

CITY OF ELKO
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
6:00 P.M., P.S.T., THURSDAY, NOVEMBER 5, 2009
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, Lori Lynch, Lina Blohm, Sonja Sibert, GBC (Not voting).

Absent/Excused: Morris Gallagher, Steve Bowers, Elko County School District, ECEDA
Representative, Elko County Representative, Cathy Horn, ECVA.

City Staff Present: Ed Wynes, City Planner
Scott Wilkinson, Development Manager
Kelly Watson, Planning Technician
Delmo Andreozzi, Assistant City Manager (arrived after the meeting was called to order)

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

Motion: Approve joint RDA/RDAAC meeting minutes,
Action: Approve, **Moved by** Duane Jones, **Seconded by** Lina Blohm.
Vote: Motion passed (**summary:** Yes = 3, No = 0, Abstain = 1).
Yes: Tony Buettner, Duane Jones, Lina Blohm.
Abstain: Lori Lynch.
Absent: Morris Gallagher.

September 21, 2009 – Special RDAAC Meeting

Motion: Approve special meeting minutes,
Action: Approve, **Moved by** Lina Blohm, **Seconded by** Duane Jones.
Vote: Motion passed (**summary:** Yes = 3, No = 0, Abstain = 1).
Yes: Tony Buettner, Duane Jones, Lina Blohm.
Abstain: Lori Lynch.
Absent: Morris Gallagher.

October 8, 2009 – Joint RDA and RDAAC Meeting.

Motion: Approve Joint RDA/RDAAC meeting minutes,
Action: Approve, **Moved by** Duane Jones, **Seconded by** Lina Blohm.
Vote: Motion passed (**summary:** Yes = 3, No = 0, Abstain = 1).
Yes: Tony Buettner, Duane Jones, Lina Blohm.
Abstain: Lori Lynch.
Absent: 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.

There were no public comments made at this time.

II. UNFINISHED BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review and consideration of the existing adopted Redevelopment Plan to consider possible amendments for future development projects focusing on land use and any other details that may be needed as reviewed, and matters related thereto. **ACTION ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

Chairman Buettner said the first two items will be the result of what we do in developing our priorities from the task matrix. I would like to set aside any action on items one and two and go to item three of unfinished business and move on to New Business. He asked if anyone had an objection to the changed order of the meeting. I would like to not address items one and two during this meeting because I think they would be the items we would be addressing once we establish priorities from the task and responsibilities matrix.

Mrs. Blohm asked do you wish to table items 1 and 2?

Chairman Buettner said yes, that is the right verbiage and asked for a motion to table items 1 and 2. Once we establish our priorities that will give us the focus for items 1 and 2. I would like to utilize our time to review the task matrix to establish what we would like to recommend as being priorities to the RDA Advisory Council and then establish our recommendation to present to the RDA for consideration for feedback which will give us a focus on what we do when we address items 1 and 2. The next meeting we would be able to address both of those items.

Mrs. Lynch said when we put those on the agenda it was originally agreed that those would be an ongoing agenda item whether we discussed them or not at least it came to a point where we needed to discuss them and they are on the agenda so we can.

Chairman Buettner asked for a motion to table items 1 and 2 until we establish priorities, which is our main focus for today's meeting.

Motion: Table items 1 and 2 under unfinished business until priorities are established.

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

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Tony Buettner, Duane Jones, Lori Lynch, Lina Blohm.

Absent: Morris Gallagher.

2. Review and discussion of the existing Land Use Component, Parks, Recreation, Open Space Component and Streets and Highways Component of the Elko City Master Plan as proposed components for inclusion of redevelopment within the update to the Elko City Master Plan as identified in the SOQ and matters related thereto. **ACTION ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

****Chairman Buettner included discussion on this item with item number 1 and asked for this item to be tabled until priorities are established.**

Motion: Table items 1 and 2 under unfinished business until priorities are established.

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

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Tony Buettner, Duane Jones, Lori Lynch, Lina Blohm.

Absent: Morris Gallagher.

3. Discussion and possible action to set a date, time and location for regular monthly scheduled meetings, and matters related thereto. **ACTION ITEM.**

Chairman Buettner said now that we are working as an independent board we should set a time for us to meet so we can move forward.

Mrs. Blohm asked what the preference would be for City Staff.

City Staff indicated Tuesday nights is when Planning Commission and City Council meetings are scheduled and would prefer a week that Planning Commission and City Council are not meeting. Planning Commission is the first Tuesday of the month and City Council is the second and the fourth Tuesday's of the month. They suggested the third Thursday of the month which follows the schedule for the previous RDA meetings. If there were items that needed to go to the RDA we would schedule a meeting of the RDA prior to a City Council meeting or call a special meeting.

Motion: Schedule regular monthly meeting for the third Thursday of the month at 5:30 p.m. at City Hall Council Chambers,

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

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Tony Buettner, Duane Jones, Lori Lynch, Lina Blohm.

Absent: Morris Gallagher.

III. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review of the Task and Time Matrix and identify possible priorities in 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 the recommendation is a matter of priorities. We are trying to figure out which one of these task elements we want to prioritize. If you look at items A through F they are

more of the organizational items. Those are not the ones we really want to be discussing. I think we want to be looking at the items from 1 through 10 listed on the matrix which begins with circulation. Those ten items came directly from our Plan. The items below them come directly from the bullet items on each one of those chapters. We are trying to find out our three top priorities and how we want to address these in sequence that makes sense. The first thing is to get a recommendation to the RDA on what we think is our first three priorities. Once we get our priorities in place we can go through them one at a time and then we will have a clear direction on our future meetings.

Mrs. Blohm asked do you want us to prioritize the lettered tasks under each numbered item?

Chairman Buettner said no, right now I want to find out which number should be a priority.

Ms. Lynch said number nine needs to be number one because that is what we are doing right now. It is prioritizing and figuring out where to start and phase it.

Chairman Buettner read the tasks under number nine and said I think design would be our number one because we can't get into construction until we establish that. I thought we were focused on developing our specific design criteria so when we got into construction we knew what we were doing.

Ms. Lynch said you can't do design without proper sequencing. If you are going to include design just on a piece of paper and a picture that is fine but if you need to include utilities, curb, gutter and sidewalks.

Chairman Buettner said number nine is specific to construction activity, not prioritizing, sequencing and phasing the entire RDA program. The three items refer to establishing priorities for construction.

Mr. Andreozzi said in the Preliminary Plan each one of these segments is in here. I have gone to that segment of the Preliminary Plan that refers to prioritizing, sequencing and phasing and it has quite a bit of discussion in that component. He gave an overview of the segment in the Preliminary Plan. There is phasing in the Preliminary Plan for different aspects of the Plan. He outlined a list of suggested phases included in the Preliminary Plan. If we don't know what the overall vision is down there we don't want to be at risk of removing an improvement after it has been installed. He gave an example of an incident of when it would be good to have the overall vision before infrastructure improvements are completed so there wouldn't be any conflict.

Mrs. Blohm said I look at this like building and designing your own home. You start with pods and they determine how you live your lifestyle. From the pod you develop a design. I can understand how some of these are so interrelated it is difficult to separate and prioritize them. Circulation is important if we make some dramatic changes to the corridor that will definitely impact where our utilities go and how they go. I would like to have a better handle on the circulation and traffic flow and pedestrian safety. I feel that requires some professional outside assistance and then we can develop design concepts. I am thinking of design as in streetscape.

Mr. Buettner said number ten is implementation, marketing and promotion. He gave an overview of item ten and its lettered items. I see all kinds of opportunities for us to provide recommendations and guidance to the RDA that can be translated to the design team that we are

about to select and give them good direction on what we see as the community's future in the development of the City Master Plan and the RDA details.

Mrs. Blohm asked are you talking about visioning?

Chairman Buettner said it has to start somewhere. We have a design team that is about to come on board that we are going to ask not only to update the City Master Plan but also to potentially provide details as tools for our architectural review board to use during their approval process for future construction.

Mrs. Blohm said if you are talking about marketing and promotion you are talking going way beyond the scope of just five or six of us here. You are talking about involvement of community and ideas and a visioning process. I am trying to get a feel of what you are looking for here.

Chairman Buettner said that is the reason for priorities. Just because we pick an item doesn't mean we have to accomplish each sub item for the general item we pick as the first priority. If we pick one of the major items, we can further define which sub items should be addressed. I am trying to find what is the most important for the immediate need that we have right now for what is going to be occurring in the near future which is design team selection and design team development. We wouldn't want to get into the specific details but establish some of the overall items for recommendations to the RDA that can then take that information and provide it to the design team for consideration while they are developing the guidelines.

Ms. Lynch said number 10 is ongoing and ever-changing. I don't know of one thing that is not going to be ongoing throughout this entire process that would be changing continuously so to be able to put it as a priority and put a benchmark; these items should be going on continuously throughout the entire process forever.

Chairman Buettner said we have to look at what it is we are trying to accomplish as the RDA Advisory Council. What is the best use of our time, talents and skill set to provide the RDA with advice and recommendations on what we think as the community would be in the best interest of business and the development of the City? We can't look at these as being tasks that we need to accomplish. Look at all of the people that are involved. This list is for us as a team to identify things that we think we could provide the most immediate recommendations pooling our talent and providing guidance and advice to the RDA that would help them take care of the business at hand right now.

Mr. Wilkinson said I would like to provide some insight in what we need as Staff immediately. I think you have identified Old Town Elko. That is a start but from a Staff perspective right now when we get plans submitted we have our current code and current Plan to work with. There has been a lot of discussion over several meetings about streetscape and design. Right now we have on the drawing board a significant office development that is going to be downtown. Their plans are code compliant. We are going to approve those plans and we probably are going to hear comments of why they didn't have to include specific designs. What we need is design guidelines for streetscapes, sidewalks and street lighting. We have immediate design needs as a community. Expand on Old Town Elko and come up with streetscape design, things we can start working with as you move on beyond that. That is what our needs are right now.

Mrs. Blohm said I can see what is happening already. We are behind the curve as far as a lot of improvements along Commercial Street. I like the reference and the respect for the historic

structures that are existing downtown included in the Preliminary Plan. I like the word respect because that doesn't dictate to anyone that even new construction has to follow old historic façade looks. We establish continuity through streetscape design. Our reason for wanting to hire an expert to piggyback with the Master Plan update is to give us guidance as to the materials that are available and what we can do that works for our climate. I don't know how soon we can expect this professional assistance. I don't feel comfortable saying specifically what the design guidelines should be right now.

Chairman Buettner said that is why I pointed out number 10 about creating an economic niche and identity for the downtown. You have businesses downtown, you know what you would like to have downtown look like. You would be the best people to provide recommendations to the RDA to provide guidance to a design team on what type of identity you would like to see in your downtown business corridor. We are not experts to provide the specifics of streetscapes. It is appropriate for us as the RDA Advisory Council to provide the RDA with some guidance or recommendations on the type of identity you would like to see Elko adopt and what type of economic niche you think we might have. That is what is going to guide that design team. One of the things I brought up during our interview process was the incorporation of our culture; mining, ranching, Basque, Native American, outdoorsmen. How do we incorporate all of those cultures into our community?

Mr. Wilkinson said you determined at some point that you had an area that you called Old Town Elko and I am not sure what that meant so you have maybe a partial identity.

Ms. Lynch said we already went through that process and that is where Old Town Elko came from. We went through the Downtown Business Association and other organizations so that has already been done and everybody agreed on the Old Town Elko and the look of the Old Town Elko based on the structures of the buildings that were already there and the history of the buildings that are already there. That was done two years ago.

Mrs. Blohm said this is where the special overlay district comes into play. If you are going to develop a special overlay district where the Star Hotel and the Basque restaurants are then perhaps relegated and pertaining to special overlay you would have more specific design requirements for new construction or remodel within those areas. It is not to say the entire Central Business District, whenever new construction or remodel comes up, has to look like a historic structure. That is not where we were coming from at all.

Chairman Buettner said let's just do this the easy way. I have made what I think would be a priority for our group. Let's just go down the row. How do you see the priorities?

Mr. Jones said I agree that number 10 is still important. I think there are some parts of that which are important to us to go through and work on still. I think the Number 7-Focal Points when we are talking about cultural like Basque.

Chairman Buettner asked Mr. Jones on number 10 which of them would be priorities.

Mr. Jones indicated A and H of item 10 are the most important at this time. We have special events that are already established and we need to look at those to see how permanent they are.

Chairman Buettner asked Mr. Jones if he thought that would immediately help the RDA in guiding the design team.

Mr. Jones said in my mind it does. For now I think those two are the most important.

Ms. Lynch said number 9 is the most important so this is done in the right sequence and order. I think B is more important than A. C is more important than A. A of number 9 is when we get more into the construction. Doing the proper sequencing is what we are doing right now and making sure we get it all done in the proper order.

Chairman Buettner said the order of construction sequencing and the order of construction phasing. . .

Ms. Lynch said it says establish program for phasing not construction phasing. I think that is two completely different things. C is establish program for phasing everything not just construction. A is the only one that has to do with construction.

Chairman Buettner asked is that what the intention of that was, to establish phasing of the entire RDA program?

Mr. Andreozzi said each one of these categories has quite a bit of text and suggestions. This illustrates that we have this shotgun approach and we are having a hard time hitting a target. It is good to zero in on something, focus on it and get it done. Within that segment of the Prioritization, Sequencing and Phasing there is a subcomponent that talks about utilities. There are suggestions for what we should do in regards to the utilities. He read the suggestions out of the Preliminary Plan he was referring to under Utilities. If we have undersized utilities or impediments as far as utilities that might be something we look at.

Ms. Lynch said let me step in right there. My point exactly, you just hit that nail on the head because for us to be able to create design concepts for these new projects that are coming in we have to know what is available there now. We can't create those design concepts and guidelines for this new building until we know what is going to be required of them before they even get to build the building.

Chairman Buettner said that is not our job to develop design concepts. We are hiring someone to do that. They are the ones that are going to ask all of those questions. They are the ones that are going to do that research. We don't have that skill set.

Ms. Lynch said it is our job to make sure that what we do in the Redevelopment area is adequate for future development. It is absolutely our job to make sure that in the Redevelopment area the water is provided correctly and the power.

Chairman Buettner said that is the City's job and the RDA's job.

Mr. Andreozzi said we can come up with recommendations understanding this is an advisory board and you can recommend anything to the RDA. Obviously because we are the same people as the City there is an opportunity to explore some other funding partnerships. There are a lot of things that need to be done and where it gets important is in the sequencing. Even if we say let's identify what the finished product is going to look like first and we design that up front. We know we don't want to build that until after we upgrade the water line or the sewer line or other infrastructure that needs to be upgraded and that gets to sequencing. That doesn't mean that you can't have a design for a finished product out of that sequence. You can have your design work

happen in any sequence you want as long as you know and understand that when you go to build it you are building it in the appropriate sequence.

Chairman Buettner said for us as the RDA Advisory Council to get into a level of detail of advising you on how we think the sequencing of the design should be, is that helpful to you?

Mr. Wilkinson said that would be extremely helpful. For example if a developer wants to develop an office building on a vacant lot we have existing utilities. If those existing utilities are undersized the developer would have to upgrade them to do that development. That is not an issue at this point in time. The real issue is how does this fit with what you have as a vision? These are questions we don't have answers to. The plans that we have in front of us are code compliant. They are going to have 5' sidewalks. They don't have to do extended curb returns. They don't have to dye them any color or put in any pavers. We have talked to the developer and let him know it is in the RDA and we are probably going to take the site plan and present it to the Redevelopment Agency for consideration of any enhancements beyond what the code requires. Maybe the RDA indicates they want 10' sidewalks. The RDA is going to have to partner and pay for that because we don't have force of law to say you as a developer have to put 10' sidewalks in. It is an additional cost to him. The immediate need is what do you want things to look like down there? That is not in respect to utilities or infrastructure. Developing some construction phasing sequencing plan for all of downtown is a waste of your time and effort right now. Right now the need is for this project. What enhancements do you want incorporated? We can't answer those questions and I believe when we get to the RDA they are not going to be able to answer those questions either because we aren't specific and unified in what that should be.

Chairman Buettner said that guidance you are asking for is the sole purpose of us asking the design team that is selected to look at further developing the RDA Plan as well. Before they develop that RDA Plan they need to understand what the community's vision is for this community. In developing the vision for the community, it is not prioritizing the sequence of construction but it is in developing the identity of the community, identifying potentially our economic niche, identifying our cultural strengths. That guidance is the guidance that is going to allow you to get the design team to work on the specifics of how big a pipe needs to be, where the pavers are and what type; all of the specifics for guidance. As a matter of priority based on the information we have in the task matrix establishing a vision or this community idea of what we want Elko to be so the community can give that idea to you and you can pass it on would be step number one.

Mr. Andreozzi said those are the issues we are facing today, and that is where we are behind the curve. This building is being built right now and it is code compliant. We don't have anything to say we would like to enter into a participation agreement with you because we are trying to achieve this look because we haven't established what that look is.

Chairman Buettner said I think what Ms. Lynch is saying is that is important for us to establish priorities for construction as far as when we do have the money to construct stuff after we get our plan all done. Our prioritization is for location of improvements or projects.

Ms. Lynch said that is not what I said.

Mrs. Blohm asked can we discuss in general terms? I see the urgency in what we are dealing with, is it already too late to go to the builder of this office complex to state that we do now have design criteria for streetscape or is it too late?

Mr. Wilkinson said it is not too late if you had that available today. The developer is more than willing to entertain whatever the City of Elko would like to see down there. He is willing to entertain partnerships with the RDA but what we have to work with right now when we go to the RDA we will indicate his plans are code compliant, here is how it differs from the Redevelopment Plan you have adopted, do you want the developer to include some additional enhancements and do you want to partner with him? That is what we are going to ask at the next RDA meeting. We are going to present it and ask if they want to do anything more or are the funds even available.

Mrs. Blohm asked what timeline are we working with?

Mr. Wilkinson said they will do a foundation this fall and depending on weather they probably will be doing public improvements during fall and finishing by next spring.

Mr. Buettner said one of the things we established at the last meeting was that we had to come to an understanding that there is a period of exposure where they are going to be struggling and there needs to be a certain amount of trust and faith from the community that the City is going to do their best in mitigating that exposure for development until we get our detailed design criteria they need to make the rules. Instead of us taking our time during these meetings discussing whether or not there should be specifics on development that is occurring, we will trust the City is going to do the best they can to mitigate that exposure until we can get the design criteria and us as the RDA Advisory Council focus our efforts on helping them get the design done as soon as possible.

Mr. Wilkinson said the Advisory Council has no authority to do plan reviews. You are not City employees. The RDA has not given you any plan review authority. If I told a developer I was going to subject their plans to be reviewed by an advisory committee and you tried to impose anything more than the code, which is what we do, we would be open to a potential lawsuit. Right now we can not subject the plans to the review of the RDA Advisory Council. They are going to get approved if they are code compliant. We are going to take the plans to the RDA and it would be their decision what to suggest to the developer and how those would be accomplished.

Mr. Andreozzi said some of the things we would recommend they consider would be participating in wider sidewalks and maybe some tree wells. We have already established how the curb returns are dyed red and that might be something else we suggest they look at to start generating this unity in development of the downtown. Those would be suggestions and it would be up to the RDA to decide whether or not they want to do that or if they have the funding to actually participate. This project we are looking at it as a great opportunity to generate tax increment because the land is vacant that is going to be developed. It is probably going to generate somewhere in the neighborhood of \$15,000, a year right to the Redevelopment Agency. If the RDA feels a wider sidewalk in this area is something they want to participate in that investment or that partnership would repay itself quickly through tax increment.

Mrs. Blohm said I understand this. Now I also understand if you are talking partnerships between the City and the developer that doesn't mean all of the funds have to come out of tax increment. Is that what you are discussing is tax increment plus private to do more aesthetics?

Mr. Wilkinson said we wouldn't recommend the City partner with the developer it would be the RDA. The RDA was established to accomplish this. It would be the RDA that would partner with the developer to do improvements beyond code requirements.

Mrs. Blohm asked are you looking at doing that through the tax increment fund? When can we expect to have a consultant available to us?

Mr. Andreozzi gave an overview of the complete process of selecting a consultant for the Master Plan update including the up and coming interview process. We are still close to two months out.

Ms. Lynch said their priority is going to be the City's Master Plan not anything to do with the Redevelopment Plan until they get the City's Master Plan completed which could take months.

Mr. Wilkinson said they will integrate the current Plan into the City's Master Plan but the goal of the RDA is, if the consultant we choose for the Master Plan is qualified, to be able to engage that consultant and simultaneously be looking at revisions to the adopted Redevelopment Plan and have those run concurrently.

Mr. Andreozzi said the City of Elko will be hiring them for the Master Plan. Hopefully they are qualified to do the work we envision for the Redevelopment Plan. If they are then the RDA can enter into another contract with that firm. I would envision they could do that concurrently. I think they would have the resources to do that. If we find out early on that is not their forte then we go out for an SOQ for this specific project for the Redevelopment Plan.

Mr. Buettner said based on the people that we have seen I don't think that is going to be an issue.

Mr. Andreozzi said I am confident on what I have seen that these companies from my opinion seem to be deep.

Mrs. Blohm said this is an immediate need that we are unprepared for so if we can move forward in more generalization types of terms. It appears to me that we can actually prepare a mission statement that incorporates every one of these lines that presents in general terms what our philosophy is that has been discussed for the last 20 years. It hasn't changed that much. If we could develop a mission statement in general terms, creating the picture of the quality of life we would like to see downtown such as pedestrian friendly, shading trees.

Chairman Buettner said I think we are in perfect time on this and based on Mr. Andreozzi's analysis of what needs to happen I would say we have four months or meetings before the consultant is hired. The mission statement is a great place to start. He then went over some of the items on the task matrix that have been discussed and their importance and how they can be a topic of discussion for a meeting so they can forward some recommendations to the RDA.

Mr. Jones said items 10, 7 and 5 are general items that seem to be important. We can pick inside those that are meaningful.

Chairman Buettner said I think that is where I am heading.

Mrs. Blohm said instead of us rehashing what we have talked about for years can we incorporate this new Arts & Culture group?

Chairman Buettner said we can ask anybody we want to and that is a great idea.

Mrs. Blohm said I would like to see a little more involvement in creating this.

Mrs. Watson said we did at one time ask them to be part of this and the outcome of that was they would send a representative when available. If we get something specific on the agenda that they would feel interested in, then we can talk to them and let them know we would like their input.

Mrs. Blohm asked if we could think of any other groups of people that we would like to bring into the fold.

Mr. Wilkinson said Parks and Recreation. I would caution on how you approach them to make sure you aren't getting into Open Meeting Laws. They would probably need to have their chairman represent them and then other members could participate.

Mr. Buettner said we can still invite them.

Mrs. Watson indicated that if there was a quorum they would not be able to get into the discussion. We could present an item for them to consider at their meeting.

Mr. Andreozzi said another option would be to have a joint meeting.

Chairman Buettner said I would like to make a motion to consider these priorities in this order. The first one would be to discuss item 10A-which would involve developing our identity for downtown and a mission statement. Our second meeting would be 10H-discussion of how we would like to see special events and venues incorporated in our city. Our third meeting would be all of number 7-Focal Points, which would be a discussion and recommendations on what we feel would be the best way to support and promote cultural centers, activity centers and the construction of a downtown informational kiosk and how they could be integrated into the specifics of the RDA Plan.

Sonja Siebert said I agree with 10 and 7 but before we get too far because 7 involves constructing different things that we need to look at number 9.

Chairman Buettner said ultimately we are going to make a recommendation for priorities to the RDA. They are going to review them and indicate whether they agree or not. If they don't agree they will tell us what they think would be the best to help them. We are trying to establish a recommendation to the RDA to prioritize and get focused on getting some things done in the next four meetings. We could do 10A, 10H and then number 9 as our top three.

Motion: Address items 10A and 10H, **Action:** Approve, **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.

Chairman Buettner said my next motion would be to request a joint meeting with the Arts and Culture board at our meeting in January to discuss item 10H which is promoting and supporting special events and venues.

Mrs. Blohm said and the DBA should be included. They are the group that runs special events downtown.

Chairman Buettner said my motion is to invite other groups specifically the DBA and a joint meeting with the Arts and Culture group to our meeting in January.

Mrs. Watson said since there is not an action item you can direct Staff.

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

Mr. Andreozzi said before we go on you may want to review those specific components within the Preliminary Plan when you are looking at your specific tasks as a good place to start.

Mr. Wilkinson said more importantly they are in the adopted Plan and they are relevant at this point in time until they are changed.

Mr. Wynes said there are four building permits that have already been discussed. Of those we have signed all of them. The two were signed this afternoon which are the ones we have been talking about. Further there is an apartment remodel. Every month we will draw a line and gray out the area so everything after that will be the new ones.

Mr. Andreozzi asked did you mention some of the concrete projects that are taking place in the RDA?

Mr. Wynes said I didn't get those on yet those are going to be coming up at the next meeting.

Mr. Andreozzi said maybe I can give an update on some of those. As you know the City of Elko is working by Roy's and that is progressing. There was some private investment in front of Southwest Gas. They removed and replaced the curb, gutter and sidewalk. They had some concerns. The other one that is taking place is on College Avenue in front of the high school that was on-street parking. That is being removed and curb and gutter is being installed as well as some landscaping. All of the overhead utilities in that area are underground now. They are just starting on the curb and gutter work there. The beautiful thing about those projects is they are being done essentially with private dollars and none of the Redevelopment funds have been used in any of those projects.

There was some discussion about the location and design of the office complex previously discussed on the vacant property between 9th and 11th Streets.

Chairman Buettner asked if this is the developer that had seemed as though he was willing to consider RDA future plans in his design.

Mr. Wilkinson said he is excited about the redevelopment of Elko's downtown area.

Mr. Andreozzi said in our Preliminary Plan it talks about an east end anchor and that is coming to fruition down there.

Mrs. Watson included information that the developer has filed an application to vacate the alley between Idaho Street and Railroad Street that is adjacent to the property to create an office area with outside amenities.

Chairman Buettner asked where is the apartment remodel at 570 Commercial Street located since I am not familiar with the addresses.

Mrs. Blohm said that is the old Home Furnishings building. This is the optimum that you want in downtown where residential is on the top floor.

Chairman Buettner asked is that next to NV Energy? Have they been open to design guidelines?

Mrs. Blohm said they are familiar with everything.

Mr. Andreozzi said they have been very concerned about it wanting to do a nice job. We saw a rendering of what they wanted to do and here is another group of people that have done a lot of reinvestment back into the community.

3. Other reports, discussion items and topics.

Mr. Andreozzi said I went to a Nevada League of Cities conference in Henderson but as a part of that I went over to Boulder City and met with their Community Development Director and talked about RDA. I had lunch on the main street at a nice place. I was fascinated with their identity and history with Hoover Dam. I found it interesting that even though they are in the shadow of these two giant cities being Las Vegas and Henderson, they still are their own identity. Their RDA generates a million dollars a year. One of the ways that happened is Harrah's operates a golf course down there. They commission a piece of art every year. They are proud of the heritage with Hoover Dam and valued all of the people who participated in it. There is a sculpture of a guy down there that his job was to make sure the workers had toilet paper and he is holding toilet paper in the sculpture. Boulder City is not necessarily a destination place but what happens is people that are going through see these sculptures and stop to get out and take their picture with it. The next thing you know they stop and do some shopping and eat. There is a deer up by McDonalds on Mountain City Highway and I have seen people taking pictures there. I asked them what lessons they had learned and they said one thing that causes them concern is entering into the participation agreements with the local businesses. There are a lot of people that don't necessarily agree with that. That does not have a lot of political support down there so they generally commission art or do public improvements and not the partnering. They have only been in existence for about 10 years. In Boulder City I had heard they had controlled growth ordinances and they do to a certain degree. They only issue 150 building permits a year. The City owns all of the property around them. The City can't sell property unless the voters in their community vote and allow them to sell property. That keeps their property valuations up high. There is a huge solar panel field that I visited and they have entered into a lease with the City of Boulder to develop on their property. You can't help but feel bad because economically Nevada is hurting bad. Elko is very fortunate to be where we are at.

Chairman Buettner said I want to expand on how they are capitalizing on having artwork and people come in and that is a way for them to stay. That is one of the things I want to try and put on our priorities list before or soon after we got into the selection of the design team is to talk about how we can pull people off the freeway and retain them downtown for an afternoon or more. Ideas on how that can occur I think would be a great conversation for us to have early on in the design phase.

Mr. Andreozzi said one of the things we are talking about with the Arts & Culture group is you can actually get a piece of metal from the twin towers 9/11 incident. There have been some

communities that have taken this piece of Americana and made a nice memorial. Those types of things can get people off of the freeway because there is nothing out there around here. You can get some synergy working with the Arts & Culture group too.

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.

Tony Buettner, Chairman

Lori Lynch, Secretary