

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
2:30 P.M., P.S.T., TUESDAY, JANUARY 10, 2017
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

NOTE: The order of the Agenda has been changed to reflect the order business was conducted.

CALL TO ORDER

Chris Johnson, Chairman, called the Redevelopment Agency meeting to order at 2:30 p.m.

ROLL CALL

Present: Mayor Chris Johnson,
Reece Keener,
John Rice
Mandy Simons (*arrived at 2:31 p.m.*)

Excused: Robert Schmidtlein.

City Staff: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Cathy Laughlin, City Planner
Jeremy Draper, Development Manager
Bob Thibault, City Engineer
Dennis Strickland, Public Works Director
Shelby Knopp, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

November 15, 2016 – Regular meeting **FOR POSSIBLE ACTION**

***** A motion was made by John Rice, seconded by Reece Keener to approve the minutes of the November 15, 2016 meeting as presented.**

**Motion passed unanimously. (3-0)*

I. UNFINISHED BUSINESS

- A. Review, consideration, and possible approval of entering into a participation agreement with Page Investments, LLC, and matters related thereto. **FOR POSSIBLE ACTION**

At the November 15, 2016 RDA meeting this item was discussed and remanded to the RAC for their recommendation. The RAC, at their December 1st meeting, voted 3-2 in favor of making a recommendation to the RDA to approve the request for the \$39,000+, knowing that it is due and payable at the issuance of the Certificate of Occupancy, which could be sometime in September of 2017, also a request for the RDA to define parameters for future requests and develop a line item in the budget.

Cathy Laughlin, City Planner, explained that this item was brought to the RDA in the past, it went to the RAC, and now it is back in front of the RDA. NRS 279.566 does require that all Redevelopment Agencies adopt a procedure to allow owners to participate in the Redevelopment process. The ten pages from the adopted RDA Plan has been included in your packet on what we have already adopted as our Participation Rules. Page Investments has brought a request for a Public-Private Partnership. They have included the requirements we have in our adopted Plan. Staff reviewed it several months ago and it did go to the RAC for their recommendation as well. The request is at no risk to the City, as they are requesting funding reimbursement upon completion of the project. If the project doesn't get completed and it remains a bare lot, there would be no funding from the City of Elko RDA. The project would result in a 296% growth in tax increment for the property upon completion of the \$850,000 project. This estimate is based on the existing assessed value and the tax increment that we currently receive on the property to the RDA is \$106.20. When the 2008-2016 Progress of the RDA was presented it clearly showed that without demolition and new construction there would be no tax increment growth. That has been a key element in our tax increment growth. The Redevelopment Agency of Nevada Mission is an important point to discuss. It states that the Mission of Redevelopment is to eliminate blight and create a vibrant environment, where public incentives will create the market for private sector investments. All of which improve the quality of life, create value, and generate tax increment for additional investment in the area. This is a key example that you have to spend money to make money. The minutes from the RAC meeting have been included in your packet to show the discussion that was had and that the RAC forwarded a recommendation to approve the request. Staff also recommended approval of the Public-Private Partnership and that we enter into an agreement with Page Investments.

Denise Bradshaw, said they went ahead in good faith and demolished the blighted buildings. She had the final invoice and the cost exceeded the original estimate by \$1,400. The total cost to demolish the buildings was \$54,400. Page Investments, as a sign of good faith, has paid that. They are not asking for additional funding. The \$39,000 that they had requested would be about 72% of the demolition cost. The applicants wanted to make a clarification on the anticipated completion date, it will be around 2018 not September of 2017. They believe that this project falls within the mission and the goals of the RDA. The Elko RDA Rules and the provision for Owner Participation Agreements have been in place since 2007. They are the first to move forward and ask for a Participation Agreement.

John Rice asked if they would be delaying the start of the project if they wouldn't be moving in until 2018.

Ms. Bradshaw explained that they are moving forward. Mr. Lostra is trying to get the plan solidified. They aren't stopping, they just aren't in a rush.

Mr. Rice asked if they could approve the reimbursement at this time for a project that wouldn't be completed until 2018.

Ms. Laughlin said yes, they would put it in the budget for the 2017/2018 fiscal year.

Mandy Simons said she wanted to make sure that there were parameters and qualifications set to participate in these types of agreements. She wanted to be fair to everyone. If there is not a rush, could they take the time to set parameters and details?

Ms. Laughlin explained that there are other agenda items that are in relation to this. The 10 pages of the existing program were included in the packet, and this is why. If someone were to come to us tomorrow or a month ago, that was what was provided to them.

Reece Keener asked if it was correct that this program had been in place all along and that no one had made a request to tap into it until now.

Ms. Laughlin said no, that Henderson Bank Building made a request and had a Public-Private Partnership Agreement to replace the sidewalks, but it never went further than approval. The Agreement was never written with Legal Counsel, so it was never completed. Romero also made a request for helping underground some utilities, but he withdrew the application when he realized that it would be easier to complete it himself.

Mr. Rice asked if they have everything in place to do a Public-Private Partnership.

Ms. Laughlin explained that they have everything in place, but there is an agenda item to take that program and define it. They could make it into an actual program with an application and guidelines, like the Storefront Improvement Program.

Mr. Rice brought up that at the last meeting he spoke in support of this project, and he continues to support this project and the idea. He thought going forward with setting firmer parameters was also good idea. They have gone down this road before, but the people who were involved didn't go forward. He still felt confident in the project. Even an empty lot looks better than a blighted piece of property. He was confident that the applicant would be moving forward, so he wasn't worried about leaving an empty lot there.

Mr. Keener asked if the language in new agreement would fit within criteria of the new plan.

Ms. Laughlin said yes. The difference between the Henderson Bank Building's sidewalk agreement and this agreement is that the sidewalk would give you no tax increment growth. This project gives you tax increment growth. We want to focus on the fact that you would get tax increment growth out of it. The program wouldn't be for sidewalks.

Mayor Chris Johnson thought that since the project wouldn't be complete until 2018, it is in the favor of getting support from the RDA. He said if he had to vote today he would go back to the comments he made before. There are two things that he would like to have in place before they approve this project. One, how it will affect the budget, and two, qualification of when the money would be expensed. He thought it would be best to let the RDA move forward with working out the details. He suggested they have a motion along those lines. Although it is allowed in the plan, there are many things allowed in the plan. He thought they needed to establish a priority for the plan. That's what he wanted to see vetted more and put out in front of the public.

Ms. Simons wanted to make sure they have what they need on their end.

Mr. Rice said there are some details that Mayor Johnson and Ms. Simons would like to see that are a good idea and they wouldn't delay the project. He would rather wait than lose a vote, because a tie wouldn't be a win.

Mayor Johnson suggested they postpone the item and wait for the parameters to be defined.

A motion was made by John Rice, seconded by Mandy Simons to table the item.

****Motion passed unanimously. (4-0)***

II. NEW BUSINESS

- C. Review, consideration, and possible approval to initiate funding of the expansion and transformation of the Railroad Park (Centennial Park) including but not limited to the closure of 7th Street, relocate overhead power lines underground, address dilapidated storm drain infrastructure, public infrastructure such as curb, gutter, sidewalk, and landscaping, and matters related thereto. **FOR POSSIBLE ACTION**

The City Council and Redevelopment Agency have taken several complimentary actions facilitating the expansion and transformation of the downtown park to include remaining the park to Centennial Park and to incorporate the proposed Chilton Centennial Tower into the park. The expansion and transformation of the downtown park is identified as action items in the approved RDA Plan. The proposed project is consistent with the approved 30% Corridor Plans that have yet to be adopted into the RDA plan.

Ms. Laughlin explained that the adopted RDA Preliminary Plan, under Future parks, states the expansion and transformation of the Railroad Park to the Main Downtown Park and Plaza, to include a possible outdoor amphitheater and other features intended to create a place of destination and activity. We are fortunate that the DBA has some great ideas on how they plan on helping fund to make this a place of destination and activity. We are starting to see momentum in that progress towards that goal, starting with their donation towards the tower, as well as they have committed an additional fundraiser, towards spring, that will go towards a splash pad in the area. Due to the time sensitivity of the Elko Centennial and the Tower, we are proposing that this park expansion be the first project of our \$5 Million base Corridor Project, which has been approved. This is part of that plan. Although we have not amended our Plan

with the 30% Plans, the existing Plan does state that the park expansion is part of the Plan, so we can continue to move forward with that without amending the Plan. The adopted Plan does call for a focal point, which will be the Tower. It is necessary to underground the utility lines with the proposed closure of 7th Street, if not the powerlines will go right through the middle of the tower location. We have made application with NV Energy for the initial design work to be done, at no cost to the City or the RDA. They will provide us with the cost of construction after the completion of the design, they are anticipating from Silver to Idaho Street at their cost, being \$50,000. They will define that down to the penny with their design work that they are currently working on. The Downtown Park Expansion is not part of The Master Plan, it's not part of Parks and Recreation Department. This is part of the RDA Plan, therefore it was written by individuals who made the decisions on what was best for the City of Elko in the downtown area based on their knowledge. This should be funded by the tax increment that was created for these exact projects. The expansion of the Centennial Park would be the ground breaking project of our \$5 Million Corridor Project.

Mr. Wilkinson asked if NV Energy envisioned incurring some expense associated with the overhead lines.

Ms. Laughlin said yes, they have their portion of it. Our portion was going to be the \$50,000, which didn't include the trenching. They were going to be doing the transformers and that expense.

Ms. Simons asked if the main reason to underground the utilities was the placement of the tower.

Ms. Laughlin explained that in the Plan, under utilities, it states that through the corridor area we should underground the overhead utilities. Overhead utilities are also defined in the NRS as blight.

Jeremy Draper, Development Manager explained the proposed layout for Centennial Park. Yesco is currently doing the design of the Tower, which should be done within 30 Days. Once that is complete they will finalize the Plaza Design and hopefully have it out to bid in February.

Mayor Johnson asked if it was more important to secure the location of the Tower or to approve the amount being spent out of the budget.

Ms. Laughlin clarified that it would be the budget portion, to initiate the expenditure of the expansion of the park. City Council voted on placement and Centennial Committee has approved plaza design and area.

Mayor Johnson asked if from a time constraint the appropriation of the dollar amount was what they were after or to get this project to the next step.

Mr. Draper explained that the next step would be the dollar amount to get to that point. They have been successful in fundraising for the amount of the tower and everything that is raised from this point on will go towards the Plaza. Step 1 is getting the powerlines underground. Mr. Draper saw that as the biggest hurdle to meet the time frames for completion of the project. As they move forward, they can incrementally get the park done.

Mayor Johnson asked if the \$300,000 would finish the project.

Mr. Draper explained they haven't put full numbers to the complete project yet, it would get them closer. They do plan on utilizing as much of the existing park as they can. That \$300,000 will not touch the resign of parking lot, but it will get 7th Street closed.

Ms. Simons asked how much it would cost to complete the entire project.

Mr. Draper said that was a good question. They've estimated \$600 to \$700,000, because of the addition cost of repaving the parking lot. They also want to push the trains back and add an additional train car.

Ms. Simons asked if there would be an amphitheater.

Mr. Draper explained at this point it would just be a grass area. An amphitheater is something that the DBA has expressed interest in helping to fund in the future.

Catherine Wines, RAC, wanted to pose a question to the RDA. The purpose of Redevelopment is an economic tool to help the economy of an area, which we have determined to be a big chunk of the downtown. She challenged anybody to explain how the park expansion was going to help the economy of that area. There are very few business around this part of the corridor.

Ms. Simons asked Ms. Wines if she felt a business wouldn't want to be down by this park.

Ms. Wines said she thought they would.

Ms. Simons asked Ms. Wines if she thought the plays and events that would occur at this park were enough to draw a business to this location.

Ms. Wines said she didn't. She thought plays wouldn't happen there, because it is too noisy, and there are amphitheaters all over town that never get used.

Mr. Rice said Ms. Wines had a point. On the other hand, part of Redevelopment is creating a sense of place. This is central to the idea of place, a place where pedestrians can go. The primary focus of what they are trying to do, is to celebrate the Centennial. This is the place for the Centennial Tower and the park is part of that. If we question this then maybe we should question the idea of the tower itself.

Ms. Wines commented that there aren't that many business down in this area, so why start there.

Mr. Rice said because the DBA wanted us there.

Ms. Wines asked how it would help the economy.

Mayor Johnson explained that these are the struggles of the RDA, and these are the things that the RDA is up against, because there are many directions that the RDA can go. There are other communities that have done projects like this to revitalize their downtown. He didn't know if the RDA should pay for the storm drain. Maybe there are ways that they can work on this, and not

have so much come from RDA. He is in support of the project, but he wasn't sure if he was in support of the RDA carrying the amount that was being proposed.

Mr. Wilkinson thought it was important to remember that they had Dr. Fielden work on the RDA Plan. He had a lot of RDA experience, and felt it was important to expand and transform this park into a downtown park. The park is centrally located within the corridor. Today business are located in certain area, but we don't know what that's going to look like in 22 years. Another component of the RDA Plan is to do things that support an east end anchor.

Mr. Rice pointed out that the largest building, at the center of the block is going to be vacated soon, which makes for a lot of opportunity for business development right across the street from the park. There is a lot of economic development going on, on this end of the corridor.

Ms. Wines explained that she wasn't saying this isn't a good project, she just didn't like the idea of spending the majority of the fund, right off the bat, on something where the business aren't located now.

Lina Blohm, RAC, explained she shares the same conflicted emotions and she was glad they were having this discussion. The Advisory Council has met on several occasions and discussed block ends. They have already discussed spending a million dollars on block ends between 4th and 5th and 5th and 6th. Those were a high priority, because the tower was going on the 6th Street block end. There was a lot of energy and positive thinking towards that happening. She would like to see them look at the entire picture. Are they spending \$600,000 now, between 6th and 7th and the Train Park, to accommodate the Tower? Are they still considering other projects within the Central Business District, which they have already looked into financing for?

Mayor Johnson said those are some of the exact questions that he's asked from the RAC meetings. They still need to discuss how much money RDA is willing to put on the table to get the Centennial Project where it needs to be. Those type of discussions still need to come into place as they develop the budget. Mayor Johnson asked if Staff was trying to show, to the power company, that this is going to become a project, so they can move forward to get the powerlines underground.

Mr. Draper explained that was one of the biggest parts. Remember that we have money committed from private individuals for this tower. We need to move forward with that tower with the selected location, and that is the next step.

Mayor Johnson asked if there was an amount of money that's needed to get this Tower Project built.

Mr. Draper said if he had to take a guess the minimum amount would be \$150,000. That would give them the money for the underground powerlines, some of the money for around the plaza. It most likely won't get the landscaping done, but it would get some of the other elements complete and they could move forward with the landscaping.

Mayor Johnson felt better at \$150,000 than \$300,000. He thought they could massage the budget more and look more at the storm drainage.

Ms. Laughlin explained that the agenda item was asking for \$300,000, because they were including, but not limiting to, the closure of 7th Street, the relocation of the overhead powerlines, addressing the dilapidated storm drain infrastructure under 7th Street, which needs to be replaced as they demo 7th Street to do the powerlines, also the public infrastructure. \$300,000 wouldn't get the parking lot, but it would get 7th Street closed. She reminded the RDA that they spend \$310,000 on consultants, from which they have no on ground improvements. This would get an on ground project that will make an impact.

Mr. Rice asked Mayor Johnson if he was suggesting that \$150,000 come from the RDA, then they could take a look at the general fund for some of the other improvements.

Mayor Johnson thought that would be fair. He thought the RDA was low hanging fruit.

Mr. Wilkinson explained that they are bring it to the RDA and asking them to fund all of it, because the Master Plan doesn't call for an expansion and transformation of the park, but the RDA Plan does. If the RDA wants to ask the City Council to consider partnering with The RDA to accomplish that, then that's fine. He suggested a minimum of \$200,000, to give a little bit of flexibility.

A Motion was made by John Rice, seconded by Councilman Reece Keener to approve the funding and transformation of the Railroad Park/Centennial Park, including, but not limited to, the closure of 7th Street, relocating overhead powerlines underground, address dilapidated storm drain infrastructure, public infrastructure such as, curb, gutter, and sidewalk, and landscaping using RDA funds up to \$200,000.

**Motion passed unanimously. (4-0)*

After the motion but before the vote Mayor Johnson and Mr. Keener disclosed that they gave money to help fund the tower.

Council voted on the motion.

- B. Review, consideration, and possible approval to establish a Public-Private Partnership Policy, and matters related thereto. **FOR POSSIBLE ACTION**

Staff has been asked to develop a policy for the request of partnership funding with more detail than what is currently in our RDA Plan. Similar to the Storefront Reimbursement Grant Program, we would have a policy with application and guidelines.

Ms. Laughlin explained the 10 pages from the existing RDA Plan, on the adopted Partnership Program, have been included in the packet. There has been great discussion about this program. We felt that it was important to make a more defined program, such as the Storefront Program, to define guidelines, eligibility, and reimbursement. She recommended that the plan require demolition and new construction. We would want to make sure that the tax increment growth be at the highest potential. The plan would be written similar to the Storefront Program and would be funded after the completion of the program. Competitive bids would be required if requested funding is over \$10,000. Legal Counsel has vetted the Storefront Program, and has written some great participation agreements that would work with this program as well.

Ms. Simons liked the idea. She asked if it would be easier to develop this program, since we have already developed the Storefront Program.

Ms. Laughlin explained that she wrote the Storefront Program and then had Legal Counsel to an extensive review of it. It would be similar to that, we would just write program and not hire a consultant. A lot of the Communities in the state have several different programs.

Mr. Wilkinson asked if Ms. Laughlin's recommendation would be consideration of Public-Private Partnerships, but the parameters would be demolition of dilapidated or blighted buildings, Redevelopment of the property, and reimbursement after completion of the project. (Yes)

Mr. Keener asked for clarification on the \$75,000 appropriation.

Ms. Laughlin explained that's what we have in the budget per year, but it is at the pleasure of the RDA to determine the appropriation.

Mayor Johnson asked if this program would address what Page Investments is asking for.

Ms. Laughlin answered yes. They applied for that Public-Private Partnership based on the 10 pages in our program.

Mr. Wilkinson added that if someone came in and wanted to partner on a sidewalk improvement, that we would be able to tell them that our policy is not to participate in those type of agreements.

Ms. Wines suggested they consider putting utility lines underground in the program as well.

Mr. Keener said that would be similar to infrastructure like sidewalk, it wouldn't create any tax increment growth.

Ms. Wines added that utilities don't have to go underground, it just looks better if they do.

*****A motion was made by Reece Keener, seconded by Mandy Simons to authorize the City Planner to move forward with establishing a Public-Private Partnership Policy and for her to have it vetted by the Redevelopment Advisory Committee.**

****Motion passed unanimously. (4-0)***

- E. Review, consideration and possible action to support the Planning Commission's recommendation of the vacation of Eighth Street between Commercial and Silver Streets, adjacent to parcel 001-352-006. **FOR POSSIBLE ACTION**

December 13, 2016 City Council meeting, City Council accepted the petition for vacation #3-16 filed by Craig Kidwell on behalf of Kidwell Center, LLC. Planning Commission at their January 3, 2017 meeting, recommended to City Council to deny vacation 2-16 based on findings.

Ms. Laughlin explained that the vacation of any public area within the RDA has been brought to the RDA, in the past, for their recommendation. In the past the vacations that have occurred in the RDA area, that we have brought to you, have been vacated alleys to property owners, so they could provide additional parking. The vacation request is to vacate public parking. The provision in the Code that states that if you're within 400 feet of the Corridor you don't have to provide on-site parking clearly shows that there is a deficiency in parking in the downtown area, because so many of the buildings in that area cannot provide on-site parking. We also wouldn't recommend a revocable permit within that 400 feet, because they aren't required to provide on-site parking. The RDA Plan clearly states that we should not be eliminating any parking and that we should be converting side streets into additional angled parking. If it was vacated it would not be guaranteed that it would remain public parking or be maintained. Right now it is being requested to be vacated because of the lack of maintenance, and that he wants to maintain it. The property owner has suggested an easement over the area or a Deed Restriction, but Legal Counsel has advised us that a Deed Restriction can be lifted, at any time, by City Council. The Planning Commission did recommend, to the City Council, the denial of the vacation based on findings listed in the memo.

Mayor Johnson asked how many parking spaces that business required.

Ms. Laughlin answered that they require zero, on site, since they are within 400 feet of the corridor. If they weren't they would be required to provide 1 per 300 square feet, and there are already 4 in the back.

Mr. Rice asked if they were signed as private parking. (Correct)

Mr. Wilkinson said the primary determination, when property is vacated, is that it needs to be determined that there is an access of right-of-way. It is unclear how that could be determined with it being inconsistent with the RDA Plan.

Mr. Keener asked if the Planning Commission's vote was unanimous.

Ms. Laughlin said yes. The NRS states that the governing body must prove that they are satisfied that the public will not be materially injured by the proposed vacation. It was determined that the public would be materially injured by removing public parking.

***** A motion was made by John Rice, seconded by Reece Keener to support the Planning Commission's recommendation to deny the vacation of a portion of 8th Street and forward the recommendation to City Council.**

****Motion passed. (3-1, Mayor Johnson voted no)***

Mr. Keener suggested that Dennis Strickland reach out to the property owner and see if there is something that the City and the property owner could work together on. He went and looked at the property, there is worse downtown, but it's not great.

Dennis Strickland, Public Works Director said it's not the only area that they have had people take it upon themselves to post stuff as their own parking. If they go to one they are going to have to go to several. It's not enforceable.

Ms. Simons asked if they did need to go down and do some maintenance, since it is our property.

Mr. Strickland said all the public parking areas in that area are in need of maintenance.

Ms. Simons excused herself.

- D. Review, consideration, and possible approval of a Debt Policy based on obligating a percentage of existing and projected revenues for possible medium term debt financing and matters related thereto. **FOR POSSIBLE ACTION**

At the September 22, 2016 meeting, RAC took action recommending that the RDA not pursue long term debt (20 year bonding) at this time. The RAC expressed interest in evaluating other financing options available to the RDA. Additional options were presented by Zion's Bank to the RAC at its December 1, 2016 meeting. RAC made a motion to forward a recommendation to the RDA to consider obligating no more than 60% of the tax increment in support of medium term financing (10 year).

Ms. Laughlin said she has provided detailed information in her memo regarding the amount of funding that would go towards the cost of interest in a medium term financing, as well as the amount that the RDA would be eligible for if they could find someone who would purchase the bond. It being a very small bond Dawn Stout stated that it would be difficult to find someone to purchase that bond. Ms. Laughlin has also proven, in the past with a very conservative 3% growth of the tax increment, that the \$5 Million Corridor Project can be funded without going into debt, and there would still be \$3.2 Million to spend on other projects. Ms. Laughlin recommended not approving the debt policy, due to the overall impact that it would have on the remaining balance after committed funds.

Ms. Blohm thought that Ms. Laughlin forgot to mention the long discussion they had about short term financing. It would be available, but they wouldn't encumber themselves more than the 60%. It was doable if they looked at 10 year financing. They want to see an impact and a project completed. The RAC felt short term financing was doable with the monies that are available.

Ms. Laughlin explained that the information that Ms. Blohm is referring to is in the packet.

Mr. Keener said he looked at it and thought it was way out of line. Just in terms of encumbering the future and the expense of floating an issue for such a small amount of money.

Mayor Johnson said that would be for a bond.

Ms. Laughlin said that the medium term financing would be a bond.

Mayor Johnson asked if it had the \$50,000 tag on it.

Ms. Laughlin said no, it has a lower initiation cost, but it would still be a bond.

Mayor Johnson said he didn't mind the policy, because it would be cash building up. There are a lot of things that need to be looked at, but they need to get back to the long term and where they

want to be at the end of the RDA's life. This policy makes it so there is a certain amount of cash available for a larger project.

Mr. Keener asked if they would be tying up 75% of the tax increment.

Ms. Laughlin explained if you are dedicating 75% of the tax increment, it would allow you to bond for \$1.2 Million, providing funds of \$1,084,000 after cost of the issuance. There would be an additional \$391,500 in interest, which is over one entire year's worth of tax increment. If you dedicated 50% of the tax increment, it would allow a bond of \$835,000, which would provide funds of \$701,000, because of the cost of issuance. There would be an additional \$259,000 in interest payments.

Mr. Wilkinson thought as they considered this, when they look at the revenues that might be available to the RDA over the life of the RDA and the percentage of the potential interest payments, it's a significant number. That number represents a lot of missed opportunities that might be available over the next 22 years. Whether that money goes to Public-Private Partnerships or infrastructure in the downtown, it is still a significant number. It just boils down to fundamental considerations as they consider debt. If the RDA wants to take and consider, under another agenda item, a percentage to be banked, that could be done.

***No Action was taken.**

BREAK at 3:57 p.m.

BREAK ENDED at 5:45 p.m.

Ms. Simons returned at 5:45 p.m.

- A. Review consideration, and possible action to amend the adopted 2016-2017 RDA fiscal budget to provide sub-categories under the public improvements expenditure, and matters related thereto. **FOR POSSIBLE ACTION**

November 15, 2016 RDA meeting, there was discussion regarding amending the approved 2016-17 RDA budget to add sub-categories under the public improvement expenditure line item. That discussion continued at the RAC meeting on December 1, 2016. Recent agenda items for public-private partnerships require the RDA to consider a more detailed budget.

Mayor Johnson asked if they were limited to discuss the Public-Private Partnership line item or if they could discuss the whole budget.

Mr. Wilkinson explained that Ms. Laughlin presented a spreadsheet that shows several line items, so the whole budget can be discussed.

Ms. Laughlin said that the 2016/2017 budget was approved with the one line item titled Public Improvements. What we have proposed today is a breakdown of that one line item, Public Improvements. We have the Centennial Tower, which we have pledged \$50,000. Miscellaneous Items are \$1000, we have already spend \$191 out of that fund. We have the Storefront Program,

which we have pledged \$50,000 to. We have a line item for Alley Work at \$20,000. Public-Private Partnerships, we have a proposed amount of \$75,000. The Centennial Park Expansion was \$300,000, we have now allocated \$200,000, so that will be changed. Half the income to debt for the debt policy that the RAC recommended.

Mayor Johnson asked how much request the City is receiving in the Storefront Program.

Ms. Laughlin said she has given out 7 applications and directed a few phone calls to the website. She does know one individual that would like the entire \$50,000, so they are going to apply.

Ms. Simons asked if there was a deadline.

Ms. Laughlin explained that the application period runs from January 1st to March 31st.

***** A motion was made by John Rice, seconded by Mandy Simons to amend the Redevelopment Agency 2016/2017 Budget by adding the Public-Private Partnership line item of \$75,000 and Centennial Park Expansion at \$200,000 and eliminating Half the Income to Debt line item.**

**Motion passed unanimously. (4-0)*

III. REPORTS

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to read 'Chris Johnson', is written over a horizontal line.

Mayor Chris J. Johnson, Chairman
Redevelopment Agency