the way you describe just taking this

incrementally step by step, I have to assume that you have some end vision of what redevelopment is going to be 30 years from now. What is that?

Mr. Wilkinson said we are working off of the plan that we have now. From what I know you have gone through a process, you have a plan now where you have identified what your streetscapes are that you want, the look that you want.

Mr. Errecart said no.

Mr. Wilkinson continued to say you have adopted a plan that shows a lot of those designs.

Mayor Franzoia said general concepts.

Mr. Wilkinson said if you want to radically change those maybe you need to do that. I don't know but I think everybody wants a downtown that is vibrant, that draws people to it. I am not sure how much money you have to accomplish things that go on in Carson City, Portland, Seattle or even Boise. Those areas where there is redevelopment going on downtown. What is realistic in Elko, I don't know. You can go to Nampa, Idaho, where they have done some redevelopment and they have used basically public infrastructure to tie it all together. Is that the best that Elko could do? I don't know?

Mr. Errecart said that is what we need a consultant for. That is a part of the essence of the question that we need to have answered and there are ways to cause that to happen.

Mrs. Blohm indicated there has been \$100,000 allotted for the updating of the Master Plan. We don't know how much money we will have in the kitty with redevelopment. She asked Mr. Errecart what would the cost of the consultant be? How long would we need that consultant? Would you have that answer of what we are looking at here?

Mr. Errecart said you are probably going to need a consultant and at least an assistant or maybe two because there is a lot of running around, flip charting, sketching, talking and organization. There is passing out of materials, questionnaires and things like that. That is what I would envision as a consultant. Most of the successful ones probably ought to go on for around three days. You are always hiring consultants and you can always place a dollar figure to that. I would be looking at \$20,000 or \$30,000.

Mr. Wilkinson said that is for one session. You wouldn't have any real deliverables out of that other than they say we think here is what your design theme should be adjacent to your downtown venue. You would come up with some of that information that leads into a much broader scope.

Mr. Errecart said we need a broader scope to begin with.

Mr. Elquist said I don't even know if they need to have any planning experience. It seems like the best facilitators don't know a lot about the topic and you really bring the local knowledge out. You are just facilitating all of the ideas and capture them. I have been through a lot of those and trying to get everyone to talk because three people in this room are talking and it is always that way. Everybody has ideas but not everybody talks so to get that information out in the right order and try and capture everybody's best. Like was discussed we all have our strengths and weaknesses in certain areas and trying to get the strengths of everybody and those ideas and local

knowledge. Maybe you have a planner in here that you invite from the outside that throws their input in but the facilitator captures it all and comes out with a list of everybody's priorities.

Mrs. Blohm said I think we are talking about two different people.

Mr. Elquist said you are thinking a consultant and I am thinking a facilitator.

Mrs. Blohm said I am talking about the expert and you are talking about the facilitator. We are talking about two different things.

Mr. Elquist said the expertise we probably have.

Mr. Wilkinson said one of the tasks is to take all of the overhead utilities and get them underground so you are creating a more pleasant visual environment. The cost of accomplishing that is tremendous and so there are things like that that as a group of people you start looking at what is realistic and what is not. We are somewhat limited with the size of Elko in what we can really accomplish.

Mr. Rice said keep in mind that it is a 30 year process. It is not going to happen overnight though we would like it to. That is what I have seen happen at these meetings is we get into well what about putting utilities underground, we are not having the broad discussions that I think a consultant can help us to have. We had a consultant that helped to develop the plan and it took two and a half years to come up with that binder.

Mayor Franzoia said it was about six months.

Mr. Rice said at any rate it takes some time because we don't know how to have this discussion yet.

Mr. Errecart said I don't want to talk about utilities at these meetings. I don't want to talk about streetlights. I don't want to talk about a theme right now. I really don't. We need to be looking at the biggest picture items right now. One of those is obviously funding which I hope we can get to in the next agenda item. Also to that end I would suggest we have a meeting where we could talk about this further and maybe just table that item.

Mayor Franzoia said what item.

Mr. Errecart said the item that discusses this, is that a non-action item.

Mayor Franzoia said this is a non-action item. Since it is not an action item we could bring it back. I am listening to the discussion and 20 or 30 years ago when Clarkson did theirs there weren't too many that were out there so most of these guys were doing what we are doing and they scrambled through it and they found their own way in a dark room. I like the idea of bringing someone in here that has already done these things someplace else and has a variety of background that shows certain size cities have different dynamics than other size cities that this is what you want based on experience this is what you should focus on. What that is I can't tell you that. We could spin our wheels, do it ourselves and never get anywhere because we are not too sure which one goes first because it is new to us. Somebody else says this is my experience, we have done it this way with

limited resources coming in we found out that these were the best areas to focus on either planning issues or things that aren't construction related or are a combination. I think it has merit.

Mr. Errecart said one of the benefits of having someone come in would be the education of this group. It is of absolute importance that we get more and more knowledgeable about this tool that is in front of us. That would be one of the major benefits although I don't know how you quantify that as a deliverable but if we did have someone in here giving us real current advice, basically teaching us as they go that would be the biggest benefit.

Mayor Franzoia said I agree with that so far everyone that we have brought in has done that exact same thing on different parts of the plan and educated us. They have given us a different perspective and all of that which we weren't aware of going into this whole thing even when that was finalized. Otherwise we could be spinning our wheels and wasting time.

Mrs. Blohm said I know this is not an action item but can we take some sort of action to move forward with this thought?

Mayor Franzoia said it is not an action item but Staff could bring it back as an action item with additional information based on the discussion that we are having and working with Mr. Errecart's and Mr. Wilkinson's comments about what kind of deliverables could come out of something related to having a facilitator/consultant come in. If we have it as an agenda item we are not going to have a cohesive statement for an action to be taken anyway. We would be more than likely directing Staff to come back with some concepts ideas and verbiage that we could go out and solicit qualifications or just hire a consultant. We are not losing any ground discussing this the way this is. We will still have to go through a two step process. We may have more flexibility doing it that way.

Mr. Andreozzi said one of the agenda items for the next meeting could be discussion about possibly soliciting statements of qualifications or something for a consultant for purposes of just getting us going. It could be very generic or broad based.

Mayor Franzoia said basically working off of this matrix.

Mr. Wilkinson said we will have a draft of deliverables from Mr. Errecart as a possible scope.

Mr. Elquist said I am going to make the devils advocate comment. We are heading down a path here and I am thinking of an analogy of me and my wife hiring an architect and designing this dream house in reality I can't even afford to remodel the kitchen in my existing house. We are going on this path here thinking about this big fancy redeveloped downtown and the reality of our tax base is that if we can get a \$1 million or \$2 million project done in the next 10 years than is that what we are working with and we are designing a \$50 million vision?

Mayor Franzoia said we are not there yet. We will talk about that. I think they both go hand in hand. I don't think you ever dealt with a consultant unless you knew exactly what kind of revenue would be coming in for a 10 year period.

Mr. Elquist said I would waste half of my budget on consulting fees when I could have put in a new sink in my kitchen. I don't want to head down that path. If our money situation is such that it is a \$2 million or \$3 million project maybe we rein it in and say what is good for a \$2 million

project that we can handle in house and get done. It is an accomplishment; the whole town sees it is brought to you by the redevelopment funds. All of the big picture \$50 million can come two years later when those funds build up or thirty years later. I don't want to blow the whole wad on a consultant.

Mayor Franzoia said Staff could still bring this back because it is a non-action item and bring something back for consideration and we could either go for it or against it. Let's end the matrix discussion; you already have some ideas, bring something back formalized at this point. Let's go on to the next item.

5. Review and discussion of funding resources available to the Redevelopment Agency and possible action to identify and compile a list of tasks and/or projects to be funded by the resources available including allocation and priorities. **ACTION ITEM.**

Mayor Franzoia said this is somewhat of a conflict with the tasks we just discussed because now we are going to set up priorities which obviously we are not ready to. Obviously starting off we are limited on our resources. You could project what they will be over a 10 year period reasonably but you would have to do it conservatively. As things start building up new construction like 12th Street and Silver where they tore that out; Idaho Street and new stuff comes in and we did not anticipate those would go away as quick as they did so there may be more action sooner than later. We are not going to be limited to a finite amount of money to an extent because we can't predict the future so things as they happen will increase revenue sources. It would make it somewhat onerous because if you want to go out and bond for based on what we know we have today, we could do that but if something comes in three years from now than we are limited to having something smaller because it is only that chunk of money and not combined revenues that are generated for the redevelopment district. I noticed in the newspaper that assessed values in Elko went up which I was surprised because they are going down in other places in the state. However, rule of thumb when market goes flat real estate still may climb because they are always done a year or two later. We should see a downturn unless the economy picks up in tax values next year and after. I want to put caution in there because that would be something that if you went out and bonded for a project or borrowed revenue based on projections a bonding company is going to look at the historical side and they are going to take a projection that may be more conservative than we may think. Even though things are fine here it could be that they may not let us borrow as much as a concept.

Mr. Andreozzi read the memo provided in the packet for Redevelopment Funding. He indicated that there are actually four main categories instead of three as indicated in the memo. Before we go on to the flowchart I would like to draw your attention to another e-mail between Ms. Russell and myself. I wanted to have an idea if someone improved their property such as a façade improvement would it generate anymore tax increment. He read the information included in the e-mail. There is maintenance or major rehab but also I think there is another benefit that goes beyond what is tax increment in that scenario in as much that you are creating a nicer environment that draws people into your business.

Mayor Franzoia said the rehab costs in and of itself may not generate any increment financing but the other side is that it can increase the value of the property in total because of its improvement. If you had everybody taking care of their property there is a value that goes up just because it is desirability.

Mr. Andreozzi continued by providing an overview of the flow chart outlining Redevelopment Funding. We have been talking about at a Staff level there is three main categories that we need to focus on 1) funding, 2) uses within the area 3) design guidelines for community continuity. Those are just some thoughts. We have developed some other flow charts. He outlined the flow chart. The fourth leg of funding as far as Staff is concerned would be plan revisions or outsourcing and planning support like we have been talking about the possibility of hiring the consultants. Regarding consultants which is not on the chart, identify the scope of the project, select a firm, develop scope, negotiate and award. A visual aid understanding at least today we have about \$100,000 to work with. Those are some of the areas you could choose including any combination of. We talked about this at our last meeting and I recognize that this is a big thing. How we spend that money today is what the result is going to be in the future.

Mr. Wilkinson said we also wanted to know if anybody thought of anything that might have been missed her especially on the top four. What other categories have we not thought about that might need to be allocated toward? You have infrastructure, planning, land acquisition, public/private partnerships, what are the other ones.

Mrs. Blohm said I can mention one but the more we get into the discussion the less important I see it is right now and that is marketing because it can be very expensive. I don't think that is the best use of our money right now although I do think it should be in there somewhere for consideration.

Mr. Elquist said special events and marketing come to my mind but it is down the road a bit.

Mrs. Blohm said as far as good use of our dollars right now it is a little bit down the road because folks out there may or may not know even what redevelopment is because we haven't hit it very hard that way. We haven't gone to civic groups. That is the only other arm I see.

Mayor Franzoia asked Mr. Elquist to tie that back into the devil's advocate.

Mr. Elquist said what I am thinking about all of this is it seems like a good financial model, what the high and low projections are. It is a finite amount of property. We have a baseline tax base. We are not going to have a Barrick building built every year. We know the historic growth patterns. It seems like we could model what we have to work with fairly within an allowable range what we will have for the next 10 to 20 years. We need to see what kind of money we have to work with. Then we could eliminate a lot of things or add things that we haven't thought of. That is a good place to start.

Mr. Errecart said I was surprised by the funding memorandum. I am sure it was based on information I don't understand. This kind of a paragraph about \$100,000, a year and \$1.5 million for twenty years projection, if we spend all of this time about \$1.5 million, we have better things to do. The reason I get so excited about the redevelopment tool is because in my studies I found out if it is properly managed those projections can be enormous and I don't bat an eye about \$50 million or \$100 million, and that is just my idea about it. It could go well beyond that too.

Mr. Elquist said where do you come up with that? Our valuation is going to go up that much?

Mr. Errecart said if it is properly managed over several different angles that can cause that to happen in a big way. They are not magic. They are real tools that are used in other

Redevelopment Agencies. If all you do is sit back and let the property tax increase which we know it will and we look at traditional growth patterns and the way things have happened in Elko over the past 50 years or so and we project that, this is probably pretty realistic. If you are looking at taking that first \$100,000, and spending it on infrastructure, sidewalks or whatever, then you have to build that up again and it is a very slow process. If you take active measures to make sure that the property in the Redevelopment Agency really is getting redeveloped and people really are investing in it that is where those big chunks of money will come. I don't see these little bits as what is going to be available ten years from now, I think it is going to be a lot bigger. One of the ways to make that happen is to change the fundamental philosophy, the way the City operates in encouraging development within that redevelopment area. I have a better perspective because of what I do. Clients come in to visit us and say what we can do with this piece of property and they find all kinds of obstacles and hindrances by bad zoning ordinances and certain practices that actually warp development within that redevelopment area. It happens all of the time and I have seen a lot of it in the past few years. If that were to change I can give you six or seven different examples of people who would be running retail establishments in some of these old places. Probably people who would be happy to tear something down to put up more redevelopment. We just talked about how much money that would be. It is almost an attitude about how you are going to approach this and how are you going to exploit this tool to the best of your ability to get as much revenue from it as possible. If we had someone whose job it was to do almost nothing else but encourage people to do that with their property and develop it and try to discourage for example development outside this area where it is not going to generate that tax increment, all of those things could work together to make this number of \$1.5 million a lot bigger.

Mrs. Blohm said I would like to bring up one thing and it is about dreams. She gave an example of a local family who moved to Elko with a dream and took risks to accomplish their vision. She compared redevelopment to the local family and their process of accomplishing their goals. She also indicated we have an obligation to help families to maintain their quality of life.

Mr. Errecart said we have to change the attitude and procedures to encourage development in the area if we are going to succeed.

Mr. Andreozzi indicated he did not know of any obstacles that had been presented from Staff.

Mrs. Blohm said the obstacles had come from the structure itself because it is a dilapidated structure. What I am saying is they have a vision and despite the restrictions of the building they are going to spend a lot of money and move forward with their intended use. That is to the benefit of all of us.

There was discussion about a specific development in the initial stages that could be an example of dreams and vision despite risk and costs. We have to show the community that we have more possible here.

Mr. Wilkinson said I think we have taken those steps in the fact that you have created an RDA and are moving forward to try and accomplish that.

Mr. Johnson said I think indentifying the revenue source is the meat of the discussion and also getting commitment of whether or not the City Council would be willing to go beyond what revenue source would be generated from RDA. What the City has to keep in mind and be careful of and what the Council has to balance are all of the other commitments that the City will be

facing. If we over project the revenues from RDA than the safety net will be general property tax dollars that will have to come into play along with sales tax dollars. We have to be careful of what we do. The City of Elko will be faced with the replacement of Idaho Street and 12th Street. More than likely the only way to get those done is the City will have to borrow money. The City of Elko is also looking at a new Police Station which also more than likely will have to borrow money. I am open to see about what RDA can do but on the same side I am cautious that the RDA funds are what they are and we know that they are going to be a resource and we don't jeopardize the rest of the City budget by overextending that. I think this is the first step in identifying the commitment to make a recommendation to City Council from the RDA that we feel we have this amount of revenue stream or we have enough information to convince City Council that yes these are the hard numbers that we have in front of us today but this is what we see in the future and make a commitment of where you want to spend those dollars. If we look at it where it is only going to be a \$1.5 million revenue stream then that is one thing but if it is going to be more than that it is another. We also need to be responsive to the community. It has been a long time to get RDA to this point. Even if we decided we liked the basic concept of zoning where the downtown corridor and we paved it, that is a benefit to the City. Looking at the Elko County office complex and just them taking down the telephone lines around that building really opened to how important it is to get utility lines underground and what it does for the beautification. Those are the concerns that I have is not jeopardizing general tax dollars for other needs the City has and being careful of what the RDA revenue stream is. This is one of the very first things that a decision should be made on is what level of risk are we willing to take and recognize that it is the majority vote of RDA and eventually Council and then start seeing what we have beyond that. I think this is the meat of the discussion to get commitments of what we are looking at for spending and what we kind of revenue source we will have.

Mrs. Blohm said I understand your focus on financials because that is your position and that is why you were elected. Let's look at this arm of public/private partnerships. This is what we have done downtown so far. This is a tool that we should definitely be using more. Private sector doesn't mind pitching in as long as they see other sectors willing to help out a little bit. Incentives, private/public partnerships, all of these can help build with redevelopment and not solely be on the shoulders of the City and that is where we need to put some emphasis as well incentive programs; whatever it is that we can do to build from within.

Mayor Franzoia said the big thing we need to bring into the mix again is the overlay concept for downtown to make it functional to give us the flexibility of rules and regulations where there may not be flexibility. That gives the opportunities for development or mixed development. This concept was in place in the past. That is practical in a lot of ways even more so now because of the price of things going up. All of this needs to be understood and put together and we are not there yet. The matrix even here should have that. I know there is a zoning issue related to this but there should be a caveat under there being the overlay. It brings a lot of benefit to everyone; not only the people here but the property owners that are downtown and the consumers because you can let things exist in old facilities that were build fore a standard fifty years ago that are technically obsolete today but brings to the community history, stability and a certain architectural style of the era that people love to embrace and want to embrace. We don't somehow bring flexibility to our structure those things will be destroyed and now we become too old for modern and don't have that type of character. Good cause in point is when the volunteers back in 1981 or 1982 that saved the old high school building from being destroyed. They were able to get a bond passed which was the last school bond ever passed. It was \$7.5 million and we did all of the work that we wanted and kept the old high school. It was earthquake proofed it and kept it there because

they believed that structure had a certain character and they wanted to maintain that within. That is the question that we have as the decision makers do we want to keep that type of character in the community, not only the downtown but the surrounding areas and keep them viable and functional without destruction. How do you do that? It is an overlay that allows flexibility. Now I am going to tie that back on to what we originally talked about on the matrix if you brought a consultant in, did they go through the same process in other communities and I almost have to believe that they did. What was their first step? We could be taking the wrong step. We may eventually get to where we want to go but it may be a longer process and difficult process because we are floundering trying to get there. Against having somebody that has done that to get us there quicker, I think, it might be quite productive. I think prior what needs to be brought to that point of bringing somebody in is what can we afford to spend. We need to know that so we limit ourselves to what we can do based on a conservative estimate. What can the City participate in with its limitations over and above that? We have talked about that when this was being planned. It is a possibility. Mr. Errecart's comments about not everything is construction, a lot of it is going to be a function which is zoning, building codes and stuff like that that allows the redevelopment to take off in a different way that could generate additional tax revenue because the restrictions aren't onerous. Those things need to be brought together. If you brought a consultant in he has now all the parts that would make this thing more viable to determine what task goes first, second, etc. These are my observations of the discussion.

Mr. Andreozzi said we were talking about the economics and that being the topic. In the Plan there is a segment that is the economic feasibility and this is the analysis that was done. He cited portions of the Plan regarding economic feasibility. Summarizing it was estimated that we would generate about \$115,000. That estimate is pretty close. When he extrapolated that out and for the first five years he estimated that the City could estimate tax increment return to be \$587,000, for the first five years. It indicates this number can increase dramatically based on the performance of the Redevelopment Agency attracting new business to the area early on. He further cited portions of the economic estimates from the Plan.

Mr. Errecart said I would like to follow up on that. You bring that up as a part of the mix and maybe even a peripheral bit of information. I see that as the very essence of what is going to make this work. It is those projections that may be dramatically higher. It is an effort to make that happen that is going to get a significant amount of money which is what we need to do anything. I don't know if anybody had estimated what it would cost to peel and pave that parking corridor. It is a lot of money to fix it. You are going to have to exploit it to make it work.

There was some discussion regarding costs of rebuilding the parking corridor and the investment that has been made in the downtown.

Mayor Franzoia said those are the benefits that we see and if we have rules that are conducive to use old facilities in a modern content without a huge cost that would not make it worth while and we could make them want to tear it down. I think that is important to look at that because it is the heart and soul of the community. We are fortunate to have that character. We ask ourselves do we look at the rules and put in some flex and fix them in the context of the downtown defined area or do we just turn our backs and let the downtown get torn apart by the individual property owners for their needs. If the answer there is we don't care then we don't need an RDA area.

Mr. Wilkinson said there has been a lot of discussion on some long range financial planning and maybe it would be wise to come up with a budget for your first year projection. Based on a lot of

discussion the substantial portion of that might go to consultant fees for the first year. You are looking at \$90,000 to \$100,000. If you come up with a budget it could help come up with some priorities and try to work through all of this.

Mayor Franzoia said I think we have a better handle now than we had. I think it's closer to the projections. Obviously if we do a proforma then I think the projections would include the current rate you could get on a bond or obviously what would be the worse case scenario because if the bond rates go up then obviously your available resources would be substantially reduced because of interest rates. Those are things that we should have before we make a decision of what our bounds are and work with them.

Mr. Wilkinson said the consultant would be in the first year or two where you sort through all of that and then that commitment out of your pool would go down dramatically and then you could move forward with that.

Mr. Errecart said to back up just a step; we are talking quite a bit about an overlay just for the Central Business District. Since it has been discussed I would like to take an opportunity to suggest somehow that that special overlay process be expedited. I think it is in the best interest of everybody to get it done.

Mayor Franzoia said I think it is something that fell through the cracks and if we were able to work with them with discretion. We had a certain amount of discretion within the law when we did Machi's and that is what got me on to the overlay. How do you make something work in an old building and it is limited because it cannot be expanded. Is it better to leave it empty because it won't work or you figure out a way that makes sense that accommodates the intent of the law i.e. the health and safety aspects, life safety issues which was the case with Machi's? There are a number of businesses down there because of the time they were built there way not such thing as grease trap issues because those issues became more prominent as the community grew and there was more discharge into the same sewer pipe. We could allow a lot more opportunities downtown with flex than we do currently.

Mr. Wilkinson asked if an area had already been identified that is appropriate in the Plan?

Mr. Errecart said the Central Business District has been.

There was discussion regarding the appropriate area for a Special Area Overlay.

Mr. Elquist indicated the funds available could be used to piggyback on the update to the Master Plan to meet some of the needs of RDA. I like that we are saying it doesn't require funding just to remove obstacles to development. If this was your business and you made money off of development you would focus on attracting development and we can do that without money. One way to attract it is to make the common area nice and add a few elements and include the infrastructure. Another way to attract it that doesn't cost money is to remove the barriers. I think that is a good thing to discuss and not only opening up the zoning but also can we waive building plan fees for redevelopment developments. Can we add an extra incentive?

Mayor Franzoia said everything we talked about answers could be brought forth by someone that has been doing this that has already invented the wheel and there is no reason for us to reinvent the wheel if we could avoid it. Maybe it has already been proven that this is the best way that we

experienced to go and yes Mr. Elquist may be right and he may be wrong. They could say that. There are areas where everything is utilized. They have figured out a way to make it work. If we make it flexible for the users then it becomes more desirable because it is easier to rehabilitate than it would be to build new on the east or west of town.

Mr. Errecart said I think promoting that Special Overlay for the Central Business District might be a good tool to get some information out to the public too. We could count it as an early first step in redevelopment to ease some of these restrictions and encourage growth. That might have some good “pr” power.

Mayor Franzoia said if I was going to start a new business would I want to build brand new? No way simply if it is vacant land and not improved I have to put curb, gutter and sidewalk in. I have to do whatever the State of Nevada wants me to do if I am on the highway. Now you have new water and sewer connection fees you have to pay for. You have the higher cost of new construction. You have to have onsite parking which is another cost. If you come downtown and it is right you already have the infrastructure in place. It is a lot easier for me to go in and invest and remodel or rehabilitate a building and make it work. I would be money ahead and then I also have a great location because I have a fixed up building that is now attractive and people notice. If we make it work we could actually do quite well. What that does is increase the tax value downtown and definitely enhances the value of what goes back in to RDA. It goes back to the premise of expanding our borders then we have more responsibility with new streets. If we reuse the streets we already have then we will not have to maintain additional streets and now we have additional revenues within that same area to fund it. That is the long term vision that I see. Instead of growing out we could grown back in and keep our borders and our requirements for maintenance of the streets the same and yet our revenues increase because of that rehabilitation, renovation and redevelopment.

Mrs. Blohm said everything you read about urban sprawl is all about getting back to the core.

Mayor Franzoia said and now we are facing higher gas costs and energy bills that could be passed that could have somewhat of a detriment downtown is going to look more viable because it is going to be more efficient for somebody in this day of uncertainty with what may get passed in Washington that has a detrimental affect on business expansion or on new construction now brings it back to the core.

Mr. Wilkinson said we are talking about restrictions and I think we are discussing zoning code. How do you just ignore the code that is in place? ADA access for example? Mr. Andreozzi did some research and what Henderson did in order to bring some of these buildings up to code and remove restrictions rather than get rid of code is they took RDA funding and did the private/public partnerships to bring buildings up to code. It would be tough to get around fire, health and safety.

Mayor Franzoia said some of those have some flex and others are pretty firm like the ADA access. That is a good approach and makes sense because I think that is a nominal cost back to local government on a partnership basis but encourages the opportunity for private investment.

Mr. Wilkinson said you could have an area defined where you could do that.

Mr. Andreozzi said what they told me that they did do as far as relaxing code was in the zoning area in terms of landscaping requirements, parking requirements and actual zoning or uses within that zone.

Mr. Wilkinson said Elko has already taken that step with the corridor for common parking to accommodate all of the business. Elko has already taken some of those steps to make it more attractive to come down town.

Mayor Franzoia asked if the overlay would be something that we would look at as a group or would Planning look at it and bring it back to us. That I don't know. We could look at it and then pass it on to the Planning Commission to see what they think.

Mr. Wynes said I think one of the processes is take the kernel of information you are looking at and develop it up, bring it back to you, take it to the Planning Commission and then take it to City Council. That way we are all involved in the process more than once in some cases.

Mr. Andreozzi said in reviewing this document, it gives us tremendous ability in a lot of different areas. In those specific terms you are talking about, I haven't seen that specific thing. What the Plan says is explore ways to remove those types of impediments. That leads me to believe since the zoning is really overseen by the Planning Commission and ultimately the City Council, then that would need to be modified through that format.

Mr. Wynes said the only logical way is to go that way.

Mr. Wilkinson said rather than just saying here is a boundary, what do you want to have happen in that boundary? Do you want to commit to the public/private partnerships? How much do you think that might cost? What is your intent within that boundary other than just coming up with the district?

Mayor Franzoia said we would like to have something telling us that is what they have done every place else and confirms that. We don't want to sit here and guess but how long would it take us to get there?

Mr. Wilkinson said then you would be paying your first year revenue on a consultant.

Mayor Franzoia said I always assumed that we would. How are we going to wrap this together?

Mr. Johnson said I think we need to identify and what we think is our revenue source and make a decision because that is going to be a driver in what we do for every decision that comes.

****Mr. Johnson moved to direct Staff and we also direct all of us as individuals to look at the Plan but mostly with Staff to do a couple of different scenarios. One is that with the area best case scenario with assessed valuation would have to do this to get that. Let's learn more about what the original Plan is showing on \$3.5 million. If we are talking about \$1.5 million over the next 20 years it is not a lot of money but we have to decide based on what we have because we need to make a decision on hiring a consultant.**

Mayor Franzoia said do you want to go in there as part of your variations it includes projections would be this much a year and maybe we take so much out for a consultant and then have this baseline that would go in there.

Mr. Johnson said that is fine that would be easy math, it would still work the same.

****Mayor Franzoia seconded the motion.**

Mr. Johnson said for me to make a decision on whether or not to hire a consultant will be based on what we think our long term dollars would be what the realistic number is. I am open to the public/private partnership that was brought up. I am open to learn more about what that can do and I want to find that balance of what we can do with RDA and not expose the General Fund. I am willing to keep that balance but I think for us to make decisions and I think the consultant could get a big percentage of it and I will respect the majority of the board and work with it but for me to start funding a consultant I would have to know what our projected dollars would be coming into it.

Mayor Franzoia said that is appropriate because you need to have something that if we did a consultant that is a tool that they need to put this whole thing together as to what tasks are the first in line. As Mr. Errecart said some are going to be construction, some are going to be non-construction. Construction is non-existent without having a revenue source or finances that are viable and conservative that gives us some choices.

Mr. Rice said I was going to suggest directing Staff to develop a budget or to prepare a draft budget for a consultant so we could look at what that would cost but also Mr. Errecart talked about having a list of deliverables is going to help develop a draft budget. The other thing that I thought would be helpful to me is a realistic projection of \$50 million over the course of redevelopment and in the plan we have a formula that shows how that extrapolates in 10 or 15 years.

Mr. Andreozzi said in this analysis the consultant used history. He used the growth that the area saw during a specific time frame and then he extrapolated that out using a conservative growth factor and that is how at the end of 15 years he came up with the \$11.3 million. The performance of that could be up or down based on how well the RDA functions.

Mr. Errecart said the consultant personally stated that he had never seen an instance where it didn't go far beyond the projections.

Mr. Elquist said generally I am not a conservative guy but a lot of the growth rates we have seen historically in some of these other towns such as Las Vegas and Reno I am not sure were real growth rates. They were based on economy that really wasn't real and now they are adjusting to it and adjusting down hard. I think our airport has that same history. We did projections based on Casino Express having two flights and we saw that come down and now we have a debt load that we are servicing through the General Fund. As a Council member with the City's tax dollars I will probably lean towards the conservative model because I think it is realistic. I grew up in Battle Mountain and Elko and the growth comes and goes and sure you can create a vision where the thing builds upon itself and we have a skyscraper in Elko but realistically, Lovelock built an industrial park in sagebrush with a sign and it is still sagebrush and a sign 10 years later. The downtown will probably grow at the rate that it has always developed.

Mr. Rice said as a community, county and a region we have vested so much in economic development and sustainability going beyond the boom and bust that creates the scenario you describe. I have more confidence in that work of organizations like ECEDA. I think about us as a sustainable community as opposed to a boom and bust one which is not such a conservative position but that when we as a Council make this commitment and I campaigned talking about this sort of thing and got the confidence of the community. The community has said by putting me in office that they support this idea which means that they are going to have to deliver on the other side too. It is going to cost some money. That is why I would tend to go to not be so conservative. To start looking at this consultant that is someone that is going to create the vision. It was articulated that redevelopment is 30 years down the line and I think we need to invest. Is the motion going to allow for a consultant?

Mr. Johnson said not necessarily. It is so we get more of a basis of what the revenue source is so we can make a decision on what we do we want to fund with that revenue source is the intent of the motion.

Mayor Franzoia said Staff will bring back a projection based on the conservative side and the more aggressive side. If we put so much aside for consulting on an annual basis which may take the whole lump sum one year. It is a matter of how much you are going to allocate over a period of time and you could put most of it towards consulting for one or two years just knowing what you can and can't do. What is the minimum and maximum basically?

Planning Commissioner Perry said on the Planning Commission I have come to understand this a little bit better but not as close to as those of you that have spent a lot of time on it. At the beginning when I heard downtown redevelopment I viewed it as a project that had a schedule and a plan and so forth. Clearly in time you realize it is not a project, it is a process because the term project means you know what it looks like at the end. I was listening to Mr. Elquist a lot because we think alike and have been through construction projects where we have big schedules and time spans and so forth. The timelines here can't be timelines they are really dollar lines to achieve some of these things. It seems like since it is a process it is going to result in a number of different projects like we have discussed tonight. It seems like it has to have some series of 3-5 year plans where you can see what the revenues are to address your issues if we don't get out there and low and behold the price of gold goes to \$500 an ounce because that is what drives the economy of this town. To balance that risk with achieving some projects that will bring people downtown and will add to the tax base of downtown which gets it moving much faster. I don't know what other cities have done but I have talked a couple of people in Reno and it almost seems like it has been a series of short term plans to accomplish short term goals and then review it and update it according to what the conditions with respect to what the revenues are at each point. I think your idea of a consultant is necessary to bring somebody in to help with that but I would propose that you don't ask them to give you a 30 year scope or it will get lost because nobody knows what it is going to look like in 30 years. Maybe we all do but each thought is different of what it is going to look like I suspect but maybe scope that person with a three year plan to help us kick start this. It is almost like you are at the engineering stage of something and everybody is arguing over what you are going to build. Going out too far I think is too dangerous even though it might solve some of the infrastructure problems and so forth. We are probably going to want to see some quick hits as they call them in mining that are physical somewhere along the line and then you can celebrate them which attracts more people downtown.

Mayor Franzoia said that was discussed in the beginning; something they can see. A consultant possibly could tell us those things that work.

Mr. Wilkinson said that could be put into 5 year increments.

Mrs. Blohm said we did that in the Plan.

Mayor Franzoia said in Las Vegas and Reno they have multiple projects, multiple timelines, actually they even have multiple redevelopment lives.

Mr. Elquist said when redevelopment was first conceptualized in Reno it didn't include an AAA ballpark or a kayak path. These things have come along as time went by. I have always been a believer that government and restrictions are 5% and the free market is 95%. We can dream up things and come up with things but really the price of gold, an entrepreneur moves to town with some money, all of that is free market.

Planning Commissioner Perry added and the success of economic development.

Mrs. Blohm said but you need to provide the opportunities to explore that.

Mr. Elquist said but providing the best possible scenario for the 95% is huge.

****The motion passed unanimously.**

There was discussion of the items to be on the next agenda and the status of the Statement of Qualifications for the update to the Master Plan and its intended scope.

Planning Commissioner Perry said the two things are parallel. The update to the Master Plan I don't know should be in line with downtown redevelopment. I think they need to be happening in parallel and then as downtown redevelopment comes along it bolts in because the whole drive of the Master Plan is to look at and drive those infrastructure needs over time. There are new components to it that we have to look at and maybe we look a little bit further out in land use and so forth but I don't think the two should be necessarily dependent on the other.

Mr. Andreozzi said we do want to keep them separate because the Master Plan could affect how the Redevelopment Plan operates so we want to make sure there is some separateness between the two but recognizing that the Plans are there and making sure that the Master Plan envisions this. Our Master Plan is a list of action strategies and policies, which is really what it is. It might identify and further refine some things to do in regards to the Redevelopment Plan.

Planning Commissioner Perry said if there is a conclusion to go to an overlay district and it goes away from classic Euclidean zoning like we have not and goes to some other method of zoning then that change would bolt in to the Land Use Component map as a change to what it looks like now.

Mr. Wilkinson said you are referencing the Redevelopment Plan. If you were to update the Master Plan right now it would recognize the district that is in the Plan because there is nothing else to recognize but as you change that you create a Special Overlay District and things like that because

you have referenced the Plan in the Master Plan you would be updating it based on its incorporated by reference.

Mrs. Blohm asked regarding west hot hole/Bullion area which could be a very productive part not only of our RDA but of our community as it relates to a historical center. If you are telling me these plans are going parallel, how can the consultant really vision what we see the potential of that area as?

Mr. Errecart gave an example if you are working on the circulation of the whole City, the roadway component of the Master Plan, whoever is analyzing that and making some decisions about the Master Plan has to know that for example the Central Business District is going to be a more pedestrian oriented environment. They are probably going to have to know what it means to have 5th Street driving right through the middle of it with high speed traffic and whether that is appropriate. They have to be aware of why that is. Whoever is working on the Master Plan does have to understand what this plan for redevelopment is all about. It is critical.

Mr. Wilkinson said it is currently adopted. He can't work with something that has not been adopted.

Mr. Andreozzi said in the SOQ it indicates the consultant should look at other historic documents including this Plan, talking with Staff and other people that would further the Master Plan itself.

Mr. Elquist said whoever the consultant is maybe can become our consultant and we can put some of these dollars towards the big project and have them look at this always looking at the big picture and then he understands totally what is going on.

Planning Commissioner Perry said I am not so sure that is the same skill set. If you are looking for someone for RDA that is a specific skill set that would almost have to exist in Nevada because the laws are different in other places. The transportation component of the Master Plan is one of the areas that is going to be updated. They took the traffic counts on the highways and came down to plotting all of those roads of what they were and where the pinged points were going to be and I would envision that would have to happen again. It would have to address Idaho Street and Silver Street from an infrastructure standpoint as well as getting in and out of the City.

Mayor Franzoia said the future Errecart Boulevard is in the County but it is on all of our maps and we have schematics and generalities of sewer and water lines. We have connections going out Mountain City Highway. Projected roadways so we have an idea where things need to go based on master planning so as it develops we make sure we get that roadway as part of a trade off with the developer which is what we are doing on one of them right now. If we didn't have that we would be operating somewhat blind.

Mr. Andreozzi asked about the Special Area Overlay being an item on the next agenda for the boards to debate and make a decision on it so we could start that process using that as a perimeter line.

Mayor Franzoia said let's try it from the standpoint that it may be a function that we look at and say send it to Planning Commission and let them go through the nuts and bolts and then bring it back to us for additional tweaking or we could send it that way with limited discussion.

Mr. Andreozzi said I think it would be good to have a recommendation from the RDA saying we would like to have this evaluated for a possible Special Overlay.

Mayor Franzoia said the Planning Commission comes from a different set of experiences and ideals that they may like it and then it still comes back to us and we can add or subtract or modify it further because that is good to do. Those are extra thoughts in the process that would help with a viable productive conclusion. At least bring it to us to see what we want to forward on it.

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

Mayor Michael J. Franzoia, Chairman