

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
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 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: **Curtis Calder, City Manager**
 Scott Wilkinson, Assistant City Manager
 Kelly Wooldridge, City Clerk
 Cathy Laughlin, City Planner
 Michele Rambo, Development Manager
 Bob Thibault, Civil Engineer
 Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

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

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

Councilman Robert Schmidtlein wanted to make on change on Page 3 of the May 21st Special Meeting, which was to change physical to fiscal.

**With the changes discussed, the minutes were approved by general consent.*

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.

Cathy Laughlin, City Planner, said she was available to answer any questions. She also mentioned that if the organizations change their designee, or their president, it is up to the organization to notify the Redevelopment Manager of their new designee.

Mayor Reece Keener asked Ms. Lina Blohm if Jon Karr was going to continue to serve as the designee for the DBA.

Lina Blohm said she was not sure. There have been other indications that the DBA has designated the current president of the DBA, which is Brianne, to fulfill that position.

Ms. Laughlin stated that she had reached out to the DBA, but hadn't heard anything back.

Mayor Keener said he would reach out to Mr. Karr with a text, and suggested tabling the item until he heard back.

***** Motion: Table the item.**

Moved by Councilwoman Mandy Simons, Seconded by Councilman Bill Hance.

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

Discussion continued after the motion on Item I.C. for the Storefront Grant Program.

Mayor Keener said he had heard back from Mr. Karr and he expressed interest in continuing service on the RAC.

Councilwoman Simons asked if it was up to Mr. Karr, or if it was up to the DBA.

Ms. Laughlin explained that Mr. Karr held the DBA position, so it is up to the DBA to decide who their designee is. DBA needs to get ahold of us and let us know who is going to be the representative.

Mayor Keener suggested that they approve the four, and hold off on the DBA designee.

Ms. Laughlin clarified that the Agency was approving the DBA's president and/or designee with no name, so there is no need to hold off on approving that position.

*****Motion: Reappoint the five (5) members of the Redevelopment Advisory Council with (1) being 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) a member who resides within the City of Elko (Jeff Dalling), (5) a stakeholder from the Redevelopment Area (Lina Blohm).**

Moved by Councilman Bill Hance, Seconded by Councilman Chip Stone.

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

- 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.

Ms. Laughlin pointed out that the applicant was in the audience. Staff received this application for the 2019 Storefront Grant Program. It is for the Land Building that is on the corner of 8th and Court Street. The applicants plan on a complete renovation of the entire building by removing the old stucco and taking it back to the original brick, and adding some architectural features. Normally, with the Grant Program there is a review process where the application goes to the RAC. Since the RAC was not able to meet for their July meeting, they did not review this application. Staff has reviewed the application and recommended that the Agency does their review of the project and fund the project for the remaining funds of the 2019 Storefront Grant Program, which would deplete the 2019 funds.

Mayor Keener said it looked like a nice project and asked if the Lamberts had any questions or comments on the project.

Jason Land, 1526 Sustacha Drive, hoped the Agency would say yes. He thought it would look nice. They have been working on it and put a lot of thought into it. He thought at the end of the day it would look very professional and they intend to maintain and keep it up.

***** Motion: Authorize three applications for the 2019 Storefront Improvement Grant Program in the amount of \$49,443.14 for Capriola Co., Taber Building, and The Land Building, in the amount of \$25,000 for the later.**

Moved by Councilman Robert Schmittlein, Seconded by Councilwoman Mandy Simons.

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

- 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.

Catherine Wines, Arts and Culture Advisory Board, explained that Eric Brooks from Art Spot Reno wanted to be here today, but something came up. Ms. Wines gave a brief presentation on all the activities that would be happening at the Elko Mural Expo 2019. She explained that the original budget was \$81,000, but with additional artists and murals, that budget has expanded. They were asking for \$10,000 from the RDA. She mentioned that they had received \$25,000 from the DBA, Stockmen's was going to provide free rooms for all of the artists, and they had received many other smaller donations.

Mayor Keener asked what the dates were going to be.

Ms. Wines said that the kickoff party would be on the evening of September 25th and painting will start on 26th and go through the 29th.

Councilwoman Simons asked when they would put out a schedule of the events.

Ms. Wines said the schedules would print on September 6th.

Mayor Keener express his support for the event. He thought it was great project. He's heard many positive comments about Ogi Deli and he thought there was a lot of enthusiasm building toward this project. He would support a grant in the amount of \$10,000.

*****Motion: Approve a grant in the amount of \$10,000 for Art Spot Reno for the Elko Mural Expo 2019.**

Moved by Councilwoman Mandy Simons, Seconded by Councilman Chip Stone.

**Motion passed unanimously. (4-0, Councilman Bill Hance abstained)*

Discussion returned to Item I.A. for the reappointment of the RAC Members

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

Ms. Laughlin pointed out that in packet was the Redevelopment Agency fund that was submitted with the City's budget to the State of Nevada. It is left vague and then we redefine what has been approved for the programs and projects. Ms. Laughlin then went over the proposed budget that was included in the packet. She added that they would need to add in the \$10,000 that was just requested by Art Spot Reno for the 2019 Elko Mural Expo.

Mayor Keener asked if the revenues would be less than the prior fiscal year, where the County was overpaying us for the Wells Redevelopment. (Correct).

Mayor Keener asked about the \$75,000 for Public Private Partnerships.

Ms. Laughlin explained that when the demolition program was created, it was decided that \$75,000 would go into every year's budget for that program. None of those funds have been requested since the program was created.

Mayor Keener asked if the RDA decided to make the grant on the parking lot if it would come out of this year's budget.

Ms. Laughlin said it would, and it would come out of the "Balance Towards Savings" line item. That line item will pay for any projects that we foresee this year.

***** Motion: Approve the 2019/2020 Redevelopment Agency Budget as presented.**

Moved by Councilman Bill Hance, Seconded by Councilman Robert Schmidtlein.

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

- 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.

Ms. Laughlin pointed out that the first thing in the packet is a "Statement of Interest to Participate." That form is included in the Redevelopment Plan. When someone wants to have a Public Private Partnership there is a section in the Redevelopment Plan that talks about how we participate with that. The first step in getting a Public/Private Partnership is filling out that form. With the form, the applicant has provided a preliminary estimate from their engineer, Carter Engineering, for \$272,745. That would include all of the demolition, curb, gutter, sidewalk, paving, lighting, landscaping, and all of the items shown on the plan. They have submitted a preliminary design in order to get a cost estimate. Ms. Laughlin stated that she has been talking with Mr. Zornes and Ms. Carter for some time in regards to this parking lot. Staff's request from them was that they needed to provide a preliminary design and a cost estimate. They have also

reached out to the DBA for assistance. It is part of the Redevelopment Plan to beautify any of these areas. Silver Street is a major thoroughfare through the downtown area, and it would look a lot nicer with what they have proposed. Many users in the area use this parking lot.

David Zornes, Nevada Casino Holdings and Stockmen's Casino, said the owner is mainly in the restaurant business. He explained the concept for the Old Chicago Pizzeria. He thought it would fit the City really well, as well as help Stockmen's. The parking lot has been an eye sore. The owner gave them the mandate that he wanted project to come it at \$1.3 Million. They have gotten it down to \$1.5 Million. Stockmen's has to pick up the parking lot on their own. They feel that they really need the extra parking, and it is on the side of the building where the entrance for Old Chicago will be. It would help the owner do this project for sure if they got some help with the parking lot. It would mean a lot to the owner to see involvement from the City and it will guarantee that the project will be done. Lana has developed a design so they could separate the ends completely for events. They also wanted to make sure it was landscaped and very well lit for safety.

Mayor Keener said he had a couple of questions on the design. He noticed that there were wings along the alley that block off the ingress and egress in a couple of areas. He was curious on what the thinking was on that design.

Lana Carter, Carter Engineering, explained that there were some wings in the back to mitigate traffic through the project at certain entry areas. The main reason for those was that they were dealing with the existing power poles. They've tried to incorporate planters around the poles, because it would be expensive to move the poles. They are trying to deal with as much of the existing infrastructure as they can.

Mayor Keener mentioned that there would be no more truck parking in the lot.

Mr. Zornes thought it would be better not to have big trucks parking in the parking lot. He mentioned that they also planned on finishing and paving the alley.

Ms. Carter explained that they were utilizing the alley as a way to get into parking area. Currently there are many different entrances into the lot, so they are trying to condense it. Part of the functionality of the parking lot is being able to leave through the alley.

Councilman Chip Stone asked if they were going to try to make this a use for Stockmen's, or if the other businesses were still going to be allowed to use it.

Mr. Zornes thought it would be hard for them to control whom the parking is for. He thought the way the Old Chicago would work and with their hours, there would be enough parking available for Old Chicago, so that they wouldn't have to police it. He thought there was going to be enough parking for everyone.

Councilman Stone thought it was a wonderful idea. Beautifying that area would be huge.

Councilman Schmidtlein mentioned that this had been in the makings for over three years. It is only right for the RDA to partnership in it, because there are many businesses that use the

parking lot. It has been an eye sore. It is an open parking lot that's owned by Stockmen's, but is used by the entire downtown business corridor.

Mayor Keener asked Mr. Calder if there would be issues with using public funding if it wasn't available to the public.

Curtis Calder, City Manager, explained that RDAs operate differently than a standard City would. It is not publicly owned property, but there would be a public investment in it. Some type of an agreement where it would be available for public parking might be a consideration, and if the property were to be sold, some sort of a prorated depreciation would be wise. Because we don't know if prevailing wage would be a factor, it might be nice to keep the donation to just under \$100,000. Mr. Calder didn't know if anyone had done any research, or if the City Attorney had looked at it, to see if that would trigger a prevailing wage requirement. That would increase the cost of the project. Mr. Calder suggested funding \$99,999 just to be safe.

Ms. Laughlin said the NRS provision was \$10,000, not \$100,000, for contributions to a project. It makes a difference whether we are contributing or managing the project.

Scott Wilkinson, Assistant City Manager, said they went through this when the NRS increased the prevailing wage requirement. He thought staff needed to do a little research on those requirements. He suggested a conditional approval, directing staff to ensure that it wouldn't trigger prevailing wage, and if it does trigger the requirement, the Agency would have to revisit the item.

Councilwoman Mandy Simons asked for clarification on the conditions for approval.

Mr. Wilkinson said it would be the two conditions that Mr. Calder mentioned and staff reviewing with legal that it doesn't trigger prevailing wage. This isn't going to be an RDA project; it will be a donation. It will be similar to the Storefront Program. He thought it would be fine, but putting some conditions on it might be appropriate. Whether or not we want it open to public parking, or if Stockmen's will have it exclusive for their use, is something for the Agency to consider. Another thing this will do is minimize the conflicts on Silver Street.

Mr. Zornes mentioned that they would agree to a clause that states if the Old Chicago was not developed that they would return any monies that were donated.

Ms. Laughlin suggested that the project be funded on backside after completion.

Councilman Hance asked if there was a reason why there weren't any sidewalk accesses off 5th Street. He suggested adding some at a few different locations, because people would be walking through the planters if not.

Ms. Carter stated that this was a conceptual drawing, so they would be able to add to the functionality. She mentioned that they might add some benches and some other things. She saw a few other places where they could add sidewalk. They still needed to consider pedestrian safety.

Ms. Laughlin stated that the NRS provision that triggered prevailing wage was a financial incentive with a value of more than \$100,000.

Mr. Calder said he would recommend a donation of \$99,999.

Mayor Keener said he heard strong board support on this and he supported it as well. He asked Mr. Zornes how the Building Permit was coming along, and when they anticipated submitting it.

Mr. Zornes stated that they had turned in the drawings on the previous day. If all goes right, they will start demolition September 23rd and follow with construction.

Mayor Keener mentioned that the improvements would increase the tax increment and it would be good for the RDA.

***** Motion: Enter into a Public/Private Partnership with Northern Nevada Asset Holdings, DBA Stockmen's Hotel and Casino, for the development of parking, lighting, and landscaping. As proposed, the RDA will approve \$99,999, with the understanding that it will be utilized to keep public parking available. The Grant will be contingent on the completion of the Old Chicago Pizzeria. There will be also be a 5-year clause for recapture of the grant on a prorated basis should the property change ownership within the first five years; depreciating \$20,000 per year for the first four years and the remainder in the fifth (5th) year.**

Moved by Councilman Robert Schmidlein, Seconded by Councilman Chip Stone.

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

II. REPORTS

A. Budget

Ms. Laughlin went over the 2018/2019 budget that was included in the packet.

B. Other

Mayor Keener said he noticed that Great Basin Granit did a beautiful exterior remodel. He asked if that was part of the RDA.

Ms. Laughlin said they were not in the RDA.

Mayor Keener said hats off to Less Byrnes Painting for painting the rail car and the caboose. He Mr. Thibault if the painting project was completed.

Bob Thibault, Civil Engineer, thought the painting was completed. Mr. Byrnes wants to come back and repaint the two light poles that the train lights and signs are on, but he needs a lift for one of them. The other improvements are coming, such as new windows and the number signs.

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.

A handwritten signature in black ink, appearing to be 'R. Keener', written over a horizontal line.

Mayor Reece Keener, Chairman
Redevelopment Agency