

CITY OF ELKO
JOINT REDEVELOPMENT AGENCY AND
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., THURSDAY, JUNE 11, 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, Chris Johnson
Jim Conner (departed at 6:15 p.m.)

Redevelopment Agency Absent: Jay Elquist

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

Redevelopment Agency
Advisory Council Absent: Morris Gallagher, Duane Jones
Randy Brown (ex-officio member),
Stacey Sawyer (ex-officio member),
Steve Bowers (ex-officio member)

City Staff Present: Ed Wynes, City Planner
Delmo Andreozzi, Assistant City Manager
Kelly Watson, Planning Technician
Scott Wilkinson, Development Manager
Mike Hecht, Deputy Fire Chief/Fire Marshal
Ted Schnoor, Building Official

APPROVAL OF MINUTES: May 19, 2009 – Joint RDA and RDAAC Meeting

****Mr. Conner moved to approve the May 19, 2009, regular meeting minutes as submitted.
Mr. Rice seconded the motion and the motion passed on behalf of the RDA.**

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.

Ms. Lynch expressed concerns on behalf of herself and other downtown business owners regarding the change in procedures for occupying the City right-of-way particularly the sidewalks in front of their businesses by the revocable permit process.

There was continued discussion regarding the reasons for enforcement and implementation of the process for acquiring a Revocable Permit to occupy right-of-way and how it was communicated to the public. Pedestrian access, adjacent property owner rights and the ability of the public improvements to withstand the proposed use were stated as reasons for the need to review the use under the Revocable Permit process.

II. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Review, consideration and possible action to reappoint Jacques Errecart and Lori Lynch to a four year membership of the City of Elko Redevelopment Agency Advisory Council. **ACTION ITEM. FOR ACTION OF THE REDEVELOPMENT AGENCY ONLY.**

****Mayor Franzoia moved to reappoint Jacques Errecart and Lori Lynch to a four year membership of the City of Elko Redevelopment Agency Advisory Council. Mr. Rice seconded the motion and the motion passed unanimously.**

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

Mr. Andreozzi said we don't have anything new to report other than City Staff is still working with County Staff regarding the Barrick building.

Mayor Franzoia stated we are still doing what is necessary to make sure we receive the funds we should be. Mayor asked if the Barrick building is the two buildings on Silver Street.

Mr. Andreozzi said the warehouse being the first building wouldn't qualify but we believe the Barrick building on the corner would and we want to make sure that tax increment is coming to the RDA and if not why.

3. Review a draft Statement of Qualifications to select a qualified consultant team to provide a comprehensive update for the Land Use, Streets and Highways, and Parks, Recreation, Open Space Plan components of the City of Elko Master Plan inclusive of the development of a Public Arts and Cultural component, together with a Redevelopment element. **DISCUSSION AND ACTION ITEM. ACTION TO BE IN THE FORM OF A RECOMMENDATION TO THE PLANNING COMMISSION.**

Mr. Wynes indicated the document is in draft form and there is time for minor revisions. As we have gone through the process, we have come to the realization that the Master Plan according to NRS is the purview of the Planning Commission, not the City Council or the Redevelopment Agency or the Advisory Committee. The Planning Commission is the responsible party to put it together and administer it through Planning Staff. We would like a consultant to review and acknowledge as part of the redevelopment project redevelopment needs to be added to those

portions of the Master Plan that are pertinent most importantly the Land Use Component. The easiest way to accommodate that is to make the Redevelopment Plan a part of the Master Plan by reference and therefore becomes part of the Plan and is used as part of the process. We have tried to achieve that with this document to make it easy to understand for consultants and for us.

Mayor Franzoia asked if the recommendation should be for us to send this document to the Planning Commission and have them incorporate the Redevelopment Plan as part of the Master Plan.

Mr. Wynes said there may be one firm doing it but a specialist doing different elements.

Mr. Wilkinson said if revisions are approved by the Planning Commission it will go to City Council for final approval.

Mr. Wynes said this document would go to City Council for final approval.

Mr. Andreozzi said the City Council is the only one authorized to encumber the City budget to pay for this process. We would take the SOQ ultimately to City Council giving us authorization to solicit SOQs from different qualified consultants. Mr. Andreozzi highlighted some minor corrections to the SOQ being standard boiler plate conditions.

Mr. Errecart said in light of just getting these two memos I think this needs to be considered with more time maybe even until the next meeting. My fear is that we would tell the consultant to take what we have got, go away with it and bring us something back that looks more contemporary but that doesn't spend the time with the community to find out what direction we want to go. There is a lot of consultants who are still operating in the dark ages as far as planning goes. I want to make sure that the right firm is selected for the job. One question would be what process would you have for the interview process to involve people and check qualifications particularly involving redevelopment? We had lengthy discussions at the last meeting about what some of the needs were regarding these consultants and how it's not just that they need to bring us one of their more recent master plans that they developed for a community similar to our size but to really create the document that is customized to what we need.

Mr. Wilkinson said I think there is some confusion regarding two plans. One of the documents is the City's Master Plan and the other one is a plan for the RDA that is very specific. There has been some mention of design criteria, public input and things like that. That type of information is typically not in the Master Plan. If you look at Carson City's Master Plan there is brief reference to the downtown redevelopment. That is what is in the Master Plan and that is what this statement of qualifications before you has to do with. To go into what Mr. Errecart is discussing would be revisions to the Redevelopment Plan adopted in February of 2008. That can be more of an enforcing type document. The Master Plan is a general guiding type document for the City as a whole. The RDA is an element of your Land Use Component. I think there is some confusion as to the extent of revision or where that revision may belong. The RDA and the RDA Advisory Committee would be more involved in how those revisions are handled through the Redevelopment Plan and going through that process where revisions to the Master Plan are typically handled through the Planning Commission and ultimately the City Council. If you read NRS, RDA, and I know you are the same body, but RDA really has no authority in revisions to the Master Plan.

Mr. Errecart said that is not the point though, the idea is if we are going to spend City money on updating the Master Plan there is no reason not to make it integrated and comprehensive. To revise components to the Master Plan without seriously considering what is going on with redevelopment isn't a very good idea I don't think. You are right about Carson City and you are also right about the separateness of these documents but I think as they progress they need to be done in an integrated fashion.

Mr. Wilkinson said they do but to what extent?

Mr. Errecart said we need to discuss that if the sentiment right now is that their separateness is fine so when the Master Plan is being revised nobody from the Advisory Committee is involved, I think that is too separate. I think they need to be more integrated than that.

Mr. Wilkinson said there are public hearings with regard to the revisions of the Master Plan also.

Mr. Errecart said I don't think that is enough. It is more of an active process and that is the kind of consultant that we were talking about at the last meeting. It is not passive; it's not where you just get all this work done and put it out and say we are going to have a public hearing now is your chance to come and give input. It is more involved. That is what design is all about and if we don't do that we are short circuiting that process and it is going to compromise the quality of the whole vision.

Mr. Wilkinson said when we went through our budgeting process and we were talking about revising our Master Plan, money was budgeted towards that. I am not certain that during that process that money being committed was committed to do the detailed revisions to the Redevelopment Plan. I read through some of the previous minutes and I think there has been some confusion over several months between the two documents. At the last meeting I attended I got the impression that the Redevelopment Plan was going to be revised by this body if that is not the case NRS requires the Master Plan to go through the Planning Commission and the City Council for revision.

Mr. Errecart said you can't exclude a whole bunch of interested parties and it is not a passive process. You have to get someone who can go out there and organize a meeting of real citizens and find out what it is that they want and what they need.

Mr. Wilkinson said I don't think anyone is suggesting anyone be excluded. The Planning Commission is where this type of discussion is appropriate. What does the Planning Commission envision? They are the ones that have public hearings. Maybe there is more than one public hearing as they work through the process.

Mr. Errecart said you bring up a really important point and it has escaped my mind the past few meetings that we've had. Why aren't they a part of this process it shouldn't be just a joint meeting between the Advisory Council and the RDA.

Mayor Franzoia said the Planning Commission will eventually get this. This is out of their purview.

Mr. Errecart said I just can't understand that. These are planning issues we are talking about each and every meeting.

Mayor Franzoia said they are and they aren't. They will eventually get some of this because anything we adopt here still has to go through a process of public hearings which is usually ordinance changes and that is a minimum of three meetings.

Mrs. Blohm said this is an important discussion because this is bringing up past meetings where several of the Planning Commission members early on were very much involved. I had an occasion to speak with several of them and they asked very good questions and they wonder what is going on. Is it not important to include them just as we have been including more City officials in these discussions?

There was discussion regarding the involvement of the Planning Commission and what documents they receive regarding redevelopment meetings.

Mrs. Blohm said is there a law against or a reason why we don't include them?

Mayor Franzoia said outside of being an interested citizen why would you want them here.

Mrs. Blohm said I think it is important for this very reason that they are the purview for the Master Plan and if we are trying to integrate this total community thinking between an RDA and a Master Plan it is important for that body to truly understand where we are coming from as well instead of at the last minute.

Mr. Wilkinson said it may be that the RDA needs to show up to Planning Commission meetings for these types of discussions.

Mayor Franzoia said what the Planning Commission actually does is take the laws and everything that is in place and appropriate that to the particular issue that is in front of them as a planning body to determine if it fits. They have no grey area. It doesn't preclude them from being involved. I don't know if we have to invite them to attend to get them here otherwise you would think they would just normally want to be participatory. We could try that.

Tony Buettner stated this is an SOQ not a request for proposal. You are simply asking for qualifications of people that are interested in providing this service. It seems to me that while this SOQ is out there waiting for a response the interview process should be developed. The questions you are asking now are the questions that should be asked of the person you might potentially be interested in to fulfill this duty under an RFP. That is what you are hiring them to do. That is what you are asking these guys to come up with. Isn't that what this SOQ is about? Why are we trying to figure that out? Make it part of the interview process.

Mr. Andreozzi said there was a lot of time spent writing the SOQ. It was intended to be broad based, general. It didn't get into real tight specifics about scope of work or anything like that on purpose. If you look at that I think you will see that.

Mr. Buettner said you develop your interview questions based on these conversations you are having now. What is important? What kind of person do you need to have in there? What is their history in resolving these kinds of questions and issues? Let them answer it for you, that would be appropriate for a good portion of who you consider for the final RFP.

Mr. Errecart said thank you for that distinction and that clarifies quite a bit. What about the process for the interviewing and what kind of a list should that include for participation?

Mayor Franzoia said did you have any ideas when you brought this to us?

Mr. Andreozzi said it would be at a minimum City Staff inclusion, perhaps someone from the City Council.

Mayor Franzoia said if you are looking inclusive Staff is obviously part of that but maybe two from this board, two from the advisory council and two from the Planning Commission.

Mr. Andreozzi said it is customary that when we do SOQs we involve a member of the board as part of that selection process.

Mr. Wilkinson said I think that is something that has to be on an agenda for a Planning Commission meeting and they take action and decide what they want to see on an interview panel because we are still talking about the Master Plan rather than the Redevelopment Plan. There is still some confusion to the extent that there is expectations from your advisory committee that we are going to go out and our budgeted money is going to come up with design criteria and a multitude of other things where are budgeting process was to revise the Master Plan which wouldn't include and probably couldn't even begin to afford to include that level of detail.

Mr. Rice said last month one of the things we were trying to figure out was the boundaries for the RDA and different zones or overlays. What the Master Plan has to do with RDA is establishing an overlay that is going to create guidelines.

Mr. Andreozzi said the Master Plan if you look at it now, we apply it every single day in every piece of development that comes through our office right now. It gets applied to every item that goes to the Planning Commission, every piece of development that takes place. There is a host in each component of action strategies and policies and it is our guiding document. When we go through a Master Plan process there should be suggestions of implementation included. The individual plans that we have done such as traffic studies and other plans are not in the Master Plan but they are referenced in the Master Plan and suggest that is how you get the data and the science that you want to implement.

Mr. Wilkinson said I see this Master Plan referencing the RDA boundary that has been adopted by the City. For you to go in and refine that further from what you have in the plan for more detailed areas and overlays already you need to do that in the Redevelopment Plan that we adopted in February, 2008. That plan and the changes you do over time to that plan would always be referenced in the Master Plan.

Mayor Franzoia said currently it isn't because the Master Plan is outdated.

Mr. Andreozzi said we had to have a master plan with certain components to develop the Redevelopment Plan.

Mrs. Blohm said I am confused because early on we were told to stop any further action moving forward because from here forward everything we do really is dependent on a more recent Master Plan and update. Now am I hearing we need to be refining what we have developed so far to the RDA so that the Master Plan can use that? We are back to the same spot.

Mayor Franzoia said the Master Plan is the general book. Everything under the Master Plan, let's say the water system, is separate. It is referenced in there with generalities for the most part following state laws and the detailed book is the operation or detail of the nuts and bolts of the water system showing the lines, the wells, the capacities and all of that detail, same with the sewer plant and the streets. If the Master Plan had all of the details that we may think it should it would be a large document. It references applicable situations for different areas.

Mr. Wilkinson said every time you wanted to change a minor detail because it is in the Master Plan it would have to go back through public hearings to the Planning Commission and City Council. Because we have those plans referenced you can work with those plans and make changes according to whatever rules and regulations are required for those but they are referenced in the Master Plan so you can update them a lot easier than the all inclusive.

Mrs. Blohm said I understand that but my question is apparently now we can not rely on these experts to assist us also in further development of the RDA and the overlay and the boundaries and more refinement.

Mr. Andreozzi said when we have someone updating the Master Plan and we tell them what our goals and objectives are and what we are trying to do, they can help tailor that Master Plan to achieve the things we need to achieve. In reality we have a plan that is being administered and we have an obligation to administer because it is an adopted plan. The Redevelopment Plan is being administered today. It is broad based and general but it is being administered. Right now since it is broad based and general we have the most flexibility of all to interpret this means. We can be as conservative or as liberal as we choose to be in doing this until we refine those parameters. We have the plan already but that is where you have the opportunity when you are working with the consultant to incorporate the things we are working on. In each component of the current Master Plan there are lists of strategies and policies and things that you should do to further the goals of the Master Plan.

Mrs. Blohm said you are saying the consultant will be incorporating and taking a look at the RDA as well.

Mr. Wilkinson said as it pertains to the Master Plan he will.

Mr. Buettner said all of the time we are spending on trying to find answers to the questions that ultimately the consultant is supposed to be answering, I think, would be better spent between now and the due date of the SOQ developing the selection criteria, the questions that need to be asked, determining who is going to be at those interviews. Those three things along with the schedule of events and durations relative to the SOQ would be the best use of time between now and when those guys will be sitting in front of you. They are the ones that ultimately should be answering those questions that are being asked right now. That is what you are hiring them to do.

Mr. Andreozzi read a portion of the Characteristics and Background of the SOQ.

Ms. Lynch asked why this is on an RDA agenda. She indicated the Master Plan is not an RDA action item it is a City Council item. I don't understand why the motion is on an RDA agenda when it is not pertaining to RDA at all other than to incorporate it.

Mr. Wilkinson said at the last meeting the RDA asked for the SOQ to come back to them that is why it is on the agenda but it doesn't really belong here.

Mr. Errecart said the concern was that the updating to the Master Plan proceeds without integrating what we are doing for redevelopment. That was my concern and I think everybody has to come to that understanding that they are related and need to be integrated so they are not just separate.

Ms. Lynch said we should be more concerned about us not being able to move forward with that document (the Redevelopment Plan) more so than the other document (Master Plan). From what I understand about that discussion my impression was we were doing a new Master Plan for the RDA portion overlay portion identifying new zoning within the RDA on what we want to see. Traffic patterns and parking regulations within that overlay in the Redevelopment District not the entire City as a whole. We were held back on our design concepts and all of those things that we need to try and move forward with that the Master Plan is not going to do anything for.

Mr. Wilkinson said I do believe you need to be involved in this process because as we relate this document to redevelopment and we come up with policies and actions procedures to make that happen. You go to the Planning Commission and tell them we think you guys need to hire a consultant to help us do that or we want to use the RDA funds to help you do that. We want to see that you guys identify that in your Master Plan as one of the bullet points under policies and action procedures. In order for the City as a whole and you guys as the advisory committee to go get that done. You do need to be involved in how this works out.

Ms. Lynch said that is not achieving what I was under the impression that we were moving forward with. I understand that Master Plan is so outdated it definitely needs to be (updated) but it doesn't get the RDA moving forward as setting what we need going forward as far as that overlay of the RDA area.

Mayor Franzoia said they are two separate things.

Ms. Lynch said exactly and I thought all of these discussions that we have been having about the Master Plan I was talking about the Redevelopment Plan not the Master Plan.

Mayor Franzoia said when looking at the minutes your first comment was right this should never be here but that was set in motion at the last RDA meeting. Technically the overlay and stuff like that that we have touched on here and there and some design criteria that gets established is all part of the Redevelopment Plan not the Master Plan.

Ms. Lynch asked what needs to be done as far as the master plan or the Redevelopment Plan.

Mr. Errecart said this has been a messy discussion but I think it is starting to make some sense. I think what we are asking for is some development of a smaller scale master plan for the redevelopment area. That's when we start talking about that special overlay and what is going to happen within that. Actually if you thought about it just a smaller scale that is probably the kind of consultant that we are looking for to start the change from a book almost entirely composed of words to something people can actually look at and understand.

Mayor Franzoia said that would be in the Redevelopment Plan. As Mr. Andreozzi said that did get adopted and that is general and it could be interpreted either in the literal sense or the conservative sense. That is where it needs to get tweaked to get more specific and detailed about what you can and can't do. The Master Plan would incorporate that data as a reference in the Master Plan.

Mrs. Blohm said can I take it back in memory here to the public meeting we were developing, the stakeholders group that we were forming, Linda Ritter coming to Elko and the things we really had going for this group. At the subsequent RDA Advisory meeting we were asked to come to a halt on moving forward with incorporating the stakeholders, holding public meetings, with gathering more public input. We were told to come to a halt because the Master Plan was outdated so we stopped moving forward. This began the incorporation of the two books. We need to figure out what is going on here. We need to determine what our next action is as an advisory board.

Mayor Franzoia said there is two things that have to be pursued. The Master Plan is by itself. If we didn't have this on the agenda it would be done by the Planning Commission incorporated in that book. It isn't incorporated now. The other thing that we have already talked about is bringing in a consultant to help glean more specifics into that book (Redevelopment Plan). Either one stops us in our tracks because in order to get stakeholder involvement it has to be included in the Master Plan but that means we need to include an overlay to get by on what you can do with those properties on an individual basis because of antiquity, obsolescence and stuff like that.

Mrs. Blohm said what are we doing to tweak this plan (Redevelopment Plan)?

Mayor Franzoia said I think way back meetings part of the money we generate is for bringing in a consultant to help with that.

Ms. Lynch said aren't we putting the cart before the horse as far as the Master Plan and what needs to be included. Don't we need to do this one (Redevelopment Plan) first? The little one needs to be done before you can incorporate it into the big one.

Mayor Franzoia said it is already done. It is like the City Code, everything we have in the City is incorporated in the Master Plan by reference. We don't change the Master Plan but we change the ordinances, policies and regulations all of the time.

Ms. Lynch said we are talking about setting up all of these overlays.

Mayor Franzoia said we can't really enforce that because it is not in the Master Plan.

Ms. Lynch asked don't you have to create that before you can mention it in the Master Plan?

Mayor Franzoia said the Redevelopment Plan is fluid. You are going to be changing that document just like the City Code or the zoning. We are always changing it. The Master Plan is a general statement of everything that has flexibility. The one that you can change the quickest because the process of doing it is everything else we have. City ordinances take three meetings to change it, first if the City even wants to pursue it and then the next two would be the first and second readings.

Mr. Wilkinson said when you go through this process the consultant with your input could identify policies and actions specific to some direction that helps you pursue changes with that plan (Redevelopment Plan). He could outline a lot of different things that you may need to do and it gets put in here (Master Plan) then it carries some weight. Then you can say we are going to use the RDA funding to get a consultant to accomplish these goals and objectives as spelled out in regard to that plan in the City's Master Plan. I think that is a potential outcome that you end up with.

Mr. Errecart said the one thing that is missing from this is you mentioned the Carson City Plan. They spend a ton of money on their Master Plan and I don't know how many years it took them. That included some physical graphic design work and that really needs to be taken into account. This is almost exclusively a verbal document with the exception of drawings that show boundaries and some kind of general ideas about neighborhoods. It's not really enough I don't think to communicate to the public what the vision is for that special overlay. I think that is where my confusion came in because we talked about available funding and I was under the impression that there was going to be some money available and that some of it could be used to do just that kind of planning and go through that process of finding out what the community really needs to do with that downtown area. That is where I want to see our conversations go. Is some of that funding even potentially available to start to make that happen or do we still need to figure out what that funding source is going to be for a consultant to do just that?

Mayor Franzoia said the funding source is the RDA so until we get a handle on exactly how much money it's going to generate which is why we have an item on the agenda. That is the source that is going to take us forward.

Mr. Errecart asked what would you think about modifying this request for qualifications as a second one? Not doing anything to change this. At this meeting I am starting to understand exactly what this is for. I don't know exactly how the budgeting will work but I think I understand a lot better than I did at the last meeting. The committee and the people downtown and in the area aren't quite going to be met the same way. I think it's time that we really start to look at what the vision is for that special overlay district. If this got modified so that it was specific to defining that special overlay district and start to talk about what it is going to be.

Mr. Wilkinson said I think Mr. Buettner eluded to those are the types of things that maybe you start working on right now and then you see what your funding looks like.

Mr. Rice asked if it is a matter of simply adding a redevelopment overlay district into the request for qualifications? It adds another credential because we are hiring someone to work on the Master Plan but some familiarity with redevelopment.

Mr. Wilkinson said it would have to be separate because all this can do is reference what you have adopted to date.

Mr. Rice said it really only references a zone.

Mr. Wilkinson said that is contained in your current plan. The best that this can do is reference what you have adopted. Then you are asking for that process or task to be included but it would be very difficult because that hasn't been adopted by the RDA yet.

Mr. Andreozzi said but again one of the policies/action strategies that may come out of the updated Master Plan may be to do just exactly those types of things. That is where we need the consultant to really tell us what we need to do to meet those goals and objectives. This is a fantastic Plan. It is general and broad certainly but there is quite a road map that we have adopted already. We have done some fantastic work to get to this. When we have been talking about the war room, this is a culmination of all of the information. This was years of varieties of studies and concepts. If you look in the Preliminary Plan it is full of suggested priorities, sequences and things like that. It even says in the Preliminary Plan it envisions the first eighteen months would be used by a board to come up with design criteria.

Mr. Errecart said that is what we need the consultant for.

Mr. Andreozzi said that's what it says in the Plan already.

Mr. Errecart said if it comes from RDA then we will just have to wait and see when the money is available to do that and use it for some planning.

Mayor Franzoia said exactly, the tweaking of the things we have been discussing such as the overlay issue. We should pursue that to make sure obsolete buildings are still functional and aren't as burdensome with the current regulations because the overlay basically give flexibility on how it is applied. It is a great tool.

Mrs. Blohm said that makes me to ask this funding should be available through the County. We should have some money in the pot by July 1st.

Mr. Andreozzi said we have money in the pot today.

Mrs. Blohm said but even more.

Mr. Andreozzi said right now we have \$39,000 in the bank, our fourth quarter payment we have not received but that will be another \$13,000. We will have approximately \$54,000.

Mrs. Blohm said in other words we could be hiring a consultant at the same time.

Ms. Lynch said I don't think we could accomplish what needs to be with that money. It is not enough.

Mayor Franzoia said you can't have everything done in one shot.

Ms. Lynch said no but instead of rehiring someone at that base rate every single time, have enough to do three things instead of one.

Mayor Franzoia said but being that is a fluid document you could be back three years from now augmenting again with a consultant because of changes that may need to be made.

Mr. Wilkinson said I think Staff's intent when we hire a consultant to do this is to extract as much from that consultant with regard to RDA as possible but we probably won't be able to accomplish what you envision.

Ms. Lynch said you pretty much need to have an RDA consultant deal specific with that book. Not someone that knows a little bit about it. They need to be specific and focused strictly on it because we are starting from scratch. I think it would be different if we had some base to work off of as far as designs.

Mr. Rice said you are talking about design and implementation.

Ms. Lynch said we need something we can start with until we have the overlay to figure out what kind of traffic pattern, what kind of parking, so that needs to be done first.

Mr. Andreozzi said there is conceptual design in the plan.

Mr. Errecart said that is very outdated. That is just tiny little chunks and we need to move it to the whole picture. It is not just buying those options and putting those out there.

Mr. Rice said this is the next stop. Getting the concept out there in a very visual tangible way where people can look at it and comment.

Ms. Lynch said people don't understand this (Redevelopment Plan). They want to see a picture. They want to see the video that Carson City brought so they can see what we are talking about and not hear us tell them. They respond more to visual than us directing.

Mr. Wilkinson said I am not sure what you are going to get for the RDA but you could spend more than you will ever get in payback on a consultant and not be able to achieve what you want to achieve. It has to be grounded in reality somewhere along the way of here is what we are going to get in our RDA and here is what we think a consultant can get us to, we can accomplish that. Do we think we can accomplish Carson City's redevelopment in Elko? I don't know that we have enough money coming in or are big enough to do that.

Ms. Lynch said at some point the community has got to be able to meet and say what they want through a visual. That hasn't been done. That was done somewhat in there.

Mr. Wilkinson said this is your basis. It has been adopted and promoted. This is where you start from.

Ms. Lynch said but there is no visual in there.

Mayor Franzoia said you have to understand that the public supported this. The best thing we ever did was get the thing established.

Mrs. Blohm said there needs to be a clear understanding of the cost of the consultant and what we expect of that consultant at this stage of our process and the next stage. We need to define priorities. We need to be more educated to see how we can move forward with this RDA document in coordination with the Master Plan being developed with the \$100,000 consultant. This needs to be looked at and refined.

Mr. Errecart said that is what we need to talk about at the next meeting, at least the Advisory Council, about doing that because for the first time I get the sense that some of the RDA money as it comes in can be used for planning that there is some support for doing that either with additional personnel or consultants. It hasn't always been that way and maybe that is something we should talk about at our next meeting.

Mayor Franzoia said I have always supported a consultant because it is more fluid, not permanent and has more flexibility for us. This document is for the Planning Commission however I would recommend that Planning Commission is aware that they should have someone with a background on redevelopment. It has to be included as part of a minimum standard because they need to understand what we are doing in relation to the Master Plan. That's a different issue we just talked about looking at a consultant in a different venue to look at taking that further as we are going through the life of this redevelopment.

Mr. Errecart asked if someone would suggest to the Planning Commission that one or two of us on this council participate in the interview process.

Mayor Franzoia said yes, have them do that. Does that come back to us when they start doing that? They do the approval before it gets to us do we just adopt the final process?

Mr. Andreozzi said as far as the Master Plan goes but before we go out and get a consultant you will do that and when we actually hire a consultant, you will authorize that.

Mayor Franzoia said if we do that then we will be able to at that point the Planning Commission will make a recommendation as to a list of people to qualify. They will bring it to Council and we will do it at that point so we could accommodate that.

Mr. Rice said I am gathering if we go ahead with an action item to forward this SOQ we really don't need to change the qualifications.

Mayor Franzoia said this is actually something that the Planning Commission would get anyway.

Mr. Wynes said we have it set for the next Planning Commission agenda.

Mayor Franzoia said it is a moot point that we do anything about this document. I think you guys need to bring it up based on the discussion from both that the qualification should be added that they have background in master plans related to incorporation of redevelopment districts.

Mr. Wilkinson said as we go through that process with the Planning Commission we will do public meetings where we will have all of those discussion. You have your representation, your comment and the public meeting for consideration by the Planning Commission and work through that whole process that way.

Mrs. Blohm said and we would be noticed about these meetings.

Mrs. Watson said Planning Commission meetings are the first Tuesday of every month. The agenda is posted on the website. We can include anyone on the e-mail listing to receive the Planning Commission agenda. It is hard to pick and choose what agenda would be relevant to each person's interest(s). We will still be going through some of these processes before they are hired. We can add you to the e-mail listing.

Mr. Andreozzi said the way we have this worded we talked about the various components and the element of RDA and the Arts & Culture Plan as well. As stated in the SOQ it states the submitted SOQ must include the following (read wording from the SOQ).

Mayor Franzoia said you may want to put in some specific reference to the redevelopment district. I know it references the Land Use but it might need to be spelled out that it needs to encompass redevelopment. We talked earlier about being clear in communication and there is no question after this discussion it has to be referenced in there specifically that we have a redevelopment district that needs to be addressed in the Master Plan as a qualification.

Mr. Andreozzi said it is mentioned three times.

Mr. Wilkinson said maybe we could be more specific in regard to the Redevelopment Plan adding when it was adopted.

Mr. Errecart asked if the members of the Advisory Council could get copies of the plan that got adopted.

Mrs. Watson said the Redevelopment Plan is on the City website.

Mayor Franzoia said due to our discussion I think action is not necessary.

****There was no action taken on this item.**

4. Review of the Redevelopment Plan and existing framework inclusive of historical information and the current status of pending issues. **DISCUSSION ITEM ONLY. NO ACTION REQUIRED.**

Mr. Wynes said after the discussion at the last meeting there was some comments made about framework and the memo goes back and looks at everything we have and leads to the conclusion that there is a framework. It has existed it is existing today in the Master Plan or the Redevelopment Plan. We follow it, we are using it and we cite the example of 5th Street while not a formal RDA project, elements and some of the things adopted later within the Redevelopment Plan were made a part of that where we could apply them within the cost estimates and the budget for the project. We want to reemphasize that the Redevelopment Plan as presented for the downtown area should not be confused through revisions of the Master Plan. It just reemphasizes there are plans, there are frameworks, there are goals. There is a lot of things in here that tell us which way to go and as various projects come about we as City Staff do look at that. We are going to be using lighting that is almost equivalent to one of the designs in the Plan.

Mr. Andreozzi said through discussions from the last meeting Mrs. Blohm used the term as “war room” to look at some of this historical information and refamiliarize ourselves. Due to that discussion we thought this information would be helpful as we go through this. He referred to various maps and concepts displayed throughout the room with a focus on the redevelopment area.

Mrs. Lynch asked if we had gotten anywhere on the Task Matrix including time schedules?

Mr. Andreozzi said we did develop a matrix using the Preliminary Plan as the base. In each area of the Preliminary Plan we used the policies and action strategies to develop the matrix. We have a good outline and that is one of the things we would like to review. It has never been finalized. We have made progress and as I reflect back on what we have done I think we need to come up with those design standards and prioritize the dollars we do have. Then I think we really need to look at the body of the Preliminary Plan and see if the content is still effective for today. The Preliminary Plan is the Downtown Elko Plan that was done in 2002 that was tweaked. Is it really relevant and is it still the direction we are trying to go? When we looked at the 5th Street project that was a project that was funded by the City of Elko and when we were designing that project we had RDA in mind. There were a lot of things we wanted to do. We did put in some of the goals of traffic calming. We did put in conduit so we could get the utilities underground which is a goal of RDA as well. We put in high profile crosswalks. We were able to put in the antique style traffic signal at 5th and Cedar. We wanted to put in the antique lights up 5th Street but we just didn't have the budget to do it. The way the tariff system works with NV Energy we were able to put up the lights that are there with no fee and they would have cost us another \$60,000 to put in the other

lights. We examined and analyzed whether we should eliminate parking and provide bicycle lanes and whether we could go wider on our right-of-ways. We are restricted on the width we have on 5th and Pine and at the overpass. We still have residential uses on 5th Street and there isn't a lot of off-street parking in that area. We tried to visit with the property owners and the business owners to understand what was important to them when we designed that project. That is how we incorporated this document (Redevelopment Plan) by extending it into that design as best we could with the available resources.

Mrs. Blohm asked what can we look forward to for the next agenda so we could actually accomplish something?

Mr. Wilkinson said I have three things listed. Your to do list that Mr. Andreozzi mentioned is still outstanding maybe you could take a look at that and finalize it, where and/or how to allocate our RDA resources and maybe make some commitments along those lines. I believe that map (referring to the Redevelopment Zones map) was referred back to the advisory committee to be finalized and that is still an outstanding issue or maybe that is something you are not ready to finalize at this point in time. Those are three that came to mind while I have been listening to you.

Mr. Errecart said I don't think so at all. Two of those are enough for the agenda. The level and time to talk about these things is needed.

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