

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY ADVISORY COUNCIL**  
**REGULAR MEETING MINUTES**  
**5:30 P.M., P.S.T., THURSDAY, JANUARY 21, 2010**  
**ELKO CITY HALL, 1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Chairman Tony Buettner.

**Roll Call.**

Present: Tony Buettner, Duane Jones, Lina Blohm,  
Steve Bowers, Elko County School District (Not voting),  
Sonja Sibert, GBC (Not voting).

Absent/Excused: Lori Lynch, Morris Gallagher, ECEDA Representative,  
Elko County Representative, Cathy Horn, ECVA.

City Staff Present: Ed Wynes, City Planner  
Curtis Calder, City Manager  
Scott Wilkinson, Development Manager  
Delmo Andreozzi, Assistant City Manager  
Kelly Watson, Planning Technician

**APPROVAL OF MINUTES:** October 15, 2009-Special Meeting

**Due to Mrs. Blohm abstaining there was not a quorum to take action on the minutes of October 15, 2009.**

December 17, 2009-Regular Meeting

**Motion:** Approve, **Action:** Approve, **Moved by** Lina Blohm, **Seconded by** Duane Jones.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3).

**Yes:** Tony Buettner, Duane Jones, Lina Blohm.

**Absent:** Lori Lynch, Morris Gallagher.

**I. PUBLIC COMMENT PERIOD**

This agenda item is to provide time for the general public to address 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.

Chairman Buettner said there are three items that I would like for us to consider as future agenda items. The discussion of the process by which a determination of the allocation of RDA funds are assigned towards projects that are being developed by the City and how that determination is made whether RDA funds are allocated on that project. A timeline between the design of the RDA versus the design for the Idaho Street improvements to see if we have any opportunity for the RDA design development to affect that project. We have the three of us here as the board and have been

just the three of us for the last three or four meetings and how do we address the absence of the other two members. Is there anything we can do to get us back to a five member panel?

Mrs. Blohm asked did we approve the bylaws regarding our attendance and if the absences were excused or unexcused and how many meetings can be missed?

City Staff indicated they had approved the bylaws.

Chairman Buettner said I need to review those and find out whether or not we are in a position to fill the seats or not.

## **II. UNFINISHED BUSINESS**

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

1. Review, consideration and possible action to establish an economic niche and identity for downtown to include a mission statement identified as item 10A of the Task and Time Matrix created for the purpose of advancing the adopted Redevelopment Plan and providing recommendations to the Redevelopment Agency. **ACTION ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

Chairman Buettner said this agenda item is the guideline for the new business we move forward on every week. We have a new business item which is to discuss the homework we had at the last meeting so if there isn't anything else on this agenda item I would like to move to go forward to new business and discuss our ideas. We should go into full discussion on the homework and see if we can come up with some sort of a recommendation for the next RDA council meeting.

Mr. Jones said I did work on a mission statement but I didn't complete it and I have some things down but I did not have enough time to finish it for this meeting. I am ready to move forward to the next item.

Mrs. Blohm said I as well have some brief ideas. I agree with you that we need to reverse the order of events because I think this will lead us to a mission statement the more we work on our homework assignment.

**Motion:** Table Item A. 1. of Unfinished Business,

**Action:** Table, **Moved by** Duane Jones, **Seconded by** Lina Blohm.

**Vote:** Motion carried by unanimous roll call vote (summary: Yes = 3).

**Yes:** Tony Buettner, Duane Jones, Lina Blohm.

**Absent:** Lori Lynch, Morris Gallagher.

## **III. NEW BUSINESS**

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

1. Review member's photographic presentations of existing building architectural details in Elko and possible action to determine features to be incorporated or avoided during development of design criteria for the Redevelopment Area. **ACTION**

**ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

Chairman Buettner said I put together a presentation so we could start discussing and give you an idea as an individual member some of the things I think we may want to be thinking about. Once we get through all of the ideas we are delivering then let's get into a discussion on if we want to narrow it down and provide some detailed recommendations to the RDA. Keep in mind just because we come up with a certain two or three item detail right now that doesn't mean we can't expand on that at future meetings. I have labeled my presentation the Redevelopment Corridor Identity Identification. My idea is we are trying to identify architectural features throughout the City that we think we would like to mirror in future development and give some guidance to the design team that is going to be selected to incorporate into their future design. He gave an overview of his presentation. He pointed out the extreme differences of adjoining buildings in the downtown area and the conflict they can present. In my opinion the challenge here is whether we accept those diversities that are found throughout the City and try and find a way to integrate those in future plans or whether we establish criteria that is going to dictate a certain style for every corridor and try and initiate those into the design. Those are probably the two ways we can go.

Mrs. Blohm said what startled me after looking at the photographs I took was not so much the material used but the color. Typically the bright color was used on metal buildings. I think we associate metal with a negative connotation. I have thought a lot about restricting metal building and I am not sure. I think we need to look at this in more depth and perhaps get a little bit more architectural feel for the ways metal buildings can be built and redesigned to create a more aesthetic look.

Chairman Buettner said keep that in mind because I found the same thing. Once we have reviewed the information we can have a discussion. He continued his presentation and noted the apparent conflicts and said we can embrace that and try to make it work for us or continually try and fight against it. I am thinking the two options we have is do we want to identify and create a vision and dictate those terms to all aspects of the City when we have such an established diverse sectionality of the town from the Basque corridor to the Railroad Street corridor to downtown, or do we want to accept what they are and improve them and accept them as being individual diverse corridors that add flavor to the City. Identify different corridors in the area and what the design criteria should be. I would like to have a discussion on whether or not we want to identify independent corridors throughout the City of Elko and embracing what they have become over the years instead of trying to change them into something else that we think it ought to be. I have heard Mrs. Blohm talk about enjoying the diversity of the architecture. I am a detail oriented person and when I walk through a town I like to look at how buildings are constructed. I find architectural features interesting and I think if we start looking at these individual details throughout these corridors and identify them they will maintain the flavor of a corridor if that is the way we choose to go. I would like to suggest that one of our recommendations to the RDA should be when the development of further details for the Redevelopment corridor whether it is an individual corridor or to look at the whole City, is they pay attention to these incredibly nice details we already have and incorporate those as standards for new buildings and be mirrored in our hardscape in the middle parking lot area.

Mr. Jones said I have a presentation and would like to talk through it. He gave an overview of his presentation which included a street scene from the 1950's or 1960's. I am showing old Elko back through the years and went to old buildings that I felt are keystone architecture. A scene from Manteau Springs, Colorado, was included and Mr. Jones said this is very similar to Elko but they

have a little pocket park, a feature that is a clock tower, a bench for people to sit at, a monument and maybe a drinking fountain. I don't go along with the colors here so much but it is an old town look. Even with the color it is an inviting place.

Chairman Buettner said to capitalize on this photograph I think there is a general understanding that we know our design team is going to be directed to provide venues for congregation. I think when we are looking at the greenscape, and in the development of those features that we don't have yet, the recommendations on how we integrate the defining architectural features throughout the City in those developments we haven't even seen yet. Those are going to happen and that is the first step because the changes of storefronts and partnerships are going to take a longer process than the development of the details for the hardscape that is going to happen sooner.

Mrs. Blohm said I would like to comment on this particular slide because it strikes me the same way in comparing it with Railroad Street between 4<sup>th</sup> Street and 5<sup>th</sup> Street in the way of the colors and the older façade, how they have created a warm ambience primarily through streetscape and a little bit more décor or emphasis on the exterior that wouldn't require a huge cost.

Chairman Buettner said not a huge cost just a consideration of style is all it is that is the beauty of it. We don't have a lot of money right now so now we should be considering these simple things we can do that are going to evolve so when we do have more money and we can actually start these partnerships in changing corridors we are not going back and having to fix these green ways.

Mr. Jones said I would like to look for opportunities for pocket parks in our Plan and recommend them be included in our mission. I think these types of awnings are older looking and I think we should drift that direction if we can.

Chairman Buettner said do you like the older awnings?

Mr. Jones said that older look. Shades you can roll up. He continued his presentation with features of arched windows and details such as cornices and brick exteriors on existing buildings. Mr. Jones indicated a cornerstone for our corridor is the Post Office. It has a lot of details and really is a cornerstone building for our downtown area that is Old Town Elko. He further identified buildings that are nationally known for the Elko community and the old western look. He indicated these buildings have a lot of potential and have retained many of the interior features from the past.

Chairman Buettner said the gooseneck lamp on Machi's is seen in a couple areas downtown.

Mr. Jones said there are a number of buildings that have that same gooseneck light. Here is the other corner of Nevada State Bank. There are some nice details if you look and kind of that old style building. I don't see arches on this building and it isn't red brick but it is an attractive old town building. Extended curb returns help to add to the space and the whole opening where people can come to the corner and go different ways. This is a very calming feature on this corner. The Henderson Bank Building has a lot of detailed features. The dance studio probably had a façade on it that has been peeled back and there is beautiful brick work underneath. There are hidden treasures in the Railroad Street area in the existing buildings.

Chairman Buettner said you are bringing up the hidden treasure aspect of the existing buildings that we have in town. Are you trying to identify low cost nuances to changing façades whether it's

corridor specific or not that perhaps the RDA can partnership into with the owners of those buildings to make these changes so they become more cohesive?

Mr. Jones said if we are going to recommend some design and people are asking for advice we have some recommendation. He gave an example of replacing his awning and when doing so taking into consideration other design features throughout downtown.

Chairman Buettner said let's say someone were to come in and purchase that building for a different use. They wanted to modify the façade of that building to match their business. What we're looking for is tools that the City has to dictate parameters for the modification of the front of that building that relate to an individual corridor or to the entire RDA corridor. We're trying to find those specific detailed guidelines so if someone comes in and wants to do something that doesn't match the City can say no, in this area these are the guidelines for design of the front of that building.

Mr. Wilkinson said my observation from this presentation is that Elko has some big anchor type buildings that are probably not going to change. Maybe we should take those anchor type buildings and build out from that by carrying those forward through other structures that are more easily modified and less money. If you go with a theme radically different from them then they will stick out. The question is do you utilize them and perpetuate that architecture through the rest of the community.

Mr. Jones said if we have the choice, do we let them build whatever they want or can we try to partner and influence their decisions to keep with an Old Town Elko theme. It's not resentment toward any of the more modern buildings which is part of the character of Elko. But, I think we need to look at do we want to maintain the Old Town like the lighting posts that we've already invested in. If we can influence it which way are we going to go? Are we going to let modern architecture go in like the County building that just went up?

Chairman Buettner said I'm making a list of potential recommendations here. Just a quick recap: there's recognition of cornerstone buildings that could drive the design development of corridors or blocks so identify those cornerstones, identify potential corridor themes, identify hidden gems that have potential for partnerships that are existing businesses that we can approach with the money we have now for improvements to fit into the corridor; identifying specific architectural features to mirror in the future development of parks, hardscape, etc.

Mr. Jones said this is Railroad Street from the '40s and it hasn't changed much. The awnings are different.

Chairman Buettner said look how wide the street was.

Mr. Jones said the railroad was here and the cars are parked up against the railroad tracks.

Mrs. Blohm noted there was angled parking.

Mr. Jones showed a few more buildings pointing out arched windows, red bricked buildings and cornices. Here is the Western Folklife Center which is a huge anchor for downtown. It incorporates an arch but it is probably never going to change. They just keep improving it. All these pictures we are looking at as far as I am concerned are pretty stark. I would like to see a lot more vegetation.

Mrs. Blohm said that's what really impressed me was this sterile look downtown. It happened to be a very cold, bleak day but you can imagine what all of those visitors coming to Elko for Cowboy Poetry sees.

Mr. Jones continued his presentation pointing out Mr. Errecart's building with the awnings to make the windows look rounded, the retractable awnings for shade in the summer and the inset doors. The Clifton Bar was a real center stone of Elko. It has been there a long time. He asked I wonder what may be behind the metal fronted buildings. He pointed out one of the buildings that is currently being refinished on the outside and how they have incorporated arches to the square windows so they look rounded. It is stucco and it fits in a lot better than the other buildings.

Chairman Buettner asked would you say these kinds of areas here and on Railroad Street are great areas to find hidden treasures with partnership availabilities to create ambiance.

Mr. Jones said sure they each have their own identity. He showed another side by side with the currently refaced building and Mr. Errecart's building for a more detailed look.

Chairman Buettner said that is a perfect example of what I mean by similar but different. They don't compete against each other. If you look you can see the details on the two buildings that tie them together even though they're not identical.

Mrs. Blohm said the owners tried very hard to bring that building back to its original character but sometimes the layers over the years that have been placed over the original brick or whatever make it impossible to retain any of that.

Mr. Jones said with the stucco they have overcome a lot of that.

Chairman Buettner said to me opening up a business downtown is a privilege. My perspective is when you find somebody that recognizes that, an effort is made to take into consideration their impact on downtown and all the businesses downtown. As opposed to somebody that just comes in and uses the cheapest materials they can without regard to anybody that's around them. I think that's why we're trying to establish these guidelines. The more we do that the more business owner's are going to want to come downtown because there is exposure and a plan.

Mr. Jones showed some other areas of downtown with details, one with a metal front building and blocked off windows that could be more inviting and pointed out how Anacabe's current improvements have added to the area but at night when they put their gate down it looks uninviting. I'm sure they've had problems being right next to the bar, but in the future would we allow people to gate their stores at night?

Chairman Buettner said also would we authorize a license to operate a strip bar downtown within two store fronts of our main eating and family corridor?

Mrs. Blohm said I think this is where RDA can be more effective in enforcing.

Mr. Jones said there is old time script style writing in the windows. They've definitely tried to capture the original old time essence of Anacabe's.

Chairman Buettner asked how long the Horseshoe has been there.

Mr. Jones said I know the history but it kind of snuck in.

Mr. Andreozzi said since then there have been some ordinances passed specific to sexually oriented businesses because they were trying to regulate where they could be located. I think this predates those ordinances.

Mr. Jones said there was a law that you couldn't have a bar within 50' of Idaho Street so their bar is 50' back inside there but the intent of the ordinance was we didn't want a bar front but they got away with it. Here is the courthouse which is another real cornerstone for our community. It has unique architecture and the next one is a picture of the courthouse years ago.

Ms. Blohm said look at the trees.

Mr. Jones said what a difference. If you go back and forth between those I thought that was a great example of what some trees and shrubbery can do.

Chairman Buettner said it's probably impossible but how beautiful it would be to have that corner across from the Blohm building as an open fountain pocket park for the four corners of our downtown. We'd have a great community gathering place. Is there any possibility for long term future that the City could gain that corner?

Mr. Andreozzi said there's always a possibility. Whenever there's a willing buyer you can always find a willing seller if the price is right but it's just a matter of priorities. You guys are touching on many things that are within the context of the plan. It recognizes the value of actually having some areas of open space where people can congregate and use landscaping or whatever medium one chooses. Identifying projects as long as they were willing to sell would be one way of doing that. We specifically said in this particular Plan we wouldn't use condemnation so obviously that is one way that some municipalities could go about doing that. Those businesses have some challenges regarding access and parking.

Mrs. Blohm said I know the County on several occasions have pursued the purchase of that property and that is a long range goal from what I understand. You have to understand also the parking the County has available even for their employees now is too small.

Chairman Buettner asked if they would turn the corner into a parking lot.

Mrs. Blohm said I am not saying what they will or won't do with it but parking is a huge issue now that they have condensed all of their satellite offices and brought them downtown. Don't forget in our Downtown Development Plan the plaza that you are referring to was supposed to be one street over on 6<sup>th</sup> Street between the bank and the courthouse. There are some design for a plaza and no through traffic and no parking; strictly an inviting and nicely designed plaza.

Chairman Buettner said we need to keep a look on that in the future. That would be a great spot.

Mr. Jones said my personal view is that they keep crowding the courthouse. This courthouse from my point of view needs green space around it. It is too bad they keep trying to put everything up against it.

Chairman Buettner said if you put a courtyard on that corner people are going to hang around downtown. This is just talk. When you are talking about purchasing a piece of land like that is there any opportunities to offer trade off for a better piece of property with better parking and location and supplement so there isn't so much cash out of pocket?

Mr. Andreozzi said there are some things you could do. I would never rule out a possible trade but there are some specific laws that govern municipalities about how they acquire property and how we sell property. It is not as flexible of an environment as it once was. However, the Redevelopment Agency plays by a few different rules. They have the power to purchase and sell land.

Mr. Jones said this is the old Elks Lodge building. I don't know who owns it or what is going on with it. When it was in its glory it was a pretty special place. It is now deteriorated inside.

Chairman Buettner asked if it is an opportunity to develop condominiums.

Mr. Jones said I think it is. This is the original building. I don't know the problem is access. It has one stairway up to the top. I have been in this building and here it sits. The next picture is an old postcard of this building.

Chairman Buettner said these are the kinds of gems that you may entice a developer to come in and work with the RDA to develop and turn it into something and make it worth financially as a business benefit to the owner.

Mr. Jones pointed out the entrance and indicated there is one stairway and is unusable and unsafe. This should be on our radar. He finished his presentation with an overview of the County administration building and the green space around it and finally pointed out the brick and the top of the building on the opposite corner of the administration building.

Mrs. Blohm said I took some photographs. I picked out the various features and appreciate the cultural and architectural diversity we have in the community. I couldn't focus on that. What made the biggest impact was the very sterile feel you had when you drove or walked these blocks. There wasn't a friendly ambience that a neighborhood park could create or niches of activity or a piece of artwork. We are not telling a story we are confused. I see confusion. I appreciate and embrace diversity in architecture. I will never say yes to restricting design features to new construction that come within a block of a mixture of non architectural or non sympathetic architectural detail because I feel we can't restrict an investor in designing. We can stress some materials or use of color but I feel our continuity, theme, everything we are about can become vibrant through our streetscape. What these photographs told me is that there is a lack of care and maintenance in our community that overshadows everything else. Our entry features if you are coming in off of the Mountain City Highway are bleak and full of weeds and deteriorating buildings. I compare the Blach industrial building, which they have enhanced, with the Porter building that is very dilapidated. The biggest thing to me is the lack of maintenance, the lack of cleanliness and just lack of pride in our properties in the downtown area.

Chairman Buettner said we need to look at the individual aspects of the areas. I failed to consider the Blach building and the railroad area. I think we could consider that building as the cornerstone to the development of that corridor.

Mrs. Blohm asked Mr. Errecart if he knew in the old town warehouse district in Boise how it was refurbished and renovated to create retail.

Mr. Errecart said I don't know much about what is was before.

Mrs. Blohm said I like the diversity of architecture. I think in any City you can see a blend of the old, the ancient, the antiquity and the cultural aspects and then you can see triumphs that pierce the clouds of a bleak time. You can see some unusual buildings. The vacant lot that sits on the corner of 5<sup>th</sup> Street and Commercial next to Donuts 'N Mor, how can we impose or what would we impose upon the builder who does plan in the very near future to place a building on that lot. Would we restrict him to the homogeneity of the rest of the block? You have to think as a building owner would you resent being told that you have to look like the rest of the buildings down the block. How would you go about doing that? I realize our mission today is to express some design concepts and guidelines that we would pass on to a professional. It is from that professional that I would be waiting to have a lot more dialogue regarding how we can approach. I can understand existing buildings and refurbishing when there is a partnership. What is difficult for me to deal with is new construction and we don't want to discourage investment and new construction downtown and how will that relate to the entire picture and are we really Old Town? I would like to think we are forward thinking. We are into the new millennium. We do have some buildings such as the museum that are in stark contrast to what you can find downtown but can be a very nice blend. I think we need to be more forward thinking in our approach. There are block concepts that I agree with. I think we can develop the personalities block by block.

Chairman Buettner said that is one of the things we want to look at. We are going to be looking at these different potential recommendations and that is one whether we want to be looking at potentially making a recommendation that the design team look at these certain corridors or blocks individually. One thing I wanted to comment on with the difficulties involved with new construction and whether or not we want to dictate design criteria to anybody that wants to establish a new business in town versus changing things that are already there. That is one of the things I brought up. I would like to get to the point where Elko is such a desirable place to do business because we have developed a city that somebody recognizes has good potential for a good return on an investment so when they come in the community they are not looking at coming in and taking advantage but rather to assimilate themselves into the privilege of being able to do business in Elko. It is a change of thought. I look at businesses downtown and we see buildings coming in and business is business. It is all about a return on their investment. The whole idea behind having a business is to make money. If we create a town in which people recognize it is a place where people want to come and gather and spend money, people can look at that and analyze that if they put a shop in downtown than if they put a shop on Last Chance Road. Last Chance Road they can build whatever they want but I would like to get to the point to where business within our City is considered a privilege and they ask how they can join in the community instead of dictating to us what they are going to do and us believing we have to accept it because they are willing to buy a block in the downtown.

Mr. Wilkinson said based on the information you have presented it looks like to a large extent when somebody does come in and do façade improvements they tend to fit without having to have that dictated to them by force of law. Whether it is a coincidence or business owners practice their profession and have the desire to fit in rather than stand out which also the Plan now says we don't want competing architecture. It is on a voluntary basis now. These people are hiring architects to come in and do their work for them but it seems like they are fitting in with what is around them.

Chairman Buettner said part of what I do for a living is I develop construction documents for my clients. Those construction documents have a lot of tools, terms of engagement, that are never used which is not the point of having them there. I may have out of ten projects seven where everybody is following the rules and we never have to exercise a disparaging clause in that contract. The reason that they are there is when the person comes in and isn't following the rules and we have the tools within the contract to enforce them. That is the attitude I would like to see from anybody that comes into Elko that this is a great thriving community with a future and great ideas for growth. We need to as a community have guidelines as a community for new businesses. We are not going to lower the City of Elko to your standards; we are going to raise you to our standards. That is the philosophy I am trying to instill in these design criteria. I know it is difficult for someone to come in and say they are going to buy a block of property and this is what I want to build and us turning a blind eye to whatever they want to build simply because we want to fill in a lot with a building because we don't want to look at a dirt parking lot anymore.

Mrs. Blohm said I think that is what we are exercising tonight is to have some impact on any change of ownership or developing more of a community feel for the downtown.

Chairman Buettner said I am going to summarize what we have talked about. I think I have a good idea of what our next meeting agenda should be and I think after our next meeting we should be able to develop a recommendation to the RDA. Summary for the three presentations and at our next meeting I would like to discuss potential recommendations as follows:

- Identify specific cornerstone buildings in the community that we would like the design team to look at in the development of future hardscape.
- Discuss the potential of identifying specific themed corridors within the blocks.
- Identify specific hidden gems that have potential for RDA partnerships to bring those buildings up to fit in.
- Identifying specific architectural features to mirror in hardscape, parks, and artwork.
- Consider entry features.

Mrs. Blohm said we focused on a small corridor downtown. Entry features aren't necessarily based on cornerstone buildings and that is probably one of the big issues.

Chairman Buettner said I know we were looking at bringing people in from the exits of I-80 and bringing them into downtown by arches. Would it be interesting to have sub entry ways into the different corridors of the City? What was the other point you would like me to add to this Mrs. Blohm?

Mrs. Blohm said to appreciate the diversity of architecture and enhance from that and not try and create a cookie cutter image for our downtown.

Mr. Buettner said that ties into identifying the corridor themes. I want to put something in there about the bleakness that you feel.

Mrs. Blohm said the importance and emphasis on streetscape and park environments to create a quality family atmosphere in the downtown area. With the corridor design as it is and lack of landscaping and deterioration and lack of maintenance there is no quality.

Chairman Buettner said this is what we are going to do for our next meeting. We are going to discuss specific recommendation based on discussions of these items. After our next meeting we should be able to put together a written recommendation that we want the RDA to pass along to

the design team for consideration of development of their design. Consideration of entry features. Identifying cornerstone buildings and we can give them a list of what we consider cornerstone buildings. Identify corridor themes. Identify hidden gems and potential partnerships on existing buildings. Identify specific architectural features to mirror in our parks and our arts features. Emphasis on parks and the greenscape or ambience of these corridors.

Mr. Wilkinson said you might want to use the term streetscapes because you have landscaping, sidewalks and pavers which would all be included in streetscapes.

Chairman Buettner asked if streetscape includes hardscape and landscape?

Mr. Wilkinson said I believe it does.

Chairman Buettner moved at the next meeting we discuss the following items and come up with a recommendation for the RDA to deliver to the selected design team:

- Consider entry features
- Identify cornerstones
- Identify corridor themes
- Identify hidden gems for partnerships
- Identify specific architectural features to mirror in our streetscapes
- Emphasis on development of streetscapes

**Seconded by** Duane Jones.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3).

**Yes:** Tony Buettner, Duane Jones, Lina Blohm.

**Absent:** Lori Lynch, Morris Gallagher.

2. Report on building permits and/or projects within the Redevelopment Area.  
**REPORT ONLY. NO ACTION REQUIRED.**

Mr. Wynes said the only three building permits we reviewed this last period were the three listed. The community church is taking the old Independent building on 11<sup>th</sup> Street and renovating that for a church. The two others are signs that will be replacing or modifying existing signs that are currently in place.

Chairman Buettner asked how did we do with the partnership or collaboration with the new office buildings that are going up?

Mr. Wynes said we are still in process and Mr. Andreozzi may want to address that. We are still working on that process.

Mr. Andreozzi said essentially the RDA authorized us to investigate with the developer. They gave us a threshold and didn't want us to spend anything over \$10,000, to stay below the required bidding requirements. Our next step is to have some discussions with the developer and see if there are any opportunities to enhance any of the public improvements and work something out with them that would subsequently be brought back to the RDA for consideration and possible acceptance.

Chairman Buettner asked is it 100% RDA funds or is there City funds in there as well?

Mr. Andreozzi said only RDA funds.

Chairman Buettner said which we don't have a lot of to begin with.

Mr. Andreozzi said right, I think that is the other reason they picked that \$10,000, threshold.

Chairman Buettner asked do we have a good feeling that this is one of the developers that is being responsible in their design and trying to fit in and not compete. Is he taking our future plans into consideration?

Mr. Andreozzi said this particular developer owns the balance of this block and has put a lot of reinvestment back in to the area and cleaned up the balance of the block. We have not seen any architectural renderings on what the outside of the building will be but I think he is trying to put forth a professional looking building that is attractive. He understands the RDA and is open to discuss any ideas or concepts we have. He is open and approachable in that regard. I think he is conscientious about what type of a product he is putting forth as well.

Mr. Buettner said in an informal way can you have discussions with him about the things that we are considering now to make recommendations and these are things that we have identified as being potential conflicts that we would like to see addressed in a formal manner later on. Since obviously they are going to be far further along in their design than before we have any criteria for them.

Mr. Wilkinson said we could. I am not sure how far along he is but I think he may be close to finishing all of his architectural plans. Some of the things we looked at as a possible partnership would be some wider sidewalks for more pedestrian access; some areas where you could install benches. I think we had about 11 tree grates and trees; an ADA ramp similar to 5<sup>th</sup> Street. We also had some conduit being put underground for future relocation of overhead utilities and an intersection light on the corner. Our estimate for doing those additional improvements was \$60,000. You can get an idea of how much streetscape starts costing. That is just for 2 sides of a portion of a block. The other thing the developer wants to do, if he can afford it, is relocate the overhead utilities in the alleyway underground. That is one of the objectives of the current Plan is to get the utilities underground. One of the photos that you showed tonight with the building across the street from the courthouse and then the courthouse and the conflict between the architecture showed a pole that if it was removed would look better.

Chairman Buettner asked so they haven't shared their exterior elevations with you yet. You have no idea what the building is going to look like?

Mr. Wilkinson said we don't have those yet they are working on those now. They have a foundation permit at this time with a shell to come. If that isn't finished they are very close to that.

Chairman Buettner asked if the permit has been issued for the building itself. A review of the façade, even if we can't dictate terms to them, we can at least convey the things we are concerned with and want to change.

Mr. Wilkinson said he is open to those types of discussions but again it comes down to money. If he has completed his design and we had some significant concerns it may be costly in money and

time for him to go back and address those concerns. I believe he is going to have a tasteful product down there.

Mr. Andrezzi said we did an analysis on what type of tax increment this project would generate annually and it is about \$7,000. He has two buildings so that would be phase one and the other building presumably if it is the exact footprint would be an additional \$7,000, in tax increment. We talk about return on the investment so whenever you can develop property that is vacant you have a good spike in that revenue. That will help us with some of these decisions going forward because that is what needs to happen. We need to have some cash in the bank so we can do these kinds of things so that we can engage many of the things that you are talking about. If you have a resource then you can start identifying some of these key areas that you want to approach people and see if they would be interested in doing a partnership or as opportunities present themselves or improving other types of infrastructure, installing parks and buying land. All of those things are going to take money.

Chairman Buettner said you are confident we are not looking at a metal sided building out there.

Mr. Wilkinson said very confident.

3. Other reports, discussion items and topics.

**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.

#### **IV. ADJOURNMENT**

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

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**Tony Buettner, Chairman**

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**Lori Lynch, Secretary**