

**CITY OF ELKO**  
**REDEVELOPMENT ADVISORY COUNCIL**  
**REGULAR MEETING MINUTES**  
**4:00 P.M., P.D.S.T., THURSDAY, APRIL 26, 2018**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Jon Karr, Chairman of the City of Elko Redevelopment Advisory Council (RAC), at 4:00 p.m.

**ROLL CALL**

**Present:** Catherine Wines, ACAB  
Jeff Dalling  
Jon Karr  
Lina Blohm

**Absent:** Chris Johnson, RDA  
Don Newman ECVA  
John Kingwell, Elko Co.  
Sonja Sibert, GBC  
Steve Bowers, Elko Co. School Dist.

**City Staff:** Scott Wilkinson, Assistant City Manager  
Shelby Archuleta, Planning Technician  
Cathy Laughlin, City Planner

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

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

**APPROVAL OF MINUTES**

January 25, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

**\*\*\*A motion was made by Lina Blohm, seconded by Catherine Wines to approve the minutes as presented.**

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

**I. NEW BUSINESS**

- A. Review, consideration, and possible recommendation to the Redevelopment Agency, 2018 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. **FOR POSSIBLE ACTION**

2018 Storefront Improvement Grant applications were accepted from January 1, 2018 to March 30, 2018. RDA, at their February 27, 2018 meeting, increased the amount allocated to the 2018 Storefront Grant Program from \$50,000 to \$100,000.

Cathy Laughlin, City Planner, disclosed that she was a trustee of the Pat Laughlin Family Trust, and excused herself from the meeting, because they were an applicant for the Storefront Grant Program.

Scott Wilkinson, Assistant City Manager, explained that applications were accepted from January 1 to March 30 for the 2018 Storefront Improvement Program. There wasn't a lot of participation. There were three applications accepted with a total request of \$55,105. Two of the application were for the full amount that is possible for reimbursement, which is \$25,000. The first application was from The Pat Laughlin Family Living Trust for a project at 927 Idaho Street. The funding requested was \$5,105. The application is complete. The second application received was for Patray Assets, LLP for a project at 524 Commercial Street, and the total funding requested was \$25,000. The third application was for OC Restaurants, LLC for a project at 345 4<sup>th</sup> Street. The total funding requested for that project was \$25,000. Mr. Wilkinson said he would go through each of the applications. A Review Committee Rating Sheet was included in everyone's packet for each project. There are applications requested for funding substantially less than the total amount available, it had been increased to \$100,000. All three applications were deemed complete and could be considered by the RAC for recommendation to the RDA. The first application for the Pat Laughlin Family Living Trust was a façade improvement at 927 Idaho Street. It is an exterior remodel. In the packet is a photo and a project description. He then went over the project description. He wanted to give the committee time to consider the project. He suggested taking action on each of the applications with a recommendation to the RDA.

Lina Blohm suggested that they get a review of all of three projects before voting.

Chairman Jon Karr said he didn't go through near as extensive, because they were way under budget and they all fit the requirements. He was ready to approve all of them. He just had a few questions about the Commercial.

Ms. Blohm wanted to extend it more than what Mr. Karr was explaining.

Catherine Wines said she was fine either way and disclosed that she was the Design Professional on the Patray Building and the Old Chicago.

Chairman Karr said he was ready to approve the first application and didn't have any questions. He asked what Mr. Dalling's thoughts were.

Jeff Dalling said he didn't have any questions and he would approve it. He said he didn't have any problems with any of the projects.

Ms. Blohm asked if they were going to use the rating sheet, or if they were going to carte blanche. She saw that some projects were worthy of extensive renovations and would make a huge impact and others would not make such an impact. They do have extra monies available and they should discuss the use of those monies.

Mr. Dalling said they couldn't give everything to just the Commercial.

Ms. Blohm thought each project deserved a lot of discussion.

Mr. Wilkinson explained that under the Storefront Program the RDA could choose to extend the program if all of the funding is not allocated, or we don't receive enough applications for the total amount. At the next RDA meeting they will have the option to consider funding the applications per the request, which is at \$55,000, and continue to have the City accept additional applications through the remainder of the year. Or you can make a recommendation to allocate more than \$25,000 to a particular project.

Ms. Blohm suggested they give those who were in the audience an opportunity to speak to their projects.

Chairman Karr asked if there were any questions on the first application.

Ms. Wines thought it was a good project. It was right on Idaho Street so it would make a big impact. She recommended full funding for what they requested.

Ms. Blohm said it appeared to her that this was primarily a painting project. She asked Mr. Laughlin to explain the project in more detail.

Pat Laughlin, 1243 Rockland Drive, explained that the soffit, fascia, and some other things would have to be done before painting. He explained that it was an outside façade remodel and that they were trying to make the building look better.

Ms. Blohm said it was more than just the paint, it was the trim and changing the porch and façade.

Mr. Laughlin said they were going to put some stone work on the porch area.

Ms. Wines pointed out that the plan called for new window trim.

Mr. Laughlin said he bought the building 20 years ago and completely gutted it down to the frame and did a whole new interior. It's there to stay. They are trying to take advantage of a little bit of the money they pay into the downtown. He wished more people would do it.

**\*\*\*A motion was made by Catherine Wines, seconded by Jeff Dalling to recommend full funding of The Pat Laughlin Living Family Trust project.**

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

Mr. Wilkinson explained that Patray Asset, LLP had a request for a reimbursement of \$25,000 for this project. They submitted four bids ranging from \$78,845 to \$85,798. The bids are in the packet. They are proposing a face lift on the building. We have the opportunity to have the Design Professional help explain the project. It is an exterior façade renovation. There are quite a few photographs contained in the application, along with historical photos, and renderings showing the proposed project. He then explained the project from the plans included in the packet.

Ms. Wines said this was a great example of how investment triggers investment, because last fall when she was working on the Cowboys Arts and Gear Museum, LeRay Reece came to her and asked her to make his building look good too. He liked the fact that the upper story windows were popping out, so the two upper story windows would stand off the façade. She said they were taking out the air conditioners off the front of the building and also a false ceiling from the inside was being removed, but that wasn't part of the funding request. They will put some clear story windows up above the door. She mentioned that the color wasn't set in stone yet.

Ms. Blohm thought it was a worthwhile project. She loved seeing all the investment going into that block. She hoped it would become contagious.

Chairman Karr was surprised that this building, with a fairly new front, was getting done. He thought it fit the requirements and stated he didn't have any issues approving the project.

**\*\*\* A motion was made by Lina Blohm, seconded by Jeff Dalling to approve the request from Patray Asset, LLP for \$25,000.**

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

Mr. Wilkinson said the third application received was OC Restaurants, LLC, that's Old Chicago proposed at the Commercial Hotel Building at 345 4<sup>th</sup> Street. They requested the maximum reimbursable amount of \$25,000. They submitted four bids with the low bid at \$439,241.53 and a high bid of \$641,567. He thought the reason for the range was that there was a lot of uncertainty associated with what was on the building. They are proposing exterior façade improvements, with a goal of restoring the look of the historical building. He thought it looked like a pretty good project for consideration. It fit within the Storefront Improvement Program. In addition to façade improvements they are looking at putting in a patio area for outdoor dining. He then went through the plans included in the packet.

Dave Zorins, CEO for Northern Star Casinos, said he runs the casino part of the business. This would not be his project. He wanted to give some information about the owner. The owner is in Colorado, he owns 150 Wendy's Restaurants, and he bought the license for eight Old Chicago's. They are getting ready to open one in Haines, Kansas right now. He wants to put at least five in Phoenix. They are looking for the best thing to do at the Commercial. The owner is prepared to do this at the Commercial, if they can get it in at a budget that makes sense. Right now at the \$439,000 it probably won't happen. It just doesn't make sense with all the other changes they have to make. He was charged with what to do with the property. Having a casino and competing with themselves downtown was tough. He gets worried about what's going to happen with this property if they don't go forward with the project. He would have liked to put in another application for \$25,000 if this project didn't happen, so they would still have some money to fix up the outside of the building. He has to cut at least \$100,000 off the project before it can happen.

Ms. Wines explained that she had a phone conference with the guys in Colorado yesterday. They have gotten some money out of the patio and they are planning to meet with the two lowest bid contractors. They were going to meet with them and try to do some value engineering. One of the contractors is really interested in the building and they had a list of stuff to get the cost down.

Mr. Zorins would like to see the project. At first he wasn't behind it. There are a lot of pizza parlors in town. This is an upscale bar, not as much of a pizza parlor and they do have other things on the menu. It would be a chain where they would have to follow certain rules. It would be a substantial investment in the town. He thought it would lead the owner to do other things down the road. This project would only take care of 2/3 of the building on the outside. There would still be other parts of the building that would need to be addressed, and there wouldn't be the money immediately to address them.

Ms. Blohm said as far as following the Redevelopment criteria, this was the Star Project, if you compare it to the rest of the projects. It eliminates blight, provides economic revitalization, enhancing the City's historic preservation efforts, and it is consistent with the City's Master Plan. This is the Star Project Ms. Blohm felt Redevelopment was all about. She would love to have the opportunity for the member, who bought up all the Old Chicago franchises, to come sit down with them to find out what kind of a partnership they could help him with. This is the perfect example of where a partnership would work.

Mr. Zorins said he thought Mr. Holland would be interested in coming to town for something like this. He thought he was very interested in doing something with the building.

Ms. Wines agreed with Mr. Zorins. She wanted to let everyone know what a significant investment Northern Star Casino had already made in the downtown through Stockmen's. She thought it was a significant building to the history of Elko. Big name entertainment in the Casino industry in Nevada started in this building.

Ms. Blohm thought it was a gateway to downtown Elko. She suggested that they allocate \$70,000, or the remaining, to the project, because it is a huge scale and it warrants that. It would show the partner that they are serious.

Mr. Dalling said he wouldn't support that. He would be more than happy to give them the full budget of \$25,000, but he thought Ms. Blohm was opening can of worms. They have the regulations in place. He asked why they had regulations in place if they weren't going to follow them.

Ms. Blohm answered because this is what Redevelopment is all about, energizing old buildings.

Mr. Dalling said he was over a million into his building and he accepted the \$25,000 he was given. He wanted to see the Commercial restored. He thought the budget was way too low. This was a huge investment and a great property. He thought they could use another high end bar in downtown. He also thought it was a great use of the space. He just didn't think it was fair to dump more money into it than others.

Mr. Zorins wanted to ask if they would have to wait until next year to ask for \$25,000, if it's just to fix up the building.

Mr. Wilkinson wanted to back up a little bit. Last year, because they had applications above the \$50,000, they chose to allocate more funding to cover all the applications. If the RAC were to make a recommendation to go above \$25,000, Mr. Wilkinson said he would need to research and see if they could legally have that recommendation, or that the RDA could accept that recommendation. There are some possibilities to approve the \$25,000 that is requested, have the RDA consider if they could allocate more, but if they don't Mr. Wilkinson would prefer that they continue accepting applications up to the full \$100,000. That would provide opportunities for additional applications. They might want to look at them on a first come first serve basis, so they could keep people moving.

Ms. Blohm asked if they have submitted this application, if they could submit the same packet with the same bids the second time.

Mr. Wilkinson didn't think that would work.

Ms. Wines agreed with Mr. Dalling that it would open a can of worms. She thought there was an opportunity with demolition, to help out Northern Star more, but not to break the rules for the application that they already have.

Mr. Wilkinson explained that the Demolition Program was for removal and reconstruction. The way that's adopted by the RDA, he didn't see it providing an opportunity for demolition of a façade.

Ms. Wines said if they were going to bend the rules, that's where she wanted to ask the RDA to bend on that one, rather than the Storefront.

Mr. Wilkinson said they could make a recommendation for the RDA to look and see if they could approve an amount over \$25,000. He wasn't saying that the board was going to approve that. If they don't and there is money remaining, it is in the Storefront Improvement Program to

continue accepting applications until the funding is consumed. That would open up the opportunity for additional applications. Then the RDA would need to decide if they wanted to evaluate them on a first come, first serve basis, which Mr. Wilkinson thought they should. Because they didn't receive applications by the deadline, so if there is any interest going forward they should evaluate the applications as they come in and make recommendations back up to the RDA. We want to put the money to work in the community earlier, rather than later.

Ms. Wines wanted to give more information on the light pole. Right now there is a light pole that is right in the middle of where the patio is. The pole is owned by NV Energy, billed to the City of Elko, but it's on Northern Star property. She has requested to be on the next RDA agenda to ask for funds to move that light pole, because it would make sense for it to be on Railroad Street. There are other partnerships, and opportunities, to help out with this project.

Ms. Blohm said they wanted to see energy within the building. She then asked if there was an opportunity to meet with the gentleman the next time he came to town.

Mr. Zorins said he would be interested.

Chairman Karr agreed that the request was for \$25,000. It sounds vague on how this project might happen. He didn't see how it would fit in if the project didn't go forward. He said he would almost deny the application to get better clarification on what's possible and see what they are looking at to see if there are other avenues. He said he was going to agree to it today, but it sounded vague on how the project was going because there was so much involved.

Ms. Wines said the \$25,000 wouldn't be given to them until it was done.

Mr. Wilkinson explained that the funds would be obligated for a period of time to see them execute.

Mr. Zorins explained that if the project happened, it would get the go ahead with in the next 30 days.

Ms. Blohm asked if this incentive would help the owner make his decision and asked if it was important to him.

Mr. Zorins said it was important to him and the cost of the outside was the key thing in going forward.

Chairman Karr thought it was a good project, but he thought the numbers were low for the cost.

Ms. Wines explained that the bids were only for the outside. The whole project would be over \$1 Million.

Chairman Karr said he was for the project and didn't have any problems at all approving \$25,000.



Ms. Blohm said as businesses grow in the downtown and the needs for monies grow, \$25,000 is a mom and pop estimate that they started with because they were new at this and they weren't sure what the public would take into account. She asked if there was any way to get more flexibility in the numbers.

Chairman Karr said they could bring the Program back and recommend a floating scale.

Ms. Blohm suggested going off the rating sheets.

Chairman Karr didn't think they could do it retroactively, but maybe at another meeting.

Mr. Wilkinson said they would have to take a look at the projected revenues over the life of the RDA, to make sure it could be funded. Then you could propose a revision to the Storefront Improvement Program that the RDA could consider, and possibly approve.

Ms. Blohm said looking at the minutes of the last meeting brought something to bear for her. Some people on the board wanted an ending balance so the entire corridor could be maintained with a new surface. In her estimation that was not the value of Redevelopment, it's getting rid of blight and providing renovation and revitalization to business. She would much rather see them allowing businesses to flourish in the downtown to create more business coming downtown. Let's put money where it's going to allow a return.

Mr. Wilkinson said that the RDA had taken a slew of actions to address vacant buildings. There is an RDA Plan that says were going to do X, Y, and Z. We've taken action and said we're going to phase things, we allow for Storefront. If the revenues keep coming in like they are, and we can afford to do more, we should do it. We should take all of that and commit it over a period of time and spend it all. That is what RDA's do.

**\*\*\*A motion was made by Jeff Dalling, seconded by Lina Blohm to fully fund the Old Chicago project at \$25,000.**

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

## **II. REPORTS**

### **A. Storefront Improvement Program**

*Ms. Laughlin reported that JM Capriolas was 100% complete and 100% funded, Western Folklife Center is 100% complete and 100% funded, Hesson Hardware is 100% complete and the application for reimbursement was received this and in review process, and the Gerber Law Office is 100% complete and the funding request hasn't been received. After all applicants have been reimbursed the 2017 Storefront Grant Programs will be completed and funded.*

*Ms. Blohm asked what the total amount of money they spent was.*



*Ms. Laughlin said it was around \$62,000.*

**B. Budget – Cathy Laughlin**

*Ms. Blohm said in the budget line item for the Storefront there was \$100,000 allocated and a \$26,000 debit against it.*

*Ms. Laughlin said that was from the 2017 Storefront Program. She said she would change the budget to reflect the two different years.*

*Mr. Dalling asked if the \$75,000 for Public-Private Partnerships would go back into the account, since no one applied for the Demolition Program.*

*Ms. Laughlin said when RDA and City Council review the budget for the upcoming budget cycle, that's what it is shown at again.*

*Ms. Wines asked what the \$50,000 transfer from General Fund was.*

*Ms. Laughlin explained that was the \$50,000 that City Council had dedicated to the tower. The entire Tower Project was paid out of the RDA funds and there were two transfers into the RDA, one for \$50,000 from City Council and one for \$85,020 from the DBA and private donations.*

*Ms. Wines asked if the Alley Project was fully funded.*

*Ms. Laughlin said it was. It included all the paving.*

**C. Other**

*Ms. Blohm asked about Project 3 and at point would they start the discussion about moving forward to the block ends.*

*Ms. Laughlin explained that they didn't have the funding for it right now. They are waiting for the rest of this year's tax increment in, they have an allocation for \$250,000 for the park expansion, which is out to bid. They need to see what the bids come in at, start that project, and then move into Project 3. There are funds, but it wouldn't leave a cushion for any of the things that have already been allocated.*

*Mr. Wilkinson said based on budget, they would be looking at an ending fund balance of \$460,000.*

*Ms. Wines asked what each block end was going to cost.*

*Ms. Laughlin said it was \$189,000 for each.*

*Ms. Wines asked if it would be next year's construction season. (Yes)*

*Ms. Blohm said it was estimated as \$415,000 for three block ends.*

*Ms. Laughlin said that didn't include the west end of 4<sup>th</sup> Street or the east end of 6<sup>th</sup> Street. We will revisit that as soon as we get through Project No. 2.*

*There was further discussion regarding the Park Expansion Project.*

*Ms. Blohm thought at some point they needed to talk about grants. The entire Peace Park was built with grant money.*

*Ms. Wines asked if Ms. Blohm was referring to grants they would award, or grants they would apply for.*

*Ms. Blohm said that they would apply for.*

*Mr. Karr asked what the discussion was.*

*Ms. Blohm said the discussion was why they don't apply for them. At some point have an agenda item to discuss other ways to build the coffers. She felt that a lot of the Centennial Park could have been paid for through a grant process.*

*Mr. Wilkinson explained that they had looked at some of the opportunities. The Peace Park was a one time, one off event, where they had some opportunity for some money. That program was no longer available.*

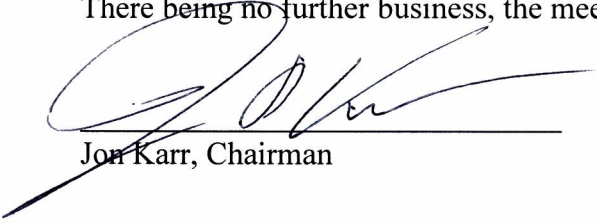
*There was further discussion regarding grants.*

## **COMMENTS BY THE GENERAL PUBLIC**

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

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.



Jon Karr, Chairman



Lina Blohm, Secretary