

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 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 businesses were doing that as well.

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

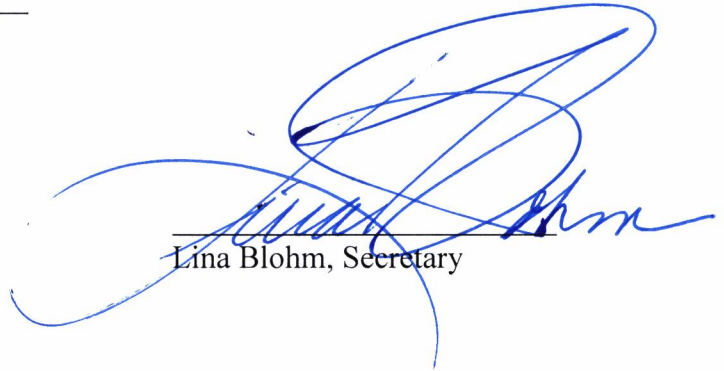
There being no further business, the meeting was adjourned.



Mayor Reece Keener, Chairman
Redevelopment Agency



Catherine Wines, Vice-Chairman



Lina Blohm, Secretary