

CITY OF ELKO
JOINT REDEVELOPMENT AGENCY AND
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., THURSDAY, OCTOBER 8, 2009
FIRE STATION NO. 2, 725 RAILROAD STREET, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Mayor Michael J. Franzoia, Chairman for the RDA and Tony Buettner, Chairman for the RDAAC.

ROLL CALL

Redevelopment Agency Present: Mayor Michael J. Franzoia, Jay Elquist
Jim Conner, John Patrick Rice,
Chris Johnson (arrived at 5:40 p.m.)

Redevelopment Agency Absent: None

Redevelopment Agency
Advisory Council Present: Tony Buettner, Lina Blohm,
Lori Lynch, Steve Bowers (ECSD ex-officio member)

Redevelopment Agency
Advisory Council Absent: Duane Jones, Morris Gallagher,
Cathie Horn, (ECVA ex-officio member)
Sonja Sibert (GBC ex-officio member)
ELKO COUNTY ex-officio member,
ECEDA ex-officio member

City Staff Present: Delmo Andreozzi, Assistant City Manager
Ed Wynes, City Planner
Scott Wilkinson, Development Manager
Kelly Watson, Planning Technician
David Stanton, City of Elko Legal Counsel

APPROVAL OF MINUTES: September 10, 2009 – Joint RDA and RDAAC Meeting

****Mr. Conner moved to approve the September 10, 2009, joint meeting minutes as submitted for the Redevelopment Agency. Mr. Rice seconded the motion and the motion passed with Mayor Franzoia abstaining due to absence.**

Mrs. Blohm moved to approve the September 10, 2009, joint meeting minutes as submitted for the Redevelopment Agency Advisory Council. Mr. Buettner asked that a correction be made to his comments on page 7 of the minutes. Ms. Lynch abstained from action on this item for the Redevelopment Agency Advisory Council which reduced the membership and a quorum was not available to take action.

September 21, 2009 – Special RDAAC Meeting

Ms. Lynch abstained from action on this item for the Redevelopment Agency Advisory Council which reduced the membership and a quorum was not available to take action.

September 22, 2009 – Special RDA Meeting

****Mr. Conner moved to approve the September 22, 2009, special meeting minutes as submitted for the Redevelopment Agency. Mr. Rice 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. Presentation by Staff and Special Legal Counsel regarding any effects on City Code by restrictive development standards within the Redevelopment Area and sources of funding for the required improvements emphasizing owner participation and matters related thereto. **INFORMATION ITEM ONLY. NO ACTION REQUIRED**

City Staff would like to take this opportunity to present information regarding issues related to development standards and the implementation of the Redevelopment Plan.

Mr. Andreozzi said our special legal counsel, Dave Stanton is in attendance. As we have been going through Redevelopment and how special requirements may or may not interface with our City Code, we have had some conversations regarding that and thought it would be useful for you to hear some of the technicalities we will have to work through as we develop some of these things. He gave an overview of his questions to Mr. Stanton and his responses as outlined in the letter in the packet.

David Stanton, special legal counsel for the RDA, said Mr. Andreozzi and I spoke about a variety of issues that affect redevelopment and legally how do you go about doing this without running into trouble. One thing you don't want to do is wind up having someone bring a lawsuit. Whenever you are dealing with imposing design criteria or requiring improvements to property you always run into these types of issues. One of the things that is important to keep in mind is that the redevelopment process is not supposed to use force of law as the first course of action. That is the last resort action. NRS 279 and the Redevelopment Plan contemplate having a lot of participation agreements. He described the process of contacting property owners and offering funding as an incentive to improve their property by entering in a participation agreement which avoids the force of law problem. Litigation in these types of cases tend to be challenges based on

the equal protection clause that is in the Constitution. Basically what that says in terms of relevancy in this respect is you cannot discriminate against individual businesses without having a rational basis for doing so. The problem would be if you develop for example design criteria and you say we want downtown to have a look and you single out a business. That business is going to be the first one to have the look. If you are using force of law to accomplish that then you have a problem because you don't have a rational basis for treating that business differently than all of the others. The most effective way based on my reading of the Plan and NRS to accomplish this is first to figure out what you want to do, set priorities, start simple with things that have demonstrable results. Once that is figured out you should start going to property owners with money in hand asking them to enter into a participation agreement to make improvements. That is consistent with the purpose of NRS and it is going to avoid problems with business impact statements. To be able to do these things you have to have a plan worked out and know what you want. You have to have some priorities and you have to have some money. Once you have that you can go forward and start solving these problems one area at a time. Mr. Andreozzi was talking about establishing minimum criteria in the City Code; my reading of this in NRS 279 is the RDA does not have the power to make law. I think the way it is designed to work is the RDA goes to the City Council to have laws changed. I realize they are one and the same entity but there is a distinction. It is the City Council that makes the change in the law, that is changes the zoning code. Can the City Council do that? Of course, the City Council can adopt more stringent design criteria and other requirements that can be done through zoning. There are other communities that have themes and it is more problematic to turn it into law than to adopt a theme and go forward with the Plan and try to get people to participate. My suggestion to Mr. Andreozzi was step number one is how has this been done in other communities successfully.

Mr. Andreozzi said right now we have a number of projects that require a building permit or a project like the City of Elko has an infrastructure project to improve drainage and access control. We are trying to apply the context of the Plan in review of the projects. Since there aren't any specific guidelines, we are trying to evaluate on the basis that it doesn't compete with design prominence. We have not been in a position where we have had to deny anything. Without specific guidelines we have the most flexibility in the interpretation of what design prominence means.

Mr. Stanton said that is a big problem and the reason for that is because the Plan was written to be very general, intentionally so. If it is so general it gives literally unfettered discretion to the City to approve or disapprove some sort of proposal that will fail for equal protection reasons if it is challenged in court. There needs to be something more specific and something that is applied evenly across the board and everyone is subject to it without singling someone out. If you can reject a building permit application that is submitted based on purely subjective ground for whatever reason, that is problematic because it leaves discretion to a City Official to make an on the spot decision that someone can't predict ahead of time. It needs to be tightened up before we get into that situation where we are going to be rejecting things.

Mr. Andreozzi said we have over 20 building permits and the bulk of them are for maintenance purposes. We are seeing projects and we haven't been in a position to deny but the more time that goes by the more likelihood we may cross that bridge.

Mr. Stanton said it is one thing to deny something because of the uniform plumbing code because that is specific and you can be prepared with back up information but to say I don't like the façade is a completely different matter.

Mr. Buettner said we are always taking into consideration we don't want to stifle business growth in Elko but it seems to me that the City of Elko is going to continue to grow; businesses are going to continue to want to do business here. It sounds like there aren't any tools right now that the City has in existing agreements with businesses that allow them the ability to dictate façade or look. We are at a point where we need to start looking at this and we already have a block of established businesses that we are going to have to confront with this matter one way or another. We don't want that pool to continue to grow. While we are in the process of developing design criteria and also in the process of considering new businesses within the redevelopment district it seems to me providing the tool by virtue of laws that can be created by City Council that there is a caveat in those agreements that says the City does have the ability to consider the construction of that new business and it's "fit" into any future plans of development of the RDA district now. That would lessen the opportunity to exposure for these types of arguments for anyone new coming in.

Mr. Stanton said the problem is new construction and new façade are going to be put in during the normal course of events and then once the City develops some design criteria that it wants to implement across the board it is going to have to go back and deal with these other developments or grandfather them in which it can do too.

Mr. Buettner asked if that is a place you could help. If the City came and said you are right we need to find a way to provide us with a tool within City Code that allows us for anyone wanting to start a new business that caveat in that agreement that we can dictate store frontage, construction, awnings or whatever.

Mr. Stanton asked are you talking about going to a business and say sign this agreement that says we can change the City Code later on?

Mr. Buettner gave an example stating the City doesn't have the ability in the agreement with those new businesses that allows them to dictate outside of code requirements the aesthetics at this time.

Mr. Stanton said we won't anyway.

Mrs. Blohm said a special overlay district seems to be the vehicle for defining within a small geographical area more specifics for design criteria as it relates to building façade as opposed to streetscape continuity which could flow throughout the entire area. Isn't a special area overlay a worthwhile vehicle that we are entitled to use through this Redevelopment Plan and that is where we do it?

Mr. Stanton said yes and no. It is not something you do through the Redevelopment Plan. It is something that the City Council adopts as an amendment to City Code if you are going to make a requirement. What you can do through the Redevelopment Plan is adopt the criteria for such a district. Then based on these criteria you can start approaching property owners with money in hand and work with them to make it meet the criteria.

Ms. Lynch said that all has to be done through the zoning.

Mr. Stanton said not necessarily. It depends on how the City wants to deal with it. If the City wants to deal with it as something that they are going to enforce through force of law then yes. If you are going to impose restrictions and you provide a certain number of years to do it, then you

can change the zoning code to do that. He indicated it probably was not a wise thing to do because of the controversy surrounding it.

Mr. Buettner said the initial concern I see is we are in the process of developing these criteria and there is going to be continued business growth. He asked how do we try to prevent the new businesses coming in from adding to the burden we have already of bringing established businesses up to whatever we are developing.

Mr. Stanton said I don't think you can other than through voluntary participation.

Mr. Wilkinson said or changing the code.

Mayor Franzoia said if someone comes in downtown to open a business and doesn't change the exterior you can't stop them. If they want to change the exterior you can't stop them either but that could always happen a year or two after they have moved in.

Mr. Stanton said you could change the zoning code to indicate all businesses in this area have to meet these criteria and lay them out.

Mr. Buettner said I don't want to wait two years and have that argument if we can stop it now by adopting a code. The City has the ability to impose the design criteria that is being developed.

Mayor Franzoia said you have the redevelopment district which is a broad area and the downtown corridor which is your main focus for redevelopment because the district itself provides the revenue source to help redevelop the downtown area. An overlay instead of a specific zone per block would be a defacto type of a zone that has increased restrictions in some cases and less restrictions in other cases. Less restrictions, being that do you want to make obsolescent buildings still functional to the current standards and yet have maybe some flexibility to that. The stronger requirement could be that new construction requires this; old construction or remodels may fall into a different category. In lieu of that as Mr. Stanton states to get them to comply is we will help you and give you cash if you do it our way.

Mr. Buettner asked in the mean time while we are waiting for the criteria to be developed and continue to accept businesses into the City is there any tool that we can use in the approval process of that business that the City can adopt that states you can do that but we are in the process of developing standards.

Mr. Wilkinson said the tool is the public/private partnership because we don't have criteria that are formalized. We may have an idea but because you don't have anything formalized we couldn't pass any type of zoning that would require them to do something that we don't have yet. Right now we could offer suggestions that we could enter into a partnership and use RDA funds.

Mr. Buettner said that adds more urgency to the development of this Plan because the longer we wait for the Plan to go into effect and understand this look we want to do with the Redevelopment district the more exposure we are going to have trying to impose strict adherence to a plan.

Mr. Stanton said it is one of your first steps.

Mayor Franzoia asked in regards to the equal protection clause can you have an overlay specific to an area and rules and regulation specific to that overlay.

Mr. Stanton indicated that can be done.

Mr. Wilkinson said we already have the Central Business District in our zoning. That is one of the three smaller areas you have identified in your plan. If that is the area where you want your common theme you can modify that section of the zoning to be specific with the RDA requirements rather than creating a special overlay zone.

Mrs. Blohm said that is still quite a broad area. I think design expertise will really help us along.

Mr. Stanton said I think a lot of this work has been done by others who would share the information. We have to ask for it and then we can go from there. We can use the information from some of the other projects that have been done throughout the state and tailor it to what we want to do here.

Jacques Errecart said that happens a lot that there is a suggestion that we get some information and assistance for free and when you do that you assign the value of that assistance at zero. That is not acceptable. There are professionals out there that know how to guide us through the process and that is who needs to be consulted. There has been a lot of focus in this meeting about the aesthetics of specific buildings and that is just a fraction of what redevelopment is really all about. I want everybody to keep in mind that it is really about the economic future of this community. The idea is that we cause the property within that area to increase in value so significantly there is a substantial amount of tax increment that large projects can be undertaken in the future. It is not just taking that little sliver of tax increment and spending it on façade improvements. I don't think we need to spend a lot of time talking about aesthetics right now but rather the big picture idea. Most of the things that have been discussed are missing a significant element and that is a design professional to guide you. It is not a set of legal rules that need to be drafted it is a vision that needs to be identified, articulated and implemented ultimately. The past couple of meetings it has come to pass that people are beginning to understand that we need to get at least a consultant on board and some of that seed money needs to be spent for that kind of input. My frustration has been over the years that those resources have not been allocated and that is for the design aspect and the visionary aspect of it. We continue to have discussions like this one today where we are talking about how we are going to get somebody to spruce up their building to our standards and what are those standards going to be? Those aren't just arbitrary concepts and ideas and they're not really for lay people to sit around and have conversations about. You really need the involvement of qualified design professionals even to continue the discussion that is going on tonight.

Mr. Buettner said one of the things we are going to be doing in selecting a design professional is coming up with questions we want to ask to decide who it is we want to utilize. Taking into account what we are discussing, can a design professional include this strategy in their scope of services? If we go to the cities where it was done you may get some input on how it was done but they are always going to refer you back to the people that did it. The people that actually did that are going to be the design professionals they selected. That may be key on who we want to select, who was successful in accomplishing this as far as another city.

Mayor Franzoia asked if there is any provision in special overlay ordinances that would allow us to force someone to come back and do something they don't want to do if they are existing.

Mr. Stanton asked do you mean being grandfathered in?

Mayor Franzoia said for instance if someone won't do anything with their building does RDA have laws to do that?

Mr. Stanton asked does RDA or does the City.

Mayor Franzoia said the City would have it through the overlay district established and recommended by the RDA.

Mr. Stanton said you can establish requirements that apply to existing structures in a zoning district.

Mayor Franzoia said I know things kick in once someone goes in and does modifications to it that would bring it up to code and other things. Change of ownership can possibly do the same thing.

Mr. Stanton said from a constitutional standpoint without looking at the specifics there might be a statute or provision in the charter that might apply to a specific situation but as a general rule a city can change an existing use and establish new criteria that apply to existing structures. Being grandfathered in is something that cities decide to do but ordinarily it is not something that the city is required to do. For example there was a lawsuit that went to the Nevada Supreme Court where a city decided that it didn't want to have legalized brothels and there was a lawsuit that the brothel said you can't do that; it is a taking because you are not letting me do this business anymore. The Court came back and said as long as the city is not depriving the property owner of all economic uses of that property it is not a taking. They can use it for other things; the City can make a decision to discontinue the ability to conduct a business like that for health and safety reasons.

Mayor Franzoia said that business in Nevada is a privileged business therefore it doesn't fall under the norms we currently use.

Mr. Stanton said this was a constitutional analysis and they didn't analyze it that way. They said the city has the power to do that for health and safety reasons. There are limits to the city's ability to do that. It is not unfettered discretion but there is the ability to go back and change an existing use and that is the point I want to make.

Mr. Buettner indicated early in the process of the Redevelopment Plan there was discussion about eminent domain. Is it in the Plan?

Mr. Stanton said it is not it was taken out.

Mr. Buettner said we couldn't exercise eminent domain.

Mr. Stanton said not without amending the Plan.

Mayor Franzoia said there are two different things. We didn't put it in there but it can always be put back in. There is a process that just doesn't happen at one meeting.

Mr. Stanton said we are talking about eminent domain through this process. The City still has eminent domain through current law.

Mr. Errecart said when the Plan was approved eminent domain did not get stricken. It didn't in the documents I received when I was on the committee. I think it is worth researching again and make sure everyone knows what the status of eminent domain is.

Mr. Stanton said there is a statement that says we won't use eminent domain.

There was additional discussion and the effects of eminent domain in the past.

Mr. Stanton cited out of the Plan that the RDA will avoid the use of eminent domain in acquiring property for redevelopment.

Mr. Errecart said I think the person that was objecting to it was against the language used since it indicates you can avoid it but you can also use it if necessary.

Mr. Elquist said it is legal to use it and can be in the future. This Council says we don't have plans to use it but I think that is clear but it is used in the State of Nevada and can be at any point in time.

Mayor Franzoia said if a new board comes in.

Mr. Elquist said we are not planning on using it. In my opinion by the time we have that kind of money it will be a whole different group of people in the room. I think our money and time is limited and we should stay focused on what we can do. If it becomes necessary it can be used.

Mayor Franzoia said but there is a process of when it is changed so the public is aware of it. That is the biggest thing that I like about the process we have in Elko if something is going to get changed there is plenty opportunity for notice and nobody can say they didn't know otherwise.

Mr. Wilkinson said the objective of this agenda item is to make people aware that there are legal issues and the conversation has degenerated into the details and the fact that we need design professionals to do all of this. I am not sure if a design professional has legal background and can legally advise us as we go through that. We probably need to allocate some of the resources in getting that advice as we move through the process. Some of the discussion we are having now may be more appropriate for another agenda item.

2. Review, consideration and possible approval of using Redevelopment tax increment funds to hire a professional consultant to further develop the RDA Plan by possible expansion of services to the Master Plan update, and matters related thereto.

ACTION ITEM. FOR ACTION OF THE REDEVELOPMENT AGENCY ONLY.

The RDA Advisory Council unanimously took action at their September 21, 2009, special meeting to forward a recommendation to the Redevelopment Agency for using Redevelopment tax increment funds in hiring a professional consultant.

Mr. Andreozzi said the Advisory Council did take action to forward this to you for your consideration. There is a letter from the Chairman of the board in your packet. City Staff actually suggests if you consider doing this that you consider using a \$50,000, number as opposed to using the whole \$107,000. There were a couple of reasons for that. One is we didn't necessarily want to telegraph how much money there is available. It could be earmarked for that specific use but

also as we have discussed, there are some other uses. There is a flow sheet that isn't intended to be all inclusive but it is Staff's ideas on what types of things the funds could be used for. This was part of what we had introduced before known as the Big 3 funding component. We have \$88,000, that is available before the carve out amount and we also have in this years budget we have \$107,000, for this fiscal year for capital outlay. That is the line item that is in currently. There have been some ongoing expenses which currently are being subsidized by the General Fund for legal support and some of the other things we have been doing. We want to make sure you have all of the relative information so that you could make a good informed decision.

Mr. Buettner said one of the things I am trying to do with the Advisory committee is for us to come together as a group and present our recommendation in a very formal manner so you are not being bombarded by all of the sides you are just getting very concise information. We work hard and we feel it is important and I think standing up and presenting this stuff to you formally shows you that it is important to us. Mr. Andreozzi said there was \$50,000, but we understand that is not the cap on what we can spend but we just don't think it is a good idea because it's a public document to go out and ask a consultant to consider expanded services for this and then advertise how much money we have to spend. We would rather find out what it is going to take for them to incorporate this and if he goes in the public records and sees there is \$50,000, he is not going to know what we are willing to spend. We know there are a lot of avenues for funding this outside of just the funds that are in there. We don't want them to say this is what we will give you for \$50,000. We want them to come and say this is what we recommend we do and it is going to take "x" amount of dollars. Then we can come back and say are we willing to fund that and how are we going to fund it. He read the letter that was submitted on behalf of the Redevelopment Agency Advisory Council.

Mr. Andreozzi said another thing as you consider and deliberate on this item. There are a couple of things I would like to point out so that we make sure we are all on the same page. As we all know we have gone through a process and the primary focus that is taking place right now is updating the Master Plan. That process is under way right now. We have a structured process that we are going through in terms of selecting that consultant. Once that consultant is selected it would be Staff's recommendation then if you chose to approve this option would be to identify if they are qualified to do that additional work. The other thing that we need to remember is we are talking about two distinct separate bodies and budgets and functions. The Master Plan process would be something that is administered by the City Council. City Council encumbers those funds to do that if we were able to solicit some deliverables from the successful candidate that is doing that then that expenditure would need to come back to the RDA to consider working out a scope and RDA would then encumber those funds for payment of that work.

Mayor Franzoia said I agree with the economy of scale we have more people to work with. One way or the other I think we are going to be in good shape if we pursue this. I agree if you set an amount out there they are going to always come in at that amount that you have available. Instead of having a number I think we need to solicit it and see what they can do and then come back. If we don't have a fee out there and see what transpires can be just as good.

Mr. Andreozzi said I think you can always augment this budget later. Right now you have \$107,000, in capital construction and I think it was Mr. Calder's idea to actually have some funds earmarked specifically for professional service and what we had talked about there could be some other expenses.

Mayor Franzoia asked is your intent to narrow down the applicants for the Master Plan to five and then add this on at that point? Or narrow it down to three?

Mr. Andreozzi said my thought process is we can't select that consultant based off of his ability to further the Redevelopment Plan. We are picking a consultant to update the Master Plan. I am optimistic and hopeful that the successful consultant could also take a look at this.

Mr. Wilkinson said I have a question on the budget you have \$107,000, but we have \$88,000.

Mr. Andreozzi said the reason is it is for more than one year.

Mr. Buettner said I remember when the SOQ went out there was some verbiage about the Redevelopment district in there. In my opinion it is o.k. in that interview process to ask questions about their relative experience on the team they are going to provide us with incorporating an RDA district Plan. I think that is a legitimate question to ask.

Mayor Franzoia said I would think so. Normally in that process you are going to have a set of questions that is asked of everyone. I don't think you are precluded from doing a follow up question based on their response. Some people don't respond and therefore don't trigger any additional questions. As long as the set questions are asked evenly to all any additional questions based on their answer is fair and I think that is an opportunity for a follow up question based on their response in regards to RDA.

Mr. Buettner said because of where the companies are located there are going to be some questions that are going to be specific to that one firm.

Mayor Franzoia said one is going to carry a different experience than the other guy. Then you are going to focus on their expertise.

Mr. Andreozzi said we will need to establish the ground rules before we even start the interview process.

Mr. Franzoia said if you ever watch us do appointed officials we have the set questions because we want to make sure everyone is treated fairly. How they respond and what they say we may add additional questions based on their responses is different and those don't have to be written out. You could narrow it down to the best candidates.

Mr. Andreozzi said as complex of a process we are embarking on I see 5 potential people we would interview and what I really see is they give us a presentation and then we have a segment where we have this structured question dialogue and there is some flexibility. The primary objective of what we are trying to do and where the money is being allocated is to update the Master Plan and possibly add an Arts and Culture component. That is the main objective; yes we want them to integrate the RDA Plan into the Master Plan. The Master Plan is a general plan that points us in a general direction and how does all of the other plans and actions fit into that Master Plan.

Mr. Elquist said one other thing in that process is if you have one group that is excellent in roads but they don't have a lot of RDA or parks, the Parks and RDA people are not going to want those folks even though that is a large part of the project. Maybe they could subcontract that out to some

other candidate where you could enter into multiple contracts. Somehow balance that because I hate to see the Parks or the RDA take the core out of the process.

Mr. Andreozzi said a lot of them have that included already. They have a certain expertise and then they have subs for the other areas.

Mr. Elquist said should we hold out before we hire a consultant? Are we going to see if this can fit the role we are looking for in this and then we can expand it with them before we choose.

Mayor Franzoia said you can't really expand it until you get finalists.

Mr. Elquist said that is what I mean. You let that process play out before we add this item.

Mr. Buettner said yes and we can add questions during the process. Because of the way the SOQ is worded we can ask questions relative to their experience integrating the RDA Plan that will help us make that selection.

Mr. Elquist asked aren't we going to add more money?

Mayor Franzoia said this would work if this board agrees and then give it to the City Council for approval of the integration with the SOQs that are currently there. It is a matter of this board agreeing to expend some funds on a consultant with the graces of the City Council. The City Council could then decide we won't enter in that aspect of it until the selection process is complete for the company to do the Master Plan. When that is done then I envision you would talk to them under scope of work and then maybe expand it as an add on and then see what they price it out on that aspect of it that would be part of the RDA design concept. You can't do it now because that is like people didn't bid on it because that wasn't there. You add a new process before they are selected and you could get some legal issues with that.

Mr. Wilkinson said we want to keep that clean because if you want to run them as one project we won't get our Master Plan revised. Deciding on all of the standards you want for the area is going to take some time. They need to keep that as a separate process when they are doing the Master Plan because it is a limited integration where the RDA Plan has all of the details.

Mayor Franzoia said if they end up being the same company they will run on different schedules because they are distinctly two different projects.

Mr. Andreozzi said we have some continuity because you serve on both boards but they definitely are two distinct projects. We are just hopeful as the City goes through what we are trying to go through, if you chose to support this concept, is this consultant can also enter into an agreement with the Redevelopment Agency to further the Plan.

Mr. Wilkinson said the public meetings would be different. The Master Plan would be with the Planning Commission. The RDA would have their own public meetings.

Mr. Buettner said the economy of scale not only comes in the fact that we have an opportunity to take advantage of the hungry economy but also the fact that the people who are developing the Master Plan are gaining the concept of what the City needs. It is not like bringing in a completely different person that is going to have to redo everything. There are a lot of things that are going to occur with the Master Plan that will fall right into the RDA Plan.

Mayor Franzoia said with all of the proposals I would imagine we are going to get someone good. If they don't have that expertise or they are limited with that expertise they will find it and they will bring it to the table. After reading the attorney's letter it makes sense to have something in place. If people want to work with us that is one thing but we don't have a mandate to say this is the way it is.

Mr. Elquist said along the same lines that Mr. Errecart was saying. Something I ask the departments is when you have a block of money are you spending it to its highest and best use or the highest priority. I think this is misuse because we can spend it on a consultant and develop standards and themes. We can acquire land if we think that is the highest and best use or we could spend it on infrastructure e.g. redo the corridor, plant trees, fix sidewalks if we think that is the best use of the money. It is interesting because we have brought in some legal consultation and we have talked about a design consultant but something that I have talked about is the economics of this whole thing, the business aspect of this in getting a return on your investment. We have a little money that is going to continue to be a little money for the next few years. The way this money is going to multiply is by getting more people to build buildings on vacant land. That is where this \$50,000 or \$100,000 can turn into \$500,000. What was Chilton's building?

Mr. Andreozzi said that was a \$40,000, increase in one year.

Mr. Elquist said \$40,000, a year increase if someone builds a building. When people fix up their façade or draw building permits to do little things that is going to be \$500 to \$1,000, here and there and it will not have much impact. If we can help or give someone an incentive to build a building downtown two years from now we are going to have \$500,000, a year to think about what to do with. I want to bring that up because I think if you had a business consultant here he would say who cares about what buildings are going to look like for the next 5 years we are dealing with pennies and there is a mountain of money over here. I am for this because I think we need to move forward. We have to think about, as a group, of the future success of this. How can we incent? Not how is the building going to look but how can we get people down here to build a new building. There are vacant lots. I want to bring this up from a business standpoint because that is where the money is at.

Mayor Franzoia said having an RDA attracts them to come down here because it has a plan to keep enhancing existing buildings to complement new business.

Mr. Elquist said I agree if they do build we want it to a standard but I wanted to put that viewpoint out there.

Ms. Lynch said in listening and talking to the people that have been involved in RDAs they say the first thing you have to do is have a solid foundation. If you don't have something solid to build off of you can build your buildings and make your money but all of these issues of them not meeting any criteria since we don't have any. It is vague and someone could come in and build anything that is outside of what we are looking for within the Redevelopment.

Mrs. Blohm said this is a multi-prong activity. You have to have marketing, weed abatement; something as simple as getting rid of weeds. There are many small projects we can take on now in conjunction with hiring a consultant and piggybacking on different incentive programs.

Mr. Elquist said when and if we hire this consultant we need to keep that in mind that we somehow incent growth during this.

Mr. Buettner said what we are trying to do is make Elko a place people want to come, they want to bring their family and they want to spend their day and their money. Put up a \$40,000, building and if people aren't visiting downtown to shop they may realize "x" amount of profit on their business. If we can start a plan and develop a downtown where people look forward to getting up and spending their afternoon in Elko because there is so much to do and there are so many great things to see, and that money is generated that \$40,000, building will have a return on the investment which will be an incentive.

Mr. Wilkinson said everyone has talked about the railroad property. I think the consultant needs to look at obtaining a detailed survey of property that is vacant and underutilized and the possibilities for it. There is going to be significant legal costs in pursuing the railroad property and the RDA needs to pursue that. It is going to take a long time to do it and the sooner we take a look at committing resources to getting that done the sooner the RDA is going to benefit from it. I look at some of the maps of your Redevelopment area. We have vacant land but we don't have big tracts of vacant land. It goes back to what Mr. Elquist is saying the big bang for the buck is going to come from vacant land being developed. If you can get your architectural standard in place for whatever small area you want your theme which would not apply to the whole RDA it is probably not going to apply to the rail property. In conjunction with doing that let's take a look at what we need to do and there are going to be resources committed to pursuing the rail property and I think everybody wants to see that happen but we need to have some of those funds available early on to get the legal people. An architect is not going to get the rail property for us. It is going to take a legislative act and legal fees. We need to keep that in mind.

Mr. Elquist said if we want to put our focus for the next year on development standards but multi-prong can be paralyzing as we try and touch on every prong. I don't mind if the direction is going to be a consultant, get our design criteria in place and what we want to see in this area and get a good foundation. Let's pick that lane and focus on it and get it checked off and then move on to the next one.

Mr. Johnson said I think this chart is a good tangible review of the decisions that we have in front of us. If I had to rank them, I would take infrastructure improvements first. I would take land acquisition second; marketing is off to the side and then the design consultant third. That is the path we are picking here because if we decide by a majority vote of the RDA to decide which way to go but if that is the decision then that will be a first priority with possible consequence for others. It is not an easy decision but a decision has to be made and if I had to make it then I would say we should pursue infrastructure with some more research in what that will bring to RDA and then second would be land acquisition and again what that would bring to RDA.

Mayor Franzoia said my concern would be if you try to have an image and it can be multiple, you can't have one theme for everything outside of the infrastructure because it is a standard. Buildings in certain parts of town have one look and others have a different look. You have to incorporate multiple designs. I think having design criteria is key to go forward with existing infrastructure which ties in with infrastructure not so much being City required infrastructure but buildings are part of the infrastructure. I think that is a nominal cost to do that. It doesn't take away too much from potential land acquisition or the infrastructure improvements. The biggest thing about that is the land acquisition alone is going to be a process. The City is going to have to go out and get it appraised. We want to make sure it has a fair value to it. We are already limited

on how we are going to pay for it even with RDA funds. I think on that opportunity is going to be more of a partnership with the City having to get involved with it but until the numbers come back in its not worth discussing how it is going to get funded until we see what the actual values are with the appraisal.

Mr. Andreozzi said something interesting to watch is what has been a priority for Carson City. They use their RDA to do some auto malls because they were having a lot of sales tax leakage into Douglas County. They used some RDA to have some incentives so they could reduce some of that sales tax leakage.

Mayor Franzoia said you have to understand when they did that they had automobile dealers in Carson City and the growth required them to expand it because they needed bigger property and the only place to do it was in the County. That was no bearing on RDA and it took away taxes from Carson City. That was a business decision of private enterprise because there was no land available so they had to go somewhere else to do that with the help of RDA as an incentives but it is still tough.

Mr. Elquist said as we develop these design criteria for this core all of the property that has vacant land outside of the core that we don't care about a theme for. There are people developing out there by the east end exit that we should be approaching and talking about incentives in that direction in investing in the Redevelopment area. It is going to pay us for the next 25 years to have them down there. That is a major return on your investment.

Mrs. Blohm said that is hiring a business consultant.

Mr. Elquist said I think I could vote for this if we stay focused and move forward because I am more interested in that than throwing around ideas for the rest of the year.

Ms. Lynch stated that if the design criteria were in place then when the City is proposing infrastructure improvements within the RDA they wouldn't have to come back every time for approval. She also said design criteria can be established by streetscape.

Mr. Conner said we need to get back to the planning aspect of this. If we get a consultant and expend some money for planning that is the first step. We are not talking about spending all of it.

****Mr. Conner moved to recommend to the City Council to expend redevelopment funds not to exceed \$50,000, to hire a consultant as part of the Master Plan update to provide for more advanced design criteria for the Redevelopment Plan for the Redevelopment area focusing on the downtown.**

Prior to a second the following discussion took place.

Mayor Franzoia said you need to be specific with this because the Redevelopment area is a big area so you need to be specific to the downtown core encompassing the Business District. I wouldn't put a price tag on it because it still has to come back to this board to approve it anyway. If you do this and send it to the Council and Council agrees to extend it to the process of the Master Plan and someone else agrees to provide us a price after that has been done it is still up to this board if we want to expend the money that they project it would cost.

Mr. Andreozzi said we will verify but I don't think you need to be specific about it going to City Council. If it does need to go to City Council, we will make sure it does but I believe you have the authority as the RDA to expend those funds.

Mayor Franzoia said City Council will have to approve this piggyback. The funding stays here but the Council will have to approve this recommendation to piggyback on to this because it is a City contract. It is a process and if they want to do that and they want to agree to work on the RDA issue as been discussed then that would be entered into as a contract with the City and paid for by this board if this board so desires to pay that cost. The RDA has no right to get involved with the City of Elko process of the Master Plan and that is why they can't piggyback as a separate body. They can only do that through the City Council agreeing for that to happen.

Mr. Andreozzi said the way I understand it is let the Master Plan go through its process through the City Council and then have the RDA approach that selected consultant to see if they can enter into an agreement to bring back to the RDA for consideration.

Mayor Franzoia said it doesn't work that way because then you have two entities dealing with one deal which the intent of the original prospect was strictly the Master Plan. It makes sense if the City approaches them on behalf of this group if that is what we decide to do to add on to that and give back a proposal to focus on the requests of the RDA.

Ms. Lynch said why couldn't the RDA approach the selected consultant for the Master Plan as a separate entity and ask for a RFP stating what we want and ask for a proposal.

Mr. Elquist said you may not like the consultant.

Mayor Franzoia said that would come back and say you fund it or you don't. You have to watch that dynamic because it is no different than having another entity in the government. We have never done that before. We have always purchased *things* related to other contracts but we have never had contracted professional services provided by somebody else that went out to do a process and we went in before they completed the process and jumped in on that bandwagon. I am trying to have a process that doesn't muddy the waters for a lack of a better term.

Mr. Buettner said I think the one agreement with the consultant would be sufficient. That is one of the reasons why we are asking these questions of the consultant during the selection process. To have one agreement with the option of extended services would be the way I would think would be the most efficient way to go. I don't understand the logic behind having two separate agreements with the same consultant.

Mr. Andreozzi said any one of these firms have multiple clients at any one time. They are here doing a project. When you are hiring someone for professional services you don't have to be as rigorous selecting. If they are qualified to do the work, you don't have to go through the same rigor you have to with selecting a contractor to do work. We have been able to piggyback on the State of Nevada's contract.

Mayor Franzoia said they are two different things. What we do with the State is a purchasing situation it is not a professional contract. Don't compare them, they are quite different.

Mr. Wilkinson said the Master Plan will be under the purview of the Planning Commission so you are going to have public hearing with regard to the Master Plan. If we tie it all together and we are

doing the RDA you are almost putting the Redevelopment Plan under the Planning Commission rather than keeping it under this body.

Ms. Lynch said it may very well be that the consultant that is hired for the Master Plan has very little or no experience with developing a Redevelopment Plan. It may be that consultant is not the best option for the RDA to hire to do design criteria.

Mayor Franzoia said we need a motion. If they can do it, it would be a different process that has nothing to do with Planning Commission. It would be two different projects under one contract and funded by this entity if they decided they could afford it. You could have it that this group and the Advisory group could be an interview panel for that particular function if they have the capability to provide it and they can determine if they want to pursue that any further.

Mr. Buettner said you could put that verbiage in that extension agreement. You can stipulate in the extended services add on that even though it is one agreement that alternate has these things that need to be done which is consideration of the RDA's input.

Mr. Elquist said maybe we are a little early on this and can approve it in concept but put it out what we want and what the deliverables are because it is so wide open. What can we expect for \$50,000, delivered at what deadline? Some of that has to be figured out.

Mayor Franzoia said that is why I wouldn't put a price tag on it because we have no idea if that amount is too high or too low.

Mr. Elquist said we only have a certain amount of budget so we have to have reasonable expectations.

Ms. Lynch said doing an RFP would give us that from them. They would tell us how much it would cost based on what they see needs to be done and being able to cross them off or add to.

Mayor Franzoia said I don't think you can do that with a RFP. Professional Services can't submit a price you have to pick them for qualifications not based on what they are submitting.

Ms. Lynch said we are already going through the SOQ that is why I am saying and then come back with your RFP. That is how you get your dollar amount based on what they can do. You base them on their criteria, give them your qualifications, pick the five top and then say we want an RFP. How much is it going to cost us to provide these services?

Mayor Franzoia said that is already done. A request for proposal for professional services don't have price tags attached to them. They are providing service and what they can do like we do with engineering but we usually know how much it is going to cost based on fees we historically know about for engineering. Once they give us their qualifications and they are accepted by the panel on an RFP which is a request for proposals then we go through the elimination process and we contract with the one that fits the needs the best and then they give us a price to provide that and the City can always get out of that because the price is outside the budget.

Ms. Lynch said that is my point; picking them on qualifications and then asking for a proposal.

Mayor Franzoia said you only do that with one person at that point.

Mr. Buettner said we need to be careful about the questions we ask.

Mayor Franzoia said we don't have a clue what it is going to cost and if you put in too much you are going to pay it because they are going to bid that much. If you put too little in then they may not bid. Maybe you don't put anything in there and see what shakes out and if it doesn't then we go back to the drawing board and do it again. At least we have something realistic to play with and we have a process. If we could approve it in concept and develop some questions and bring it in there. We are ahead of the game because nothing has been selected for final interviews yet. Based on what the attorney said this needs to be done just because of the legal side of the equation of trying to have standards applicable to things other than infrastructure.

****Mr. Conner moved to hire a consultant to develop design criteria for the downtown business district within the RDA also recommend to the City Council to if possible include as an added alternative to the final selection of the consultant for the Master Plan.**

Mr. Wilkinson asked will it be a final selection or will they have already been selected?

Mr. Buettner said it would be a request for expanded services.

Mr. Conner said they are going to be interviewed and we can ask certain questions anyway. It would be added after the fact.

Mr. Elquist said the motion is to hire a consultant and I think the motion would be to look into hire or get proposals from consultants.

Mr. Wilkinson said my concern with the motion is that we have already requested qualifications based on the Master Plan. If we muddy that process up by going in and saying we are only going to select you if you can do this part or you are going to get more consideration of you can do the redevelopment, we have not treated everybody fairly there. There are some firms that are probably stronger in that area. We would have to select the consultant and then the RDA would come back after the fact and say since you are here can you help us out with this. If we are half way through those interviews and you start asking questions and they answer them and the opportunity wasn't provided to everyone.

Mr. Buettner said the SOQ already exposes their experience with Redevelopment.

Mr. Wilkinson said to combine or integrate but not to redo the RDA Plan.

Mayor Franzoia said City Council could wait and not deal with this issue. There are steps here. This board can do anything they want but it is still up to the City Council to take it up to the next step. The Council can do whatever they want with what they recommend. They are bringing a recommendation to the Council and the Council can agree, disagree or modify that. We could hold off on that going forward until the process is done fairly and everyone had a fair chance to get to the first stage of it before we present an added alternate to the discussion after the finalists have been selected. Otherwise it would muddy the waters and if you can't succeed with the finalist then you can always come back and have this board do a request for proposal. You are looking at an opportunity. First off the intent is you are looking for somebody. The opportunity is presenting itself with the Master Plan. It may or may not work and it may save us money. If we agree then we take it up there and see if it can work at the appropriate time when it presents itself at the City Council level.

****Mr. Rice moved that the Redevelopment Agency endorse the RDA Advisory Council's recommendation that the Agency use Redevelopment tax increment funds to hire a professional consultant to develop design standards. Mr. Elquist seconded the motion.**

The motion passed with a 4-1 vote with Mr. Johnson voting against.

Prior to the vote the following discussion took place.

Mayor Franzoia said first motion died due to a second and Mr. Rice made a new motion and it has been seconded.

Mr. Buettner said that is number one and the number 2 motion I would recommend would be that the RDA consider approaching the City to allow the extended services.

There was input that the concept of piggybacking on to the Master Plan not be included in the motion.

Mayor Franzoia said once we get to the interview process it will be a process before it is done. The City may not even pick that candidate until they give us a price. We have time to get it to that next level. Let's take this motion and approve it and then go to the City Council to piggyback. It is important that we go forward. This motion presents two options. One to go out for an RFP and the other is to piggyback on the City.

Mr. Elquist said if we go this direction I think we need to put some time into figuring out what we are actually going to ask for in the proposal and what the deliverables are going to be so we can stay focused. The next agenda items will be focused on hiring this consultant and what we expect from him.

Mayor Franzoia said that would be very appropriate and keep it tight to that because this is a big issue.

3. Consideration and possible approval to discontinue regular joint Redevelopment Agency and Redevelopment Agency Advisory Council meetings, and matters related thereto. **ACTION ITEM.**

Action was taken July 22, 2008, to hold regular joint meetings in order to discuss and possibly refine certain issues pertaining to Redevelopment while effectively utilizing the time of all involved. Due to the direction Redevelopment is heading, it would be beneficial for the regular meetings of the Redevelopment Advisory Council to be held in a more informal workshop setting. Joint special meetings can be scheduled as requested and/or necessary.

Mr. Andreozzi said we wanted you to look at this concept so the Advisory Council can work more on the nuts and bolts of things and then they can forward action. You wouldn't have to meet unless there is action that would need to be taken. Instead of joint and everyone trying to collaborate on one thing then they can make recommendations to you for consideration. We did this a while ago to get everyone on the same page and there has been some discussion whether we have achieved what we wanted to having joint meetings.

Mayor Franzoia said the item we just approved is going to be good for a workshop setting.

****Mr. Rice moved to adopt this item to hold separate RDA and RDAAC meetings going forward with the option of calling joint meetings if the need arises. Mr. Elquist seconded the motion.**

Prior to the vote the following discussion took place.

Mr. Johnson said if we go down this path how can we as the RDA and the Advisory work closer together as far as the decisions that need to be made. We are going to split up Staff and you could argue what the costs are of these meetings but they are not cheap. You are in the thousands of dollars to put a meeting on and now you are going to split it. What provisions would be in place to have it such that we could make it more productive to get items completed. One idea I have is to have the Mayor and the Chairman of the Advisory meet and look at the agendas and strategically look at how that agenda will affect the next year of the decisions that need to be made. I like the joint ventures because we are here all together, we are utilizing Staff and saving taxpayer money. We are getting things accomplished. We are moving along a little better. It is not an easy process because when you have a big group of people it is a difficult process because everybody has their own idea. I would hate to have it split because of keeping in mind the budget and resource and Staff's time and what will we accomplish that we haven't been able to accomplish in this setting.

Mr. Elquist said if we are starting to focus in on one area then the joint meetings could be quarterly and the Advisory continue to meet monthly and hone in the issues and the deliverables and have something rise up to an action item.

Mayor Franzoia said Mr. Johnson makes a good point if you look at the last item we discussed now we come back with criteria and start working out what we talked about with the potential consultant whenever that may happen. Is it better to have two separate meetings or have the Advisory Council discuss it and then bring it back and we discuss the whole thing again? We are not going to be privy except for the recommendation and we need to start going on the same tangent that you guys may have because you are starting off creating this thing instead of having something already created and going forward.

Mr. Buettner said when I agreed to take this position the frustration I felt being on the other side of the table was these meetings would go on bantering back and forth and we weren't moving forward as quickly as we possibly could. My whole idea is we would take items as they came up one at a time. One of our agenda items is to develop criteria for design detail development. We could really help out if we just had a workshop and asked what we could do to help you succeed. That is really what we are here for. What I am trying to eliminate is all five of us coming at you from different angles and for us to come to these meetings with one or two hard recommendations that we all agree with and there may be discussions on other items that may be for a future workshop to start getting things concise and make recommendations.

Mr. Rice said that is what I thought was so valuable about the way you guys developed the recommendation at a separate meeting. We talked about it a lot and we adopted your recommendation absolutely.

Ms. Lynch said when this came up that was the idea for us to continue to meet monthly to do a lot of the work so when it comes to you it doesn't take meetings upon meetings to get to the same

answer. We could set up a quarterly with you guys so we would meet 3 or 4 times to work this stuff out and then bring it to you so we could keep moving forward.

Mrs. Blohm said we thought it would be a more efficient process.

Mr. Buettner said one of the things we asked at our last meeting was what can we best do to help you guys. We may have our own ideas of what we want to present to you but if there is an issue that comes up that you need help with we can then take what we have been working on and put them aside and give you what you need right now. If it is something beyond what we are working on our own that we want to recommend and it is something you need right away, tell us right away and give us the opportunity to work on it for you.

Mr. Elquist said another thing that may be useful is either Staff or one of you come to Council meetings and during reports give an update. That would be an efficient way of keeping us in the loop on what is going on.

Ms. Lynch said where the City Council is a separate board than the RDA we would be giving you information but yet it is a separate board.

Mayor Franzoia said you could do it if we set up an RDA meeting for 15 minutes for an update and then go into a Council meeting. We have to wear a separate hat and we have to have it on an agenda separately.

Mr. Wilkinson said Staff would still be bringing agenda items to you where the Advisory's chairman would be presenting those agenda items. You would be getting agenda items from Staff and the Advisory Council.

Ms. Lynch said as long as there is not a quorum you could come to our monthly meetings with any ideas, suggestions or concerns or just to see what direction we are going.

Mayor Franzoia said without an agenda we have the ability to go and listen and the ability to ask a question but not engage in the discussion.

Ms. Lynch said but listening to our discussions and the direction we are taking it and if you are concerned you can call a joint meeting.

Mayor Franzoia said the question is how more efficiently can we operate and that also includes efficiencies of how Staff is working with both boards to not make them so cumbersome as much as help streamline it so we don't have meetings that last 3 to 4 hours.

Mr. Johnson said Mr. Buettner brings up a good point. The Advisory Council needs to know where the RDA needs help in. The RDA and the Advisory are different then the Planning Commission and the City Council. The Planning Commission can take care of a lot of the zoning and planning issues on their own and make the decision and it is final. Every decision that is made by the RDA Advisory has to come to the RDA and so we are doubling up and having Staff in two meetings on the same issues. There needs to be some type of parameters set so we have some things we can move forward on. If the Advisory Council doesn't have direction from RDA on the items that we need help on then they are going to assume the best items that they can and maybe in a different direction than the RDA is willing to go but yet Staff is split up in two different directions.

Mr. Buettner said we already thought ahead on that. If you look at the next meeting we are going to have it is specifically to address that. I want to take the time with the RDA Advisory Council and discuss amongst the people in the group protocol issues, how do we want to present ourselves to the Council, what our strengths are, what we bring to the table, what all of our individual businesses are and what we think our purpose for being is. Get all of that worked out amongst ourselves and then once we get those things worked out the information you give us then we will be working more cohesively as a team and be able to address those issues one by one. I understand your concern of doubling up on Staff's time but I think if we are working as a team we are not going to have that issue. You are going to see our involvement in these meetings is going to happen a lot quicker and more efficiently. It is going to take a lot less time for Staff to get things done if we are together. If we come into these and address the issues as they come up and have our workshops and come to an agreement on what our recommendations are going to be. The agenda item comes up, we read our recommendation, and you make a motion on it and we move on to the next agenda item.

Mayor Franzoia said one of the best things is if you don't think you have enough information to have a discussion then you table the agenda item until you have more information to go forward on it.

Mr. Buettner said that is why the first couple of meetings we want to have is how do we want to operate to best serve you?

Mr. Johnson said how much work do we have? We have a budget of \$80,000, a year and now we are looking like we are going down a path to hire a consultant. How much work needs to be done? Do we really need to have monthly meetings?

Mr. Elquist said I don't think it is that fast of a moving project that we could meet quarterly.

Mrs. Blohm said these are the formative years. We have to build a very strong foundation and then it will be so much easier to move forward. When it comes to the marketing and public input we will have the information that they will be asking for and that is critical for us to move forward.

Mr. Buettner said I see our meetings will have to be less and less as we are working more efficiently and things start moving along.

Mayor Franzoia said Mrs. Blohm is right we have something that is brand new and we have to take the effort up front to build it right. Once it is established and ground work is completed and procedures in place it will be a lot smoother.

Mr. Buettner said a quarterly meeting may be all we need because we are in the process of these other things.

Mayor Franzoia said the motion gives us flexibility. We can still have a joint meeting when necessary.

Mr. Johnson asked if the motion is solely to break up.

Mayor Franzoia said breaking up being required but it does not keep us from meeting together anytime. When we originally did this it was because it was all new and we wanted to make a commitment to the Advisory Board that we were going to meet. We had it set in stone that was

the way we were going to do it and we have been doing it for over a year. It doesn't stop us at any time from having a joint meeting.

Mr. Elquist commented on the efficiency of the meeting and the preparedness of the Advisory Council. He further indicated that the Advisory Council could work together and bring items that require action then a meeting can be scheduled.

Ms. Lynch said we are going back to before we adopted the Plan where the Advisory Council would meet all of the time and worked on the Plan and then brought it to you guys. After suggestions we would meet again and review it and then brought it back to you again. We were doing the leg work to present something you could adopt without taking your time.

Mr. Johnson said it was a specific task. We don't have a lot of money and we have already spent half of the budget.

Ms. Lynch said there is still a lot of work to get done.

Mr. Johnson said we need to know more of what it is going to be. We are all on a learning curve but we have to be careful of the taxpayer's pocket book. We have to look at what these meetings cost. It is very important on the work that was done for the Plan, which is tangible. I am not able to get a tangible feeling of what we are going to do and what we need because I don't see a big revenue source coming here within the next year to drive the need for a lot of work, where before it was the Plan. The Plan needed a lot of work. It needed details. You got the Plan and City Council to approve it. Now we are into a funding mechanism where we have to be careful with the budget and I think our meeting times that we are having are faster than the funding source and from a budget realistic stance we have to be mindful of how we are using City resources. That has to be one of the top things whenever we are doing City government and the taxpayer's pocket book.

Mr. Elquist said that is what this is offering.

Mrs. Blohm said we are meeting monthly now going forward. I understand the concern for the taxpayer dollar and City Staff but we felt a need to bring the group together so we could in fact serve as advisors to the RDA and as we see it going forward we are meeting monthly and perhaps quarterly as a joint group so I don't see a tremendous impact of the number of meetings.

Mr. Johnson said it is everyone's opinion but when you sit down and look at the time it takes to write an agenda. It takes time for Staff to research it. It takes time for Staff to be here. It is a cost and it could be argued. I want to be mindful that we bring that into play and looking at where we are in redevelopment. The Board decided they want to hire a consultant. It is going to take some time to get this person on board and even more to get them where they are able to make a presentation. Instead of just saying we are going to split we should set some parameters. I think the workshop is a great idea for you to take a look out ahead at the issues that we need to decide on and then come back, but to just blanket split it and each go in their own direction is not the decision that should be made.

Mr. Buettner said that is exactly what our next agenda item was to sit down at City Hall with a projector and a computer and go through our task matrix and further develop it. Identify specific tasks that we can address in sequence taking into consideration duration, timeline and sequential tasks so everybody knows where we are going and we actually know how much time we have to

discuss or have these workshops so we are ready when the time comes. The next meeting we were going to have was going to be a team building meeting where we were going to talk about protocol. The next one after that was to sit down and go through this time task matrix and try and sequentially identify in as much detail as we think is adequate tasks that need to occur to keep things moving forward. At the end of these immediate meetings I hope we all have a clear vision and clear focus.

Mr. Andreozzi said from a Staff perspective we have the same kind of concerns that are being brought up. One option the Agency can think about is giving some specific tasks that you would like to have the Advisory Council work on because the agenda items we have been working on historically have been huge and we have been meandering and not zeroing in on anything. Maybe the Agency can give the Advisory Council some specific direction on what you would like to see them work on so there isn't a huge thing we are trying to tackle.

Mr. Elquist said that is the point I was trying to make earlier. If we are going to spend half of our budget on something let's put all of our focus and energy on that and drop everything else. We are going to be looking for a consultant to develop design standards and find out what the deliverables are for that consultant. Let's focus on that. In my opinion if you are going to spend half of your budget on something it seems that you should put all of your efforts on that.

Mr. Wilkinson said the Plan identifies all of these tasks and then you have identified additional tasks. One of the tasks is to hire a consultant to work with the Advisory and the RDA to finalize the details for architectural infrastructure. He indicated that the Advisory Council could review the task matrix and come to the Agency for suggestions on what they feel is important to start working on.

Mr. Elquist said RDA need to collectively decide what we want to spend our money on. If we want to spend our \$80,000, on 5th and Railroad in a park then that is what we should have them focus their energy and efforts on because there are many ways we can go. We need to all get on the same page and tell them where we want them to focus or you guys tell us where you think RDA needs to focus. That is probably the better option.

Mr. Buettner said a year ago when I brought up the task matrix there wasn't any critical path management or map to where you are going. That is when I introduced this task matrix that I use to organize my projects. This task matrix is going to be a deliverable that we can actually deliver to you that is going to show you what we consider to be priority and eventually assignment of tasks to whoever that you can actually look at. That is a great tool for you guys to work efficiently and stay forwardly mobile.

Mayor Franzoia said it is good for everybody because now we are focused on specifics.

There was further discussion about integration of the Advisory Council and the Agency and how that should occur.

Mayor Franzoia said if Mr. Rice could add on to his motion that chairmen of both boards will confer on agenda items with Staff.

Mr. Rice amended his motion that the chair of the Redevelopment Agency and the Redevelopment Agency Advisory Council will confer on agenda items with Staff.

Mr. Elquist stated his second stood. The vote was called for and the motion passed unanimously.

4. Discussion and possible action to set a date, time and location for regular monthly Redevelopment Agency Advisory Council meetings, and matters related thereto.
ACTION ITEM. FOR ACTION OF THE REDEVELOPMENT AGENCY ADVISORY COUNCIL ONLY.

There was no action taken due to the Redevelopment Agency Advisory Council having their next two meetings already scheduled.

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
Redevelopment Agency**

**Tony Buettner, Chairman
Redevelopment Agency Advisory Council**