

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

CALL TO ORDER

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

ROLL CALL

Redevelopment Agency Present: Mayor Michael J. Franzoia,
John Patrick Rice, Jim Conner,
Jay Elquist, Chris Johnson

Redevelopment Agency Absent: none

Redevelopment Agency
Advisory Council Present: Jacques Errecart, Lina Blohm,
Duane Jones

Redevelopment Agency
Advisory Council Absent: Lori Lynch, Kelly Sutherland,
Morris Gallagher,
Randy Brown (ex-officio member),
Stacey Sawyer (ex-officio member),
Steve Bowers (ex-officio member)

City Staff Present: Ed Wynes, City Planner
Curtis Calder, City Manager
Kelly Watson, Planning Technician
Dawn Stout, Administrative Services Director

APPROVAL OF MINUTES: February 17, 2009 – Joint RDA and RDAAC Meeting

****Mr. Conner moved to approve the February 17, 2009, regular meeting minutes as submitted for the RDA. Mr. Rice seconded the motion and the motion passed with Mr. Johnson abstaining.**

**March 17, 2009 – Joint RDA and RDAAC Meeting
(for approval of RDAAC only)**

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

I. PUBLIC COMMENT PERIOD

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

There were no public comments made at this time.

II. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

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

Mrs. Stout said I received a printout from the Elko County Treasurer and it appears for the current year we can expect about \$53,000 in revenue and that is for the four-quarter period. We're not sure if they're capturing the new buildings in the area down off of West Main Street. I'm still working with them to see if this number includes them or not.

Mayor Franzoia asked do they develop a report that shows everything that's in there to get to that number or does it calculate that without spitting out the inclusive items that represent that figure?

Mrs. Stout said it doesn't include the parcels that are in there. It just breaks it down by the various different taxing entities. It breaks out what the base number was and then it estimates what the Redevelopment Agency should receive and the abatement on that number as well, which is 4.6%.

Mrs. Blohm asked which tax year are we referring to?

Mayor Franzoia said the current 2008-2009 tax year.

Mrs. Stout said we haven't received those monies yet. We should receive a check from the County next week for about \$40,000. We won't receive all the money until probably June 30 and we may receive some of it after that because of delinquencies.

Mayor Franzoia said some people pay their taxes up front, some take advantage of the installment plan, and some even pay a year later with penalties and interest, I think. Even though it says we should generate this much it's a matter of when they collect it.

Mrs. Blohm asked what will the City do on receipt of that money? What will be the first action with the money?

Mayor Franzoia said it hasn't been budgeted so it's going to be held for the RDA in a trust fashion.

Mrs. Stout said I'm going to set up a special revenue fund where those monies can go. Any revenues and expenditures associated with the RDA will happen with that account so you will have an actual account of the money at any point in time.

Mayor Franzoia said which is required by law.

Mr. Elquist asked if it will sit in an interest bearing account.

Mrs. Stout said all of the City's money is in interest bearing accounts. It's just part of the pooled cash of the City, and as such it gets a better interest rate.

2. Review of the adopted RDA goals and objectives. **DISCUSSION ITEM ONLY.**

Mr. Wynes said in the RDA Plan there was a set of seven goals and objectives, and at the meeting with Linda Ritter one of the comments was they should be looked at and reviewed. We have brought them back to you for review. What we are interested in knowing is do you still feel they are pertinent to what we are trying to accomplish or should they be modified?

Mayor Franzoia said these are something that could always be under review and modified which is part of what Redevelopment is. We go forward with the plans but they are subject to change based on what happens in the community.

Mr. Rice said I thought this would be good to keep in front of us as we make decisions, to remind us of what we set out to do.

Mr. Errecart said I agree with that. This is a good visionary framework of everything we need to do and all the actions we need to take. When we go through that public input process this would be a great way to open up the meetings.

Mr. Johnson asked if the goals could be read.

Mr. Wynes read the seven goals and objectives.

Mr. Elquist said we should tie the tasks or workgroups to the goals as a subset of a goal. Put these into a spreadsheet and align the tasks to them with deadlines. Just kind of organizationally get things done and start accomplishing goals when the money comes in.

Mrs. Blohm said along the same line we can condense it into one concise mission statement and always have that posted. I don't know if we already created a mission statement in that plan.

Mr. Errecart said I don't think we have and that's something we need to work on. One thing I like about how they laid this out is they are all interrelated and they all hang on each other in order to make this work. One thing that did come up is we need to look at this in accordance with the Master Plan. That points out the urgent necessity to update the Master Plan. The City Staff needs to support revitalization activities and come back to some of these principles to guide them when making decisions. There's kind of a tendency to micro-read the Zoning Ordinances and some of the City Codes and these are reasons to not support revitalization activities. I think it's important from a visionary standpoint, the RDA and the City Council that Staff is encouraged to assist in property owners being able to use their property to its highest use. Number 4 states encourage cooperation and participation of owners. That is a real serious outreach issue. Linda Ritter brought up the necessity to have an additional staff person doing the coordination of that. That is something that I hope can be budgeted for in some fashion in the near future. Someone who can combine and coordinate all of these goals and objectives and make sure everyone at the City that is involved in the process is educated enough so they can make good decisions. The last item points out the typical nature of the design process and how it is going to change. If we have a good vision for what the 30 year goal is going to be the Master Plan needs to reflect that

vision. As we go along we all need to be open to revisiting, replanning and redesigning the Master Plan as we go which will reflect change in time and change in needs.

Mr. Johnson said the goals here are more of a mission statement or theme in our decision making of what we want to have accomplished with these kinds of things in mind. What I call a goal is what the City's plans with the dollars are and how we want to put this money to work as far as targeting specific objectives and goals. I put a timeline to it and a target. I think we need to look at what we think will happen in the next year, the following year, so on and so forth.

Mrs. Blohm said slowly we are working towards actual tasks. Tasks target more specific ideas about direction and activities. I hope everyone has been able to see the task matrix that Tony Buettner has developed.

Mrs. Watson said I think one of the reasons it hasn't been seen is we feel it isn't something that's been finalized.

Mr. Johnson said that's where we're headed and I see that as one of our next steps as a majority.

Mr. Errecart said I think it's a good idea to get that task matrix distributed because it's part of the whole communication component.

Mrs. Watson said I can e-mail Mr. Buettner and ask him how he feels about us distributing it to everyone at this point.

Mr. Conner said there's a lot of interest among the Planning Commissioners in working with and updating the Master Plan.

Mayor Franzoia said we did the last update about ten years ago.

Mr. Conner said I don't think we need to look at all of it. We can incorporate some of the ideas from the college and the stuff Dennis Crooks was working on.

Mayor Franzoia said we do have it in our budget for portions of the Master Plan.

Mrs. Stout said \$100,000 worth.

Mayor Franzoia said looking at land use issues and a broader facet of that. We also have to look at the water and sewer infrastructure, which isn't part of the Master Plan but it's something that fits in with it because we have to meet certain requirements of the State of Nevada. The landfill's the same way.

Mrs. Blohm said we do a lot of generalization of what's going to happen. Are there any timelines for updating the Master Plan and a completion goal?

Mayor Franzoia said since it's budgeted for next year nothing will happen until after July 1.

Mr. Calder said we'll probably do an RFQ. Not only is there the \$100,000 in the Planning budget, but there is potentially some money in the Recreation Fund for the Parks and Recreation components, as well as the possible inclusion of the cultural plan. We might actually have closer to \$200,000 to go out and contract with one outside consultant that has expertise in all these areas that could help us tie them together. The selection process is quite onerous. Certainly at

sometime in the fiscal year they would be in the ground starting. We probably will not be doing this again for ten years so whoever is selected we really want on board with our philosophies. In these goals it cites the importance of the Master Plan and unless our Master Plan is out in front of us we don't know which way to go. It is a critical element and hopefully the funding will be there and we can get it going.

Mayor Franzoia said at this point we might be getting a bargain on what it's going to cost because of the economy.

Mr. Elquist said if it would've been done five years ago this wasn't in existence and there would have been a conflict but now there are some synergies and more of a convergence.

Mr. Calder said the push last year was to get the Redevelopment Plan in place so we could take advantage of the assessed valuation growth. Planning is a critical component of this entire process.

Mayor Franzoia asked if anyone wanted to make any adjustments to the goals and objectives and said it seems that they fit in just right at this juncture. I think at every meeting we could work off of those as a mission statement. Through the course of this maybe bring it back to us in the future if you think there needs to be an adjustment.

Mr. Wynes said if we bring a proposal before you for action we will base our recommendation on these points.

Mrs. Watson said since those are part of the plan we'd have to do an amendment to the plan.

Mayor Franzoia said I'm sure it's the same process for an Ordinance change where we bring it up for discussion and the body decides to go through the process to change it which includes a reading and then the public hearing meeting. It can take six weeks or more.

Mr. Wynes said this one requires that we notify all property owners within the RDA.

Mrs. Watson said we can establish some other things that aren't part of the plan for under these goals.

Mayor Franzoia said such as a task. If we do see any glitches, because of the cost of notifying we can bring several together.

3. Consideration and possible action regarding the designation of "work groups" for the RDA. **DISCUSSION AND ACTION ITEM.**

Mr. Rice said Carson City created these workgroups which were brought up in the workshop meeting with Linda Ritter. These made sense and were connected to our goals. The workgroups are an opportunity to have the Stakeholders participate in creating and accomplishing tasks and give input. An idea we had was to have another one of those meetings to do a public showing of some of the planning that's already gone on and look at the plans that exist in the Redevelopment Plan and some of the other design projects. The Stakeholders then can sign up for tasks or workgroups they have interest or expertise in. If we do this again in a month then we can keep this in the forefront of people's minds and keep folks informed. It gets down to the project maintenance matrix.

Mrs. Blohm said the problem we're having is trying to find the perfect hour. The Home Show is coming up and we could take turns manning a booth showcasing plans and getting the public interested and possibly signed up for various workgroups.

Mr. Wynes said what Carson City did was take a series of photographs, drawings and pictures and put them up around a room. They invited the public in for a whole Saturday and everybody was given green and red stickers. They put red stickers on ones they didn't like and green stickers on the ones they did like. The pictures were then looked at and the ones that had all green indicated the community liked those ideas. This was done twice through the public review process without necessarily having stakeholders; this was just the community at large. From what I can understand it was very successful and brought out a lot of interesting points. If we did something like the Home Show we'd need a big space because we have lots of pictures. That's one of the ways we could start to filter down some of these ideas and then bring in some groups to refine them and put some goals, objectives and plans together on how we're going to achieve some of these. Is the public looking at the same things we are?

Mr. Rice said that gets back to the workgroups.

Mr. Wynes said we modified the list you had.

Mr. Rice asked how do you feel about the labels for these workgroups?

Mr. Jones said we need to keep in mind the energy issues to include traffic and pedestrian issues and work towards efficiency.

Mr. Rice said the other agenda item we have has to do with Staff assignments, who would have the expertise to see those things and integrate them into the workgroups.

Mrs. Blohm said this needs more refinement closer to what Mrs. Ritter presented than what is shown here and even Mr. Buettner's list.

Mr. Errecart said it's still kind of the same point we've been working on but these are all so entirely integrated in the way they're developed. I can see this separated down to specific units for convenience to get people more focused on certain interest areas to do the best they can. Some of these are so closely related that they shouldn't be worked on or developed separately, at least not without a coordinator who's responsible for making sure all this comes together in the right way. For example, if you look at parking, traffic flow and pedestrians those are so closely related that they have to be looked at in the beginning in a very large context. If you look at Silver and 4th Streets there were some drawings showing how valuable a space that could be if we widened the sidewalks and let people put awnings and tables out on the street. You can see that would need to be very pedestrian oriented and it's in complete conflict with the idea of Silver Street being such a major arterial. As part of the design process somebody needs to coordinate that kind of issue early on. I worry about the coordination and the separation of the workgroups. I think it could develop into smaller units that could do a lot of work but there needs to be a coordinator. There are three parts to planning; the analytical part, the coordination part and the visionary part. It's really the job of the lead Planner or Manager of Redevelopment to coordinate all of that. We as volunteers have certain skill sets but I think this needs someone with some real conventional experience.

Mr. Rice said I agree with that. I just don't see us having that capability this fiscal year. That's why I suggested using Staff to oversee these workgroups at least for the short term. Volunteers

bring the ideas, Staff oversees, organizes and brings them back to us, and we're the coordinator for now. I don't want us not to do something just because we don't have a coordinator.

Mr. Errecart said I agree with that too and I just want to toss this out as a potential idea because it may not be very expensive. It kind of picks up on what Mr. Wynes was talking about but we take it a step further into a more refined event which we call a charettes. We could bring someone in to do it. You could bring in someone with a lot of experience in doing that. If we start thinking about the process, I think this kind of thing would come together a lot easier. I don't think that is too much of an expenditure.

Mr. Elquist said I agree with everything that's been said and I really like the idea of workgroups and getting the public involved. We need a group whose job it is to go to different clubs and events to promote and get people involved. That's important over the next thirty years to have someone always thinking about the next stage and keeping involvement up. With involvement things take care of themselves. I think there are too many workgroups. Three or four can focus on and tie them together until there's more involvement.

Mrs. Blohm asked do we have the manpower in the City Staff for four workgroups?

Mrs. Watson said with Mrs. Ritter's presentation that was asked if it was a Staff member who actually steered the committee. Mrs. Ritter said the committee itself would elect who their chairperson was for the steering committee and she said it mostly ended up being the public as the chair with technical support from the City Staff.

Mr. Johnson said my vision of where we are now is we're starting to move into a project phase which is very technical. We need to start thinking along the lines of our decisions and outcomes. We have the history that we need to keep in mind because that's what we sold to the public in order to pass the RDA plan and change the tax increments. We're actually going to start bringing in money now which will fuel the projects. We need to look at the task list and Master Plan and will be getting into some highly technical data. I think the workgroups are too early because we need to get more data so we don't lose our motivation and momentum.

Mrs. Blohm asked how do we get that technical data before we proceed?

Mr. Johnson said I'm interested in the Master Plan. We need to define an area as a project phase to focus on within the RDA over the next three to five years and what we're going to do there. We're getting into information that needs expert advice. I think workgroups are further down the line maybe they will come more in as this Master Plan starts developing and we start getting more input on the particular design and vision. There has been a tremendous amount of work on what Elko would like to see happen in RDA and it took a long time to get there. Now we are here and we need to have structured meetings where we have this in mind of where we are going and have the voting of the majority of what direction to go. We need to start defining how to get to our goals.

Mrs. Blohm said I understand that is the ultimate but why should we lose one year waiting for technical data.

Mr. Johnson said if you break up into workgroups you're going to gain a little bit of energy but then lose it because there is going to be some technical information needed.

Mrs. Blohm asked isn't there a way we can gather that information over the next several months?

Mr. Johnson said you can use the history and all the work that's been done up to this point.

Mrs. Blohm said I agree with you because a lot of work and community buy-in was developed at that time but a key point that has been brought up is the community buy-in.

Mr. Johnson said in my opinion the buy-in is there because they supported us when we passed the RDA.

Mrs. Blohm said to an extent but there were probably a huge amount of the community who didn't even know what was being developed.

Mr. Rice said the community buy-in is more about the enthusiasm for the project which could also attract more people to invest in the area.

Mr. Calder said I talked to Mrs. Ritter months before she came about this very subject. For Carson City the workgroups actually helped their Master Planning process and they kind of did it concurrently and that's probably about the best we could do. Let's say a consultant comes in and starts working on the Master Plan, they're going to want to use these community workgroups too. It's not going to be strictly technical they are going to want some community feedback. We already have some pretty good resources that would cover about half the workgroups you're talking about that are already established and active; the Arts and Culture Committee, the Parks and Recreation Advisory Board, and if it is down town, we already know the infrastructure issues and needs. Volunteers get frustrated if they work too long with no results. We can go back to the Improvement District that was done in the 1980s. We are making minor streetscape improvements that can be done simultaneously.

Mrs. Blohm asked if there were two different Staff people in the groups mentioned.

Mr. Calder said yes.

Mrs. Blohm said so we have two of the workgroups right there.

Mr. Calder said and we have Council representation; Mr. Rice is on the Arts and Culture Board. We can go as far as the Airport, but we've got other Advisory Boards too like the California Trail Advisory Board, which could probably work in conjunction with the Arts and Culture Board because history is part of the culture and the corridor is where the California Trail went, so why not do something to acknowledge that and work it into the ultimate plan to make a wayside or something that would draw tourists to the downtown area. We don't need anymore Advisory Boards because we have so many now and they are productive. I have the same fear as Mr. Johnson, if you bring in Stakeholders and they get bogged down in the technical stuff they're going to lose interest and it might be hard to get them back again but we should keep them informed. It's a big project. Carson City did do it kind of concurrently and their Master Plan was in a lot better shape than ours. I think we have some fundamental things to deal with in the Master Plan like the Land Use Plan and some of the Zoning stuff. It's just outdated and the City's outgrown it.

Mr. Errecart said we need those workgroups involved at that point. You have to extract the information from the community.

Mr. Calder said and I think the consultant's going to tell us that.

Mayor Franzoia said I remember twelve years ago when we did it. I like the idea of the workgroups and their initiation should be when we have a consultant hired and they want to come back and look at the community; driving habits, shopping habits, traffic related issues. You talk about Silver Street, to me ideally would be wider sidewalks but we've been talking about 12th Street bridge eventually would need to be widened across the river, basically cantilevered which is expensive. We kind of think it's cheaper to build Errecart all the way through around the hospital to Bullion back on to Silver Street than waste money on a bridge that may not work. We already have a bridge that is underutilized. Those are things that are going to be considered in the Master Plan, looking at it differently than we looked at it twelve years ago because we are different than twelve years ago. The other thing would be Land Component Usage which is outside of the downtown area but would incorporate Errecart Boulevard extended which is in the county but that would create an issue of the development possibilities because of the road. All of that would be going back into the different uses downtown that are old zones industrial in nature which aren't conducive to the nature that's currently there. Those would be reviewed through this process and see if it still fits based on the standards that are current or have changed since twelve years ago. I think it fits hand in hand. You guys have been doing this about fifteen years. You haven't lost interest because you have compassion about this but I agree if we go forward the worst thing we could ever do is get so far ahead of ourselves that we lose the interest because we're not ready for the next step for the workgroup. Sometimes it's a balance between if the public is ready for it because we think they may be or they're coming to us saying we want this now. I'd rather not take the risk and push it too soon and wait and coordinate it with the Master Plan.

Mr. Rice asked if there were any Advisory Boards that deal with infrastructure, roads, etc.

Mr. Calder said not an Advisory Board to the Council but we have other boards like CCUS which meets monthly, made up of all the utility companies in the area and they coordinate. We're meeting with those at Staff level. Of course we have Staff which looks at the basic infrastructure already. Mr. Johnson's right, we need to pick an area and define the boundary of that.

Mr. Errecart said I think mainly what could cause those workgroups to really get a jumpstart would be at the very least a facilitated meeting by a consultant. I'd look at Bob Fielden's office as a really good place to start. Maybe doing a one day to a week long workshop with all those people who might turn into workgroups, would be extremely valuable for deciding what direction to go. From my perspective as a designer, I don't think you can arbitrarily define an area and then start going on with it. As you get into the project it'll start to talk to you about what needs to be done first and how. As you go through the process everybody will probably agree that something needs to be done with the corridor, and that probably is going to be the right project, but to define it without getting some input doesn't make much sense.

Mrs. Watson said what about using the time while the Master Plan is being done to put up all the pictures and get public input. That will also define what kind of workgroups we need.

****Mr. Johnson moved to recognize the importance of workgroups and their input to the process, but at this time in the timeline the workgroups will come at a later date.**

Mrs. Blohm said I would like what we should be doing until the end of the year defined.

Mr. Johnson said define the area we're going to look at. How much do we realistically think we can do with these dollar amounts to take on the entire RDA? Historically it's been the downtown area. I like the tasks we have and I also like the Improvement District idea that Mr. Calder mentioned. Are we going to take the money and put it into the Master Plan or do some projects within the Improvement District? I don't see where this dollar amount is going to fund a huge area but we need to narrow it down. We have to start making decisions to follow a path otherwise we're just going in circles.

Mr. Rice seconded the motion saying keep in mind we need to have solid agenda items from month to month so we can make progress. My desire would be to have workgroups and working on the Master Plan early within the next fiscal year which starts July 1, 2009.

The following was discussed **prior to** the vote:

Mr. Calder said a consultant could be on board three months from July 1 or we could have the RFQ process defined, ready to go out or even do it in June so we have a head start on it. The money set aside for the Master Planning process is only going to take care of a couple of the components, but we envisioned in the Land Use component there might be a new subcomponent called the Redevelopment Plan. Perhaps if we take the recreation dollars and put that into the Recreation and Open Space Plan that can kind of be melded into the Land Use and Redevelopment and we can start getting some synergies. The idea would be to find a consultant with experience in all those areas and help guide us through the process. There's no one on Staff with specific past experience working on Redevelopment areas so we're learning as we go. Just like with the Cultural Plan the City of Elko is charting new territory with that but that could really be an important component of the Redevelopment Plan.

Mr. Rice said this does not prevent us from doing the Home Show and keeping the public informed and creating enthusiasm for it as we go forward. This is an economic development activity too because we're trying to attract people downtown to invest.

****The motion passed unanimously.**

Mr. Conner said I grew up in Carson City and I know they started their Redevelopment about 1978. I traveled back there a lot in the 1980's and I didn't see any development until about the late 1990's. I just want to make sure we stay realistic because it's going to take some time to get that money. I'd hate to see people lose interest in these great ideas and by the time the funding is available for it they get frustrated because we're moving too slow. I'm not saying don't have workgroups but they need to understand reconstruction of an average small street takes \$80,000 which is twice as much money as we're getting.

Mrs. Blohm said development doesn't wait for us so having our planning in order is key for continued interest in our community, specifically downtown. We can use assessment district in combination with money coming in as long as the project becomes owned by the community and the community gives its stamp of approval to move forward.

Mr. Rice said most of the other Redevelopment organizations we've consulted with said if they did it over again they'd move faster.

Mayor Franzoia said the money only comes in so fast.

Mr. Rice said I know but to look at strategies.

Mrs. Blohm said other opportunities.

Mayor Franzoia said you're right there are different tools that are over and above an RDA's situation.

Mr. Calder said one of the things I think will really springboard this RDA and make it different than a lot of the others, is if we're successful in acquiring the U.P. property we will in effect add at least sixty acres of property that can be redeveloped and would have a huge impact on our fiscal projections. We're still actively working towards that. I got a call from the real estate guy yesterday and they've gone as far as the V.P. of U.P. and there's interest in doing this and it's a unique proposition because it's a no money deal. We're going to acquire the land over time through the lease revenues that are generated and then as we get close to the end working with Congress to get title to the property and all of that. It looks like there's a little bit of light at the end of the tunnel. If something of that magnitude hit within the next five years that would have a huge impact on the remaining life of the RDA. That could produce a lot of money and you could do a lot of cool things with the property.

Mayor Franzoia said this is something I've worked on for almost twenty years and the fastest it's moved has been in the last two years.

4. Consideration and possible action of assigning City Staff to certain work group areas. **DISCUSSION AND ACTION ITEM.**

No action was taken because of the vote for holding off on workgroups in agenda item #3.

5. Acknowledge letter from Linda Ritter regarding March 17, 2009, workshop. **REVIEW, NO ACTION REQUIRED.**

Mayor Franzoia said everybody saw it. I don't think any comments are necessary. Send her a letter and tell her thanks.

6. Discussion regarding the development of a Special Area Overlay District for the Downtown Redevelopment Area and matters related thereto. **DISCUSSION AND ACTION ITEM.**

Mayor Franzoia said I know we've talked about this at this level prior so why is this back on?

Mr. Wynes said we told you within this month we would get something to you. Basically this is a compilation of several different existing Zoning Ordinances for a downtown overlay type district. It's not something we think is appropriate as it's written but it is an idea we may want to look at as a direction for us to proceed with and tie this one into defining an area.

Mrs. Blohm said I want it tabled.

Mayor Franzoia said I agree. We've discussed it at length once or twice before and it is something we looked at ten or twelve years ago that I think is very important because it falls into one of the guidelines or goals of impediments and obsolescence. How do you make things work in this day and age with a building that was built to the standards a hundred year ago?

Mrs. Blohm said this will take a full meeting plus an expert to really guide us. This is a very important document.

Mayor Franzoia said I agree Mr. Schnoor and Mr. Andreozzi should be in here because you're dealing with some infrastructure related issues and you know we have some deficiencies down there. Do you burden the property owner at not fault of his or how do we make things work?

Mr. Johnson said this Special Overlay District deals with more with codes and relaxing of codes for that particular area, is that the intent of this?

Mr. Wynes said probably that is the easiest way to put it.

Mrs. Blohm said it is very limiting for new development.

Mr. Wynes said this is a concept not a code that we would necessarily want to adopt in this format. There are ideas in here I don't think are appropriate. This is the way somebody else looked at it.

Mrs. Blohm said for that reason we need to spend a lot of time and really analyze it line by line.

Mr. Johnson said another thing I think about inside the RDA is taking RDA and breaking it up into different areas. I hear of major areas; the downtown area, the U.P. area, 5th Street is its own within the RDA. This breaks it down and I was thinking that the Special Overlay District was for this but it's different, but if you took the district and defined an area then it becomes more focused that comes back into the tasks in to a Master Plan. Prioritize because I think there is an advantage to take the redevelopment area and break it down in to other sections. That is why I brought this up. It may not fit for what this special overlay is and if you are not ready to look at it because of other problems but it brings up the conversation to start thinking about RDA and break it down into smaller groups. It doesn't sound like we have much support because there are a lot of things to discuss on a special overlay district.

Mayor Franzoia said I think we can table this one and have a meeting on this only because each item could take ten to thirty minutes. When you're dealing with people that may not do anything with redevelopment, that just want to do something on the interior with an old building that has an architectural style but may be useable for a different purpose, the risk that we have due to current Ordinances and other standards limit that opportunity.

****Mr. Johnson moved to table the item. Mr. Rice seconded the motion.**

Mayor Franzoia said I think it would be a better conducted meeting if we just had that.

Mr. Errecart asked can we do that sometime soon?

Mayor Franzoia said I think we should. We looked at this 10-12 years ago and I thought we got it adopted. This is a tool for the private sector to be able to find a solution in grey areas.

Mr. Rice asked to put this on the next agenda.

Mr. Johnson said that would be a good task because that kind of data would fit back into a Master Plan.

Mr. Errecart said it's going to be a good idea to tread delicately with this and try, from a philosophical standpoint, to remove some of those impediments. I have two or three projects that are held up because of minor technicalities that don't make sense but they don't meet code either. There's a stop to some good ideas and if those people can make full use of their property that's more tax increment that's coming in.

Mr. Wynes said we noticed a gross oversight in some zoning that was done in 1998 on Silver Street. We contacted four property owners and two of the owners expressed interest in rezoning their properties, so we will be changing some zoning down on Silver Street which is in the RDA area to make it a little easier for them to live with what they want to do. We are looking at those goals during our discussions with the Planning Commission and those goals may even become part of our findings and how we process things.

****The motion passed unanimously.**

Mayor Franzoia said I didn't want to discuss this because it's not on the agenda but RDA's a target at the legislature. They may want to go back and cut some of the money out because they don't want to take that from the schools, so we could be devastated by it. We can see what the legislature does before we get too involved in making commitments. We'll know by July or August if we get damaged. Las Vegas is on the ballot measure to challenge their RDA so if legislature touches it nobody's going to be protected because current RDA is not limited based on a populated area like most Ordinances are. They usually affect Las Vegas and Reno and they always put a caveat of counties less than a hundred thousand; this law does not apply to you, but RDA does not have that caveat. Anything they change in the RDA would affect us.

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