

**CITY OF ELKO
REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING
3:30 PM, TUESDAY, JANUARY 11, 2022
ELKO CITY HALL, COUNCIL CHAMBERS
1751 COLLEGE AVENUE, ELKO, NEVADA**

I. CALL TO ORDER

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

II. ROLL CALL

Present:

**Reece Keener
Mandy Simons
Chip Stone
Clair Morris
Giovanni Puccinelli**

City Staff Present:

**Scott Wilkinson, Assistant City Manager
Cathy Laughlin, City Planner/Redevelopment Manager
Bob Thibault, Civil Engineer
Shelby Knopp, Administrative Assistant**

III. PLEDGE OF ALLEGIANCE

IV. COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

V. APPROVAL OF MINUTES

A. August 10, 2021 - Regular Meeting FOR POSSIBLE ACTION

The minutes were approved by general consent.

VI. NEW BUSINESS

A. Review, consideration and possible acceptance of the Block End Project and matters related thereto. FOR POSSIBLE ACTION

At the February 23, 2021 Elko Redevelopment Agency meeting, the RDA awarded a contract to MKD Construction for the Block End Project. The project has been completed and staff recommends final acceptance of the project.

Cathy Laughlin, City Planner/Redevelopment Manager, explained that the project was complete. There was a \$5,000 deductive change order. It was an agreement that was made with staff and the contractor regarding some asphalt that staff didn't feel was acceptable. The \$5,000 will give the City enough funding to fix it in the spring. Staff recommended issuing final acceptance of the project.

Mayor Reece Keener asked if Mr. Thibault had any concerns.

Bob Thibault, Civil Engineer, said no, Ms. Laughlin mentioned the asphalt deficiency and there is some funding in place to take care of that. He stated that he was pleased with it all. He walked it all with Mr. Strickland and he was please with it, as well as James and Joe from the Parks Department.

*****Motion: Accept the Block End Project and issue final acceptance in the amount of \$595,828.27.**

Moved by Chip Stone, Seconded by Clair Morris

**Motion passed unanimously (5-0)*

- B.** Review, consideration, and possible ratification for a funding request from Elko Park Foundation to participate in the Elko Mural Expo 2021 in the amount of \$5,000.00, **FOR POSSIBLE ACTION**

City of Elko Arts and Culture Advisory Board hosted the Elko Mural Expo 2021 and a donation in the amount of \$5,000.00 was made on behalf of the RDA. CL

Ms. Laughlin explained that this was for a ratificaion of a funding approval that staff had done becasue there were no RDA meetings scheduled and they needed the funding as soon as possible. We have already provided the funding and they completed the art expo in September 2021.

Mayor Keener thought it was a great event that brought a lot of people from out of town. He was hoping they would be able to do it again.

*****Motion: Ratify the funding request from the Elko Park Foundation for the reimbursement of the donation for the Elko Mural Expo 2021 in the amount of \$5,000.**

Moved by Mandy Simons, Seconded by Chip Stone

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

There was brief discussion on the positives of the Mural Expo.

- C.** Review, consideration, and possible action to accept the 2021 Redevelopment Agency Annual Report, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to the provisions of NRS 279.586, the agency shall submit to the Director of the Legislative Counsel Bureau, for transmittal to the Legislature, and to the legislative body an annual report on a form prescribed by the Committee on Local Government Finance. CL

Ms. Laughlin explained that this was the annual report and in the agenda packet, they would see a letter that is sent to the Legislative Bureau. That has to be completed every January. It is a requirement by NRS.

Mayor Keener asked how the \$355,000 listed in this year's report compared with previous years.

Ms. Laughlin explained that there was an increase in revenues in 2021. It wasn't substantial because there were quite a few abatements. There was a loss the year before, but it fluctuates depending on the abatements. She was expecting this year to be higher than it was last year.

*****Motion: Accept the 2021 Redevelopment Agency Annual Report.**

Moved by Giovanni Puccinelli, Seconded by Mandy Simons

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

VII. REPORTS

A. Budget

Ms. Laughlin went over the budget report included as Exhibit A.

Mayor Keener asked if the revenues were as of October and if they ran a couple months in arrears.

Ms. Laughlin said that they received a monthly check from the County. The revenues included the December deposit from the County.

Ms. Laughlin reported that there would be a RAC meeting this month. They will be evaluating the Storefront Grants, as far as the awarded amounts and the projects that have not meant the deadlines. There are quite a few outstanding grants. The Storefront Grant Program for 2022 is open right now. We will be accepting applications from Jan 1st to March 31st. The applications will be reviewed in April.

Mayor Keener asked when the RAC meeting was going to be.

Ms. Laughlin said it was the 4th Thursday of the month, so it would be on January 27th.

Mayor Keener suggested that Ms. Laughlin mention in her reports to the RAC about making another move on acquiring the Union Pacific Railroad property. He thought that would have a dramatic impact on the RDA.

B. Block Ends

C. Storefront Program


VIII. 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.


[Reece Keener \(Feb 12, 2022 08:45 PST\)](#)

Mayor Reece Keener, Chairman
Redevelopment Agency

Redevelopment Agency 2021/2022 Budget

July 1, 2021 to June 30, 2022

Revenues		
	Approved Budget	As of 1/4/2022
Beginning Fund Balance	\$969,625	
Budget to beginning fund balance dif.	\$56,870	
Property Tax Revenues (anticipated)	\$310,000	\$228,714
Interest Revenues (anticipated)	\$6,000	\$744
Transfer in from General Fund		
Total Revenues	\$1,342,495	\$229,458

Balance to date	\$1,163,585
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Expenditures		
	Approved Budget	As of 1/4/2022
Legal	\$20,000	
Public Improvements		
Misc. items	\$1,000	\$341
Storefront Program (pledged 2018)	\$25,000	
Storefront Program (pledged 2020)	\$98,448	\$23,448
Storefront Program (pledged 2021)	\$100,000	\$25,000
Storefront Program (pledged 2022)	\$50,000	
Public-Private Partnerships	\$75,000	
RAC Recognition Program	\$1,000	
400 Block Alley power project	?	\$14,422
Block End Project	\$46,000	\$21,592
Stockmen's Parking lot	\$99,999	
Mural Donation		\$5,000
Planter Project	\$5,000	\$2,565
Balance towards savings	\$820,948	
Revolving Fund	\$100	
Total Expenses	\$1,342,495	\$92,368

We have not received the final audit yet from auditors so the budget to beginning fund balance has not been added until the audit is final. We are exceeding the anticipated revenues to date with over 50% of the anticipated tax revenue collected but many property owners pay their taxes in full at the start of the year. Still have outstanding storefront program expenses which were pledged in 2018, 2020 and 2021 as well as one demolition public private partnership. Other expenses include a donation to the mural project and irrigation work for the planters in the corridor. Leaving a balance to date of \$1,043,141 of which approx. \$459,000 has been approved by the RDA for expenditures (storefront, demolition, alley utility, stockmens parking lot, finish block ends...).






Redevelopment Agency - Minutes - 1-11-2022

Final Audit Report

2022-02-12

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