

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:30 P.M., P.D.S.T., TUESDAY, MARCH 23, 2021
ELKO CITY HALL, COUNCIL CHAMBERS
1751 COLLEGE AVENUE, ELKO, NEVADA
<https://global.gotomeeting.com/join/391159237>

CALL TO ORDER

The meeting was called to order by Reece Keener, Chairman of the City of Elko Redevelopment Agency (RDA).

ROLL CALL

Present: Mayor Reece Keener
Councilwoman Mandy Simons
Councilman Chip Stone
Councilman Bill Hance
Councilman Clair Morris

City Staff Present: Cathy Laughlin, City Planner
Scott Wilkinson, Assistant City Manager
Dennis Strickland, Public Works Director
Michele Rambo, Development Manager
Jan Baum, Financial Services Director
Dale Johnson, Utility Director
Bob Thibault, Civil Engineer

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

February 23, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

The minutes were approved by general consent.

I. NEW BUSINESS

- A.** Review, consideration, and possible action to approve a Design Initiation Agreement between the NV Energy and the RDA for the design of services required for the block ends project, with an initial payment of \$1,000, and matters related thereto. **FOR POSSIBLE ACTION**

The RDA awarded the block ends project at their meeting on February 23, 2021. Power is required for the new lighting and irrigation control and therefore, a NV Energy Design Initiation Agreement is required.

Cathy Laughlin, City Planner, explained that this is a standard practice for NV Energy that the City sign the initiation agreement. It does come with an expenditure of \$1,000. This will move them forward with designing the power for the Corridor Project. They are bringing it from 3rd Street as part of the Alley Reconstruction Project that we were granted the award for the underground project, but this will part of that. It will be brought from 3rd Street to 4th and this will be a tie in for us to be able to get power for the Block End Project.

Mayor Keener asked if Mr. Thibault had reviewed this.

Ms. Laughlin stated that Mr. Thibault reviewed it, as well as Legal Counsel.

*****A motion was made by Councilman Chip Stone, seconded by Councilwoman Mandy Simons, to approve the initial \$1,000 to NV Energy for the design installation agreement.**

**Motion passed unanimously. (5-0)*

B. Review, consideration, and possible action on a request for a demolition grant, filed by Nivens Inc., and matters related thereto. FOR POSSIBLE ACTION

The RDA has allocated \$75,000 each year for public / private partnerships, which include the Demolition Grant Program. The Demolition Grant Program was created to increase tax increment by eliminating blight. The proposed project must demonstrate that it conforms to the City of Elko Master Plan and RDA Plan and that it furthers one or more of the following goals:

- The Project will eliminate blighted conditions
- The Project will promote economic revitalization
- The Project will stimulate private development

Ms. Laughlin disclosed that Laughlin Construction could possibly be the contractor on the re-build. She went on to explain that the RDA Plan envisions this type of program. As stated, the project does have to meet one or more of the requirements. She thought with the application the applicant showed that it would eliminate a blighted condition and promote economic revitalization. Currently the building is one business and a residential rental upstairs, and the applicant plans to eliminate the residential rental and adding a second business to the property. Public/Private Partnerships are included in the budget every year. Many years ago, with the Maverik building, the assessed valuation of the property before it was demolished was very low, similar to this property at around \$20,000. After a \$1.1 Million project was permitted, the property was assessed at over \$500,000, which added a lot of tax increment to the Agency. That is what the intent is here; to eliminate some blight and get additional tax increment for the Agency. The applicant is available for any questions. Staff recommended approval of the application, and felt that it would be an asset to the Agency and to the Redevelopment Area.

Mayor Keener thought it looked like a really nice project. He was told that that was one of the oldest buildings in Elko. He asked if that was correct.

Leah Gregory explained that there was nothing they could do to put it back up. She thought the building was brought in from somewhere else. It was a residence for a long time and it has had several businesses. They had been there for 28 years and she was sad to see the building go.

Ms. Laughlin added that she included the Guidelines in the agenda packet. The Guidelines are very specific for Demolition Grants. The applicant has to pay for the demolition, the property is demolished, it gets permitted, new construction, and then the applicant is not reimbursed until the Certificate of Occupancy is issued for the new project. The Agency wouldn't be out any money if Ms. Gregory decides to tear down the building and then does not rebuild it.

*****A motion was made by Councilman Clair Morris, seconded by Councilman Chip Stone, to approve a Demolition Grant to Nivens Inc. in the amount of \$25,360 to be reimbursed as stated in the Program Guidelines, Section J, noting that the project will eliminate blighted conditions, the project will promote economic revitalization, and the project will stimulate private development.**

**Motion passed unanimously. (5-0)*

II. REPORTS

A. Budget

Ms. Laughlin went over the budget report included in the packet.

Mayor Keener asked if the property taxes came in on a quarterly basis.

Ms. Laughlin stated that they get monthly payments.

B. NV Energy Lighting in Corridor

Ms. Laughlin wanted to read an email into the record from Dave Ulosis. She reached out to him as requested, after they did the lighting replacement and asked him about the lenses, because it was discussed that the lenses were going to be removed and new lenses installed. He wrote back and stated:

“Thanks Cathy. Glad to hear the lights are working well. We will see about getting a few of the lenses removed to check on quotes. It may be cost prohibitive, but we'll see what we get. If the expense is too high, we will have the option of leaving them as is, or removing the lens cover completely. Once we get a few off, some feedback on the lights without the cover is appreciated.”

Mayor Keener asked if that was a different message.

Ms. Laughlin explained that they were originally going to remove the lens, create new lenses, and put the new lenses up this summer. They were going to leave them off completely until this summer. They have removed them, replaced the light, and put the old lenses back on.

Mayor Keener thought some of the lenses were so aged and discolored that it was filtering out a lot of the light.

Ms. Laughlin said they spoke to them about that originally, which was why they were going to replace them. It looks like they are going to take a few of the covers off and try it, and see what the cost will be for a new lens to be created.

Mayor Keener asked Ms. Laughlin if she had spoken to David Zornes about that.

Ms. Laughlin stated that she left him a message, asking him for some feedback. He was really adamant about the lights being replaced. She said she hadn't heard back from him, but she would try to reach out to him again.

Ms. Laughlin added that on the Storefront Grant Program, since the Advisory Committees are not meeting. The Agency will be the review committee for the Storefront Grant Program. It won't be going to the Advisory Council and then to the Agency; it will just be coming to the Agency. There will be another meeting in April.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

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. Additionally, the Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

There being no further business, the meeting was adjourned.



[Reece Keener \(Aug 6, 2021 17:19 PDT\)](#)

Mayor Reece Keener, Chairman
Redevelopment Agency






03-23-21 - RDA Minutes

Final Audit Report

2021-08-07

Created:	2021-08-06
By:	Diann Byington (dbyington@elkocitynv.gov)
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-  Document created by Diann Byington (dbyington@elkocitynv.gov)
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