

**CITY OF ELKO**  
**JOINT REDEVELOPMENT AGENCY AND**  
**REDEVELOPMENT AGENCY ADVISORY COUNCIL**  
**REGULAR MEETING MINUTES**  
**5:30 P.M., P.D.S.T., TUESDAY, MAY 19, 2009**  
**ELKO CITY HALL, 1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Jim Conner for the RDA and Jacques Errecart, Chairperson for the RDAAC.

**ROLL CALL**

Redevelopment Agency Present: John Patrick Rice, Jim Conner,  
Jay Elquist

Redevelopment Agency Absent: Mayor Michael J. Franzoia, Chris Johnson

Redevelopment Agency  
Advisory Council Present: Jacques Errecart, Lina Blohm,  
Kelly Sutherland, Duane Jones,  
Steve Bowers (ex-officio member)

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

City Staff Present: Ed Wynes, City Planner  
Curtis Calder, City Manager  
Delmo Andreozzi, Asst. City Manager  
Ted Schnoor, Building Official  
Mike Hecht, Deputy Fire Chief/Fire Marshal  
Ryan Limberg, Utilities Director  
Scott Wilkinson, Development Manager

**APPROVAL OF MINUTES:** February 17, 2009 – Joint RDA and RDAAC Meeting  
(for approval of RDAAC only)

**\*\*Mrs. Blohm moved to approve the February 17, 2009, joint meeting minutes as submitted. Mr. Jones seconded the motion and the motion passed.**

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

**\*\*Mrs. Blohm moved to approve the March 17, 2009, joint meeting minutes as submitted. Mr. Jones seconded the motion and the motion passed.**

April 9, 2009- Joint RDA and RDAAC Meeting  
(for approval of RDA only)

**\*\*Mr. Rice moved to approve the April 9, 2009, joint meeting minutes as submitted. Mr. Elquist seconded the motion and the motion passed unanimously.**

## **I. PUBLIC COMMENT PERIOD**

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

**There were no public comments made at this time.**

## **II. NEW BUSINESS**

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

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

Mr. Andreozzi noted we were unable to have representation from the County because of having to move the regular meeting date. He then reported the City of Elko has received a check for the first three quarters in the amount of approximately \$40,000 and is expecting another check for about \$13,000 for the last quarter.

Mr. Rice asked if that was what we were expecting the first year in spite of the calculation problems.

Mr. Andreozzi noted there are some significant discrepancies between the plan projection and what we're getting, so we're still communicating with the County to verify calculations.

Mr. Rice asked if we did find some calculation errors could we go back and be compensated.

Mr. Andreozzi said I would assume we could because Cash Minor sent a letter to that affect.

Mr. Calder said if there is a discrepancy we don't believe it will reduce what we've already told you, but rather go up. We're making sure some of the new construction that is in the RDA has been calculated appropriately.

2. Discussion regarding the development of a Special Area Overlay District for the Downtown Redevelopment Area and matters related thereto. **DISCUSSION ITEM ONLY. NO ACTION REQUIRED.**

Mr. Wynes said I'm going to try to cover some basic points about what is there now and what we can look forward to if we want to go into an overlay district. At your last meeting there was a copy of an ordinance that another community put together. It had no bearing on this community other than to show what they used in their overlay district. The existing zoning in the RDA area downtown is General Commercial which allows just about any commercial activity imaginable. We don't really have limitations other than some uses require conditional uses. There are no setbacks for commercial property and residential development must meet the R (Single Family and Multiple Family Residential) zone district setbacks. The way I would look at residential

development at this particular time and situation would be if someone wanted to put in a single family dwelling, not multi-story or multiple unit complexes. Building heights are limited only by the airport clear zone which is a complicated issue. There are no parking requirements if you are within four hundred feet of the parking corridor and that applies to new construction and reuse of existing buildings. Right there in those points we are ahead of the curve in development than a lot of communities, most places have to use the back half of a lot for parking. We have the parking so we can use just about all of the property for development which is a benefit for the downtown area. In this zoning district, a C.U.P. is required for any structure to be located within one hundred and fifty feet of any residential zoning district. There are some areas along Court Street that this could cause a minor inconvenience to but it probably wouldn't stop development. In going through several sets of overlay districts, some of the things other communities have looked at and addressed are window treatments, signage, awnings, residential development, and multiple-use of buildings. Most of the communities say you must have windows that are not blocked out so you can look in and out for visible interaction. There's a limitation on how much of that window can be signage. Any entranceway must be visible glass. Locations of signs are limited, and height and width of awnings are controlled. Multiple uses to be allowed where there could be retail on the first floor, offices on the second floor, and residential on the floors above three stories. I am trying to give you a picture of what we've got and what it could look like.

Mr. Rice wanted information about setbacks for multi-family dwelling development in downtown and asked if development of townhouses, which often have no setback and are single family dwellings, are included as a provision. The existing use of the corridor on the southeast is a mix of single family dwellings and offices. If someone wanted to do some different kind of development, what are the provisions?

Mr. Wynes noted the way the ordinances read at this time there is no differentiation on the type of residential. We would have to look at those situations and make an interpretive judgment. It would have to be a judgment call for the first go around. Once the first go around had been done anybody that comes in afterwards would be able to live with whatever decisions were made. It would probably be before this board for a final approval.

Mr. Rice said I was thinking we would have a better plan and we wouldn't be taking a shot in the dark at them.

Mr. Wynes said the Zoning Ordinance could be modified. Right now there is a provision for residences and we may run into a situation where someone wants to put in townhouses or something of that nature and we're going to have to think about it quickly.

Mrs. Blohm indicated this to be a good working tool to generate questions. We are unprepared for something that is imminent and said we need to rethink the corridor and the free parking. In view of new types of commercial enterprise, that parking corridor will shrink tremendously and there will have to be requirements for off-corridor parking. Our working document is too restrictive. It would preclude any sort of creative or imaginative new structures coming into the downtown. I think we have to be careful on what we put together. It is going to require a lot of workshops, thought and a lot of expertise, more than what we have here tonight.

Mr. Errecart noted everything comes down to us not having an integrated, updated Master Plan. The decisions that come through in a revised zoning overlay have a basis with science and analysis behind it involving traffic, utilities, and the quality of environment you want. We do need an overlay district for that historic part of town because it is difficult for people to do anything with that property and they are actively discouraged from doing so. Part of the Master

Plan could include a visionary plan of that downtown which would probably have the same boundaries as the special area overlay. Let's bring up the issue of the awnings which has come up in the past and there was an arbitrary restriction that the awnings wouldn't project more than three feet. There are reasons why the community would want to do that and we don't know what they are in this case. Reasons for the restriction were questioned. Awnings provide a protective edge along harsh buildings to invite people to come sit under the awnings at a table and chairs, and you actually need a dimension more like six or seven feet at a minimum. If we start to think about the overall plan for that corridor and want to create a little piazza we're going to displace some of the parking. We might need to create a parking structure. When you do that you start to separate the parking from those immediate buildings which is not necessarily a bad thing. You can pull it away half a mile or so and still get people to use it if you do it correctly. You pull the parking away from the downtown corridor because you want some open spaces for public use. You can start to soften the edges along those buildings and awnings are an important part of that to create an attractive pathway for pedestrians. Historically on the south side of Commercial Street there were awnings all along there. It was more like a covered boardwalk. You might want to put columns out there in the right-of-way that go out ten to sixteen feet so you have the protected public use areas like cafes, sidewalk displays of merchandise, enough room so people can walk safely, and you're protecting the buildings and people from the elements. What I'm trying to express here is before you can make a decision about some kind of a specific design detail you really do need to relate it back to a much larger picture and that's where that Master Plan comes in. You can start to develop those things in parallel. I think our downtown and the special overlay district is unique enough that it merits its own specific investigation on how it should be designed. At the beginning of that working document for what to do with the special overlay zone you talked about the purpose of doing that in the first place, but we should be talking about what the vision of that overlay is going to be. I see it as a vibrant, populated, pedestrian oriented downtown. We have this fabulous tool that we can use to make it happen. We need to have somebody working on an overall Master Plan design of that special overlay district. If you look at it and start analyzing it now, you can start to make decisions about where you might want certain uses that should be included in a vibrant, vital downtown. One of the things that is going on right now that needs to be corrected quickly is the overall visions and the attitude of what we are going to do with the downtown. It's going to take a while to come up with a real definitive vision for downtown and what it is going to look like. It's not going to happen overnight. Right now we have a problem. We have people who actually want to get into those spaces and want to use them but they get discouraged about the process that they have to go through to make that happen. Every time somebody does something with a piece of property down there they're raising the tax base, etc. That's what we need to have happen to jump start this whole redevelopment process, even if it doesn't fit into that vision that's not quite developed yet. I think we need to have a visionary meeting and get some people in who will facilitate that and also start to make some decisions about how to relax the whole process so people are actually encouraged to locate their businesses and reuse that property downtown. All the development we're seeing in Elko is the worst kind of sprawl development, normally going out on Mountain City Highway. The investment is going into unsustainable types of facilities that are not pedestrian friendly and are not healthy for the community and that really needs to be addressed.

Mr. Androzzini noted some of the City's Development team is here to discuss the disciplines and process required to develop. He said we need to identify some of the obstacles and see where we can be flexible but still follow the codes, and then gave an example of someone putting in a restaurant downtown and things to consider; Zoning, Building, Fire, Utilities. He mentioned the RDA Plan actually talks about all utilities and not just the ones City controls. There are also plans to use excess public right-of-way for parking.

Mr. Errecart said part of sound planning is not waiting for people to come in with strange ideas but plan for them in advance. Redevelopment needs a City sponsored plan that developers and people can come in and look at and work within that framework. There's no reason you couldn't get the design-work done for a generalized schematic of the entire special overlay area. It might be sketchy but at least it's something people can work with.

Jim Winer, landowner of several parcels downtown, said this appears to be a template from another city so it's a starting place. Does this go to the committee level to make recommendations and ideas, then to Staff level, and then get some City input? What is the process here?

Mr. Rice said this is the process. We've skated around the whole overlay idea. We've discussed bringing in consultants to help us through the process because we get to this point at the meetings and then don't know how to proceed.

Mr. Winer asked does it have to be at these formal meetings? They have to be advertised, but can it be roll-up- your-sleeves workshops without the microphones and formality? Have we determined for sure that current City Ordinances aren't in place to allow everything you need?

Mr. Andreozzi said that's one of the reasons Staff is here is to discuss what we do have and to identify areas we can be flexible. There are some things we absolutely can not bend, the Federal Rules and Regulations. We do have our Advisory Committee that has been in the process for quite a while and we have this formalized Redevelopment Agency, and because of the open meeting laws we do have to have our meetings recorded.

Mr. Winer asked but the Community Task Force doesn't go under those guidelines?

Mr. Andreozzi said the Advisory Committee was appointed, so they actually have minutes and everything.

Mr. Winer asked but they don't have to meet in these chambers?

Mr. Rice said we usually meet at the fire station downtown.

Mr. Winer said most of the issues this seems to deal with are aesthetic, and is that where current codes don't allow for some of the policing of this?

Mr. Andreozzi said at some point in time we would like to see some revised and refined design guidelines, at least identifying what we don't want to see happening in the downtown. It's not only aesthetic issues, but it's also uses and multiple uses and a mixture of them.

Mr. Winer said a few things jump out at me, but when it gets to signage and awnings, a lot of people downtown have made substantial investments in their signage. At what point might something kick in that they have to spend money to redo all their signage? He then used Cedar Creek Clothing's awning as an example.

Mr. Andreozzi said what's in the packet is just what some other community worked up.

Mr. Winer said I just want some clarification.

Mr. Conner said most of the stuff in here is just to look at. None of this is set in stone. It hasn't even been brought for any type of approval. It's just ideas so that when we sit down we can start discussing this stuff. All those issues will come back and we'll be looking at them especially with people that already have something. You don't want to make everybody switch something out. We just want things to start to come together.

Mr. Winer said getting back to our old rural feel and old downtown is good but some of the signage downtown is kind of the roots of Elko. Some of the signage like at the Commercial Hotel may not be allowed should they have to pull a permit to fix it they might have to rip it all out.

Mr. Errecart said there's always a grandfather clause.

Mr. Winer said it's a little deceptive. It says it's grandfathered but then it says if you have to reconstruct, renovate, and then it talks about replacement. What does that mean?

Mr. Rice said in this particular document if they needed to fix the sign at Cedar Creek they wouldn't be able to do it. That's not the intention. The spirit of the Redevelopment District has always been to celebrate what exists and make provisions to encourage development downtown. We have talked about having design guidelines not design restrictions. This is a place to start but not by any means a recommendation.

Mr. Winer mentioned an example about building height and said to have Bob Goicoechea go through this before it's all done. It's a good concept. It's a shame some of those buildings have beautiful brick underneath yet they're covered in corrugated metal. I'm sure you know and appreciate the parking downtown. Most communities don't have such a creature. I would hope that it would start with a community input task force. I don't know what you'd call it, something not as formal.

Mr. Conner asked if he attended when Linda Ritter came to town.

Mr. Winer said no.

Mr. Conner said she had some ideas about ways of getting things done and we started working on a matrix that was sent to everybody that was a tool for guiding us through the process. I do think we need to start pulling out the maps; table type workshop is the way to look at that stuff. We budgeted money for portions of the Master Plan so when are we planning on doing that?

Mr. Calder said now that you've approved the final budget we'll pull together some sort of a request for qualifications so we can get that out as soon as possible because we'll have the money available July 1. We can pool money from the Planning, Recreation, and Cultural funds to hire one consultant. We know it's not going to do the whole Master Plan. We definitely need to address the Land Use Plan and the Redevelopment Area. Currently our Master Plan doesn't even mention redevelopment.

Mr. Conner said we've been talking about the Master Plan being a real important start for the downtown and other areas. Can we utilize the same planning to involve what we're trying to look at when we do the special overlay district?

Mr. Wynes said we explain what we want to see and get those approved. We send those out to the consultant.

Mr. Wilkinson said our Master Plan is not a zoning document. It's a guiding document. I agree you need to have a vision for your downtown and that's probably appropriate in the Master Plan. Our code deals with specific issues, so you have this idea of what you want your downtown to look like, and all the specifics of that you write into your code. I don't think you want to get bogged down in the specifics in the Master Plan. It's not a code document and it's not intended within the City of Elko to be treated that way or used that way.

Mr. Conner said I'm talking about as an overall vision of what we'd like to see. You're not telling what's going to be there exactly, but just an overall vision. It actually covers the whole town but that could be a part of it.

Mr. Winer said the downtown's come a long way recently through public processes with the lampposts, banners, crosswalks, landscaping, but it seems like the private buy-in hasn't been there. A year ago I spent about \$40,000 on my building because I wanted it to be a nice building in the downtown area. In all this revitalization, is there an opportunity for some sort of matching, or something available that might entice some of these property owners and if so is it retroactive?

Mr. Andreozzi said within the Redevelopment Plan that's actually one of the tools. What a lot of communities do is participate with property owners to do façade improvements. It could include incentives for certain business types.

Mr. Winer asked and that's in place?

Mr. Andreozzi said within the RDA the situation that we have currently, is that the amount of funding we have available to us is not a lot.

Mr. Winer said so there may not be money in the pool, but is there the opportunity through property tax to say because you're doing this you get a break on your taxes?

Mr. Andreozzi said no.

Mr. Elquist said the Redevelopment Plan has a lot of different ideas and elements to it. We've had agendas with ten items on them and we've gotten through two or three items before we get weary. We finally got an agenda with one item, and narrowed it down to saying a Special Overlay District is pretty important to establish first. I'm really going to encourage this discussion stay on topic. I think we could even refine it another step at the next meeting or even this meeting by looking at a boundary for a Special Overlay District, trying to make progress instead of bantering about all these different ideas. I wouldn't mind seeing a Special Overlay District that's pretty big that at least limits the type of building that goes on it because right now it's wide open. If we're talking about awnings and spending three or four meetings, in the mean time someone comes in and builds a building that doesn't look right, or has nothing to do with what we want built. I think we really should focus on the boundaries and then come up with a few things that we want to start with. In the mean time we can have this parallel path of creating the big vision and as we pay this consultant to do a new Master Plan we can draw on his or her expertise and we can at least get something adopted that has a boundary and some elements that we want to see in that, or restrictions more than elements, and check something off the list. I'm just one opinion. Mr. Johnson wants to spend the money on fixing something so we get something checked off that way. What I don't want to do is start digressing back to off agenda items because we're finally to this point.

Mr. Conner said I always thought we formed a Redevelopment Advisory Board to go over some of this stuff, and work out some of the criteria that they're talking about at a smaller workshop level, including the community, and then bring it back before a joint meeting because it seems like we aren't really able to have the discussion or hands on to actually get something done.

Mr. Elquist said I think we can we just aren't doing it. If that's what we want to do then let's do it. Let's take this document and a few other ideas and have a public meeting and they can put stickers on what they like and don't like, but at some point we're going to have to be leaders and make decisions.

Mr. Conner said I think they were concerned about what direction we wanted them to go. I think they have an idea of what we're looking at, and I think if they met on that level they could get the Overlay District issues that are in here to a point where everybody thought were reasonable and then come back.

Mr. Elquist said if we adopted number one and thirteen that would be a big step.

Mr. Errecart said I think you're getting to an important point and that is, what is the role of the Advisory Committee. I think there's a misunderstanding about the role-up-your-sleeves type of workshop that needs to take place. It absolutely does and Mr. Winer's comments would be ideal at one of those. It would be a lot of input. However, that's not just the job of the Advisory Committee to sponsor that and to do it. As a design professional, I'm not going to do that for free. My point is it's not just a group of volunteers getting together and having fun, it's a professional process. To do this well and to do it right we're going to need somebody to facilitate that process. It's not just something that can be done casually. We probably ought to do the RFQ's pretty soon. I would like the Advisory Committee to be involved in talking about what that component could be for the Special Overlay District or the Downtown Central Business District, whatever it might be, but that's going to require a consultant and some facilitated meetings.

Mr. Rice said we're at this tipping point where our next step is to really have some facilitated forum. Mr. Calder's RFQ is for the Master Plan, but I think we need to be looking at a request for qualifications for this particular process. There's thirty years of thought in this already, and a lot of Staff knowledge, and a lot of Council and Committee knowledge, so having somebody who can lead us through it would probably get things done very well, very quickly.

Mrs. Blohm said we had the Stakeholder's meeting. We were making progress. We were going to set up a board room with all the maps and designs that incorporated all of our ideas. None of this has come to fruition. Whose responsibility is it to continue to move forward on these ideas that we come up with at these meetings? I see that there's a gap in the process to be worked on prior to the Master Plan.

Mr. Rice said those requests were made at the last meeting.

Mr. Calder said if I recall, at the last RDA meeting there was a motion made and approved saying to hold off on that further Stakeholder's meeting until the Master Plan component could be advanced.

Mr. Rice said I think that we did want to get some of these materials together. Not for the Stakeholder's though.

Mr. Calder said I just remember Mr. Johnson making that motion and I believe it passed. I don't have the minutes in front of me. The discussion at the last meeting was the Master Plan needs to get ahead of the Stakeholder's process because you're spinning your wheels at the Stakeholder's process if you don't know what your Master Plan is.

Mr. Conner said we can go out for RFQ's and I think that's a good start.

Mr. Calder said ideally we wouldn't be talking about this had the Master Plan been revised five years ago and we envisioned that we would have the RDA Plan. Our Master Plan is about twelve years old. It's completely outdated. There are some really good parts to it, but it hasn't kept up with what Elko's done over the last five to six years plus you have an entirely new section that needs to be addressed and that is Redevelopment. It's not addressed anywhere in our Master Plan. I think that's what the RDA board voted on so that's what Staff's following.

Mr. Rice said you're correct and there wasn't specific direction to have any of those things in front of this group that had to do with public forums. I have a copy of an old Team Elko, the UNLV thing, but there are other things out there, and I think it's good to have these things in front of us. I'd make a request that we might be able to start getting those things together so we can look at them.

Mr. Wilkinson said I concur with Mr. Elquist's comments. You probably need to define your boundaries so that you have a starting point to work with. If you can't agree on the boundary your consultant for your Master Plan doesn't even have a starting point. It appears you have been at this quite some time and have an idea of what you want for your downtown area, and if you don't have an idea, I don't see how a consultant can figure that out for you.

Mr. Errecart said consultants are in the business of extracting that information from a group and codifying it. That's what we're asking for.

Mr. Wilkinson said he would extract that information from this group, so you have some of that.

Mr. Rice said as far as boundaries I think the planning from some of those previous studies must have established some boundaries that would give us some good ideas already.

Mr. Errecart said the UNLV study was done in a very short period of time. It was basically a design charrette. When they're doing those design studios the students usually come out, it's a semester-long project, but they just spend a few days studying very quickly what's going on, and they come up with some ideas. It's down-and-dirty, middle-of-the-night sketches.

Mr. Elquist said the concern of Mr. Johnson was we don't form workgroups and then everything fades away and they get disenfranchised and we lose momentum. I'm just kind of wondering what the next step is or what we should be doing as a group. Should we be looking at boundary line ideas? Should we take this and pick it apart a little bit? What's the best use of our time between now and the Master Plan?

Mr. Errecart said I think at the next couple meetings, before you actually get to the point where you actually have some funds to expend, I think using that RFQ as a vehicle to start to determine what is going to be asked of a consultant may be the best use of our time. Do you want to start setting an agenda for the next one to do just that?

Mr. Calder said I would prefer, for the sake of time, Staff should draft an RFQ and we can have it for review at the next meeting and get some input. It's probably unrealistic to think that a consultant exists out there that'll do every single thing we ever wanted, but we might find a consultant that can do eighty percent of it. We'll draft an RFQ and bring it back to the next meeting which is in June. If we can finalize it at the next meeting we can have it advertised that week and start accepting proposals.

Mr. Wilkinson said I believe we budgeted \$100,000 for our Master Plan which includes other components besides what Mr. Errecart's talking about, so is the RFQ going to be for the overall Master Plan or is it specific to what Mr. Errecart's talking about.

Mr. Errecart said that's what we should talk about next time.

Mr. Calder said I envision, and what's been discussed at our budget hearings is it will address the Land Use Component of the Master Plan, which most likely will include a component about Redevelopment. It may include a component on Recreation and Open Space, which would be funded additionally through Rec money, so maybe now we're up to \$150,000, and another \$10,000 on Cultural Planning could be addressed in there too. It's certainly not going to cover the entire Master Plan. It's only going to cover those specific segments this time and then maybe next year we budget additional money to cover other components. From a priority standpoint we need to get Redevelopment addressed, and whether or not they can help us drill down to some of these specific things we're talking about tonight, I don't know. We can certainly put in our RFQ and see what consultants come back with. I would envision there are consultants who can respond to this RFQ and have done this in other communities but they may be well above what we have budgeted to get it done. Right now we're looking for who's qualified to do the work.

Mr. Conner asked does everybody see where we're heading?

Mr. Elquist asked do people agree that that's the best use of our role at this point?

Mrs. Blohm said I agree, however I'm wondering in the next two or three months if we can't be working on a particular portion of the overlay district and perhaps defining boundaries. We had a Central Business District that might very well be what we're looking at for a more specific boundary for the Special Overlay District, at least in the beginning phases. It appears to me all of us need to re-familiarize ourselves with what is in the plan and the previous plans. These are not original thoughts or questions. They've been deliberated, thought about, and discussed. We really need our own war room with all the paraphernalia around us so we can refer to this and that. It will help us to move forward.

Mr. Errecart said would Mr. Elquist consider two agenda items on that meeting? We had been talking about compiling all that information and putting it out.

Mr. Rice said I think you're right we need to have it around us.

Mr. Elquist said why don't we do that next time and that will give Staff more time to prepare an RFQ.

Mr. Conner said because you're going to have discussion when you start seeing all of those maps.

Mr. Calder said we'll take the first try at the RFQ and then bring it to everybody for input. You don't want to be so specific in the RFQ you eliminate a bunch of people that may be very well suited to do this type of work. We then can advertise and start getting some consultants. Once we get those, we can have a committee review those and narrow it down and then bring those consultants in to have interviews. Then we can make a final decision of who we want to make a contract with and maybe by July or August have a consultant. We definitely need some assistance as far as the Master Planning process goes. If we can get that out ahead of some of these specifics, that's going to really help us.

Mr. Elquist said I really like the war-room idea.

Mr. Rice said I'd like to request that we have those things compiled in such a way that they're available so they can be put up on the wall easily. It's very helpful, especially when we look at the RFQ.

Mr. Conner asked if there was enough information on what to do for the war-room.

Mr. Andreozzi said we do have a lot of information we can bring and I do think it's a good idea to review the work that's in the Preliminary Plan. He reviewed page two of the plan. I feel like I have a good idea of what you'd like to see, and we're planning on having our meeting back on track again on Thursday down at Station 2, which is a little more conducive to a war-room. The Preliminary Plan is full of sequences and prioritization and really tells us what we need to be doing. There are many things that are broad. In one place it says it was expected the first twelve to eighteen months would be spent working with the business community and others to further refine and define that development plan.

Mr. Winer asked is the consultant being hired to go out to the community and Advisory Group and then come up and give advice on what look or vision the downtown area is or do you use your Advisory Group to come with an outline, target, or vision to then give to that consultant?

Mr. Rice said the former. The consultant is hired to pull the community and the people in this room.

Mr. Winer asked wouldn't it save time, energy, and effort if you had some of that advice up front because you know how Elko works?

Mr. Errecart said that's why we need to do it differently this time.

Mr. Winer said the results will be the same. Everyone that's not happy with it will come and complain.

Mr. Rice said most of the complaining happened over a year ago. I think folks are on-board.

Mr. Conner said I think you have to count on the people you are hiring to give you some advice on how to approach it too.

Mrs. Blohm said I'll address what Mr. Winer asked. I really feel it's a blend of the two because we have thirty years worth of ideas that have not changed dramatically and we pretty much have the same players. We have a foundation and he's going to put the frosting on the cake to let us know if we're on the right path with his expertise.

Mr. Elquist said we've talked about having this stuff on the walls and these plans in place before. Who's going to gather that stuff up? Let's define that so it gets done.

Mr. Andreozzi noted there are a lot of things we need to discuss and Staff is here now. Are there any questions for them while they're here now or do you want me to request them to come to the next meeting?

Mr. Conner said most of them are available if someone thinks of something later.

Mr. Errecart said I think it's time to get the rest of the group involved consistently. They bring a lot of perspective, information, and experience that we can use.

Mr. Conner said it's nice having them here because they put in a lot of good comments, so I guess the answer is yes.

**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.**

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**Jim Conner, Member  
Redevelopment Agency**

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