CITY OF ELKO
Planning Department

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1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7219

PUBLIC MEETING NOTICE

The City of Elko Redevelopment Agency will meet in a regular session on Tuesday, August 13, 2019 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, beginning at 3:00 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Redevelopment Agency. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at http://www.elkocitynv.gov/, the State of Nevada's Public Notice Website at https://notice.nv.gov, and in the following locations:

ELKO COUNTY COURTHOUSE – 571 Idaho Street, Street, Elko, NV 89801
Date/Time Posted: August 7, 2019 2:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801
Date/Time Posted: August 7, 2019 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801
Date/Time Posted: August 7, 2019 2:15 p.m.

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801
Date/Time Posted: August 7, 2019 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title Signature

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at sarchuleta@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV, or on the City website at http://www.elkocitynv.gov/.

Dated this 7th day of August 2019.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Scott Wilkinson, Assistant City Manager

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA
3:00 P.M., P.D.S.T., TUESDAY, AUGUST 13, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The agenda for this meeting of the City of Elko Redevelopment Agency (RDA) has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

APPROVAL OF MINUTES

May 21, 2019 – Special Meeting **FOR POSSIBLE ACTION**

May 21, 2019 – Special Joint Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. Review, consideration, and possible action to re-appoint the five members of the Redevelopment Advisory Council, and matters related thereto. **FOR POSSIBLE ACTION**

Per the Redevelopment Advisory Council Bylaws adopted February 14, 2017, the members of the RAC shall be appointed by the RDA annually in July. The RDA shall appoint five (5) members to the RAC board. The RAC board members shall satisfy the following criteria or have the following affiliations or associations, and shall serve without compensation: (1) a member of the RDA, (2) the president or designee of the Downtown Business Association, (3) the chairman or designee of the Arts and Culture Advisory Board, (4) one member who resides within the City of Elko incorporated boundary, and (5) one stakeholder from the redevelopment area. Lina Blohm, Jon Karr, Catherine Wines, Bill Hance and Jeff Dalling have indicated an interest in continuing on the board.

B. Review, consideration, and possible action on a 2019 Storefront Improvement Grant Recipient and amount allocated, and matters related thereto. **FOR POSSIBLE ACTION**

City of Elko Redevelopment Agency allocated $50,000 to the 2019 Storefront Grant Program. Two applications were received and both grants were awarded for a total amount of $24,443.14. The RDA at their May 21, 2019 meeting made a motion to extend the application review cycle and accept applications on a first-come, first-served basis until all available, budgeted funding is exhausted or until the end of 2019 when a new Storefront Grant application cycle would start. The Redevelopment Advisory Council did not have a quorum at their meeting July 25, 2019, therefore didn't review the application. Staff has reviewed the application, finds it to be complete, and recommends to the RDA to fund the project as requested which would deplete the budgeted funding and close the Storefront Grant Program for 2019.

C. Review, consideration, and possible approval of a funding request from Art Spot Reno to participate in funding the Elko Mural Expo 2019 up to an amount of $10,000. **FOR POSSIBLE ACTION**

Art Spot Reno will be hosting the Elko Mural Expo 2019 in September and are looking for donations to cover the costs of the murals and artists.

D. Review, consideration and possible approval of the 2019 / 2020 Redevelopment Agency budget. **FOR POSSIBLE ACTION**

E. Review, consideration and possible action to enter into a Public/Private Partnership with Northern Nevada Asset Holdings dba Stockmen's Hotel Casino LLC., for the development of parking, lighting and landscaping on APN 001-342-012, and matters related thereto. **FOR POSSIBLE ACTION**

Northern Nevada Asset Holdings dba Stockmen's Hotel Casino, LLC is in the permitting process for the expansion of an Old Chicago Pizzeria within their building. The referenced parcel is currently a dirt/gravel parking lot that is highly used by a variety of users. Their proposal would allow DBA to use ½ the lot for special events without doing a corridor closing.

II. REPORTS

A. Budget
B. Other

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

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

Respectfully submitted,

Scott Wilkinson
Assistant City Manager

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
5:00 P.M., P.D.S.T., OR UPON THE ADJOURMENT OF THE JOINT MEETING OF THE CITY REDEVELOPMENT BOARDS
TUESDAY, MAY 21, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

DRAFT

CALL TO ORDER

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

ROLL CALL

Present: Councilman Bill Hance
Councilman Chip Stone
Councilman Robert Schmidtlein
Councilwoman Mandy Simons
Mayor Reece Keener.

City Staff Present: Scott Wilkinson, Assistant City Manager
Cathy Laughlin, City Planner
Bob Thibault, Civil Engineer
Michele Rambo, Development Manager
Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

February 26, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

The minutes were approved by general consent.

I. NEW BUSINESS

A. Review, consideration, and possible action on the 2019 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. **FOR POSSIBLE ACTION**

The 2019 Storefront Improvement Grant Applications were open from January 1, 2019 to March 30, 2019. The RDA has allocated $50,000 each year for 5 years for storefront improvement grants. The Redevelopment Advisory Council reviewed all applications at their meeting April 25, 2019. There were 2 applications and both were deemed complete applications. Their recommendation to the RDA was to fund both projects as requested.

Cathy Laughlin, City Planner, explained that two applications were received and both were deemed complete. One was for J.M. Capriola Co. for a new sign, and the other was for the Taber Building for a renovation of the exterior. As the application states, each property owner is allowed to apply for one grant per year, and Capriola's is eligible as it has been two years since they first applied. There is a total funding request of $24,443.14 for both applications. There is $50,000 allocated in this year's budget for the Storefront Grant Program. Staff, as well as the Redevelopment Advisory Council, recommend the RDA to fund both projects as requested. The applicants are available if there are any questions on their projects.

***** A motion was made by Councilwoman Mandy Simons, seconded by Councilman Chip Stone to grant approval for the applications for Susan Wright in the amount of $16,997.50 for the Storefront Improvement of 500 Commercial Street, and to Catherine Wines in the amount $7,444.64 for 407, 419, and 421 Railroad Street.**

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

B. Review, consideration and possible action on the remainder of funds from the 2019 Storefront Improvement Grant review cycle, and matters related thereto. **ACTION ITEM**

The Redevelopment Agency allocated $50,000 for the 2019 Storefront Improvement Grants The 2019 application period ended March 30, 2019 and there were two grant applications received for a total funding request of $24,443.14. This leaves a balance of $25,556.86. The Storefront Improvement Grant Program Guidelines states: *If the available, budgeted funding is not fully expended in any given application review cycle, applications will be accepted on a first-come, first-served basis until all available, budgeted funding is exhausted".* The RDA has the option of extending the application review cycle as stated in the guidelines or allocating the remaining funds to the 2020 Storefront Improvement Grant.

Ms. Laughlin explained that she had anticipated that they would receive four or five grant applications. She talked to a large contractor that purchased a Railroad property, and they were planning on a full renovation. Several others called and discussed it. We were quite disappointed with only receiving two applications. Ms. Laughlin wasn't sure what more staff could do, as far as advertising for this program. A few years ago, post cards were sent out to all the business owners and property owners. It cost the Agency around $500 or $600 for postage. The Agency doesn't have Facebook page to present the information. Mainly we rely on the Chamber of Commerce and the DBA. Many people aren't reading the Free Press as they used to. The Guidelines state that we can keep it open until the funds are 100% allocated, or close it and allocate the extra funding to next year's program.

Councilman Robert Schmidtlein asked if they could extend it and move it into next physical year. Let's go ahead and keep it open, and then extend the dollar figure.

Councilwoman Mandy Simon asked if Councilman Schmidtlein wanted to roll over whatever wasn't used by the end of the year to next year's program.

Councilman Schmidtlein said they would give them a little over $75,000 for next year.

Ms. Laughlin asked if they wanted to keep it open to see if someone uses the remainder of $25,000 between now and when the application period opens January 1, 2020.

Councilman Schmidtlein said absolutely, and then extend, or roll it into next year's.

Councilwoman Simons asked if there was any indication from the individuals who inquired, that didn't apply, that more time would be helpful.

Ms. Laughlin said the one was a contractor, and he stated that it was laziness on his part, and that he wasn't going out to get the additional bids. A few other projects were simply on hold with announcement of the merger. There was complete halt in development in the Planning Department.

Catherine Wines, RAC, said she has a client that would have applied, but the owner is from out of town and the timing just didn't work. They probably would apply in the next couple of months if it were kept open. She thought it was a great idea to keep it open.

Mayor Reece Keener said he was in favor of keeping it open. He asked if it would be appropriate to nudge the owner of the blighted building on the corner of 4th & Idaho to do something with the façade, and include that as part of the mural project. They could create a surface that could be used for the murals. It is not a business operating there. He wondered if that would be an acceptable use of funds, if the owner were willing to do that.

Ms. Wines thought that was a good idea.

Mayor Keener asked if that was an acceptable use of funding.

Scott Wilkinson, Assistant City Manager, thought they could look at the program. He thought having expenditures on something temporary, which is removed, might not meet the intent of what the Storefront Program is. The Storefront Program is to support existing businesses. If you did improvements that would get a business into the building, it might be consistent. He thought if they put up plywood, painted it, and then took it down; it wouldn't meet the intent of the program.

Mayor Keener pointed out that the current state of that building was anything but temporary. It has been like that for years.

Mr. Wilkinson said if the property owner were willing to do a Storefront Improvement, even on a vacant building, where the building is utilized, that might be something to consider. If there weren't competing applications, the RDA would have some flexibility.

Jeff Dalling didn't think the Storefront Improvement was for that. He thought if the money came out of the mural fund it would be more appropriate. He knew that Pedro wasn't going to be doing anything with that building until he gets a tenant that wants to knock it down and rebuild.

Councilwoman Simons said Mr. Dalling was saying that they needed to find another fund where they could buy some plywood, get some permission, put it up, and have a mural painted on it.

Ms. Laughlin didn't think it would meet the intent of the Storefront Grant Program. The reason being is that the recipients have to sign an agreement and record it with the Elko County Recorder, which states that they will maintain the improvements for a certain period of time. If it was something that came to the RDA as a Public-Private Partnership request, there is Public-Private Partnership funding in the RDA Plan. Maybe that would be a different avenue, but the Storefront Program would not be an ideal fit for that.

Mr. Dalling thought it might be a good idea for Ms. Laughlin to reach out to Mr. Ormaza. It could fit under the Demolition Program.

Ms. Laughlin said she had presented that to Mr. Ormaza a hundred times

Mr. Dalling asked if it would only work if he rebuilt. (Correct) He asked if there was anything in the RDA Plan for helping demo, but not with plans to rebuild.

Ms. Laughlin explained that he wouldn't be funded until it was rebuilt. He could tear it down now, and in three years build something and be reimbursed then.

Mr. Wilkinson pointed out that the RDA took specific action to create the Demolition Program.

Ms. Wines said she appreciated the way the Agency was thinking about the murals. Ormaza Properties were the first to cut a check to sponsor the Mural festival. Ms. Wines said she would talk to them about that, because they were going to put one on the end of the old depot building.

***** A motion was made by Councilman Robert Schmidtlein, Seconded by Councilman Bill Hance to approve extending the remaining fund balance to the end of the calendar year, and if those funds are not used to move them into to next year's fund balance above and beyond the $50,000.**

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

C. Review, consideration, and possible authorization to refurbish the existing train in Centennial Park, and matters related thereto. **FOR POSSIBLE ACTION**

Byrnes Painting has offered to paint the train as a donation to the City of Elko. The paint is also being donated to the project. Several windows, mirrors, and misc. items will need to be replaced by other suppliers/city staff as part of the project. We would request an expenditure not to exceed $4,000 for the misc. items to be repaired or replaced.

Ms. Laughlin showed some pictures for the Agency to review that showed the current condition of the train. There are window, numbers, mirrors, and lights that are missing or broken. We are looking at a donation from Less Byrnes Painting to repaint the entire train. We have also gotten a bid on some plexiglass replacement from Montrose Glass. We will need to find a distributer for the numbers, the lights, and a few other miscellaneous items that will need to be replaced. The plexiglass bid was for around $2,300, so we left a cushion for the other costs. If approved, this will give staff the authorization to refurbish the areas that have been damaged after it has been painted.

Mayor Keener said it was very generous of Byrnes to offer that. He asked if it would be like a commercial spec job, where they would do all the prep and priming. He asked Mr. Thibault if he knew exactly what the plan would be.

Mr. Thibault said his understanding was that Byrnes intended to do a nice job, even stenciling in the letters, and intends to maintain it over the next few years. He also got the paint donated by his vendors.

Mayor Keener explained that it was Byrnes Painting 30th or 35th anniversary in Elko and they just wanted to give back. Mr. Keener heard from a railroad buff that there are many parts missing off the engine that have been stolen. He asked how extensive what's missing is.

Mr. Thibault explained that the challenge is finding the parts. They would need to find somewhere to get the numbers. The glass will be replaced with plexiglass to reduce the vandalism.

Mayor Keener said he could donate numbers, if Mr. Thibault could bring one in, so they could spec it out and choose a similar font.

Councilwoman Simons said it was too bad that they couldn't do something to stop people from stealing. Many people are scared to let their kids go near the train, because sometime drug paraphernalia and things are left behind by residents of the train.

Mr. Wilkinson thought once they got more use of the park some of those concerns would go down. He also said they could reach out to Western Pacific Museum in Portola and see if they could get any parts from them, or if they could tell us where to get replacement parts.

Mayor Keener said he knew that UP Railroad has grants available for doing restoration projects. He asked if this would qualify.

Mr. Wilkinson said it had been a few years, but they looked into a grant program. He thought the grant was for $25,000, which is spread out where you would get $500 to $1,000 a year. We determined at the time it wasn't warranted. We also looked at a professional paint job. To get that done the train would have to be towed to a facility in the Midwest, or back East. He thought they needed to try to do the best they could. He thought Byrnes got with Sherwin Williams and spec'd the paint.

Mayor Keener said they needed to include in the budget a plaque for Byrnes Painting

Mr. Wilkinson thought they also wanted an article in the paper.

Mr. Thibault suggested a ribbon cutting and rededication ceremony.

***A motion was made by Councilman Robert Schmidtlein, Seconded by Councilman Chip Stone to approve the generous donation from Byrnes Painting and their supplier, as well as the expenditure, not to exceed, $4,000 for miscellaneous items for the refurbishment of the train in the Centennial Park.**

Motion passed unanimously. (5-0)

D. Review, consideration, and possible approval of the design of Phase 1, Project 3; Block Ends, and matters related thereto. **FOR POSSIBLE ACTION**

The RAC, at their April 25, 2019 meeting, moved to recommend to the RDA to accept the design as presented. There was discussion regarding adding hardscape areas for potential art but the motion didn't include the change. Staff is recommending that we do include the hardscape areas and include those areas as an add alternate in the bid process. The proposed design is consistent with the 30% approved plans in which the RDA approved on May 10, 2016.

Ms. Laughlin explained that she was going to hand this item over to Bob for discussion on the design. She wanted to remind the Council that they took action over a year ago on phasing Phase 1. Phase 1 consisted of undergrounding the utilities, the Centennial Tower, and taking the park into the tower area. The next step is the block ends. They are on 4th, 5th, and 6th Street. We are limited on 5th Street, because it is an NDOT right-of-way, and the block ends won't be extending into 5th Street, as they are with 4th and 6th. The block ends are consistent with the 30% Plans. There has been a lot of discussion on trees, landscaping, and hardscaping. Staff has looked at the cost difference between doing stamped concrete and grass. There have been several meetings in regards to how to bring power, water, and landscape timers to the block ends. There was some discussion at the RAC meeting about extending the sidewalk out a little and adding an area for art or other things. The motion that the RAC made did not include that, but staff agrees that it should be included as an ad alternate, so that the landscaping is designed around that.

Mr. Thibault started at 4th Street. He explained that because we're not doing entire blocks and we are just adjusting block ends, he tried to maintain the existing landscape islands in the parking corridor and the 24' wide drive isles. There will be 6' sidewalks and a 20' wide landscape strip that is proposed for turf and trees. There will be some storm drain improvements on 4th Street. We will lose the existing on-street parking, and maintain two travel lanes.

Mayor Keener asked how the size of the parking stalls compared with what is there now.

Mr. Thibault explained that the parking stalls would not be modified. They are just modifying the blocks ends and maintaining the drive isle at a proper width. They would be extending into 4th Street, removing the parallel parking along the street, and at times removing the parking that was behind the curb on the corridor side. He then explained the proposed design compared with the 30% Plans.

Councilman Schmidtlein asked how many parking stalls they would be losing with this proposed design at 4th Street.

Mr. Thibault thought at 4th Street there were 4 or 5 on the street and 4 or 5 on the back side of the curb that are all parallel parking. He pulled them up on the GIS map and counted 25.

Councilman Schmidtlein said they were losing about 33 parking spots.

Mr. Wilkinson said based on the 30% Plans that were approved they are going to lose a little parking. Two issues that Mr. Wilkinson had heard of were that there is no pedestrian access on the block ends and there is no shade downtown. Fundamentally, people have talked about those two things. In order to landscape the block ends and add pedestrian access the streets have to be narrowed to minimize the overall impact to the parking when the blocks are reconstructed.

Mr. Thibault said he knew that losing parking stalls was a big concern to the businesses when they were going through the process to approve the 30% Plans. At that time, Mr. Thibault did some counts of parked cars throughout the corridor and they were never even 50% full. He didn't see a problem with losing some parking.

Mr. Wilkinson pointed out that some of the parking presents visibility problems.

Councilwoman Simons thought the problem was when there was events at a particular building.

There was further discussion regarding parking in the corridor.

Mayor Keener asked if there were any issues with the turning radius for fire apparatuses.

Mr. Thibault explained that all of the turns are left hand-turning movements. He put them in with some tight radiuses on the curbs, because they are all left hand turns.

Ms. Laughlin explained that they also looked at trees and tried to space the trees out evenly, so that they won't interfere with the existing utilities. The tree canopies will not be overhanging into the street, so they don't interfere with traffic.

Councilman Schmidtlein thought that the Elko Heat utility line ran pretty close to the centerline.

Mr. Wilkinson explained that if this moved forward staff would still need to go through the final design and make sure all the utility issues are identified.

There was further discussion regarding Elko Heat and existing utilities.

Mr. Wilkinson thought one thing for the RDA to consider was if it makes sense to put in some hardscape midblock in the landscape areas when they go through the final design. The RAC didn't believe it was necessary at this time. Staff is asking the RDA to consider whether to design some hardscape areas with the final design. Staff's concern is with the irrigation. If we go to bid those could be considered as ad alternates. Staff thinks we should accommodate that and design around it. The RAC didn't see a big issue with dealing with that at a future date.

Councilman Schmidtlein asked what the vote was. (3-1) He then asked what the concerns were.

Mr. Dalling explained that they were trying to get it passed. They want to get progress going. His thought process was that they would just be ripping out sod and putting in a concrete pad when they are ready to put in art, but they don't have any art to put in. He didn't want to hold anything up if they wanted to put the pad in now.

Ms. Wines explained that she was the one that voted against it. One reason was that she didn't think there were enough trees. The 30% Drawings show 7 trees in that area and they are only putting in 4. She thought they needed more trees. The other reason was the platforms for art. She agreed with Mr. Wilkinson. If you put the landscaping and the irrigation in and have to rip it out, that is unnecessary. The Art, the former Mayor has donated a 5 ft. steel propane tank that he found in Charlie Chester's yard. The mural festival is ready to paint it. We have one piece of art. The Art Coordinator at Burning Man has wanted to put art in downtown Elko for a couple of years. They are ready and have art in Reno and Fernley, and are putting a piece in Winnemucca. One thing she wanted to add to the concrete pad is to raise up it up 18". That would add some seating around the art.

Mr. Wilkinson said that staff thought that was all a good idea. They could be mid-block and they could work that into the design. If the RDA believes it is a good idea and they want it raised, then it could be something to consider. On the trees, we consulted Parks and Rec and they guided staff on what they think will work and what they can maintain. If we have the opportunity to add more later on, we can consult with the Park and Rec Department and see if that could work.

Mayor Keener thought if they made accommodation for a space for art, it would appear. There will be things that will come forward that they've never seen or heard of. He thought they should plan to do that.

Councilman Schmidtlein assumed that they were going to go into corridor on the 5th Street block ends, and not do anything in the NDOT right-of-way.

Mr. Thibault went over the layout for 5th Street. The proposal is to maintain the existing new sidewalks and curbs.

Councilman Schmidtlein asked if NDOT was good with the proposed design.

Mr. Thibault explained that he emailed them the design and hadn't received a response.

Mr. Wilkinson pointed out in the 30% Plans they didn't narrow 5th Street because of NDOT.

Mayor Keener asked if this was approved if it would go to final design.

Mr. Thibault said he would move forward with the final design and work out the details for grading, utility infrastructure, etc. There was a lot of back and forth about the layout and he wanted to get some direction from the RDA on that before he put too much time into the details.

Mayor Keener said he liked everything that he had seen thus far. His only concern was that they had been working on this for so long and he thought the final design needed to go in front of the public at workshop for the different stakeholders and business owners in the downtown area.

Mr. Thibault thought if they wanted to do something like that, the plans were ready, and that they should do it now. If there are going to be many changes in the overall layout, he didn't want to waste his time with the details.

Ms. Laughlin asked if Mayor Keener was thinking about have that meeting with the property owners prior to construction of the project, so that they are aware of what is going on; or for comments to get into design. The RDA has already taken action to approve the 30% Plans. She thought they could have a meeting with the stakeholders prior to construction.

Mayor Keener said he was just trying to stay ahead of this. He asked if anyone had any concerns that there might be issues with the design. Mayor Keener said he liked the design and he thought it would be a huge enhancement to the downtown and make it more inviting and pedestrian friendly. He asked if anyone thought there would be a pushback from the public.

Mr. Wilkinson explained that they went through quite a few different hearings to get the 30% plans approved and they had quite a bit of public involvement. He thought it might be a good idea to reach out to some of the adjacent business owners and just remind them.

Ms. Wines said she had talked to several of her neighbors and they are excited to see something happen. She didn't think it was completely necessary to have a workshop, but maybe they could all just reach out to their neighbors and tell them about it. There is always going to be people that complain.

Mr. Thibault wanted to clarify a couple of things. On 4th Street, we are proposing 4 large trees on each side that will be above the sidewalk. The 30% Plans show more trees along 4th Street, but they are smaller trees. On 5th Street, the 30% Plans show 4 trees on each side and we are maintaining that. The same is true for 6th Street. Back to the concrete art pads. The 30% Plans showed two at 6th Street, one on each side, and did not show any at 5th or 4th. Mr. Thibault suggested some direction on the number of art pads in the motion.

Councilwoman Simons asked if they needed 6. She thought that was a lot.

Mr. Wilkinson thought if they designed for it on 4th and 6th, 5th may complicate NDOT stuff, it would be good planning.

Councilwoman Simons said that would only be 4.

Mr. Wilkinson said they would need to be raised.

Councilman Schmidtlein said whatever they put on 5th Street needed to be a breakaway. NDOT wouldn't let them put pedestals up there.

*****A motion was made by Councilman Robert Schmidtlein, seconded by Councilman Bill Hance to approve the design of Phase 1, Project 3 block ends and to have an added**

alternate for hardscaping areas on 4th & 6th Street with raised concrete pedestals, and on 5th Street to comply with whatever NDOT's wishes are for hardscape.

Motion passed unanimously. (5-0)

II. REPORTS

A. Budget

Ms. Laughlin went over the budget report.

Councilman Schmidtlein asked what the estimated expenditures are going to be for the block ends.

Ms. Laughlin explained that they had $415,000 as the preliminary estimate a few years ago. At that time, they weren't taking into consideration the storm drain work that needs to be done and a variety of other things that need to be done with the infrastructure. We are anticipating that it will be higher than the preliminary estimate, probably around $600,000

Mr. Wilkinson said that would come back to the Agency for authorization to bid.

B. Other

Mr. Wilkinson wanted to echo Mr. Dalling's comment about the RAC decision. He had some apprehension that they were going to start revisiting the 30% Plans again. Jeff's motion was intended to move the block ends forward and get it to the RDA. Mr. Wilkinson said he had the same concerns at the RAC meeting.

Mayor Keener said his concern was that there had been so much passage of time. Now he's sitting in the chair and if it hits the fan, it will end up in his lap. He wanted to see a meeting with Ms. Laughlin, Mr. Thibault, Mr. Wilkinson, and himself with Dave Zornes to go through this.

Councilman Schmidtlein said they met as a Council and donated $10,000 to the art mural. He wanted the RAC bring back a recommendation. He felt that the RDA should be doing a match to the City. He wanted to see what the RAC thought about that and bring back a recommendation to the RDA.

Ms. Laughlin explained that the RAC's Bylaws don't allow them the flexibility to make decisions regarding expenditures. She said she could schedule another RDA Meeting and put that on the agenda

Councilman Chip Stone said he met with Convention Center voted $5,000 towards the mural project as well.

DRAFT

Mayor Keener asked Ms. Laughlin if she had any conversations about the vacant parking lot along Silver Street between 4th and 5th.

Ms. Laughlin said it had been months since they have had that conversation. Staff met with their engineer and went over the proposed design, and gave comments on it. They also talked with NV Energy in regards to the power. The engineer was supposed to come back with some engineer's estimates for the cost. It has been months since staff has received any communication on that.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

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ADJOURNMENT

There being no further business, the meeting was adjourned.

_____

Mayor Reece Keener, Chairman
Redevelopment Agency

DRAFT

CITY OF ELKO
REDEVELOPMENT AGENCY AND REDEVELOPMENT ADVISORY COUNCIL
SPECIAL JOINT MEETING MINTUES
4:00 P.M., P.D.S.T., TUESDAY, MAY 21, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

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

ROLL CALL

RDA Members Present: Councilman Bill Hance *(also RAC Member)*
Councilman Chip Stone
Councilman Robert Schmidtlein
Councilwoman Mandy Simons
Mayor Reece Keener.

RAC Members Present: Bill Hance, RDA
Catherine Wines, ACAB
Jeff Dalling.

RAC Members Absent: John Kingwell, Elko Co.
Jon Karr
Katie Neddenriep, ECVA
Lina Blohm
Sonja Sibert, GBC
Steve Bowers, Elko Co. School Dist.

City Staff Present: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Cathy Laughlin, City Planner
Bob Thibault, Civil Engineer
Michele Rambo, Development Manager
Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

I. PRESENTATIONS

A. Presentation of the 2019 Redevelopment Recognition Awards. **INFORMATION ONLY – NON ACTION ITEM**

Mayor Reece Keener said this was fun event for them to be able to do. They don't do them very often and he hoped they would be able to do another one within the next 18 to 24 months. It is a great way to recognize people that have made significant investments in the downtown. He thanked everyone for that. It's is not easy remodeling an old building. He knew that there was a lot of blood, sweat, tears, and cash that goes into it. He thought that for everyone that had undertaken that the perseverance was well worth it. Mayor Keener started by recognizing the Cowboy Arts & Gear Museum. Cowboy Arts and Gear Museum was granted the property from NV Energy in December 2017. They did an extensive remodel of the storefront as well as interior remodel. The Museum is a destination point for many visitors to our community, as well as a gathering place for local events. Jan Petersen, museum director, spends numerous hours each week in the museum telling the history of Elko. We are extremely fortunate to have such a resource in our downtown, Thank you!

Jan Peterson, Cowboy Arts & Gear Museum, said that the credit goes to NV Energy for having the vision to extend the life of the building and recognizing their legacy of the saddle crafting business. It's an honor to be downtown, not have an empty building, to be open, and not surviving but thriving. John Wright, Board President, was with Ms. Peterson. They have a hard working board and it is a team effort. They are happy to be there and happy to be a part of downtown and the revitalization.

Mayor Keener then presented Ogi Deli with their award. Ana Marie and Mikel Lopatequi started Ogi Deli in April 2010. In 2016, the business owners saw an opportunity to relocate to the heart of the downtown. After a complete transformation of the interior and exterior of the previous Donut's and More, they opened in their current location. The move has been a great decision for the business owners as the business is very successful. The business owners are hosts of several special events, which bring additional business to the downtown area and we thank you for your continued efforts in making our downtown great. He also presented to GFL Properties and Lipparelli Eye Care.

GFL Properties – GFL Properties managing partners, Pat and Cathy Laughlin and Glen and Casey Guttry, purchased the vacant building in March 2014. They did a complete interior remodel. 2,500 sq. ft. of the upper floor was converted into three new apartments and 5,000 square feet on the main floor was remodeled into two long-term business rentals. Future plans for the building include a complete storefront remodel as well as the exterior side along the alley. Redevelopment is about mixed uses, adding that live, work, play aspect to the downtown and this is a prime example of a successful property transformation of mixed use. Thank you for your investment and confidence in our downtown.

Lipparelli Eye Care – Dr. Matthew and Teresa Lipparelli have owned this property since March of 1991. Matthew has had his successful optometry business located in the building since the beginning. In May of 2018, The Lipparelli's did a complete storefront transformation including stucco and a new sign. The sign is creative and is certainly an "eye" catcher. We thank you for your 28 years of business in the heart of downtown and your investment into your property.

Matthew Lipparelli stated that he was happy to be contributing to his hometown and he loved the fact that the other business were doing that as well.

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Mayor Keener presented Dalling Hall with their award. Jeff Dalling purchased Dalling Hall in June of 2016. Numerous hours and thousands of dollars later, Jeff has created an amazing gathering space in downtown Elko. He has business rentals on the upper floor and a full calendar of rentals for the event hall. Jeff has kept many of the historical aspects of the property while bringing the building up to current building and fire codes. The long hours Jeff spent transforming the Hesson Hardware building has not gone unnoticed. We thank you for your investment in Elko and providing Elko another great historical restoration.

Jeff Dalling said as you all know and have gotten to watch the progress on the property, it has been a lot of work. All he has left is a little paint on the front. Today was a big day for the building. It was rented out again. The bottom was rented by Barrick. The amount of people that parked in 600 Block of the corridor, which is usually empty, was amazing. It was nice to see the parking lot full, and all the people downtown. Mr. Dalling stated that he was glad the project was done and that he was glad to be a part of downtown.

There were not representatives present to accept awards for Gerber Law Office or the Hannington Building, but Mayor Keener gave an explanation for each project.
Gerber Law Office – This property has been in the Gerber family since 1997. Zach and Travis Gerber were the recipients of the 2017 RDA Storefront Grant in which they did a new sign, awnings over the windows and doors, added lighting and architectural details. The property has several office rentals in addition to Gerber Law Office and provides that small commercial rental space desired by many small businesses and non-profit organizations. We thank you for your continued investment in our downtown as well as providing commercial rental space to businesses as well as non-profit organizations.
Hannington Building - Gary, Joseph and Peter Hannington, managing members of Shigamo Development Inc., purchased the property in August 2009. They immediately started on a complete remodel of the building, which includes an apartment upstairs and Coffee Mug and Modz Arcade on the street level. Their remodel included the interior and exterior of the building. The exterior remodel was the first on the block and set a great precedent. Thank you for investing in the downtown, relocating businesses to the downtown, leasing to new start-up businesses, and showing us another great example of a mixed-use building.

Mayor Keener presented John Wright with Capriola's their award. J.M. Capriola Co. opened in 1929 in the current location, J.M. Capriola's is known around the world for this iconic store in downtown Elko. Current business owners, Doug, John and Susan Wright were the recipients of a 2017 RDA Storefront Grant for the replacement of the windows and doors. The owners later, did a transformation of the 5th Street storefront. They are now looking at new signage as well as the restoration of the ever so famous "red horse". We thank you for the 90 years of retail services and history you have provided our community and your continued investment in the downtown.

John Wright thanked everyone that allows the downtown to have these programs to improve the downtown and give it new life. That is something that is needed downtown. There have been a lot of good starts down there. There is some incentive going and he wanted to see a lot more projects happen for other businesses downtown.

There were not representatives present to accept awards for Maverik, Jet Coin Laundry, or Dreez, but Mayor Keener gave an explanation for each project

Maverik – Maverick built a gas station and small convenience store in 1978 at their current location. In April 2000, they purchased the residence next door with the intention of expanding their business. In 2015, Maverick demolished their store and the residence next door and built a new building and gas station. Many years ago, it seemed as if Elko had a gas station on every block corner along Idaho Street. Maverick is now the only gas station within our Central Business District. The business is extremely successful and it is very important to have the diversity within our downtown. Thank you for your investment in the new facility and your loyalty to the Central Business District.

Jet Coin Laundry – Owners Michael and La Rene Moschetti purchased the property in June 2009. In 2014, they completed a full storefront renovation as well as a new sign. The transformation was amazing. The property was built in 1965 and has been a very successful business ever since. Jet Coin Laundry is a distinguished business in the heart of the downtown and we thank you for your continued investment.

Dreez – Jon and Audrey Karr started the very successful restaurant and bar, Dreez, in March of 2017. They have completed a full remodel of the interior and are currently working on a remodel of the attached patio area to provide outdoor dining as well as a gathering space for small events. Audrey's great design and style has created a unique dining atmosphere in the downtown. Jon and Audrey's continued efforts of redevelopment with the numerous properties they own, is very much appreciated.

Mayor Keener asked Mr. Thibault and Ms. Laughlin if they had anything to say, since they had been involved a so many of these projects

Cathy Laughlin, City Planner, explained that this is a new program that was started in 2019 with the Redevelopment Advisory Committee. This will be continuing. We plan on recognizing projects annually, or every other year, depending on how many projects are within the year. We feel that it is important to recognize these projects, to recognize when there is private investment into the downtown are, and incentivize others to invest in their properties as well.

Mayor Keener thought it was a great program with the Storefront Improvement. It gives property owners an incentive when they can share the cost with the Agency for making an investment. It helps them do more than they could have afforded to do otherwise. He hoped to see more great results in the future. Mayor Keener thanked everyone that was present for their investment.

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.

Mayor Reece Keener, Chairman
Redevelopment Agency

Catherine Wines, Vice-Chairman

Lina Blohm, Secretary

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Agenda Item # I.A.

City of Elko Redevelopment Agency
Agenda Action Sheet

1. Title: Review, consideration, and possible action to re-appoint the five members of the Redevelopment Advisory Council, and matters related thereto. **FOR POSSIBLE ACTION**

2. Meeting Date: **August 13, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **5 minutes**

5. Background Information: **Per the Redevelopment Advisory Council Bylaws adopted February 14, 2017, the members of the RAC shall be appointed by the RDA annually in July. The RDA shall appoint five (5) members to the RAC board. The RAC board members shall satisfy the following criteria or have the following affiliations or associations, and shall serve without compensation: (1) a member of the RDA, (2) the president or designee of the Downtown Business Association, (3) the chairman or designee of the Arts and Culture Advisory Board, (4) one member who resides within the City of Elko incorporated boundary, and (5) one stakeholder from the redevelopment area. Lina Blohm, Jon Karr, Catherine Wines, Bill Hance and Jeff Dalling have indicated an interest in continuing on the board.**

6. Budget Information:
   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **N/A**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information:

9. Recommended Motion: **Pleasure of the Agency**

10. Prepared By: **Cathy Laughlin, Redevelopment Manager/City Planner**

11. Committee/Other Agency Review:

12. Agency Action:

13. Agenda Distribution:

Shelby Archuleta

From: Catherine Wines <catherine@r6studio.com>
Sent: Thursday, July 11, 2019 2:57 PM
To: Cathy Laughlin; Shelby Archuleta
Subject: RE: Reappointment

I would like to be considered for reappointment to the RAC Board as the representative of the Arts and Culture Advisory Board.

Thanks,
Catherine

thank you,
catherine wines, architect
r6studio
architecture.planning
elko, nevada
o775.738.7829
f775.738.7817
www.r6studio.com

-------- Original Message --------
Subject: Reappointment
From: Cathy Laughlin <claughlin@elkocitynv.gov>
Date: Thu, July 11, 2019 2:30 pm
To: Catherine Wines <catherine@r6studio.com>, Jeff Dalling <jcdalling@hotmail.com>, Lina Blohm <lina@cbelko.com>, "Jon Karr (telescopelanes@frontiernet.net)" <telescopelanes@frontiernet.net>, "Bill Hance" <bhance@elkocitynv.gov>
Cc: Shelby Archuleta <sarchuleta@elkocitynv.gov>, "Scott A. Wilkinson" <sawilkinson@elkocitynv.gov>

The RAC bylaws state that the RDA needs to reappoint members of the RAC every July. Please reply only to Shelby and myself if you would like to have the RDA reappoint you to serve on the RAC for one more year.
Thanks,

Cathy Laughlin
City Planner

(775)777-7160 ph
(775)777-7219 fax
claughlin@elkocitynv.gov

City of Elko
1751 College Avenue
Elko, NV 89801

Shelby Archuleta

From: jeff dalling <jcdalling@hotmail.com>
Sent: Thursday, July 11, 2019 3:22 PM
To: Cathy Laughlin; Shelby Archuleta
Subject: RAC

I would like to be reappointed to the RAC. Thank you

Jeff Dalling

Shelby Archuleta

From: Telescopelanes <telescopelanes@frontiernet.net>
Sent: Friday, July 12, 2019 8:33 AM
To: Shelby Archuleta
Subject: Rac

Sure put my name in the hat
Jk

Sent from my Verizon 4G LTE Droid

Cathy Laughlin

From: Lina Blohm <Lina@cbelko.com>
Sent: Monday, July 15, 2019 4:32 PM
To: Cathy Laughlin
Subject: RE: Reappointment

Cathy,
Yes, I would be interested in a re-appointment for a position on the Redevelopment Advisory Committee for the upcoming year.
Sincerely,
Lina Blohm

From: Cathy Laughlin [mailto:claughlin@elkocitynv.gov]
Sent: Thursday, July 11, 2019 2:31 PM
To: Catherine Wines; Jeff Dalling; Lina Blohm; Jon Karr (telescopelanes@frontiernet.net); Bill Hance
Cc: Shelby Archuleta; Scott A. Wilkinson
Subject: Reappointment

The RAC bylaws state that the RDA needs to reappoint members of the RAC every July. Please reply only to Shelby and myself if you would like to have the RDA reappoint you to serve on the RAC for one more year.
Thanks,

Cathy Laughlin
City Planner

(775)777-7160 ph
(775)777-7219 fax
claughlin@elkocitynv.gov

City of Elko
1751 College Avenue
Elko, NV 89801

Cathy Laughlin

From: Bill Hance
Sent: Friday, July 12, 2019 7:26 AM
To: Cathy Laughlin
Subject: Re: Reappointment

My appointment to RAC is at the discretion of the Mayor.

Bill

Sent from my iPhone

On Jul 11, 2019, at 2:30 PM, Cathy Laughlin <claughlin@elkocitynv.gov> wrote:

> The RAC bylaws state that the RDA needs to reappoint members of the RAC every July. Please reply only to Shelby and myself if you would like to have the RDA reappoint you to serve on the RAC for one more year.
> Thanks,
>
> *Cathy Laughlin*
> *City Planner*
>
> (775)777-7160 ph
> (775)777-7219 fax
> claughlin@elkocitynv.gov
>
> City of Elko
> 1751 College Avenue
> Elko, NV 89801

Agenda Item # I.B.

City of Elko Redevelopment Agency
Agenda Action Sheet

1. Title: **Review, consideration, and possible action on a 2019 Storefront Improvement Grant Recipient and amount allocated, and matters related thereto. FOR POSSIBLE ACTION**

2. Meeting Date: **August 13, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **10 minutes**

5. Background Information: **City of Elko Redevelopment Agency allocated $50,000 to the 2019 Storefront Grant Program. Two applications were received and both grants were awarded for a total amount of $24,443.14. The RDA at their May 21, 2019 meeting made a motion to extend the application review cycle and accept applications on a first-come, first-served basis until all available, budgeted funding is exhausted or until the end of 2019 when a new Storefront Grant application cycle would start. The Redevelopment Advisory Council did not have a quorum at their meeting July 25, 2019, therefore didn't review the application. Staff has reviewed the application and finds it to be complete and recommends to the RDA to fund the project as requested which would deplete the budgeted funding and close the Storefront Grant Program for 2019.**

6. Budget Information:
   Appropriation Required: **N/A**
   Budget amount available: **$25,556.86**
   Fund name: **Redevelopment Agency**

7. Business Impact Statement: Required **Not Required**

8. Supplemental Agenda Information: **Staff Memo, grant applications**

9. Recommended Motion: **Pleasure of the RDA**

10. Prepared By: **Cathy Laughlin, Redevelopment Manager**

11. Committee/Other Agency Review: **Redevelopment Advisory Council**

12. Agency Action:

13. Agenda Distribution: **Jason Land**
    Edward Jones
    2213 North 5th Street
    Elko, NV 89801

CITY OF ELKO
Planning Department

Website: www.elkocity.com
Email: planning@ci.elko.nv.us

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7119

Memorandum

To: Elko Redevelopment Agency
From: Cathy Laughlin –City Planner
Date: August 5, 2019
Meeting Date: Tuesday, August 13, 2019

Agenda Item:

B. Review, consideration, and possible action on a 2019 Storefront Improvement Grant Recipient and amount allocated, and matters related thereto. **FOR POSSIBLE ACTION**

Background:

City of Elko Redevelopment Agency allocated $50,000 to the 2019 Storefront Grant Program. Two applications were received and both grants were awarded for a total amount of $24,443.14. The RDA at their May 21, 2019 meeting made a motion to extend the application review cycle and accept applications on a first-come, first-served basis until all available, budgeted funding is exhausted or until the end of 2019 when a new Storefront Grant application cycle would start. The Redevelopment Advisory Council reviews the grant applications and has a rating sheet for each applicant with a recommendation to the RDA on recipients as well as amounts allocated per each grant application. The Redevelopment Advisory Council did not have a quorum at their meeting July 25, 2019, therefore didn't review the application. Staff has reviewed the application and finds it to be complete. Staff recommends that the Agency review the application rather than referring it to the RAC to prevent several weeks in delaying the project.

Exhibits:

Grant application and all supporting documents

RECOMMENDATION:

Staff recommends to the RDA to fund the project as requested which would deplete the budgeted funding and close the Storefront Grant Program for 2019.

2018 Storefront Improvement Grant Applications

Applicant	Business	Address	APN	Funding Request	Approved by RDA	Bid #1	Bid #2	Bid #3	Bid #4	Current Prop. Tax	Current Water Bill	Business License	Photos of Existing	Design of Project	Zoned Properly
Susan Wright	J.M. Capriola Co.	500 Commercial Street	001-343-001	$ 16,997.50	$ 16,997.50	$ 35,903.86	$ 62,079.00	$ 41,350.00		x	x	x	x	x	x
Catherine Wines	Taber Building	407, 419, & 421 Railroad	001-265-017	$ 7,445.64	$ 7,445.64	$ 14,891.27	$ 15,065.00	$ 15,195.00		x	x	x	x	x	x
Jason & Gina Land	Land Building	475 8th Street		$ 25,000.00	$ 25,000.00	$ 54,837.75	$ 61,175.00	$ 57,660.70		x	x	x	x	x	x

Total Approved for 2019: $ 49,443.14
Remaining Funds for 2019: $ 556.86

STAFF COMMENT FLOW SHEET
REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 7/25

Do not use pencil or red pen, they do not reproduce

Title: Land Building Storefront Improvement Grant Application - 2019

Applicant(s): Jason + Gina Land

Site Location: 475 8th Street Current Zoning: _____

Date Received: 6/21/19 Date Public Notice: N/A

COMMENT: _____

****If concerns justify or additional space is required please provide a separate memorandum****

Building Department: Date: 7-18-19
applicable building permits please submit for all

BT

Initial

City of Elko Redevelopment Agency

Storefront Improvement Grant Program

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JUN 21 2019

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: Land Building

Funding Requested (Amount): $ 25,000.00

2. Property Information

Business Name:

☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Sole Proprietorship ☐ Other

Physical Address: 475 8th Street Elko NV 89801

Mailing Address: PO BOX 281329

City: Lamoille State: NV Zip Code: 89828

Phone: 775-340-0062 Cell: 775-340-4934 Fax:

Current Building Use: 1/3 Elko Federal Credit union lending office 2/3 vacant but to be leased to Edward Jones Investments upon completion.

3. Applicant Information (Participant)

Name: Jason and Gina Land

Mailing Address: PO Box 281329

City: Lamoille State: NV Zip Code: 89828

Phone: 775-340-0062 Cell: 775 340-4934 Fax:

Email: Jason.land@edwardjones.com

Do you ☑ Own or ☐ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.

City of Elko Redevelopment Agency

Storefront Improvement Grant Program

4. Property Owner

Owner Name: Jason and Gina Land

Mailing Address: Po Box 281329

City: Lamoille State: NV Zip Code: 89828

Phone: 775 340 0062 Cell: 775 340 4934 Fax:

Email: Jason.land@edwardjones.com or Ginarebecca1980@aol.com

Are there multiple owners? ☐ **Yes** ☑ **No** **If yes, provide additional sheet for each property owner**

5. Contact Person or Representative

Name: Jason Land

Mailing Address: Po Box 281329

City: Lamoille State: NV Zip Code: 89828

Phone: 775 340 0062 Cell: 775 340 4934 Email: Jason.Land@edwardjones.com

The following must be submitted with a complete application:

☐ Photographs of existing façade.

☐ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.

☐ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

We plan on removing the existing stucco and restoring the building to its original brick facade. We have taken a small portion off the front of the building to reveal the historical brick (See attached plans) We plan to remove and replace the existing front door and windows with larger windows that are similar in size to the original building. Architectural accents will be added over the door and windows as well as a cap for the parapet wall.

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

The existing improvements are showing wear and tear in the stucco with new holes, penetrations, cracking and fading color. The original window wells were boarded at the top, greatly diminishing the buildings curb appeal.

3. Please describe how you intend to maintain the improvements throughout their useful life.

Restoring the building to its original brick is the best option for the least amount of required maintenance. As a business owner, we feel it is important to have a nice clean building and area surrounding the property for our customers as well as to attract new customers so we will continue to maintain the property to reflect that higher level of standards.

4. Provide background information regarding the history of the business currently occupying the building:

The South portion of the building is currently occupied by Elko Federal Credit Union ~~of~~ for their business lending division. EFCU is a local lending and banking institution established by Elko County residents in 1960. We are currently in the planning process for a full remodel of the north end of the building. Upon completion of the remodel we plan on moving our Edward Jones Financial office into the space. EDJ has had an office in Elko since 1985

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

From what we have learned upon researching this building we know it was built in the 1940's for Nevada Bell. It was occupied by them for numerous years. It later housed a dentist office, medical office and professional offices. We have asked the museum as well as several local sources and historians for photos and have thus far been unable to locate one. We will continue to search until we locate one.

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

This building looks like a benign beige bunker. We intend to restore the historical brick exterior and expose the original full-sized window facade. We feel this will greatly improve the curb appeal of the building. We think that supporting the downtown Redevelopment efforts are extremely important. This weighed heavily in our decision to purchase the building in the Redevelopment area rather than stay in our current location on North 5th street.

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

☑ **The project will eliminate blighted conditions**

The building would not be considered a blight, but rather lacks curb appeal. We are hoping to change that by completely changing the look of the building.

☑ **The project will promote economic revitalization**

Anytime you take an empty building, renovate it and occupy it, it supports economic revitalization. The north end of the building has been vacant for some time and by moving my business downtown it helps draw my clients downtown.

☑ **The project will enhance the City's historic preservation efforts**

We are restoring the original brick facade which enhances the city's historic preservation efforts. The windows will also be restored to their original size which is more proportionate to the building size. We feel this will enhance the overall appearance of the building.

☑ **The project will be consistent with the City's master plan**

The project will be consistent with the City's master plan. The City of Elko's Master Plan designates the area as mixed use downtown. The commercial use of the building supports the master plan designation as well as the goals and objectives of the Redevelopment Plan.

Acknowledgement of Application Provisions: (please check each that you acknowledge)

☑ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
☑ All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
☑ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
☑ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
☑ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
☑ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
☑ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
☑ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
☑ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
☑ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
☑ I/We understand that the project shall comply with the Program Guidelines.
☑ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
☑ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Jason B. Yard — 06/10/2019
Program Participant Signature **Date**

Jason B. Yard — 06/10/2019
Owner Signature **Date**

Gena Yard — 6/10/2019
Owner Signature **Date**

RECEIVED
JUN 21 2019

June 19, 2019

Jason and Gina Land
475 8th Street
Elko, Nevada 89801

ormaza
CONSTRUCTION
competitive prices. quality work. since 1963

Dear Jason and Gina,

We are pleased to offer a lump sum bid of $61,175.00 for removing the stucco and refinishing the outside of your office at 475 8th street.

Includes:

1. Design
2. Permits
3. Demo stucco
4. Sandblast and restore brick
5. 10 each new windows
6. 2 each new doors
7. Awnings

Excludes:

1. Testing
2. Landscaping
3. Winter protection
4. Temporary Utilities
5. Bonds
6. Builders Risk

Clarification:

1. Due to unstable material pricing this bid is good for 30 days.

Thank you for the opportunity to assist you on this project. Please feel free to contact me at (775)738-5611 if you have any questions or need additional information.

Sincerely,

Pedro G. Ormaza

t 775.738.5611
f 775.753.5444
p.o. box 339
elko, nevada 89803
ormaza@frontiernet.net
www.ormazaconstruction.com

LAUGHLIN
CONSTRUCTION
INC.
371 Mountain City
Hwy. #7
Elko, NV 89801

RECEIVED
JUN 21 2019

PROPOSAL

DATE
6/19/2019

CUSTOMER
Jason and Gina Land 475 8th Street Elko, NV 89801

PROJECT

DESCRIPTION	AMOUNT
Remove Approximately 5,940 sq. ft. of existing stucco applied to brick. Remove all adhesive, and sandblast entire surface. Install 10 new windows and 2 new doors. Trim out as necessary. Add architectural metal awnings over windows and doors to match bronze finish. Color cap for top of wall, color selected by owner.	47,685.00
15% Contractor's Profit and Overhead	7,152.75
	Total $54,837.75

Bottari Construction

P.O. Box 281660
Lamoille, NV 89828-1660

RECEIVED

JUN 21 2019

Estimate

DATE	ESTIMATE NO.
6/21/2019	2018-02

NAME / ADDRESS
Jason and Gina Land 475 8th street Elko Nevada 89801

PROJECT

DESCRIPTION	QTY	COST	TOTAL
Strip 4,600 square foot of stucco off brick,and sand blast to clean surface. add architectural awnings over windows and doors replace 10 new windows and 2 doors. add cap to top of wall owner select color.		48,865.00	48,865.00
18% Profit and Overhead		8,795.70	8,795.70
		TOTAL	$57,660.70

JASON AND GINA LAND
REDEVELOPMENT AGENGY STOREFRONT GRANT APPLICATION
475 8TH STREET, ELKO, NV 89801



EXISTING 8TH STREET FACADE
REMOVE STUCCO TO EXPOSE EXISTING BRICK. REPLACE WINDOWS WITH NEW TALLER WINDOWS. ADD NEW AWNINGS OVER WINDOWS AND DOORS. NEW COLOR CAP AT TOP OF WALL.



EXISTING ALLEY FACADE
REMOVE STUCCO TO EXPOSE EXISTING BRICK. PAINT EXISTING DOOR. NEW COLOR CAP AT TOP OF WALL.



EXISTING REAR OF BUILDING FACADE
REMOVE STUCCO TO EXPOSE EXISTING BRICK. REPLACE WINDOW WITH NEW WINDOW. ADD NEW AWNINGS OVER WINDOW AND DOORS. NEW COLOR CAP AT TOP OF WALL.



EXISTING COURT STREET FACADE
REMOVE STUCCO TO EXPOSE EXISTING BRICK. REPLACE WINDOWS WITH NEW TALLER WINDOWS. ADD NEW AWNINGS OVER WINDOWS. NEW COLOR CAP AT TOP OF WALL.



THE EXISTING BRICK HAS BEEN EXPOSED TO SEE THE QUALITY OF BRICK AND MORTAR. THE ENTIRE BUILDING WILL BE RESTORED BACK TO THE ORIGINAL BRICK AS SHOWN HERE

SCOPE OF WORK
REMOVE STUCCO TO EXPOSE EXISTING BRICK. REMOVE ALL ADHESIVE FOR STUCCO, SAND BLAST THE SURFACE CLEAN, PATCH IN ANY BRICK THAT IS DAMAGED OR MISSING, REPLACE WINDOWS WITH NEW TALLER WINDOWS. ADD NEW AWNINGS OVER WINDOWS. NEW COLOR CAP AT TOP OF WALL.



NOTE: REMOVE AND REPLACE ALL EXISTING WINDOWS. NEW WINDOWS TO BE AMSCO ARTISAN BRONZE EXTERIOR AND BRONZE INTERIOR FRAME. 8' TALL WINDOWS TO FIT OPENING THAT WAS PREVIOUSLY FILLED IN.

NEW WINDOWS

Agenda Item # I.C.

City of Elko Redevelopment Agency
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of a funding request from Art Spot Reno to participate in funding the Elko Mural Expo 2019 up to an amount of $10,000. FOR POSSIBLE ACTION**

2. Meeting Date: **August 13, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **5 minutes**

5. Background Information: **Art Spot Reno will be hosting the Elko Mural Expo 2019 in September and are looking for donations to cover the costs of the murals and artists.**

6. Budget Information:
   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **Redevelopment Agency**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information:

9. Recommended Motion: **Pleasure of the Agency**

10. Prepared By: **Cathy Laughlin, Redevelopment Manager/City Planner**

11. Committee/Other Agency Review:

12. Agency Action:

13. Agenda Distribution:

Agenda Item # I.D.

City of Elko Redevelopment Agency

Agenda Action Sheet

1. Title: **Review, consideration and possible approval of the 2019 / 2020 Redevelopment Agency budget. FOR POSSIBLE ACTION**

2. Meeting Date: **August 13, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **15 minutes**

5. Background Information:

6. Budget Information:

   Appropriation Required: **N/A**
   Budget amount available: **N/A**
   Fund name: **Redevelopment Agency**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **2019 / 2020 RDA Budget**

9. Recommended Motion: **Approve the 2019 / 2020 Redevelopment Agency Budget**

10. Prepared By: **Cathy Laughlin, Redevelopment Manager, City Planner**

11. Committee/Other Agency Review:

12. Agency Action:

13. Agenda Distribution:

Redevelopment Agency Fund

Revenues			Expenditures		
Beginning Fund Balance	$	1,043,835	Legal Expense	$	20,000
Property Tax Revenues	$	355,538	Revolving Loan Fund	$	100
Interest Revenues	$	7,000	Public Improvements – Other	$	1,368,716
			TOTAL Expenditures	**$**	**1,388,816**
			Fund Balance	$	17,557
Total Resources	**$**	**1,406,373**	**Total Uses**	**$**	**1,406,373**

Redevelopment Agency 2019/2020 Budget

July 1, 2019 to June 30, 2020

Revenues		
	Approved Budget	As of 8/5/2019
Beginning Fund Balance	**$1,043,835**	
Budget to beginning fund balance dif.		
Property Tax Revenues (anticipated)	$355,538	$255
Interest Revenues (anticipated)	$7,000	$1,875
Transfer in from General Fund		
Total Revenues	$1,406,373	$2,129

Balance to date	$1,045,718

Expenditures		
	Approved Budget	As of 8/5/2019
Legal	$20,000	
Public Improvements		
Misc. items	$1,000	$247
Storefront Program (pledged 2017/1	$25,000	
Storefront Program (pledged 2018/1	$55,105	
Storefront Program (pledged 2019/2	$49,443	
Public-Private Partnerships	$75,000	
Centential Train Refurbish	$4,000	
Balance towards savings	$1,176,725	
Revolving Fund	$100	
Total Expenses	$1,406,373	

M:\Planning\Redevelopment\RDA Budgets\RDA Budget 2019-2020
8/5/2019

Agenda Item # I.E.

Elko Redevelopment Agency
Agenda Action Sheet

1. Title: **Review, consideration and possible action to enter into a Public/Private Partnership with Northern Nevada Asset Holdings dba Stockmen's Hotel Casino LLC., for the development of parking, lighting and landscaping on APN 001-342-012, and matters related thereto**. **ACTION ITEM**

2. Meeting Date: **August 13, 2019**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **15** Minutes

5. Background Information: **Northern Nevada Asset Holdings dba Stockmen's Hotel Casino LLC. is in the permitting process for the expansion of an Old Chicago Pizzeria within their building. The referenced parcel is currently a dirt/gravel parking lot that is highly used by a variety of users. Their proposal would allow DBA to use ½ the lot for special events without doing a corridor closing.**

6. Budget Information:
   Appropriation Required:
   Budget amount available: **$889,287.00**
   Fund name: **Redevelopment Agency**

7. Business Impact Statement: **Not Required**

8. Supplemental Agenda Information: **Letter from Stockmen's, Engineer's design and estimate, Redevelopment Plan section of Public/Private partnerships**

9. Recommended Motion: **Pleasure of the RDA**

10. Prepared By: **Cathy Laughlin, City Planner**

11. Committee/Other Agency Review:

12. Agency Action:

13. Agenda Distribution: **Stockmen's Hotel Casino, LLC**
    David Zornes
    340 Commercial Street
    Elko, NV 89801

    Lana Carter
    lanalcarter@live.com

Created on 8/2/19

STOCKMEN'S
CASINO

July 22, 2019

City of Elko Redevelopment Agency
1751 College Avenue
Elko, NV 89801

To Whom It May Concern:

Stockmen's Casino has been a cornerstone business for 75 years in downtown Elko. We have seen many changes in the downtown corridor throughout the years, but our dedication to downtown Elko has not wavered. From the inception of the DBA Wine Walks, we have been proud to sponsor this popular event, as well as provide a meeting space for DBA meetings, and other local activities.

As we prepare to introduce *Old Chicago*, at an estimated price tag of 1.5 million dollars, more positive changes are on the horizon for Stockmens, and our local downtown community. The *Old Chicago* restaurant chain is a 43 year old strong business that since 1976 has been committed to innovation and excellence in craft beer, pairing those picks with delicious dishes, and delivering to their guests' genuine Chicago-style goodness. *Old Chicago* has grown into an incredible discovery of new craft brews and savory menu offerings. 46 million pizzas and nearly 300,000 World Beer Tours later, they are the craft beer authority, and a proud member of the CraftWorks family, the largest operator of brewery restaurants in the U.S.

With this exciting change to the downtown Elko atmosphere and population, the Elko *Old Chicago* will be able to serve 180 patrons at a time, with both indoor and outdoor seating, and will bring thousands of new visitors to the downtown corridor. Therefore, we feel that paving the Silver Street dirt lot, adding proper lighting, and beautiful urban landscaping, will be a beneficial addition to downtown Elko. This new paved parking lot will not only provide Stockmen's patrons with additional parking, but will also serve as a much needed parking option for many local downtown businesses, some of which are current DBA members. In addition to the parking feasibility it will provide, the paved lot will also greatly improve downtown Elko visually. Designed for double usage, Stockmens would be willing to share half of the paved lot, specifically for DBA functions and activities throughout the year.

The paving of the Silver Street dirt lot is estimated to cost $273,000, and plans and cost have been drawn up by Carter Engineering, LLC. Stockmen's Casino is requesting $50,000 in funding assistance from the Elko DBA, and $100,000 in funding assistance from the RDA. We look forward to presenting our plans and ideas with you all further, and answer any questions or concerns you may have.

Sincerely,

David R. Zornes
CEO

STOCKMEN'S HOTEL CASINO, LLC
340 COMMERCIAL STREET ELKO, NEVADA 89801
OFFICE: (775) 738-5141 FAX: (775) 777-0728

CITY OF ELKO, NEVADA REDEVELOPMENT AGENCY
STATEMENT OF INTEREST TO PARTICIPATE

I hereby express my interest in participating in the City of Elko, Nevada redevelopment effort and submit the following information:

1. Name of Property Owner/Tenant: STOCKMEN'S HOTEL and CASINO LLC

   Phone: 775 389-1339 Dave Zornes direct

   E-Mail: dzornes@northernstarcasinos.com

2. Home Address: 340 COMMERCIAL STREET

   Lot is on Silver Street between 4th & 5th

3. Address of Property Owned or Rented in a Project Area:

   APN of 001-342-012

4. Name of Business: PARKING LOT for Stockmen's

   Business Phone: 775 389-1339

   E-Mail: DZORNES@NORTHERNSTARCASINOS.COM

5. I own (✓); am a tenant ( ); and wish to rehabilitate ( ); build ( ); sell ( ) my present property.

6. My present type of business is: PARKING LOT

7. Remarks: My COMPANY WISHES TO PAVE, LIGHT and LANDSCAPE DIRT PARKING LOT FOR STOCKMEN'S AND OLD CHICAGO PIZZA and TAPROOM to USE

I understand that submission of this Statement of Interest *does not* in any way obligate me to participate in the redevelopment effort, nor does it obligate the Agency to enter into an Owner Participation Agreement with me.

Signed: David R Zornes

Printed or typed name: DAVID R. ZORNES

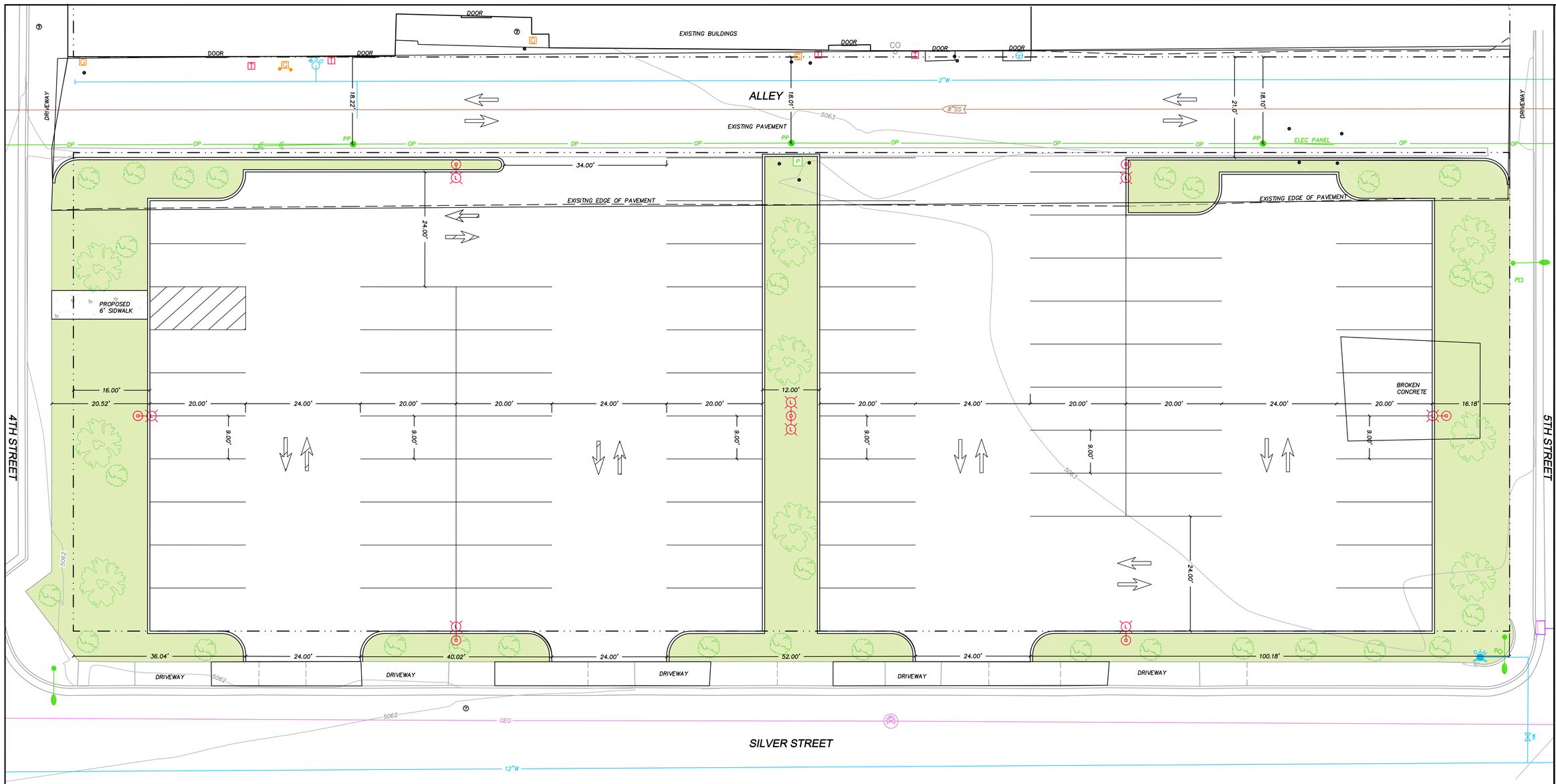
Title: CEO Date: 7-29-19

Preliminary Estimate for
Parking Lot at 400 Block of Silver St
December 10, 2018

Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

Item #	Item	Unit	Quantity	Unit Price	Total
1	Demo Existing Concrete Valley Gutter	SF	600	$ 8.00	$ 4,800.00
2	Demo Existing Concrete Pad	SF	590	$ 3.00	$ 1,770.00
3	Demo Existing Pavement	SF	9,700	$ 0.75	$ 7,275.00
4	Demo Type 1 Curb & Gutter	LF	100	$ 8.00	$ 800.00
5	Demo Sidewalk	SF	800	$ 3.00	$ 2,400.00
6	Grading	SF	39,500	$ 0.25	$ 9,875.00
7	Type 1 Curb & Gutter	LF	100	$ 40.00	$ 4,000.00
8	Barrier Curb	LF	945	$ 20.00	$ 18,900.00
9	Sidewalk	SF	800	$ 10.00	$ 8,000.00
10	3 Foot Wide Valley Gutter	SF	915	$ 15.00	$ 13,725.00
11	3-inch A.C.	SF	31,760	$ 2.75	$ 87,340.00
12	9-Inch Type 2, Class B Agg. Base	SF	31,760	$ 1.00	$ 31,760.00
13	Water Service	LF	40	$ 40.00	$ 1,600.00
14	Water Service Connection	EA	1	$ 1,500.00	$ 1,500.00
15	Water Service Meter	EA	1	$ 3,000.00	$ 3,000.00
16	Light poles, fixtures, bases	EA	7	$ 5,000.00	$ 35,000.00
17	Conduit & Trench for Lighting	LF	600	$ 20.00	$ 12,000.00
18	Accessible Parking Signs	EA	2	$ 750.00	$ 1,500.00
19	Striping	LS	1	$ 7,500.00	$ 7,500.00
20	Landscaping	LS	1	$ 20,000.00	$ 20,000.00
				Total	**$ 272,745.00**

note: the above estimate includes the adjacent alley improvements



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — 10"SS
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING CURB INLET
- EXISTING GAS LINE — GAS
- EXISTING GAS METER WITH BOLLARDS
- EXISTING WATER LINE — W
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER SHUT OFF
- EXISTING ELKO HEAT WATER LINE — GEO
- EXISTING ELKO HEAT WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD GROUND POWER LINE — OP
- EXISTING POWER BOX
- EXISTING POWER POLE WITH GUY WIRE — PP
- EXISTING STREET LIGHT

NOTES

PARKING SPACES PROVIDED = 72 SPACES AT 9'x20'

LANDSCAPE PROVIDED = 6,620 S.F.

1"=10'

10 0 10 20 30 40

SCALE: 1"=10'

WC3 APPROVAL

PRELIMINARY

REV	DATE	DESCRIPTION

Carter Engineering, LLC
Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

STOCKMEN'S CASINO
PARKING LOT IMPROVEMENTS
PRELIMINARY LAYOUT OPTION 1
ELKO, NEVADA

DESIGN BY:	LLC
DRAWN BY:	LLC
CHECKED BY:	LLC
DATE:	10-24-18
JOB NO:	07-2018
DWG NO:	2018-07

SCALE
HORIZ: 1"=10'
VERT: N/A

SHEET C1
OF 1

REDEVELOPMENT AGENCY
PROPERTY OWNER PARTICIPATION
RULES

***

Rules Governing Participation Opportunities,
Priorities and Preferences for Property Owners,
Operators of Businesses and Tenants in the
Elko Redevelopment Area

City of Elko

Redevelopment Agency

1751 College Avenue

Elko, Nevada 89801

December 11, 2007

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Appendix:

Format for Property Owner' s Statement of Interest Participate.....7

I. DEFINITIONS

" *Agency*" means the City of Elko, Nevada Redevelopment Agency.

" *City Council*" means the City Council of the City of Elko, Nevada, which also serves as the governing board of the Agency.

" *Owner Participation Agreement*" means an agreement entered into between the Agency and an owner of real property, persons engaged in business, or a tenant doing business within the Elko Redevelopment Area in accordance with the provisions of the Redevelopment Plan for the Project Area and the rules as described herein. The intent of an Owner Participation Agreement is to provide a clear understanding on the part of the Agency and the Owner regarding each party' s responsibilities when undertaking a redevelopment project.

" *Redevelopment Area*" means all the land within the boundaries of the Elko Redevelopment Plan.

" *Redevelopment Plan*" means the Redevelopment Plan for the Elko Redevelopment Area, as adopted by the Redevelopment Agency and the City Council of the City of Elko, Nevada.

II. PURPOSE

NRS 279.566 requires that all redevelopment agencies adopt a procedure to allow owners to participate in the redevelopment process. The following rules have been adopted by the Agency as a fair and equitable method to allow this participation.

III. GENERAL PROCEDURES

These rules have been adopted by the Agency specifically to implement the provisions of Nevada Revised Statutes regarding participation opportunities, priorities and preferences for property owners, tenants and businesses located within the Elko Redevelopment Area boundaries. Persons and businesses desiring to exercise their owner participation rights and preferences should abide by these rules in exercising their preferences and participation opportunities.

The Agency desires and urges participation in the growth and development of each of the parcels encompassed within the Project Area by as many property owners and businesses as possible. In view of the pattern of land usage and development envisioned by the Redevelopment Plan, persons owning real property or doing business in the Project Areas will be encouraged, whenever feasible, to take advantage of their participation and preference opportunities as described herein, subject to and limited by factors such as the following:

1. The elimination and/or modification, if any, of existing land uses.

2. The construction, vacation, realignment and/or alteration, if any, of existing streets.

3. The ability of participants to finance and complete proposed developments and rehabilitation.

4. The capability and/or experience of the owner participant necessary, as determined by the Agency, to implement the proposed development.

5. The proposed land uses within the Redevelopment Area.

6. The intensification of certain land uses.

7. The construction or expansion of public facilities.

The Redevelopment Plan authorizes the Agency to establish reasonable priorities and preferences among participants; accordingly, the following order of priorities is established:

1. **Existing property owners** desiring to participate in their same location in compliance with the appropriate Redevelopment Plan and desiring to rehabilitate existing improvements or build new office, retail, multi-family or family recreation developments, without competition from persons and firms outside the Redevelopment Area.

2. **Existing businesses and tenants** desiring to participate in their same location in compliance with the applicable Redevelopment Plan and desiring to rehabilitate existing improvements or build new office, retail, multi-family or family recreation developments, without competition from persons and firms outside the Redevelopment Area.

3. Firms and persons from outside the Redevelopment Area in regard to the rehabilitation, development or redevelopment

of the real property of existing owners, businesses and tenants.

4. Equal consideration with no preference among existing Redevelopment Area owners is given to tenants and businesses or firms or persons from outside the Redevelopment Area in regard to property not currently owned, leased or rented by existing Redevelopment Area property owners, businesses or tenants.

Conflicting proposals submitted for particular sites or land uses will be resolved by the Agency after consideration of the following factors, in no particular order of preference:

1. Present occupancy and/or land ownership in the Redevelopment Area.

2. Participant' s length of occupancy in the Redevelopment Area.

3. Size and configuration of the participant' s existing property.

4. Accommodation of as many participants as possible.

5. Participant' s ability to implement projects as determined by the Agency with respect to the participant' s financial capability, prior experience with similar developments, ability to obtain financing, participant' s willingness to adhere to design standards and development controls established by the Agency, participant' s willingness to enter into owner

participation agreements, timeliness in the submission of development proposals, etc.

6. Conformity of participant' s proposal with the intent and objectives of the Redevelopment Plan.

7. Similar land use to similar land use.

8. Service to the community in achieving its goals and objectives.

IV. PARTICIPATION BY OWNERS OF REAL PROPERTY

A. Participation in the Same Location:

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by:

- Retaining all or portions of his or her property;
- Retaining all or portions of his or her property and purchasing adjacent property if needed and available for development;
- Rehabilitating or demolishing all or part of his or her existing buildings;
- Initiating new development;
- Selling property to the Agency.

B. Participation in a Different Location:

To further the goals of the Redevelopment Plan, existing Redevelopment Area property owners are encouraged to submit proposals for rehabilitation/expansion, development or redevelopment of property that is not currently under the ownership of the property owner submitting the proposal. However, under this type of proposal, the property owner would receive no preference for his proposal as he or she would when proposing an owner participation agreement regarding property currently under his or her ownership.

V. PARTICIPATION BY TENANTS

Pursuant to these rules, **non-property owners who are tenants** engaged in business or residing in the Redevelopment Area will be given preference if they wish to purchase property at their present location for the purpose of rehabilitating and/or expanding existing improvements or to build new improvements in conformance with the designated land uses and other requirements of the Redevelopment Plan. However, the preference provided the above mentioned business or residential tenants will be subordinate to, or follow, the preference provided to the existing property owner.

Business and residential tenants also may submit proposals for rehabilitation and/or new developments at locations other than their existing location, as long as said proposals conform to the Redevelopment Plan. However, no preference shall be provided business and residential tenants for this type of proposal.

VI. PROCEDURES FOR BECOMING A PARTICIPANT

A. Submittal of a Statement of Interest:

The Agency will cooperate with each owner and business tenant in the Redevelopment Area who expresses interest in the Agency' s program. The Agency will make good faith efforts to determine the desires of each owner and tenant with respect to his interest in becoming owner participants.

Every property owner or tenant interested in becoming a participant shall submit to the Agency a completed " Statement of Interest to Participate" (format provided in the Appendix to these Owner Participation Rules). The Agency shall proceed to negotiate with each owner returning the " Statement of Interest" as appropriate to each owner' s response.

Subject to the provisions of these rules, the Agency will endeavor in good faith to accommodate any owner or business tenant desiring to develop or improve property in a Project Area by expediting the negotiation of participation agreements upon request.

B. Submittal of a Proposal for Owner/Tenant Participation:

The Agency will notify each person or business which submits a valid " Statement of Interest" of the time within which he or the business must submit a proposal for participation, if the desired participation is such that a proposal for participation is necessary.

Ample opportunity will be given to discuss proposals with the Agency' s staff and to make necessary adjustments conducive to

the parties involved. The Agency will make a reasonable effort to come to an agreement with each person or business desiring to participate in a project within the Redevelopment Area.

C. Completion of a Participation Agreement:

Each owner or tenant who has submitted an acceptable proposal for participation shall enter into a participation agreement with the Agency. Each agreement will contain provisions necessary to ensure that the participation proposal will be carried out, and that the subject property will be developed and used in accordance with the conditions, restrictions, rules and regulations of the Redevelopment Plan and the participation Agreement. Each agreement will require the participant to join in the recordation of such documents as the Agency may require in order to ensure conformance with applicable conditions, restrictions, rules and regulations. The agreement will also provide that a successor in interest of the original participant may become a participant with the written approval of the Agency.

VII. PROCEDURES FOR AMENDING PARTICIPATION RULES

The Agency may amend these rules at any meeting held after their adoption provided the persons who have filed " Statements of Interest" and the participants who have entered into participation agreements are notified in writing at least fourteen (14) days before the date of the meeting at which the proposed amendment will be considered. The text of the proposed change will be furnished along with the notice of the meeting. Individuals will be notified either in person or by certified mail. Such notice

will be mailed or delivered to the address shown on the " Statement of Interest" or as indicated in the participation agreement.

Owners or business tenants in the Redevelopment Area who have an interest in a project may initiate changes in these rules and propose such changes to the Agency. Persons or businesses affected by proposed amendments may appear individually or as a body to voice their opinion for consideration by the Agency.

II. Reports

Redevelopment Agency 2018/2019 Budget

July 1, 2018 to June 30, 2019

Revenues		
	Approved Budget	As of 6/30/2019
Beginning Fund Balance	**$803,514**	
Budget to beginning fund balance dif.	**$47,208**	
Property Tax Revenues (anticipated)	$338,608	$381,122
Interest Revenues (anticipated)	$4,750	$14,614
Transfer in from General Fund		
Error from Elko County in revenue		-$50,474
Total Revenues	$1,194,080	$345,262

Balance to date	$1,045,725

Expenditures		
	Approved Budget	As of 6/30/2019
Legal	$20,000	$290
Public Improvements		
Misc. items	$1,000	$251
Storefront Program (pledged 2017/1	$25,000	
Storefront Program (pledged 2018/1	$55,105	
Public-Private Partnerships	$75,000	
Expn. of Centennial Park 7th Street	$215,631	$149,718
Balance towards savings	$802,244	
Revolving Fund	$100	
Total Expenses	$1,194,080	$150,259

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8/5/2019

Redevelopment Agency 2019/2020 Budget

July 1, 2019 to June 30, 2020

Revenues		
	Approved Budget	As of 8/5/2019
Beginning Fund Balance	**$1,043,835**	
Budget to beginning fund balance dif.		
Property Tax Revenues (anticipated)	$355,538	$255
Interest Revenues (anticipated)	$7,000	$1,875
Transfer in from General Fund		
Total Revenues	$1,406,373	$2,129

Balance to date	$1,045,718

Expenditures		
	Approved Budget	As of 8/5/2019
Legal	$20,000	
Public Improvements		
Misc. items	$1,000	$247
Storefront Program (pledged 2017/1	$25,000	
Storefront Program (pledged 2018/1	$55,105	
Storefront Program (pledged 2019/2	$49,443	
Public-Private Partnerships	$75,000	
Centential Train Refurbish	$4,000	
Balance towards savings	$1,176,725	
Revolving Fund	$100	
Total Expenses	$1,406,373	

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8/5/2019



Downtown Idea Exchange

Improving physical, social, and economic conditions downtown

Vol. 66, No. 8
August 2019

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Crowdfunding, BUILD program, Urban corps, Streetscape plan 11

@DowntownDevelopment.com

Food Halls 3.0: Report

City of Phoenix Tree and Shade Master Plan: Report

ACCESS AND MOBILITY

City considers converting one-way streets to two-way traffic — and gets pushback

Atlanta's post-war boom has positioned it as the archetypal sprawling Sunbelt city. Now, some in the city aim to make downtown friendlier for pedestrians and cyclists by converting some one-way streets to two-way thoroughfares.

The downtown business group Central Atlanta Progress has proposed turning six blocks of Baker Street into a two-way street. However, many business owners and workers strongly oppose the change, which they worry will create new traffic bottlenecks and lengthen already-long commutes.

"We believe there is far more opposition to this than support," Richard Bowers, a commercial real estate professional whose office is downtown, told the Atlanta City Council's Transportation Committee in May.

Bowers was one of a long list of downtown tenants and business owners who spoke against the changes.

Proponents, however, say two-way streets will make downtown safer for pedestrians and cyclists while also easing congestion.

(Continued on page 3)

PATHWAYS AND PUBLIC SPACES

Amid shift to pedestrianism, shade takes on new importance

Uri Vaknin, a residential developer in Las Vegas and vice chairman of the Downtown Vegas Alliance, offers an obvious observation about August in Sin City.

"If you walk in downtown Las Vegas in the summertime, it can be not enjoyable," Vaknin says.

For decades, no one much cared that a midday trip through downtown Las Vegas was brutally hot. After all, people traveled in cars, not on foot. However, an accelerating shift from cars back to walking has made shade a newly important public feature in many areas.

"Shade is such an important amenity, and people forget it sometimes," Vaknin says. "When you're in the desert, you become acutely aware of it."

(Continued on page 7)

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ECONOMIC GROWTH

In new trend, downtown dashboards focus on less-than-flattering metrics

It's no surprise that downtown leaders in San Antonio, TX (est. pop. 1,461,623) boast about low unemployment, or tout that the city is home to one of the nation's highest growth rates in the population of college-educated millennials, a coveted demographic.

But it is a bit startling that the nonprofit SA2020 is equally vocal about broadcasting distressing levels of poverty and income inequality. The organization developed an economic dashboard that tracks 61 indicators across 11 areas, including education, transportation, economic development, and downtown development.

Molly Cox, head of SA2020, says the whole idea is to openly report not just glowing results but also to publicly address problems.

"Where else do you know of an organization that transparently reports objectively on when things are not going well? We do that," Cox says. "We can tell you exactly where we need to double down our efforts."

San Antonio's approach reflects shifting ideas about promoting downtowns. In the traditional approach, downtown leaders were relentless optimists. A new strategy finds local officials still optimistic, but also willing to address difficult social issues.

"When we work toward common goals, positive community change happens," Cox said last year while describing San Antonio's data-driven approach to the annual gathering of the International Downtown Association.

Economic development expert Quint Studer says that approach has become more common. Downtown leaders have long focused on issues more directly under their control, such as vacancy rates and cleanliness.

"They tend to get myopia," Studer says.

Instead of stressing basic economic indicators, downtown leaders should broaden their fields of vision, he argues. Studer is based in Pensacola, FL (est. pop. 52,689), a city with a woeful reading in kindergarten readiness. That led Studer and others to the conclusion that children not prepared for kindergarten won't be ready for the work force 15 years later, and to brainstorm about addressing that issue.

One result was a "brain bag" given to new mothers by Pensacola hospitals. The materials include information about children's intellectual development and how to read to and speak to babies.

"If 85 percent of brain development happens by age three, why not put more resources into ages zero to three?" he asks.

Pensacola hospitals have handed out more than 10,000 brain bags since the program began, and new mothers are getting higher scores on quizzes about child development, Studer says. The bags alone aren't enough to break a cycle of poverty, but Studer considers them an important step.

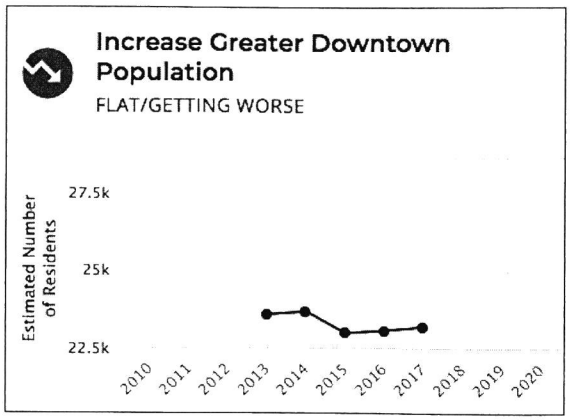
SA2020 has taken a similarly expansive approach to economic development in its downtown, adding issues such as health insurance rates and teen pregnancy to its dashboard. As a result, from 2010 to 2015, pregnancy rates fell significantly.

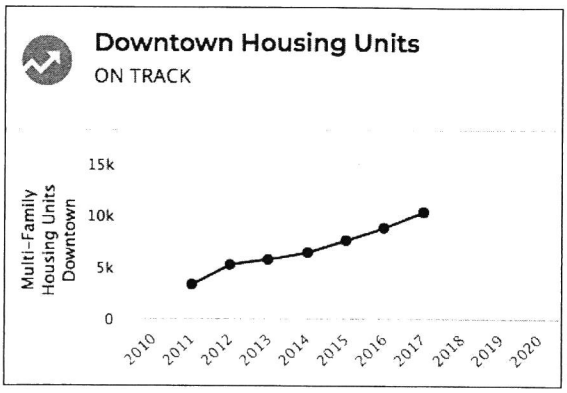
"When we work toward common goals, positive community change happens," Cox says.

Studer agrees that simply drawing attention to problem areas is likely to bring results. If your dashboard shows a high crime rate, for instance, police are likely to address the issue.

In San Antonio, the SA2020 dashboard was part of an ambitious project that brought together nearly 6,000 people.

"In 2010, people from across our city came together around tables and said, 'How can we preserve our community, and how can we potentially change it for the better?'" Cox says. "It could have ended up in a file box somewhere, in a city staffer's office."





Easy to read charts show when projects are on track, flat/getting worse, making progress, or have met and exceeded 2020 goals. A "Read More" link provides useful background. See the dashboard online at report.sa2020.org.

Instead, SA2020 updates the results annually in colorful charts that are easy to find online. Cox says the numbers reflect both the "happy math" that some parts of the population are thriving and the "sad math" that others are struggling.

Studer offers a similar interpretation of the role of dashboards in downtown management.

"It's a diagnostic tool, not a puff piece," Studer says. "There's almost a direct correlation between transparency and accountability."

"It's a diagnostic tool, not a puff piece."

Studer suggests focusing on perhaps a dozen key indicators, although your list can range as high as 16 metrics. "Don't make too many metrics," he says. "Start simple."

Of course, the dashboard shouldn't include only dreary figures. The goal of this scoreboard is to provide concise information about such factors as economic performance, well-being of the population, high school graduation rates, and where entrepreneurs are located.

These metrics will help attract investment while also keeping citizens and decision makers mindful of where improvements are needed. Studer suggests paying close attention to the data you report and how you present it.

In other words, the dashboard is an improvement tool but also a marketing tool. It should always include the kinds of data points that showcase a community's advantages.

Contacts: Molly Cox, SA2020, 210-704-1025; Quint Studer, Studer Group, 850-439-5839. DIX

City considers converting one-way streets to two-way traffic — and gets pushback — *Continued from page 1*

"This will improve safety by delivering safer vehicle speeds within the 25 mph limit," says A.J. Robinson, president of Central Atlanta Progress.

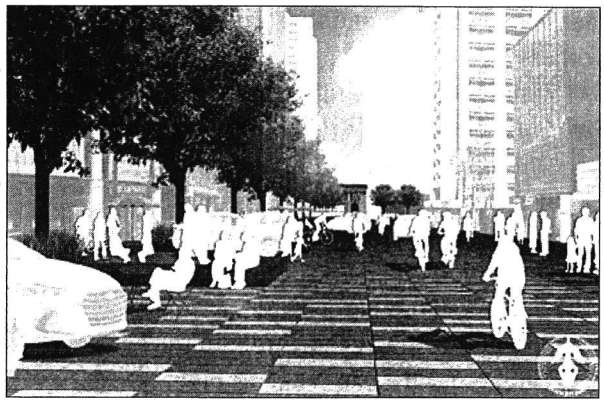
Robinson notes that Baker Street was built as a two-way street, then converted to one way in 1941. Converting it back to two-way travel has been in the works since 2003.

The Baker Street plan is part of a broader push toward opening downtown Atlanta's network of one-way streets to two-way traffic. About a decade ago, Central Atlanta Progress spearheaded an effort to convert other streets to two-way traffic. That effort fizzled.

Fiddling with traffic flow is a fraught topic in Atlanta, where people often complain about their long commutes.

"We oppose any changes that would create more congestion," Seth Millican, executive director of the Georgia Transportation Alliance

Photo: Courtesy of Atlanta City Studio.



A rendering shows cars, bicycles, and pedestrians sharing the same space in Atlanta's proposed woonerf.

and a Baker Street tenant, told the city's Transportation Committee.

In another attention-grabbing project, the city is considering converting a half-mile stretch of Peachtree Street into a Dutch-style "woonerf," or "shared space." These spaces welcome pedestrians and cyclists as well as drivers who all travel together without traditional safety infrastructure such as curbs, traffic lights, and signs. In the woonerf concept, drivers slow down because of the proximity of walkers and bikers.

"One-way streets were made for traffic flow, not livability."

In April, the city briefly tested the woonerf concept on Peachtree Street. More than 100,000 people gathered for Atlanta Streets Alive. Event organizers used the event to show off the new format.

Both the Baker and Peachtree street projects share a goal of making downtown Atlanta more accessible to walkers and cyclists, says Tim Keane, the city's planning commissioner.

"The streets of downtown Atlanta were designed to let people get on and off the interstate as quickly as possible," Keane tells the *Atlanta Business Chronicle*. "That's not what downtown should be about. The downtown should be about people walking and biking as well as driving."

Robinson agrees that one-way streets worked well when downtown Atlanta functioned as a "drive-in, drive-out" section of the city.

"One-way streets were made for traffic flow, not livability," he says. "We're entering a new era. ... With more people living in high rises, two-way streets are more livable."

Contact: A.J. Robinson, Central Atlanta Progress, 404-658-1877. DIX

ATTRACTION

How to nurture the nighttime economy

Every downtown leader longs for crowded restaurants, bustling bars, and vibrant sidewalks. They're the hallmarks of a thriving city.

Alas, the nighttime economy comes with downsides, too — namely noise, public drunkenness, and late-night traffic.

With downtowns growing livelier and denser, many cities are struggling to balance the benefits of thriving activity with the downsides. Any downtown can benefit from a well-planned strategy for growing the nighttime economy.

Perhaps the first order of business is to formally and officially address the after-dark economy. Brian Block is the entertainment service manager in Austin, a city where managing nighttime activities is an important task.

"We do a lot of planning for daytime activities," Block says. "But there's really a lack of planning when it comes to nightlife. We just allow the nightlife to pop up and take place without a lot of forethought. This inevitably leads to conflict between nightlife and residential."

Block and others offer advice for growing a bustling nighttime economy:

• **Learn about your nightlife firsthand.** Before proposing policies, downtown leaders need to stay up late and see what's happening after dark. Then, they need to dig deeper. Nighttime economy managers say it's important to shadow an employee from every department involved in nighttime activity on an overnight shift. Consultant Larisa Ortiz says you shouldn't forget the points of view of frontline workers. The "unsung nighttime heroes" include servers, bartenders, bouncers, and sanitation workers. "Every voice needs to be heard in the planning conversations in order to ensure the nighttime economy is sustainable," Ortiz says.

• **Reimagine nighttime activity.** The word nightlife implies drunken carousing. Switch the nomenclature to "life at night," and a different concept emerges, says Jim Peters, head of the Responsible Hospitality Institute. After-dark activities can include museum tours, rock-climbing gyms, library events, and escape rooms — things that are social and stimulating but not so focused on alcohol. Ortiz suggests coordinating extended hours for retail and cultural institutions. Depending on demand and traffic, this could happen as infrequently as once a year or as often as every week. It's also important to maintain a robust nighttime program that converges with business hours, Ortiz says. In this way, festivals, concerts, and other cultural events can benefit both daytime and nighttime businesses.

• **Conduct a liquor-law review.** Ortiz says you want to make sure appropriate downtown businesses are allowed to serve drinks late at night. Of course, when it comes to loosening liquor laws, there's a balancing act between just enough alcohol and too much. "There are risk factors later at night," Peters says. If your downtown expands the availability of liquor, it's important to also boost training of bartenders and other servers about responsible practices for serving alcohol.

• **Provide necessary infrastructure and services.** Attracting the right type of nighttime traffic requires investing in security, Ortiz says. That includes making any necessary upgrades to lighting and security cameras. Public restrooms are another crucial nighttime amenity, Peters notes. If your restrooms close before dark but outdoor concerts extend well past dark, it's time to rethink your policies. A similar situation revolves around trash pickup. If garbage collectors go home at 5 p.m. but bars stay open until 2 a.m., you might need to adjust the shifts of sanitation workers.

• **Look beyond police.** In every city, the first reaction when it comes to crowd control and nuisance-level noise is to call 911. But that's not really the job of the police department. Peters notes that when cities divert police to main street crowd control, they're taking needed attention away from more serious crime. Keeping the nighttime economy orderly requires a police presence. But it's a task that also cries out for coordinated efforts with code enforcement, parking and transit officials, and private businesses.

"Nightlife businesses have a really complex regulatory environment."

• **Consider naming a "night mayor."** Cities as large as New York and San Francisco and as small as Iowa City and Bloomington, IN, have appointed people to these positions, sometimes known as nighttime economy managers or night czars. The job requires a variety of skills, Peters says. Downtown organizations have hired night mayors whose resumes include everything from nightclub ownership to city administration. In Austin, Block says his job as night mayor focuses on helping bars and clubs navigate issues such as liquor licenses, fire codes, and health permits. "Nightlife businesses have a really complex regulatory environment," Block says. "The nightlife and entertainment businesses really need an advocate at the city. They need support."

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ATTRACTION

Growth of food halls continues

The food hall trend shows no sign of slowing. Instead, it is spreading. That's good news for downtown districts, which tend to be the favored locations for these collections of eateries selling such trendy fare as ramen, poke, and craft beer.

The number of food halls nationally is poised to grow from just 120 in 2016 to 450 by the end of 2020, commercial real estate firm Cushman & Wakefield concludes in its Food Halls 3.0 report.

On the plus side, food halls are creating demand for space in an era when many traditional retailers are closing their doors or struggling. The most successful food halls, such as Chelsea Market in New York City, are such draws that they teem with tour groups.

"It's being looked at as a filler of void retail space. That's really not the recipe."

While that's not in the cards for most food halls, they can be an important destination that creates all-day foot traffic. However, with the growth of food halls, some fear a wave of failures is on the horizon.

"I don't think 450 of them will succeed," says Herb Heiserman, managing partner at Streetsense, a Maryland-based design firm that has helped launch several food halls, "I think many of them will fail."

To better understand food halls, Heiserman offers these insights:

• **Food halls are complicated.** The concept sounds simple enough: Repurpose a space by building six or eight kitchens and adding some seats and tables. In fact, running a successful food hall requires a combination of astute branding, savvy tenant mix, and compelling programming. Meanwhile, there are technological concerns. Many food hall operators require tenants to use a common point-of-sale system. This gives the landlord real-time insight into sales and allows the food hall operator to quickly spot which eateries are thriving and which are struggling. "It's a complex model," Heiserman says. Adding to the degree of difficulty, the concept is so new that there's no consensus about best practices. "We don't have enough successes or failures yet to understand what works," Heiserman says.

• **Location matters.** Food halls are hot, but that doesn't mean a food hall will thrive anywhere. "It's being looked at as a filler of void retail space. That's really not the recipe," Heiserman says. "That's not the solution. Many other things have to come together." After the first food halls thrived in urban locales, Cushman & Wakefield reports, food halls are moving to suburban malls and to college campuses.

• **Size matters.** A huge space strikes Heiserman as "obnoxious," while something less than 10,000 square feet might be too small to create a good tenant mix. "There is a sweet spot. It might be 15,000 square feet, it might be 25,000 square feet," he says. In downtown Delray Beach, FL (est. pop. 68,700), a developer has broken ground on a 35,000-square-foot food hall being marketed as the largest in that state. Some are as big as 70,000 or 80,000 square feet, Heiserman says.

• **Lease arrangements are shifting.** As the business model evolves, food hall operators have shifted from traditional leases to shorter, more flexible "license" agreements. For restaurateurs, this makes sense because they can test new concepts and easily pull the plug on eateries that don't work. For landlords, turnover isn't a problem but an opportunity — constant change in the lineup gives diners a reason to keep coming back.

• **Entertainment is a crucial part of the attraction.** Increasingly, the best food halls don't just sell food; they also provide entertainment. Live music and cornhole boards are the most obvious choices, but some venues also host poetry slams, cooking demonstra-

tions, trivia contests, drone races, and even axe-throwing contests. At Brooklyn's Dekalb Market Hall, a speakeasy-style bar has space for stand-up comedy, karaoke, bingo, and trivia contests. At Toronto's Assembly Chef's Hall, lunchtime hours cater to workers. At night, the scene shifts to DJs and live music.

• **Alcohol is a big part of the recipe.** Interest in food halls is intersecting with the growing popularity of craft breweries. In many cases, food halls are welcoming microbrewers. "Food halls are no longer just about food," Cushman & Wakefield says. "They have begun to embrace local craft brewers, featuring them in craft and carry stalls and partnering with them at new food halls in development across the country." Heiserman notes that downtown leaders must help operators and tenants navigate liquor licensing. For instance, can the food hall apply for just one liquor license, or must each individual business apply for a license?

• **Let people linger — and make it photogenic.** "Food hall design has always been critical to success," Cushman & Wakefield says. "The design of a food hall needs to be conducive to lingering — a place you might visit for coffee and stay for lunch and even cocktails. Quick table-turning may work for stand-alone restaurants, but food halls require bodies at rest. Inviting space, particularly in an Instagram culture, is key."

Contact: Herb Heiserman, Streetsense, 301-652-9020. DIX



DowntownDevelopment.com

To see the report, *Food Halls 3.0*, go to DowntownDevelopment.com and click on "Web Extras."

Amid shift to pedestrianism, shade takes on new importance — *Continued from page 1*

The city of Las Vegas has responded to the need for shade by planting more mature trees than it had in the past. The city also has begun to combine power generation with shade by installing tree-shaped solar panels in the City Hall plaza and solar shade canopies at city parks.

Phoenix has also embraced the need for shade. The city has planted hundreds of new trees, Phoenix website DowntownDevil.com reports, including about 150 at Civic Space Park. That landscaping created a downtown playground that some see as an urban model.

The site was previously used as surface parking and had very few trees. It was transformed into a park with 111 trees, resulting in 40 trees per acre. When these trees mature, the park will have a total 71 percent canopy cover, making it a green oasis in the heart of downtown, says the city.

Downtown Phoenix Inc. has also added 250 trees along downtown streets. The association is working closely with the city to increase the walkability of downtown and reduce the urban heat island created by all of the concrete, Samantha Jackson, senior director of operations, tells DowntownDevil.

"We've been focused on building the shade canopy downtown for several years," Jackson says. It's not a new program. Phoenix's Tree and Shade Master Plan



Solar panels create shade, generate power.

dates to 2010, and the city has embarked on an ambitious plan to cover a quarter of public thoroughfares in shade by 2030.

Phoenix focuses on planting clusters of trees that maximize shade, and on planting trees that can survive the hot, dry climate. Palm trees thrive, but they don't provide much shade, so Phoenix has shifted to Southern live oaks, ornamental pears, mesquite, Chinese pistache, and other species.

"Shade is such an important amenity, and people forget it sometimes."

In fast-growing downtowns like Phoenix's, planting trees sometimes can feel like a losing battle. With taller, denser buildings going up downtown, some mature trees have been crowded out.

In both Phoenix and Las Vegas, private property owners have embraced shade as an amenity. Vaknin's company, KRE Capital, upgraded its residential properties in downtown Las Vegas with shade structures.



DowntownDevelopment.com

To see the *City of Phoenix Tree and Shade Master Plan*, go to Downtown Development.com and click on "Web Extras."

When KRE bought one if its properties, the 25-story tower boasted a rooftop deck with a pool and community space — but no shade.

"The sky deck was great, but nobody went there until the evening time," Vaknin says. "We worked with our designer to create a usable space that was 50 percent shaded and 50 percent not shaded."

"I wish I could say it was inexpensive," Vaknin says. "It's not. But in the cost-benefit analysis, it makes sense."

Shade is a social issue

The cost factor helps explain why shade is distributed unevenly across cities. For a piece published in *Places Journal*, writer Sam Bloch studied the availability of shade in Los Angeles. He contrasted the lack of shade on Skid Row and in other low-income areas with Santa Monica, where every one of the city's 300 bus stops has a steel shade structure.

"Shade is often understood as a luxury amenity, lending calm to courtyards and tree-lined boulevards, cooling and obscuring jewel boxes and glass cubes," Bloch writes. "But as deadly, hundred-degree heatwaves become commonplace, we have to learn to see shade as a civic resource that is shared by all."

On a warming planet, Bloch argues, shelter from the sun isn't just about superficial comfort. Shade can protect outdoor workers, the homeless, and those who rely on public transit from heat exhaustion.

"Shade is thus an index of inequality, a requirement for public health, and a mandate for urban planners and designers," he writes.

Like Las Vegas, Los Angeles is a city built around cars. For decades, no one thought about providing shade along urban footpaths, Bloch notes.

Along some thoroughfares, the streets are too wide and the sidewalks too narrow to allow for shaded bus stops. Some merchants adapt by building makeshift awnings. Overall, though, shade is scarce in much of LA, Bloch writes.

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ATTRACTION

Public art takes many forms

The expression of public art and its purpose is evolving as artists and downtown leaders expand the definition to encompass new formats. Underfoot or overhead, a treat for the eyes, ears, or all of the senses, public art is an integral part of many successful downtowns.

Barbara Goldstein, a placemaking and public art planning consultant offers a practical definition of public art: the placement of art in the public realm for the enjoyment and inspiration of diverse stakeholders.

"It can be the placement of a freestanding

artwork. It can be something that's integrated into the environment in a preplanned and thoughtful way. It can be something that's there temporarily. But the main issue is that it's in the public realm, and it's there for the enjoyment of the people that are going to be passing through the public realm," she says.

That public realm includes outdoor gathering spaces, streets, sidewalks, trails, public lobbies, parks, libraries and other public buildings, publicly visible walls, and transit systems.

The scope of public art today is equally broad and can be seen in the vast variety of inspiring projects honored in the Americans for the Arts Year in Review recognition program. The program recognizes outstanding public art projects that represent what the nonprofit describes as, "the most compelling works created in the prior calendar year."

Several of the 50 works selected for recognition in 2018 are located in downtowns and highlight the range of public art:

• **SF Bay Guardians.** Embracing the educational possibilities of public art is SF Bay Guardians. This series of six unique temporary murals is installed on the sidewalks next to storm drain grates in San Francisco's Mission Bay neighborhood. Each mural shows an animal common to the San Francisco Bay standing guard in front of a storm drain to protect it from trash and debris.

• **Rock Box.** This public art project brings together a city's historic roots with modern technology to create a sound trail downtown. The Rock and Roll Hall of Fame and Museum developed the ROCK BOX to enliven the spaces between visitor destinations in downtown Cleveland. At regular intervals throughout the day, the ROCK BOX plays music from Hall of Fame inductees. Seven boxes are located on a 1-mile stretch along a main downtown artery.

• **Firmament.** Discovery Green, a 12-acre park located in downtown Houston



Art underfoot in Mission Bay.



Art overhead in downtown Houston.

placed public art overhead with a piece called Firmament. The 52-foot wide canopy of 21,600 LED lights was suspended from a 42-foot aluminum tower for this installation. The nonprofit Discovery Green Conservancy presents free programming throughout the year.

• **Safe and Sound.** An interactive public art project in Palo Alto's downtown King Plaza transforms underutilized public space and engages residents. When passersby sat in one of eight chairs, music was triggered. With all eight chairs filled, the composition was complete.

• **Sensing YOU.** This interactive piece connects two important parts of downtown San Jose. Located in an underpass on a major downtown thoroughfare, motion sensors react to movement and trigger light displays along the ceiling of the underpass.

For information on all 50 of the selected works visit americansforthearts.org and search for "Year in Review Database." DIX

Six ways to reshape, revamp bus service to encourage more riders

While walking, ride sharing, biking, subways, scooters, trains, and trolleys are all the rage across the country, bus trips have been on the wane.

The American Public Transportation Association counted 4.79 billion bus trips nationally in 2017. That number was down 5.2 percent from 2016 and off 11 percent from 2007.

Cities are trying a variety of ways to make buses more attractive. Among them:

• **Partner with Uber.** Some cities tap into ride hailing services Uber, Lyft, and Via to tackle the "first mile, last mile" challenge. The goal is to ease travel to and from fixed transit stops in the city center. For example, when passengers in certain areas want to catch a bus, they hail a ride with one of the services and enter a promotional code that lets the city cover part of the cost.

The goal is to ease travel to and from fixed transit stops in the city center.

Tacoma, WA, partnered with Lyft in 2018 to help passengers who live far away from bus stops. Thousands of transit riders have used Lyft for an average cost of a bit more than $10 per ride.

• **Make paying convenient.** Some potential riders are frightened off by "farebox anxiety," Joseph Schwieterman, director of the Chaddick Institute for Metropolitan Development at DePaul University, tells the *Wall Street Journal*. Riders fret about fumbling for exact change or scrounging for a transfer ticket while holding the bus up. With that in mind, cities have moved to make payments simpler.

Minneapolis now lets riders pay with their mobile phones. Detroit launched a streamlined payment system that works on both of its primary bus networks, eliminating the hassle associated with using a different type of ticket for each network. In Florida, Palm Beach County's bus system plans to begin taking credit cards and smartphone payments by then end of 2019.

• **Open back doors for boarding.** Buses typically allow passengers on only through the front door, a practice that increases wait times. In 2012, San Francisco eliminated paying at the front door, the *Wall Street Journal* reports. Instead, a fare inspector spot-checks passengers to make sure they have a proof of payment, such as a fare card or a digital ticket on a mobile phone. New York plans to adopt citywide all-door boarding by 2021. One obstacle: How to ensure that fare inspections are random and not discriminatory.

• **Dedicate bus lanes.** Bus-only lanes can slash travel times by 20 percent to 50 percent, UCLA's Institute of Transportation Studies reports. Motorists tend to oppose the measures for slowing their travel times. But Seattle has expanded its network of dedicated lanes over the years to encompass 20 miles throughout the city. And it's one of the rare cities where bus ridership isn't on the wane.

• **Wave buses through traffic lights.** Portland, OR, and Chicago let buses communicate with traffic signals using a transponder, allowing them to whiz through intersections by extending green lights or cutting red lights short. Like dedicated lanes, this concept is unpopular with motorists.

• **Redesign routes.** Houston dramatically overhauled its route network earlier this decade, shifting from a "radial" system that revolved around the downtown area to a grid that better served outlying neighborhoods. Houston's ridership has improved, and Austin, TX, and Indianapolis also embarked on redesigns. In Austin, the Capital Metro service tripled the number of routes that operate every 15 minutes and added weekend service. DIX

Idea Exchange

Crowdfunding for alley update

Like many cities, Charlevoix, MI, is working to transform an underused downtown alley into an inviting gathering space. To fund the project, the Charlevoix Main Street DDA turned to crowdfunding. The goal was modest, just $6,000. But by the funding deadline, the campaign had raised over $9,000. An additional $5,000 was provided by the DDA and the Michigan Economic Development Corporation.

The project was developed by the DDA along with the Junior Main Street Committee of Charlevoix High School. The committee consists of high school students who develop and execute projects to help make the downtown "vibrant and attractive to people of all ages." Past projects include creation of a mobile app called Life in Charlevoix, which boasts an event calendar, business directory and specials, interactive tours, and news alerts.

To see the crowdfunding materials visit patroncity.com and search for "Charlevoix."

BUILD program helps address multiple issues downtown

BUILD funds are reshaping American cities and their downtowns. Formerly known as the TIGER program, the Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants program distributed $900 million in funding in 2018. Several projects that benefit downtowns are included on the list.

2019 grant applications are currently under review by the Department of Transportation. The Selection criteria encompasses safety, economic competitiveness, quality of life, state of good repair, and innovation and partnerships with a broad range of stakeholders.

The projects to receive funds in 2019 include:

- A highway bypass project in Berkeley Springs, WV, received a grant of $20,000,000, which is half of the project cost. The new bypass will speed movement through the county, reducing transportation costs, and improving access to essential services and jobs in the region. Equally important, the bypass will eliminate some of the heavy truck traffic that currently passes through the downtown.
- The Youngstown SMART2 Network, in Youngstown, OH, aims to connect key economic institutions in the city to spur redevelopment in the downtown area. The work will include a road diet, which will reduce a main artery with six lanes in some locations, to three lanes with a landscaped median. The work will also include permeable surfaces, LED lighting, streetscaping, and wayfinding.
- In Waterville, ME, $7,371,200 in BUILD funds will support a project to convert two downtown streets from single-direction traffic to two-way traffic, improve five intersections, and reconstruct

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* US $246, Canada $251, Elsewhere $267.

sidewalks and major public spaces to promote accessibility and walkability throughout the downtown. The total cost of the project is $9,214,000.

For information and webinars to help BUILD applicants determine eligibility and prepare for the application process, visit transportation.gov/BUILDgrants.

Downtown launches urban corps

With increasing activity downtown, including major streetscape and public space projects, the Downtown Akron Partnership found itself in need of a steady stream of volunteers throughout the year.

"We were getting questions often about how to get involved with Downtown Akron Partnership and we didn't really have a good way to manage volunteers," says DAP Director of Engagement and Events, Kelli Fetter.

A new tool will help. The partnership will be using an online volunteer management platform called GiveGauge. The recently released platform provides a centralized hub for volunteers to sign up, track their hours, and work towards incentives. The platform also allows organizations to upload project information, track sign-ups, and communicate with volunteers.

For information on dozens of volunteer management platforms visit www.capterra.com/volunteer-management-software.

Sculpture trails draw visitors

In April, the Literary Capital Sculpture Trail was launched in downtown Monroeville, AL. The trail consists of 14 bronze sculptures honoring the 10 authors credited with making the city the Literary Capital of Alabama. The trail features a bronze sculpture of a mockingbird that honors Monroeville native Harper Lee and a sculpture of Truman Capote's iconic hat and sunglasses. The sculptures were made by students at the University of Alabama. The trail launched with an unveiling ceremony followed by a walking tour which visited each sculpture for a brief artist talk. The trail will be a permanent feature downtown.

Another literature-inspired art trail has been delighting children in Greenville, SC, for almost 20 years. Children are invited to explore downtown as they search for bronze mice inspired by the classic children's book, *Goodnight Moon*. The book features a mouse hiding on each page.

A sculpture of the book and one mouse is mounted on a fountain fronting a downtown hotel. Eight more mice are installed throughout a nine-block section of downtown.

Since its installation in 2000 Mice on Main has grown to have its own website, t-shirt, book, and board game.



Streetscape plan addresses delivery issues, more

The Main Street Streetscape Project in Napa, CA, will provide an enhanced pedestrian environment and more opportunities for outdoor dining, says the city. In addition, two features not yet seen in the city will make their debut.

The first is a pedestrian scramble intersection. As the city explains: "Pedestrian scrambles are different from the usual cycle of traffic signal phases in that during the scramble phase all vehicle signals turn red and all 'walk' signals turn on, even in diagonal directions. A pedestrian scramble phase allows pedestrians to cross the intersection while all vehicles are completely stopped." In use since the mid-twentieth century, scrambles are seeing renewed interest in North America.

The second change is a dedicated median in the center of Main Street that will be reserved for trucks making deliveries to Main Street businesses. DIX