

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY**  
**REGULAR MEETING MINUTES**  
**3:00 P.M., P.D.S.T., TUESDAY, SEPTEMBER 11, 2018**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

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

**ROLL CALL**

**Present:** Councilman John Rice  
Councilman Reece Keener  
Mayor Chris Johnson

**Excused:** Councilman Robert Schmidtlein  
Councilwoman Mandy Simons.

**City Staff Present:** Curtis Calder, City Manager  
Scott Wilkinson, Assistant City Manager  
Cathy Laughlin, City Planner  
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 8, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

May 15, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

*The minutes were approved by general consent.*

**I. NEW BUSINESS**

- A. Review, consideration, and possible action on an amendment to the scope of work for a 2018 Storefront Improvement Grant Recipient, and matters related thereto.  
**FOR POSSIBLE ACTION**

The 2018 Storefront Improvement Grants were awarded at the RDA meeting May 8, 2018. One of the recipients, Commercial Hotel, presented a project for the Old Chicago Pizza to be located within the hotel and improvements to the storefront related to the new business. The scope of work has changed and the property owner is presenting an amendment to the project to be considered for the same amount of funding.

Cathy Laughlin, City Planner, explained that in the packet are the proposed amendments to the Storefront Grant. It was previously approved in relation to the Old Chicago Pizzeria. Since then they have had discussion in regards to relocating that to another property. They were awarded \$25,000 for their Storefront Grant Program. That would mean that they would have to have an expenditure over \$50,000, as the grant is a fifty-fifty match. They submitted a new submittal, an amendment to their grant. It lists that they will be painting the bear, painting the façade improvements. We do not have new cost estimate as part of the amendment. Ms. Laughlin talked to Catherine about it, and she stated that they anticipate the expenditures to be over \$50,000 for this project. They would have to provide documentation that they spent over \$50,000 in order to receive the \$25,000, or the Council could request that they bring back estimates as they did before.

Dave Zorins, Nevada Casino Holdings and Commercial Casino, explained that they have decided to build the Old Chicago at Stockmen's instead of the Commercial. It would give them a better space to make a bigger pizza parlor and the amenities that go with it would be better at the other location. The Commercial is still in dire need of some renovations on the outside of the building. Between the painting, many of the signs need to be removed, and the bears. Steve Tenney, with Nevada Advertising, built the bears originally, and he said one needs to be completely taken off the building and be rebuilt. There is no problem spending over \$50,000 on the project. They understand to get \$25,000 they would have to document, and show that they spend over \$50,000. They still thinks it's a good project to help get the building into better shape.

Catherine Wines, representing the owner, didn't think it would be a problem to spend \$50,000 with today's construction climate. The reason that they don't have a cost estimate right now is because they likely won't use a general contractor. They would hire a painting contractor, and Nevada Advertising to do the bears, so they wouldn't incur the costs of a General Contractor. She wanted to congratulate Northern Star Casinos for all the investment they have made. They've made a huge investment in Stockmen's and are working on the Commercial. Their commitment to downtown and those properties is high.

**\*\*\*A motion was made by Councilman Reece Keener, seconded by Councilman John Rice, with respect to the 2018 Storefront Improvement Grant, which was previously awarded to the Commercial Hotel in conjunction with an Old Chicago Pizza, moved to modify the Grant Award to involve general façade improvements, signage, redoing the bear for the same amount, which was \$25,000**

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

- B. 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, Chris Johnson and Jeff Dalling have indicated an interest in continuing on the board.

Ms. Laughlin explained that there wasn't a meeting in July or August, so this is before the Council now.

**\*\*\* A motion was made by Councilman John Rice, seconded by Councilman Reece Keener to re-appoint the group as read into the record.**

*Motion passed unanimously. (3-0)*

- C. Review, consideration, and possible action to consider initiating a recognition program for local businesses, developers and property owners within the Redevelopment Area by recognizing efforts to enhance the area with visual improvements or economic development, and matters related thereto. **FOR POSSIBLE ACTION**

The RDA Plan goals and objectives state: 3. to benefit, sustain and support the visual enhancement and beautification 6. To respect the efforts and accomplishments of the past. If approved, the proposed recognition program would be a part of the RAC agenda under presentations during their quarterly meetings. We would request an expenditure not to exceed \$1,000 per year for the awards.

Ms. Laughlin explained that this had been requested several times at the RAC Meetings. There has been discussion in regards to a Recognition Program again. At one time, they did do a recognition program. It was a onetime only deal and it was a large production with a luncheon. Staff doesn't have the time to take on that kind of commitment, but they do have time that they are willing to take on with a small presentation at the RAC meetings every quarter. Staff put together a preliminary draft recognition program. Staff feels it would be fair for everyone. It would not be a tiered program. Everything should be recognized as improvements, not just the big projects. There are a couple things in there, it's pretty much what, when, who, and How, and how the nominations would work, and what the Redevelopment Manager's role would be. How many would be available per parcel per year. The cost of the awards. They would be added onto the website, and possibly invite the Free Press to recognize them as well. This has been brought to the RDA because of the possibility of have an expenditure. We would send it back down to

the RAC for their recommendations, and then come back to the RDA for a final program. The RAC could vet who, why, when and how, and what the awards would be and how they would be decided on.

Councilman Rice asked if it would be a cash award.

Ms. Laughlin said no. There would just be some kind of expense to cover the printing of the certificate, or a plaque. She thought they could spend \$10 at the most per award and be at \$1,000 a year.

Councilman Reece Keener said he remembered the luncheon that Ms. Laughlin eluded to. They had recently finished a remodel of the Alliance Building. They were a recipient and received a nice framed certificate. It was nice to be recognized for that, because they spent a year and half doing the remodel. It would be a nice thing to recognize people that are making investment in the downtown.

Ms. Laughlin felt that it shouldn't be tiered, as far as gold level versus bronze, because any improvement is an improvement. Someone may clean up their landscaping and it would be an improvement. She added a list of possible eligible improvements in the draft that was included in the packet.

**\*\*\* A motion was made by Councilman Reece Keener, seconded by Councilman John Rice to approve the initiation of the recognition program with an annual expenditure not to exceed \$1,000 per year, and refer the program and details to the RAC for further development.**

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

## **II. REPORTS**

### **A. Budget**

*Ms. Laughlin went over the 2017/2018 budget report and the 2018/2019 budget report.*

*Councilman Keener expressed that he was really impressed with the property tax revenues, up 22%. He asked Ms. Laughlin if she was expecting that big of an increase.*

*Ms. Laughlin explained that it was higher in 2017 than 2018. There were a lot of abatements that happened in 2018, so the revenues went down. Now they are back up in 2019. Going from 2017 to 2019 would be the consistent increase in revenues.*

*Councilman Keener asked if going forward the revenues would be a minimum of \$339,000.*

*Ms. Laughlin said unless there were addition abatements that happened, or a lot of demolition that's not developed. There could be many factors that play into it. It will be over \$250,000 every year for sure.*

*Councilman Rice thought that was still higher than what was projected. He thought that was a really good message to send to the public. There was a lot of hesitation moving forward with this, but it has shown to be nothing but successful.*

## **B. Other**

*Councilman Keener had a question about the lot on the corner of 10<sup>th</sup> & Idaho. He knew there was going to be an office building proposed for that site. He asked what the status of that was.*

*Ms. Laughlin said the last they spoke with the engineer on that project; he was on hold for the design of that project. When they came in for the Demolition Program Public-Private Partnership, we had not created the Demolition Program. RDA gave staff the go ahead to create a Demolition Program for things like that. We created the program, came back, and said now we have a program you can go ahead and apply. We do have some guidelines in there on the amount of time that is stipulated in the program. If you are approved for a grant, you have a certain amount of time to get the project built and to be able to get your money reimbursed. At that time, she still had 2 years of lease on her existing building. She said she was going to wait until closer to the end of lease, where she was ready to start construction on the new building, and then she would come back and ask for the Demolition Grant. That's the last that Ms. Laughlin had heard.*

*Councilman Keener thought he remembered the grant being \$35,000. He asked if there were still another nine months until that expired.*

*Ms. Laughlin explained that the grant was never approved for her, because there was no Demolition Grant Program at the time.*

*Ms. Laughlin showed and explained Centennial Park Expansion pictures.*

## **COMMENTS BY THE GENERAL PUBLIC**

*Catherine Wines, 421 Railroad Street, wanted to start a conversation about downtown. Everything that has been done today is great, there's going to be an awards program, there's going to be some new development and some progress at the Commercial, but it is still not a safe place to go. It's still a place where people don't want to take families, even during the middle of the day. In the last week, on the 400 Block on Railroad Street, there was a stabbing and a shooting. Right now, she thought it felt like they couldn't blame the bars because it happened outside the bar. A few months ago, a monument sign was hit by drunk driver. There is overserving that is happening at some particular bars. Nothing can ever be done about it, because the damage and destruction is done on the sidewalk. Ms. Wines wasn't sure that anything that is being done downtown was ever going to do any good if people don't*

*feel safe downtown. About a month ago, she had to stop by her office on the way out of town on a Tuesday or Wednesday morning at 5:30 am and at Goldie's and the Tiki Hut there were a few people outside the bars. She was scared to get out of her car. That area of downtown is ground zero for the problem, but it spills over into the whole downtown. There is awful stuff going on at some of those bars.*

*Councilman Rice agreed with Ms. Wines. What it took several years ago was himself and the Chief of Police went door to door of every single bar, several times, and talked to owners. That was when they were changing liquor laws and getting rid of glass containers. That kind of policing hasn't been done since then. He didn't realize there was a shooting; he knew there was a guy who pulled a gun. That maybe something that they can talk to the Police Chief about and bring up at City Council. He thought it was something that they needed to pay attention to. It may be more of a Council matter.*

*Catherine Wines said she had had a couple of conversations with Curtis and the Chief of Police about possibly, just as a citizen proposing to add to the liquor laws about public drunkenness. Right now, the police's hands are tied if someone is stumbling down the street, because it's not illegal. She had talked to a couple other business owners about supporting that, and they concluded that they should wait until after the election to propose something like that. She thought it was going to take the whole village.*

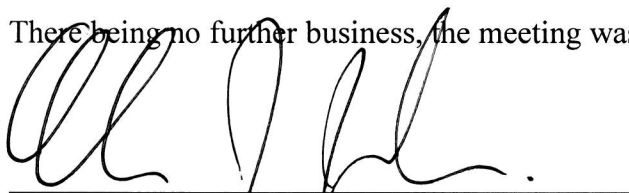
*Councilman Rice said it would take the whole village, because they tried to go in that direction at one point. You would have to fill the chamber with support, because it was full of people that weren't in support of that.*

*Ms. Wines encouraged everyone to take a walk down that street at 7:30 am on a Monday.*

*Councilman Reece said he would drive down there. He thought it was something to bring up with the Chief was to find out about overserving.*

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.

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

Mayor Chris J. Johnson, Chairman  
Redevelopment Agency