

CITY OF ELKO
JOINT REDEVELOPMENT AGENCY AND
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.S.T., TUESDAY, DECEMBER 16, 2008
FIRE STATION NO. 2, 725 RAILROAD STREET, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by RDA Chairman, Mayor Michael J. Franzoia and RDAAC Chairperson, Jacques Errecart.

ROLL CALL

Redevelopment Agency Present: Mayor Michael J. Franzoia,
John Patrick Rice, Jim Conner

Redevelopment Agency Absent: Jay Elquist, Chris Johnson

Redevelopment Agency
Advisory Council Present: Jacques Errecart, Lina Blohm,
Kelly Sutherland, Lori Lynch,

Redevelopment Agency
Advisory Council Absent: Morris Gallagher, Duane Jones,
Randy Brown, Steve Bowers

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

APPROVAL OF MINUTES: October 21, 2008 – Joint RDA and RDAAC Meeting
November 18, 2008-Joint RDA and RDAAC Meeting

****Mr. Rice moved to approve the October 21, 2008, and November 18, 2008, Regular Joint Meeting Minutes as submitted. Mr. Conner seconded the motion. The RDA voted and the motion passed unanimously.**

****Mr. Sutherland moved to approve the October 21, 2008, and November 18, 2008, Regular Joint Meeting Minutes as submitted. Mrs. Blohm seconded to the motion. The RDAAC voted and the motion passed with Lori Lynch abstaining.**

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.

Mr. Andreozzi said I received a letter today from Stacey Sawyer. She's requesting that you consider adding a representative of ECEDA as a non-officio member to the Advisory Council, so at the next meeting we can bring that item. It would require a bylaws amendment, but we could bring that item for consideration by the RDA.

Mayor Franzoia said get them on the mailing list so they're always aware of it and they can still attend the meetings if we don't change them or not. There's still a participation situation on these levels if people stay with it they usually get included in all the discussion.

II. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

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

Mr. Andreozzi said what I wanted to update everybody on is this item was one we thought we could leave on recurring agendas just to see what type of progress or what our current status is regarding our tax increment that the County needs to take care of. Just incase you aren't, you should all be aware of the letter that Mr. Cash Minor wrote me on October 3, 2008.

Mayor Franzoia asked how long is it?

Mr. Andreozzi said it's a page.

Mayor Franzoia said I don't know if I've gotten that one. I knew the other one prior to the first tax bill going out and trying to get the formula done. I haven't seen that correspondence, so read it.

Mr. Andreozzi read the letter from Mr. Minor regarding the calculation and distribution of the property taxes for the Redevelopment district, and said those were the questions that we were asking early on and basically what he's saying is once they get that resolved the tax dollars will be forwarded to the RDA. In my conversation with him the other day he said that he was going to follow up and try to provide me with some type of correspondence. I know that he had an issue with a family member, so I didn't receive any additional correspondence but I've also invited him and Katrinka Russell who is the Assessor (to attend the meeting). I advised them that we meet on the third Tuesday of every month at 5:30 p.m. and this will be a reoccurring item on our agenda so if they have any information that they can provide us that we would appreciate that. At this point in time I don't have anything additional to report on.

Mayor Franzoia said basically the issue is that they want to use the computer system to calculate it where the other way they have to do it by hand, and so the three counties they have are areas where those counties have the software that they provide which is not Washoe or Clark county because obviously they've got Redevelopment that works well with the computer program. Interesting though, they won't disburse anything until they figure that out and they really can't disburse anything to local government for the same reason on the other taxes from the prior year. That's interesting.

Mr. Andreozzi said I know in a previous correspondence we received from the Assessor's Office the formula that was described in this came from Advanced Data Systems. It was a very complex formula that they were trying to generate and it had to do with the tax cap on ad-valorem

properties, how that affects that and capturing that, so that was the thing that they were working on, so we'll just continue to monitor that and we'll let you know what we find out.

Mrs. Blohm said my question is do we even have a ballpark figure that we might be talking about here.

Mr. Andreozzi said the only thing that I'm aware of is what's in the plan itself. Part of the plan included basically an estimate that was prepared but that's all there is.

Mrs. Blohm said and that was prepared by Bob Fielden, and so how did he base his numbers? What is that number?

Mayor Franzoia said I want to guess that when they did that everything was defined in the boundaries of what parcels were included in the RDA, so that was something done by hand, but that was also easy to extrapolate the information and what parcels they were, and looking at the prior year and what they paid in total taxes and then do some conclusions or calculations on projected growth. It was two and a half percent or three percent, that kind of thing, and so that would give you a rough idea of what you can expect. What they normally do when anything gets assessed, buildings and land you get a certain amount of growth based on land values and a certain amount of decrease based on depreciation, and so that's two formulas right there. The State changed the law for limited growth for governments seeing additional revenues on property taxes. It's limited to three percent on residential and eight percent growth on qualified commercial, and some of the commercial could be under three percent depends on if it's rental properties. There's a small little caveat there. To complicate that further is if a local government can raise a property tax due to tax rate which is incremental, and this is prior to the adoption of the Redevelopment Plan, so you've got some history there that needs to be corrected if necessary, so in essence if two years ago assessed valuation of the City of Elko was a combination five percent growth, part was residential, part was commercial, it's still capped at that three percent overall composite. The second year if growth only grew one and a half percent composite, you know the average, it captures what they didn't put before, so in a simple term without looking at the RDA, if we raised a property tax rate that impacted the taxpayers ten percent or generated ten percent more to the City, we're capped at three percent, but the next year we could recover the other three percent, and keep going until we get that ten percent. It is very complex. The State really tied your hands around your back, so it's somewhat complicated and hopefully it's clear.

Ms. Blohm said I understand what you're saying. What was that ballpark figure that we were looking at early on?

Mr. Andreozzi said the projection in the economic feasibility section of the plan estimated that the tax rate for 2007 would provide the tax increment of \$115,000 and some change to redevelopment.

Ms. Blohm said so basically we're talking about a hundred some thousand dollars. Typically that would be in an interest bearing account right now. If we had gotten that chunk of money at the outset of redevelopment it would be sitting in the bank somewhere drawing interest or what?

Mayor Franzoia said the County holds it when they disburse it because people pay their property taxes in quarterly installments, it's not all up front, and so therefore as you pay it by four installments there's no interest on that money. Now if the County sets it aside, when they collect it when it's due, like the next one's due January 4, 2009, so once they collect those funds January 4, 2009, they'll disburse them probably the first part of February or maybe the middle of January.

Mr. Andreozzi said to clarify what my understanding is right now we would currently be still in the first quarter, well actually we would just be in the second quarter right now, so July is the start of the first quarter, and what I understood early on was that as tax bills go out any of the new municipalities wouldn't necessarily see the first quarter revenues until somewhere in October so your revenues are lagging behind but essentially we're in the second quarter. This projection was based on a full year.

Mr. Rice said the increment when we established the RDA, the district, went back to July 1, 2007.

Mayor Franzoia said no 2008.

Mr. Rice said oh it just captured the improvements that were done in those twelve months prior.

Mayor Franzoia said right because the Geothermal Park was under construction, it had a separate tax for construction purposes and the ideal thing, once it was completed, once we had the plan established and adopted, so it goes on the tax rolls once it becomes completed then that one hundred percent improvement goes into the RDA which could be a huge deal.

Mr. Rice said oh yeah, I just wanted to be clear, so it wasn't 07-08. We began collecting the increments on July 1, 2008.

Mayor Franzoia said so it's the 08-09 budget.

Mr. Andreozzi said so maybe another way to look at it is any improvements that are taking place right now wouldn't be assessed until next year. Do you see what I'm saying?

Mr. Rice said but any improvements that took place between July 1, 2007, and June 30, 2008, we should be assessed and billed, so that's why we should be building a balance.

Mrs. Blohm said that was the reason we had a deadline to meet because of the appraisal done on those properties.

Mayor Franzoia said we had to do certain things to have it on the tax roll. There is a line and we did the Plan and adopted everything. We had to do it time specific as to getting it on the tax roll. What happened in 2007-2008 that's a baseline, what comes in, everything that happens in 2009's current fiscal year increases the benefit to us. Things that are under construction and not having a certificate of occupancy, they're paying a tax on partial construction work which is different, like a use tax, then when it becomes completed, it becomes real property which goes on that year which is a benefit because some of the Geothermal Park didn't come into play until after July 1, 2008, so right now the property at the airport where they're building the Newmont building that is being constructed, that's not even in the district but it's still a good example, they're paying taxes as they go along, but once it becomes real property and completed then it rolls over as a huge benefit if it was in the RDA, and at least the tenant not only pays for the improvements as a tax, they pay for the land value, even though they're leasing it, they don't own it, they still pay a property tax for that.

Mrs. Lynch said so if this calculation is as complex as they are saying, who is actually overseeing that it's being done, or who's going to actually make sure when it is in effect that it is being calculated correctly so the amount comes to us in the right amount? If it's that complex is there somebody out there watching this program?

Mayor Franzoia said that's a great question. That's one of the questions we had when this thing popped up about they can't make a formula work. I want to make sure somewhere that we're getting the appropriate amount for that because we could be shortchanged and it's going back to the entities have given up that right of that increment tax.

Mrs. Lynch said especially if it's as complex as they're saying it is and can't even get it to work at all.

Mayor Franzoia said one way to do it without looking at every parcel is do a test like they do with the ballots in Minnesota you just do a sampling of different things and see if the calculation's correct. You know you can take an older piece of property like a residence in downtown, go after an older building downtown, pick up the lease construction out there by the jail and see if that difference between the year before and this year is accurate and we've got that allocated. That's a test and if it's off then we have to do a full-blown chase on it and do every property.

Mrs. Lynch said I wonder if it wouldn't be better just to do that right from the get-go to know that it's right and then we would be able to know that it's already done correctly.

Mayor Franzoia said ADS, this company that the County has to prove the software works I think the monkey's going to be on their back to make sure that it does work. Based on Mrs. Lynch's question I think that's something that, no matter what Mr. Minor says, we need to kind of double-check that because this is crucial. If we make a mistake on the get-go we may not recover that for years because nobody picked it up.

Mrs. Lynch said or find it. How do you know they'll find it?

Mrs. Blohm said so you think it's the responsibility of the data system company as opposed to oversight by someone that's in the City, I mean is there's someone within the City who's capable of overseeing this.

Mayor Franzoia said ultimately the responsibility is the County's. That's their responsibility. They're the ones that collect the taxes and disburse them according to the law. What we've done with the RDA is done things according to the State law, not the City law. You see everything is State controlled, so County's obligated to reimburse the funds appropriately what they're earned based on established State law not the City Ordinances, so the monkey's theirs not ours and it's a matter of them getting the additional people to fix it or put the mandate on the software company and make them prove it's working, or have to change the program to one that does work such as what they have in Clark County or Washoe.

Mrs. Lynch said I can't imagine there being other RDA's that don't already have a system set in place based on all the State laws and all the caps and what they can't just plug in and look at.

Mayor Franzoia said exactly, Clark County has an RDA in North Las Vegas, the City of Las Vegas, Henderson, and I don't know about Boulder City, and then obviously Washoe County you've got Sparks and Reno, so they have a system that works and is software driven.

Ms. Lynch said Carson City.

Mayor Franzoia said Carson City is the only city there and I think they're part of ADS. Maybe their not, but that's kind of unique, they're one and the same so it makes it a lot easier.

Mrs. Lynch said they've been collecting money for years.

Mayor Franzoia said but they're also the ones that they collect it for themselves because it's a City/County form of government, it's a piece of cake. Elko falls into the problem situation. What are the other two counties? Did he say in there?

Mr. Andreozzi said well this one is Carson City and I have an e-mail that was actually sent to Katrinka Russell, this is originally from these folks of ADS and they are a consultant firm that writes these programs for other agencies and as of the time of this e-mail they were actually trying to refigure Carson City's because apparently, and I'd need to read this to make sure I'm not off base here, but there were concerns about how the tax cap was being calculated and captured and they were in the process of trying to address that in Carson City's RDA. This is this really super-complex formula that they've come up with that they need to program.

Mayor Franzoia said so basically what's messing it up is the tax cap because a residence can only increase in value three percent, unless it's new. Brand new construction's a different thing. Existing homes can only grow three percent a year, but even though it gets appraised as growing eight percent for market value for the government the State says only three percent when you get the benefit of the local government, so it may take us five to seven years to get that total growth that you had that year that you had it appraised, but that's the limit, so they're trying to figure out these things because right now if you see a downturned economy in Las Vegas people that saw a thirty percent growth when they put this law into place still see thirty percent, but it's only three percent a year and may take them ten years to get that thirty percent passed on to the property owner, very complex, and if you're going down like this like Las Vegas is doing, you still have that increase going this way from two years ago they haven't been able to pass on because of the cap they still get to pass it on until such a point it flattens out based on getting where they should be and then possibly go down if the market hasn't changed or go back up again. It is really messed up, and it's complex so these guys are trying to figure out how to even calculate the cap rate because like I said you can still pick up growth five years after you saw a surge in your economy and now you're flat, you're still going to pick up an increase in your assessed valuation because last thing it boiled down to three percent a year and that's an important thing and Mrs. Lynch is right, the worst thing that's going to happen, the County has to go back by hand and divvy it up because it's going to be heck to pay that if they give up too much back to the local government such as the City, that they have to go back and say well you have to give it back to RDA because we gave you too much, and it's an embarrassment to the County and at this point in time with the economy being south is detrimental to local governments as well because now they're going to cut back.

Mr. Andreozzi said another thing according to Ms. Russell in this correspondence that I have is that there also is a distinction between Redevelopments that were established before 1989 which is this bill that the Mayor is talking about, and one's that happened subsequent to the adoption of that bill too.

Mr. Rice said it seems to me what you just said about how the stuff for the County because it may have to cut back there but so are we and this increment is something that we need in order to do the things that we need to do down here. I look at that and I know it's complicated but I'm hoping that we can, obviously this will be on the agenda again, but I'd like to have somebody from the County come to us because we have a lot of questions and it seems like correspondence is great but we need to have some dialogue that will help to speed it up. Believe me that is a complicated formula but it appears that they're looking for three numbers; the abated tax, the full tax rate, and the base value and then there are a lot of parenthesis around those three numbers but it gets plugged in

correctly and it should spew out the number. I have people in my office who could do this on Excel if they were given those three numbers and it could be done in fifteen minutes and then it's plugged in. We need to be able to move forward with projects here and we've abided by State Laws. That is a tax increment that is owed to the City and what I want to do is engage in a dialogue with the County so that we can help facilitate it quickly because now six months have gone by and they still haven't determined how to figure out the formula and six months is a long time.

Mayor Franzoia said the one to have dialogue with from the County is the one that has the authority to rectify those and I think it'd either be the Assessor or the Treasurer because that's their duty is to collect the taxes and disburse the funds, maybe both.

Mr. Rice said Mr. Minor and Rob Stokes should be here too I would imagine.

Mayor Franzoia said well they don't write the checks. The only thing on those accounts is disbursed by those elected officials. However I think if there's a manpower cost related to doing it by hand if necessary to have it all completed within this fiscal year to make sure the funds are balanced accordingly based on the law and the RDA being established, then that's going to be an issue for Mr. Stokes to figure out the manpower to uphold the law.

Mr. Rice said but we need to be able to make our plans too and I understand the constraints they have, but they've been invited this time and maybe other times and they're not coming.

Mr. Andreozzi said well first of all, not necessarily someone from this particular office that we're talking about tonight but there is someone from the County that is at least pursuant to our bylaws is part of our ex-officio non-voting members, and as far as I know they do receive the agendas and then we have had a little bit of transition in power in the Assessor's Office from one Assessor to another and so when this issue came to light I had a number of conversations with a number of people and finally I really wasn't comfortable with what I was hearing, mostly because I thought we weren't just communicating very well, so I asked our special Attorney to reduce it to writing so that the County understood what our position was and if we got something from the County in writing we could understand what their position was and then I still didn't feel resolved and then subsequently I had a later conversation with Mr. Minor who said when we figure this out, because up until that point I'd never heard, when we figure this out we'll get you whatever it is from the past because initially when I talked to Mr. Aguirre, he said we don't even know if we can figure this out next year so best case scenario we're not going to get you any money this year it's going to be next year before we get you any, so I went from hearing that to what I've heard recently and I feel like they're trying to resolve the issue I just don't know what the status is and Mr. Minor's letter, like I said I think is dated in October.

Mayor Franzoia said we've talked good on this one here, June is out it's unacceptable to say we'll get it to you later, maybe next year. It doesn't work that way. It's no different than getting a check to the City and the County and other cities in this County on their percent based on law.

Mr. Rice said or any bill.

Mayor Franzoia said so that's unacceptable even though they may look at this as small potatoes, they had twenty years to get to this point and now we're going to be put aside because of lack of spending money to make the program work. Keep this on the agenda.

Mrs. Lynch said we were under timelines to follow as far as time frame.

Mr. Rice said the County has had a representative on this Advisory Committee, this one's been active for three years, it's not like anyone was blindsided and so there could have been preparation being made for preparing this formula even before it was implemented.

Mayor Franzoia said that's fine but I think what's messed them up is that three percent cap and abatement issue.

Mr. Andreozzi said again in my most recent conversation with Mr. Minor, he told me he was going to try to provide me some information, so I'm not shocked he's not here or I didn't see anything.

Mayor Franzoia said here's the thing they've got elected officials there, Mr. Minor is not an elected official. You've got responsibilities with the Treasurer's Department; you've got responsibilities with the Assessor's Office. Somebody there should be able to help the slack up and not put it back onto Mr. Minor. Somebody needs to be responsible back to the taxpayers and we can't wait for the ship to pull out of port from Mr. Minor's office, and Mr. Stokes should be able to help along with that as well and be able to pass the buck and get this thing resolved because they can't close their books at the end of June without this thing being resolved. Keep this on the agenda and keep us posted. I just wanted to take advantage and show the complexities of it.

2. Authorize Staff to recruit for interested persons for a position on the Redevelopment Agency Advisory Council. Person must be a City resident, pursuant to the bylaws of the advisory council. **ACTION ITEM.**

Mayor Franzoia said so were missing one person. Did Ms. Uhlig resign or is she not making the meeting qualifications?

Ms. Watson said she resigned.

Mayor Franzoia said I know we had that one interested party that came forth for our Advisory Council related to the Parks System and we thought maybe she'd get here and be involved but let's go ahead and put a letter out to advertise interest.

Mrs. Lynch said I have a question, and I have to apologize for missing the meetings in the last few months with the bylaws that we have, but as far as the person must be a City resident, I'm not a City resident so you know you might be looking for two. I wasn't here for the bylaws and I didn't realize that was something put into the bylaws.

Mayor Franzoia said yeah you know because it's a dynamic you've got property owners downtown that don't live in the City and we have some that do, but that being the case Mrs. Lynch if you do that, that still doesn't stop you from being here and participating. If you look at who's here, the people that are here are the people from downtown.

Mrs. Lynch said or change it to say either a City resident or somebody, you know I'm a business owner downtown, I have just as much interest in what happens downtown if I lived in town or out of town, and more so probably than being a City resident.

Mayor Franzoia said let's look at that. Let's not discuss that further because it's not on the agenda, but let's look at that, I'm sure they've got the same dynamics in Reno and Sparks; Sparks being smaller where you've got business owners who live in Reno and have a business in Sparks and vice versa, and really they should have some kind of say, if we could prove that that's valid.

****Mr. Conner moved to advertise to fill the single vacancy created on the Advisory Committee. Mr. Rice seconded the motion.**

The motion passed unanimously.

3. Discussion and possible action to set a date and location for the first meeting of the Stake Holders Group and identify the participants to be invited and matters related thereto. **ACTION ITEM.**

Mr. Rice said I put the list together. I don't know if you all have a copy of the list here.

Mrs. Watson said I did send it out in the packets.

Mr. Rice said I included names here, but mostly what I was looking for were positions not individuals, but it seemed to me there were certain organizations that ought to be represented on this group, mostly from the conversation we had with Tammy Westergard having to do with communicating our vision for this RDA into the community in a more effective way. She did say that it should be a pretty large group of people. Anyway this is the list that I came up with and I don't think it's definitive at all and I submitted this as a starting place and I would be open to any suggestions.

Mr. Wynes said Ms. Sawyer just gave me six more positions and Mrs. Blohm gave me ECEDA, which we didn't put on here; KRJC, Nevada Energy, Southwest Gas; Frontier Communications and the High School Student Body President.

Mayor Franzoia asked what about NDOT?

Mr. Rice said they're on there.

Mrs. Lynch said Elko County Fair Board.

Mr. Rice said when you say the High School student I'd think that actually to add the Great Basin College Student Government.

Mrs. Lynch said you might want the Geothermal too since they're in a lot of the downtown area that's affected by this.

Mr. Sutherland said Elko Heat.

Mrs. Blohm said I think it's a great starting point and you may have others who want to join the bandwagon and as Ms. Westergard said the more the merrier, the better the buy-in.

Mr. Wynes said from my perspective if we get these people together and we say if you know somebody bring them in the next time, we'll double or triple that group because most of these people know somebody else who may be interested that we may never have thought about, but start with that size group and we can double or triple it.

Mayor Franzoia said the Folklife Center; do you have them in there? Looking at this and reading my stuff before the meeting and looking at the other notes, do we want to get so quick onto this and then put it on hold because we're trying to update the Master Plan which you get them started and then stop them until that's completed where it focuses on the downtown or do we wait a little longer to get the other one going, identify these things and possibly have a preliminary meeting

bring them all together say this is what we want to do, etc and then we'll let you know when we have that first meeting after these things get done, so they have something to work with instead of getting together and then sitting there doing nothing.

Mrs. Blohm said my question for this is you have a Stakeholders Group, what is your focus with this group? Is this a visioning process? What direction do you want the group to go and that's a huge question because is the cart before the horse or the horse before the cart? Is the visioning process going to become or help you develop a Master Plan? There may be some things come up here that we never thought of that may give you a completely different vent on the direction we need to be headed.

Mayor Franzoia said that's a great question. You're exactly right are we putting the cart before the horse here and I can't tell you that.

Mr. Rice said my thought with this is that the RDA itself and the Advisory Committee, a lot of work has already been done and then with the Stakeholders Group, I don't see a danger of starting a Stakeholders Group sooner rather than later because what I see with that group is a group of people who are going to help support and promote this idea as we go forward in the community. A good example, like Ms. Westergard had suggested is that you have the publisher of the newspaper on this Stakeholders Group and when we passed the RDA in the spring there was an article in the paper that a reporter went out and said what do you know about the Redevelopment District and there were business people up and down the street saying 'nothing', and we hadn't done our job of communicating it as effectively as we could have and so we need to enroll people, had there been for instance a publisher on it that the publisher could have given some background to the reporter for instance and it could have been a different story. We had to do a little damage control for a couple weeks after that article came out. Not much but why not have people helping us go forward with this, there's agreement that this is a good idea, and we as elected officials have endorsed it and those folks who wrote it for us endorsed us, so we're doing what we told them we'd do.

Tony Buettner said like Mrs. Blohm was saying the vision statement could be the first order of business for this group. The first meeting that they have is vision statement work sessions to develop a business statement that they can follow what their vision is, what that group of people is going to be doing, which the RDA should probably have one too. Any kind of group like this should have a business statement.

Mrs. Blohm said we do.

Mr. Buettner said that could be the first work of order for these guys.

Mr. Rice said you introduce that vision to this group of Stakeholders.

Mrs. Lynch said I think looking at this list; I see invaluable information or insight coming from everyone of these in creating a Master Plan so that Nevada Energy can go back and create their budgets and master plans based on what we're working on in the future. It kind of puts everybody at the starting line at the same time instead of then having to go to the power company and saying okay you need to redo all of your downtown underground.

Mr. Rice said now that you mention that, when the CEO from Frontier Communications was here they didn't know about the RDA and they were very interested. They have actually worked with other development authorities because they have a master plan for this wireless community and

they were very interested in knowing how we were segmenting downtown so they would know where to put their hotspots.

Mrs. Lynch said we would be that much further ahead in at least being able to use the Redevelopment Area if everybody that was involved with it was already to the point where we were ready to go; power, phone, utilities.

Mr. Buettner said would a vision statement workshop be something the Advisory Committee could hold. This is a great place to do it. You've got your grease boards and pens. You could just put what your main points are for a vision statement and develop one and then create it. Then when you go and you talk to these folks to try and see who's interested in doing it you can say this is what we're trying to accomplish, this is our vision statement. Are you interested? Then they understand what they're signing up for.

Mr. Rice said that work's been done.

Mrs. Blohm said the Advisory Committee currently with their downtown plan has a vision statement.

Mr. Buettner said but these guys should have a different one.

Mr. Rice said my idea was that these guys should share the vision of the RDA.

Mrs. Blohm said they develop an even larger picture according to their cultures. I mean they're bringing more to the table which is what we need.

Mrs. Sawyer said I think with your Stakeholders Group, my understanding from just the short time I've been attending, these are the folks you need to buy-in to the idea that you've already created your plan and then I know later on in your agenda you're talking about the process to achieve these goals that these folks might be able to help with that planning process because you have already your plan. You have your vision already but getting these folks to see that plan, they haven't seen it, so somehow we do still need to have a session where they can help us achieve those goals and objectives that we're talking about.

Mr. Errecart said we've talked quite a bit for hours actually about what that might be. I think as we go through the last couple of agenda items all of this will get tied together a little bit better, but one thing that might make sense for a Stakeholder's meeting right away would be with that first meeting we'll just do Redevelopment 101 for this group of people, just a presentation fundamentally describing what is in front of them and what could possibly lie ahead, it wouldn't have to be that explicit or literal, but we do have to start getting the word out. That's one thing that we can't avoid, and I think it is one of our major obligations right now, just start letting people know that something's going to happen and that they need to be aware of it to the extent that they want to and need to participate in it. I could see a really generic kind of class with all these people. They wouldn't have to feel obligated to participate in any envisioning or take on the enormous complexity of reworking a Master Plan or City Ordinances, but if it were just that kind of an introductory meeting we literally could put it on hold until some other factors came together where it started to make sense and then really put that focus on a couple meetings, so that was kind of a suggestion I'd like to throw out.

Mrs. Blohm said I'd like to get back to Mrs. Sawyer's statement because if I got the right feel from Ms. Westergard, the reason to bring in Stakeholders is for a buy-in to the program, so I think we

have to allow them to feel like they have become a part of part of the decisional process that evolved this because really after all even though we have a book of so called guidelines these are sketches and as we remember it's a very fluid thing, so we're still inviting a lot of ideas. We still need a lot of participation in developing a really fine plan, so it's important to make them feel like they are contributing and they're not just here to learn about something that we've already put in paper and is ready to go and we want you to know about it, so I think you have to be a little subtle and diplomatic in how we bring this group together.

Mayor Franzoia said I agree move back to RDA 101 and then step it to the next level and bring them into things, you're right. We know a lot about this and the public has no idea and the easiest way to get the buy-in is include them in to what hasn't been done, what's out there for possibilities because everything's fluid in the document, no question. We've talked about design guidelines. We also know that certain areas are going to be a certain type because of its culture if you will, but the public doesn't know that. Of course all the years we've done this the press no matter how inclusive they've been, if they don't like it then they didn't have to spell that out in public.

Mr. Rice said one of the things that I think about in this is the word I like to use is enroll. We're enrolling people in this idea. It's not a mandate. It's an invitation and when we invite folks in we do want their ideas but there's already been a considerable amount of work done so we're not reinventing things either. You're right you have to be very diplomatic.

Mayor Franzoia said actually both Mrs. Blohm's and Mr. Errecart's comments fall, as part of the Stakeholders RDA 101, is you take the next item which is Zoning and Ordinance changes needed, now that in and of itself is a huge thing. Las Vegas and Reno have where it flips to their downtown core. The Redevelopment District has multiple things that work and fit based on zone. They may change it which is not applicable outside the zone it is strictly for inside to keep existing and make some modifications that you have more flexibility to work within currently what is more restrictive they open and make it more conducive to opportunity. I was talking to the representative of North City Las Vegas about that and I was just blown away of things that they've got that actually if we had a guy like him come up here and explain it, you guys would be sitting here like whoa the possibilities on how they deal with their situation down there just on the tax structure, amazing. Well it's a different dynamic big city but that ties back in to let the Stakeholders know especially those that are related to downtown, business people and utilities, these are the benefits and they can be part of that solution and help us determine those types of usage in a controlled environment which is the downtown part of the district.

Mrs. Blohm asked any ideas for when you want to kick this off; the Stakeholder's meeting? It's a huge elephant.

Mayor Franzoia said December's always tough, the holidays, January is always tough, still the holidays.

Mr. Rice said we talked about having a workshop and we talked about having a moderator; Linda Ritter was the name that came up. Was the conversation related to this? Certainly the RDA 101 would be good for us too.

Mayor Franzoia said obviously she had helped with this here the first time it went around and also down when she was the manager for Carson City she worked hand in hand with the RDA down there and finance-wise she understands the financial systems quite well and especially the tax increment stuff so that's an opportunity, it's affordable, and if the first time we get together that

way is actually a huge benefit it goes back with Mr. Errecart says and let's reeducate. You show them this is the plan this is what we've got and it's not final.

Mrs. Lynch said get people talking about this.

Mr. Rice said there are things that we need to determine soon as well, on the other hand as we're going into the budget, we're going to be creating budgets and I know we don't have any money but I think we need to start, we need to look at what this is going to cost, so maybe to have this Stakeholder meeting at the same time as we're building budgets and that sort of thing to see the sort of support we have in the community, at the same time if we had it in the first quarter of 2009 whether it's in February or early March.

Mayor Franzoia said that would be fine. That's what I would be thinking, the same time. Everybody's busy with the budget cycle. It's actually easier. We're geared up for meetings. One more is not going to kill us and that's always a good time, February's always a good month.

Mr. Sutherland said may I make a suggestion that we get involved with whatever news media we can and use a successful advertising mechanism and say it's coming the first of April or whatever date we use. We give them about six weeks ahead. Five weeks ahead they say it's coming are you ready for it? We're going to say yep it's happening because then that way everybody's going to be ready for it and then they can't say well we didn't hear about it.

Mayor Franzoia asked are you doing that as a general blanketed view or do you want to focus that on the Stakeholders right there and keep it under a more productive point?

Mr. Sutherland said even if we just did that on the Stakeholders and just did that with them.

Mayor Franzoia said that would be the easiest way to do it would be the Stakeholders.

Mr. Sutherland said that's our target market. Then that way they say what's happening this is getting exciting, and Mrs. Ritter would be an excellent person because there are still a lot of people that know her and know that she's been successful here and successful there with a huge amount of experience.

Mayor Franzoia said I agree with that I think it's a good idea. Some of the excitement when we first did this and it failed then the economy went south because mining had reduced two to three thousand of their workforce and now this time we did it just because things are going good and we thought let's get this thing done. None of us back in April had ever thought we'd be sitting here today with the problems that are going on in the world especially in the country and Nevada and now we've got an RDA. I think you're right. I think now if we get more people involved and say hey what can we do to spruce it up that's the opportunity.

Mr. Rice said that's my feeling too. We can't afford not to invest in this and besides it's the time, be greedy when people are frightened.

Mayor Franzoia asked what about the post office people and hoteliers as a separate group, not as the ECVA?

Mr. Rice said you've got Holders Group and Red Lion representatives there.

Mayor Franzoia said we need small guys, not the hoteliers because they're two different animals.

Mrs. Sawyer said but that's part of the ECVA too.

Mr. Rice said maybe just someone from the lodging community itself.

****Mr. Rice moved to take all of the suggestions that come in over the next couple of days and work with Mr. Andreozzi to come up with a definitive list of Stakeholders, and then bring it to the January meeting for final approval. Then during the January meeting set a date for an initial meeting of Stakeholders and move forward.**

Mr. Conner seconded the motion.

Mrs. Blohm said at this point we're really not pinpointing a time, location, a moderator, or we're waiting for another subsequent time down the road or is that to be included with this motion?

Mayor Franzoia said I think just by discussion that Staff will pick that stuff up.

Mrs. Blohm said well the only reason I'm bringing it up is a very selfish reason simply because I have stepped forward with rotary promising a Redevelopment meeting when I was hoping that Mrs. Ritter could come back from Carson City and put on a show. I could put this off another month into February as opposed to January but I think it's an important kick-off because I hear all of the time, "What is Redevelopment? What are they talking about?" from business people in the downtown area so do I have any suggestions here? Is there a kind of timeline we're trying to get?

Mr. Rice said I think any kind of a meeting with Mrs. Ritter or some facilitator wouldn't take place until February or even early March.

Mayor Franzoia said I would think almost February. We'll keep this one as an update for an item at our meeting in January. This time of year just getting people because of holidays and winter coordinated is difficult. I would think February or March. I don't think it would hurt you to talk to Mrs. Ritter. She may come up and just do a Rotary program anyway because there are two things were talking about one is the Stakeholders situation and the other one is almost an immediate thing with interested people who don't understand what it is that may not come to a Stakeholder's meeting but still don't understand what it is and every opportunity to get someone outside of City Council or one of us telling them, an outsider is always a better person to explain it to the local citizens how it works.

Mr. Sutherland said and the paper's always looking for stuff to print. You should get a hold of them and say we want a constant column.

Mayor Franzoia said well I would read it but not everybody else. I don't know if that would work too.

Mr. Sutherland said well it starts developing interest.

****The motion passed unanimously.**

4. Zoning and ordinance changes needed for the Downtown Area. Discussion about direction of amending the City Zoning Ordinance for the Downtown Area.
DISCUSSION ITEM ONLY. NO ACTION REQUIRED.

Mr. Wynes said we know the Ordinance is broken. It's broken very badly.

Mayor Franzoia asked in regards to?

Mr. Wynes said everything.

Mayor Franzoia said some zones are industrial and residential live on it.

Mr. Wynes said especially in the downtown area and there are two parts of it, one of them is the Zoning Ordinance itself is broken.

Mayor Franzoia asked generally speaking throughout the City?

Mr. Wynes said throughout the City and especially in the downtown area, more so in the downtown area than in residential areas. The second thing is the way some of the zones are allocated or utilized in the city, and we have talked about the magnitude of Industrial zoning in the Downtown Core Area in relation to the residential uses that are on it and other problems. Basically what we're just trying to do now is say we know it's broken; Mr. Andreozzi, Mr. Errecart and I sat this afternoon and talked about this and we're looking for a way to fix it that's going to fix it totally, not piecemeal it together. We want to be able to put it together in a logical cohesive manner that's going to make it work for everybody. Maybe we can bring in the Stakeholders Group, we haven't got to the point where we want to be able to play all of these things yet, but the more people we can get involved the better it's going to come out. Basically right now all we're going to do is bring it to your attention to let you hash it out and see if you want to bring it to the Stakeholders, not at their first meeting, but maybe as we get down the line with their meetings on say maybe two-quarters of the way, maybe the end of the year or something like that because we'll have a better picture of what we can and can't do.

Mayor Franzoia said well you could do that. I know some of the discussions we've had about certain facilities are missing or in a different zone and yet they can't fix their property because it is nonconforming so that's at no fault to them but it's still a viable usable piece of property for that person that lives there. We've got a problem that we need to make it fit with what we have. If we do this it'd make sense to include them because you're going to have people that have property in those locations or vest in downtown, but I think we need to also bring in what's the problem we have, show them ways it can be fixed how others do it, you know Las Vegas' downtown they got rid of all the small quaint buildings, Carson City maintained all the small quaint buildings, Reno got rid of all those and Sparks has maintained those. Boise for example has mixed some stuff like that, Elko we're not big but we're not as small as Carson City, where the downtown is more dynamic I think than Carson City, and we need to have something that allows for not eliminating small places.

Mr. Wynes said we need a mix because you can't have all residence and you can't have all commercial, but how you make that mix work with what you've got as commercial property, that's the key to the whole process.

Mayor Franzoia said if we do this can we bring some stuff that shows how the other guys have already reinvented the wheel? Why should we come back and change it? What have they done to make a zoning more dynamic that's perfect to a specific district than broad based throughout the community?

Mr. Wynes said I have spent a good number of hours on the computer on the internet and e-mailing some people around the country; one in California, one in Michigan, and one in Ohio I think, looking at a zoning classification or process that could work, may work. I need some better information from them about what they used as a catalyst to get the whole thing started. I'm getting that information as soon as I can put it together into a logical format and get a little bit better feel for the program itself, I'll bring this board something to talk about or to show you. That's probably going to be the quickest way to do it, but it's not going to be January it probably will be at least February before we get back around to it.

Mr. Errecart said the Zoning Ordinances are broken. The conversations we've had basically we just had to admit that they're dead. They're just not workable documents. I think we all need to take a little bit of time and just type in zoning on the internet and maybe a couple of other key words. We start to see what the attitudes are around this country in rural development regarding zoning. It's really very archaic. We are starting to find that it really doesn't apply to what we need for a vital community. The whole idea is to separate really ugly uses from local residential uses, really just those two and you look at those Zoning Ordinances and particularly here in Elko you've got this whole array of all these kind of in between Ordinances where the idea of Zoning just got taken to an extreme where everything had to be separate, we couldn't have any mixed uses, and recently it's becoming very apparent to any older municipality that you have to have a mixed use. I think over the past several months most of us have learned enough that that definitely is going to have to happen here if we're going to be a big approachable town and revitalize. Opposite that is some of the development that's going on right now in Elko, this is one of the worst examples I can imagine, the Zoning Ordinance and the other City Codes that are applicable have made it so that it's very easy to get discouraged to do anything with an older piece of property and it's very easy to propose being some of the worst kind of development which is the sprawl that we're seeing particularly out on Mountain City Highway where there's no way that you could walk out there even to the dollar store. They're separated so much it puts everybody so dependent on automobiles that you have to drive over there or where ever you want to go; Home Depot, even Great Basin Bank. Who in their right mind would want to walk there? Almost every day you pick up the paper and someone's either gotten hurt or killed on Mountain City Highway. It's a dangerous place, way too wide, people drive way too fast and the reason for that you can trace it directly back to this kind of a Zoning Ordinance which is broken and focuses too much on automobiles and parking. Now that's just one aspect of what's wrong with it. Most of that Ordinance I think got adopted by the City of Elko in 1978 so we're looking at a document that's thirty years old. The past ten years have seen such tremendous progress in the planning principles that we definitely need to consider just getting rid of it, scrapping it all together. It's no small task. Like I said before as we look over some of these items this almost becomes a laundry list of all the things that need to be undertaken to make this work to make it fly and it all relates to the betterment and preservation of our community. That's really what our common vision is. We want this to be a nice place for us to live. If you look at each one of these though as a task that needs to be undertaken and obvious I think to all of us that these are deep and it's not something that we ought to be doing as just volunteers in a room like this, assigning ourselves these complex tasks. We need to have someone who's really undertaking this over at the City or within the RDA, but someone whose job it is really to do nothing else but organize all these things. I'll talk about just a couple other ones that are major parts of this. It all has to do with Planning and the various parts of planning, especially components; one is the analytical component, that's when we go out and look at the property and say the inventory and assessments and start to define neighborhoods, collect information about the people, the demographics, that's the analytical part. The other part is a community involvement and what we always call consensus building but the idea is that you can't have planning as this kind of academic exercise where the qualified people go off in a room and figure a plan, it's adopted, and darn it those are the rules. It's just not done that way anymore. It

doesn't have to happen here either. It involves a lot of these meetings that we're talking about, the visioning process that has to take place, and those facilitated meetings where really qualified people meet with the interested groups and they start to extract that information in a professional way because they know how to do it. Along with, kind of a gritty analysis, there's also this consensus building that has to take place on the plan and it involves all of these items and the third part which is the most fun to look at and most fun I think to participate in is the actual visionary work and those are the things like Ms. Westergard showed us in that DVD that she played, the blue-sky animated walk through renderings of what your downtown could be. This is a thirty year process and for us of course we need some of those images to a certain degree pretty quickly I think but they are blue-sky and what we actually see thirty years from now might be something completely different and everybody would understand that. I don't have a problem seeing very easily what this area could be. I can see buildings, I can see activities, I can see vitality, it just pops into my head very easily because of what I do, I think. I will state though that I don't think I've always had that ability something that you can acquire with practice and you can work on, but most people, the vast majority I believe don't see or think in those terms they have to have images and I'm talking from my own personal experience not just half I'm thinking more like eighty-five to ninety percent of the people really don't think in those terms so we have to have that as well. All three of those items apply to this list that we need to work on, the economic aspect of it, the Stakeholders Group which is obviously where that consensus building is going to begin to take shape. The zoning changes, that kind of falls into the analysis and some creativity in finding out what the best methods are that are in use right now not experimental but tried and true that we can apply here in Elko, and then the last item here that we have about outlining and defining the process that we need to get from where we're talking about to actually getting it on the ground is another huge task. This is really outside the scope of even the people in this room. Even if we divide these tasks up to our best abilities and I think we all have a lot to offer, the fact is there are people out there who do this for a living and can take care of overseeing a lot of these items, actually doing the work, making sure that what we're talking about is adequately organized, adequately funded, and pulled off in a way that can be a success. It really is to me a little overwhelming when we talk about some of these issues. These are all so big and I look at us and just saying from my experience this is too much for us to handle. Our role should be more of guidance and doing the governance aspects of participation and not actually do the work. We're going to have to do some volunteer, we're going to have to be the cheerleaders, we're going to have to do a lot of our own communication with everyone but we need a manager. We need a Redevelopment Manager or someone like a Community Development person who can kind of ease into getting this redevelopment off the ground, it might be a City person, it might be strictly an RDA person, but I think this is probably the second or third time that we've gone through this like this and there's a pattern developing and it always comes at least in my mind to the conclusion that all of these tasks are too big and we need help, so that first item about the economic report, we need to find out how much money is available for RDA and make some decisions and recommendations about how that money needs to be spent and why, and I could go on for the next hour or two about why that needs to be spent for planning right off the bat. If you'd like a graphic example I'll give it to you but only if I'm asked. The reality is that's going to be our best money for us to spend right away. I know there's a lot of opposition to it and I think it's more of a cultural thing in the way governments operate in this remote area. We're way conservative when we want to do infrastructure, we don't spend any money and this is a case where we've got a huge financing tool right under our nose and we really shouldn't be messing around with it. We need to get it done as effectively and as efficiently as we can and that's going to take specific expertise. I'll just go ahead and make the leap; Mr. Andreozzi mentioned today that over in Reno their Redevelopment Agency had five layoffs. There are probably people out there who can be of immediate assistance to us, if we figure out how to pay for it and I believe we can with some open talk about it. That's probably five interviews right there and I have known of a couple of others who are actually

interested in relocating to Elko, so people are out there, the resources that we need are available and I really do think along with our economic report from the County we ought to be talking about how to fund some of this.

Mr. Buettner said I agree with two things that Mr. Errecart's talking about here. Number one is I can see, and I've talked to just friends I know just in conversations, and I can see Mountain City Highway becoming our Blue Lakes Boulevard, where you look at downtown Twin Falls and it's basically empty, all the traffic, all the businesses, everything is built up Blue Lakes Boulevard towards the canyon. You walk downtown and it's empty, and I can see that happening if the plan for redevelopment doesn't somehow draw traffic into the downtown area and that sprawl keeps going up Mountain City Highway. All the pretty brickwork and all the nice planted trees that you're going to spend downtown are going to be for naught because there's nobody doing business all the shops are going to be up Mountain City Highway, so I've got to agree. That's one of things and I'm new to this community but that's something I can just see happening that we should probably all be aware of in development of this Master Plan of what's going to happen. The second thing is I've been coming to these meetings off and on for what, probably almost a year now, maybe not quite a year, beginning of the year, and I'm the same way, I see these lists come out all the time and everybody talking about all these things that need to be done and I hear time, time, everybody's time. We need the tax increment thing done. We need it done now time wise. We have all these individual item things here, the zoning, putting together this whole process, the design aspects and they're all relative to time yet we don't have a schedule. We don't have a time task matrix or anything even close to it that lists major categories of things that need to occur, all the subcategories of things that need to happen within that time and then put them in order and make timelines up for us, and that should be on the board every time that there's a meeting, so we can look at it and say okay, where are we, we need to have this by a certain time in order to take the next step and if it's done well and you put something like that in a schedule form you can modify that schedule as it changes, as it things develops, as things don't get done, but at least you have to have that picture because then you end up losing a lot of time just talking about time. Do you know what I mean? In Mr. Errecart's whole idea, taking that into account, I think the first step before any of that stuff is just to get a basic understanding of the time and the tasks that need to occur over the next year. It's not very difficult to do that, you know it's a couple of key folks you know you pretty much know what you need to do. You can break them up into little individual items or a major; zoning, what needs to happen in the zoning thing. Who do we need to talk to? What other resources do we have to make those things happen and in what order do they need to happen? Just have that picture to follow and I think we'd get a lot more done a lot quicker if we had a picture like that.

Mr. Errecart said I believe that's just a full time task to manage all that.

Mr. Buettner said to manage that schedule, to put it together, put it into critical path where you have connected things that are connected that if something doesn't get done the other thing doesn't get done. You know it doesn't do any good to have the money and the plan if you can't build it because zoning is not right. You have to have all those things connected and linked and if you can visually see it, I'm with Mr. Errecart with that as well, eighty-five percent of people need this, well that's one of those things we need to see, that's an actual picture of pathways, a map of how to get to where we're going to go; step number one.

Mr. Errecart said this may be not exactly the best time but I think I can show what my major concern is and this really is fundamentally why I keep bringing it up. I'll come up to the board for a second. This is going to be a timeline, a thirty year timeline, call that thirty and this is zero, and we'll do another one and I'm just going to show you two different graphic models of the way I see

Redevelopment being finalized. We're about I'm just going to say arbitrarily we're two years into it right now because of that retroactive increment that was available. Now this is simplified too and people who know this far better than I do will give you a much more defined model, but there has been a couple of times when I talked to people about how they saw the increment financing actually being spent. The model looks kind of like this. You let it accrue for a couple years and at the rate we're looking at now it should be about a hundred and fifteen thousand per year so let's just extrapolate that to two years and say there was about two hundred thousand dollars to spend, now the model that I've heard is what do we do with that money, well let's spend it on an initial project, let's spend it on infrastructure. Well if we do that, that drops to zero, and then we have to start building it up again, and actually it would build up a little bit faster because the rate would increase, but we end up with this kind of a saw-toothed pattern that just makes these little leaps and just keeps dropping and dropping every time we spend money on a capital project, but if you start for that first couple years, you get your two hundred thousand dollars and you hire someone to start doing this, then the line is going to taper off a little bit, it's not going to be quite as steep as this one, but it's still going to increase and if you have somebody who knows how to do the management and who can get projects online, market that, communicate with everybody who needs to be involved in cheerleading it, then you get the bigger projects online and you get leaps in the amount of money that's available and the more we invest it as that goes on the more that can happen with spikes and that's how we end up with those big chunks of money in your thirty year vision. We don't know what that is yet but we need to figure out how to maximize that return, that's what's going to make this the biggest financing tool that Elko's probably had at its disposal and what I am talking about is not just sprucing up downtown, I'm talking about major projects that involve the stability of our future. It's really a complicated thing. I just don't see the people in this room without that specific expertise pulling it off to its maximum. I think that should be our goal.

Mr. Rice said I've been for the past several months kind of dancing around, I agree with Mr. Errecart, I think we need someone to manage this, and I've danced around that saying let's just put it on the budget, but I really think it's something, let's talk about it in the budget process, but I think there's probably even more concrete evidence to support Mr. Errecart's bottom timeline and the returns on it that we can find. We have heard it from Ms. Westergard, we've heard it from probably every other place we've visited that getting someone involved in management is going to be important. I agree.

Mayor Franzoia said well let's not discuss it because we're not on the agenda for that because I'll disagree. I could refute some of this stuff based on what I know, how they do it in Las Vegas. There are two different ways to look at that and anything you do downtown as an improvement does improve property value, there's no question about it regardless if it's public improvements, it's a drawing card.

Mr. Rice said we keep coming back to it. It's an important issue to the Advisory Committee. We've gotten lots of good advice and we keep coming back to this particular matter. We have a funding mechanism involved, anyway something then I think we need to put on the agenda and talk about in more concrete terms as we go forward.

Mayor Franzoia said even though we've already discussed it once.

Mr. Errecart said we have to be open about this.

Mayor Franzoia said we are.

Mr. Errecart said it gets frustrating.

Mayor Franzoia said we've discussed it and let's go forward on this thing. We'll see if we bring it on another agenda item. On item four, Zoning Ordinance changes, let's bring that back I think the discussion is pretty good on that and makes sense. I think with the economy being the way it is, mixed use is probably a good deal. We're talking out of our heads. We don't have a budget. We don't even know how much money is coming in, so until the County gets it rectified it's not worth discussing the benefits there, and the other thing is the City Council already dealt with this issue at this point in time and did not think it's viable. It may be viable based on a part-time situation or as a consultant basis upon having a full-time employee. The economy is south more so than it was back in April when we adopted this thing, therefore we have Staff that can help with this because everything else in government pretty much for administration is slow. We're not seeing any developments in here and we could utilize Mr. Wynes' expertise instead of hiring somebody else. The other thing is Reno had seven employees in the RDA, now they're down to two. Now they're down to two.

Mr. Errecart said and that'll happen here eventually too.

Mayor Franzoia said we don't have anybody here and they have just two running a huge operation so there are some dynamics with that but you would think why are they gone when they have increment financing coming in unless it's going away. I doubt that's the case, so if they're one hundred percent funded by RDA then why are they laying off five people. I don't really want the answer. We can discuss that at another point. Those are questions so there is a risk if that's the case that they're laying off because the downturn in the economy in Reno that has an impact on RDA. I don't see those things happening so I'd like to get that question answered as part of discussion if we take it up on another agenda item because there is a dynamic with it. Las Vegas how they operate their situation is really interesting. What they do is basically wipe out neighborhoods and put new construction in there and they've got all new construction so they've got huge resources coming in, but I'll get that information. I have that at the house if you want that. Just a different format on how they do it.

Mr. Errecart said I did want to mention one thing brought up by Ms. Westergard and what was going on in Carson City. I want to reiterate, it's pretty widely known that because it was such a bold Redevelopment Agency that they floundered for a long time before they figured out what it was that they were doing and so that kind of got glossed over at that meeting because when Ms. Westergard was talking about budgeting something like one point seven million a year that they've bonded and so that's not going to change very much. She's very aware, and I think especially like Reno and Sparks, they're very aware that some of those mistakes don't need to be repeated and that's why we need that expertise. For example, one of the first things they were able to settle and to get the buy-in from everyone was the façade improvements and they were granting the tax increment money in chunks that were significant enough to affect the bottom line and not investing in the right kind of Planning, so I just wanted to mention as you look into Carson City and talk to people who are involved, find out what those flaws were at the beginning.

Mayor Franzoia said we'll get that, on the zoning, we'll bring that stuff back and get ready for this. I think the Stakeholders, that makes perfectly good sense. The economy being south a lot of people are starting to walk they're not driving, that's just an opportunity, maybe people will start embracing more smaller facilities closer to neighborhoods like they used to do back thirty to forty years ago. Stakeholders would have a nice little input as to what they think as an end user for a mixed type situation. Europe's like that quite a bit, so they focus on more foot traffic than they do having to rely on a car. That would be a great discussion for Stakeholders.

5. Review, discussion, and possible action to develop an outline defining the process to achieve the goals and objectives in the implementation of the Redevelopment Plan. **ACTION REQUIRED.**

Mr. Buettner said if I can make a suggestion just to the narrative on that, it'd just be probably even better if it said an outline defining the process and timeline to achieve the goals and objectives in the implementation of the Redevelopment Plan, and I'll tell you, I mean I don't know if it's appropriate or what all the rules are for this formal group but I'll give my time and my abilities to produce a schedule. Give me two or three hours with somebody who understands all the bits and pieces of what needs to occur here and just put a skeleton schedule together. I'll do that for free just so we have something.

Mrs. Sawyer said I actually have the timeline tool that we use on various projects and some of you have seen it especially because you both sit on the ECEDA Board, we use it for the Rail Port. I just need the stuff to input it and I can produce it, it's not hard to do and we use it and it has tasks and everything that goes along with each item. We already hold that. We have an inter-local agreement with you, no cost. We could very easily do that and it is part of my job as Community Development to be helping you with that, so I just need to input it. I need the information.

Mayor Franzoia said being that it's kind of a you know what it is, an agenda item to come to a conclusion tonight without having something to look at and see how it fits, some of these things more than anything need more of a discussion aspect to them, and then bring something back that would have meat to it to see and visualize so we can adopt.

Mr. Buettner asked can you do that? I mean I don't know, that's why I'm asking. Is it appropriate for people to meet outside of this forum and discuss that?

Mayor Franzoia said obviously City Council wouldn't agree to that because collectively we can't do that, these guys really can't do that as a quorum, they can do individually, like there are how many on the board, seven on the Advisory Council, so three of them can meet, so the same three but they can't go and three meet today and two of those will meet with two others or a new one the next day to create the quorum, it's just really a fine line, but it doesn't hurt for you to deal with one or two of the members.

Mr. Buettner said sit down and say these are the big issues. Tell me what little issues there needs to be and at least make a list up and then start establishing some timelines in order; an order that makes sense.

Mayor Franzoia said sure something that we can look at to see, explaining it verbally is one thing, seeing it how it's laid out is more enticing for a conclusion.

Mr. Buettner said if you guys want my help ask me or either way. I've seen your little timeline. It is actually a pretty cool it's a little bit easier to use mine's more construction.

Mayor Franzoia asked you have a construction timeline?

Mr. Buettner said yeah, hers is more public friendly I think user input for public. If you guys want my help I'll dedicate some time because I think it would really, really help this group to have that map.

Mrs. Blohm said thank you Mr. Buettner. Yes and Mr. Errecart from our group.

Mr. Errecart said I'll be a representative but also a couple of us at a time could meet with Mr. Buettner.

Mrs. Blohm said absolutely, just give me a call. I think that would be extremely helpful and we appreciate that. We need direction. I would say driver is the word.

Mayor Franzoia said just having that right here would be ideal to see it.

Mr. Rice said let's table this until next month so they can bring back something that we can discuss.

Mayor Franzoia said I think that gives us a better handle for discussion and a motion.

****Mr. Rice moved to table the item until the next meeting. Mr. Conner seconded the meeting.**

The motion passed unanimously.

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**

**Jacques Errecart, Chairman
Redevelopment Agency Advisory Council**