

CITY OF ELKO
JOINT REDEVELOPMENT AGENCY AND
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.S.T., TUESDAY, FEBRUARY 17, 2009
FIRE STATION NO. 2, 725 RAILROAD STREET, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by RDA Chairman, Mayor Michael J. Franzoia and RDAAC Chairperson, Jacques Errecart.

ROLL CALL

Redevelopment Agency Present: Mayor Michael J. Franzoia,
John Patrick Rice, Jim Conner,
Jay Elquist

Redevelopment Agency Absent: Chris Johnson

Redevelopment Agency
Advisory Council Present: Jacques Errecart, Lori Lynch,
Lina Blohm, Kelly Sutherland,
Duane Jones, Stacey Sawyer (ex-officio member)
Steve Bowers (ex-officio member)

Redevelopment Agency
Advisory Council Absent: Morris Gallagher, Randy Brown (ex-officio member)

City Staff Present: Delmo Andreozzi, Assistant City Manager
Ed Wynes, City Planner
Curtis Calder, City Manager
Kelly Watson, Planning Technician

**APPROVAL OF MINUTES: December 16, 2008 – Joint RDA and RDAAC Meeting
FOR APPROVAL OF THE RDAAC ONLY.**

****Mr. Jones moved to approve the December 16, 2008, Regular Meeting minutes as submitted for the RDAAC. Mrs. Lynch seconded the motion and the motion passed with Mrs. Blohm abstaining.**

January 20, 2009 – Joint RDA and RDAAC Meeting

****Mr. Conner moved to approve the January 20, 2009, Regular Meeting minutes as submitted for the RDA. Mr. Rice seconded the motion and the motion passed unanimously.**

A quorum for the RDAAC was not present for the January 20, 2009, meeting.

I. PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the City of Elko Redevelopment Agency and the City of Elko Redevelopment Agency Advisory Council

regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

There were no public comments made at this time.

II. NEW BUSINESS

A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS

1. Economic Report. Report on status of Tax Increment Funding available.
REPORT ONLY. NO ACTION REQUIRED.

Cash Minor, Assistant County Manager, said you should all have a copy of the report called 2009 District Payment Apportionment and hopefully you've got the highlighted copy. I've tried to make it easy for you. In my office, it probably hasn't been mailed yet, there should be a check coming for \$31,919.00. This is the apportionment since July 1 and what's been apportioned to the Treasurer's Office. There is one problem with the software program. For whatever reason the program put all of the abatements of properties against the Redevelopment District so we'll get that corrected by the end of the year so there will be some money there, and of course you still have the fourth quarter payments coming up proportionate and whatever else trickles in, in between these payment dates, so that's where that stands at this point in time.

Mayor Franzoia asked so this amount is with the abatements included?

Mr. Minor said yes, one hundred percent of the abatements are against it. We'll have to get that corrected. It's going to take another software change, and we're not the only ones with this problem. Douglas County actually paid for that and Carson City may have a problem for multiple years going back cleaning up an issue on their redevelopment district.

Mayor Franzoia said that's not good.

Mr. Minor said no.

Mr. Elquist asked does this represent one quarter?

Mr. Minor said that represents the increment for Redevelopment. That's from July through the end of January.

Mayor Franzoia said that really won't represent all the quarters because a lot of people pay their full tax bill by the first installment and some people pay quarterly and you've got the last installments due March 3.

Mr. Minor said some might come in between too. I mean they'll be late but they'll come in between payments so you might get some properties in between payment dates.

Mayor Franzoia said yeah so it's not a representative of the actual.

Mrs. Blohm said I believe I read, and looking through the January minutes, the meeting I did not attend, but we were looking at sixty some thousand dollars for the year.

Mr. Minor said that was a down and dirty estimate and looked somewhere like around \$64,000, for the year.

Mr. Rice asked so there's no formula here from the \$581,000 for instance that gives us the \$32,000 except that that's just the increment above.

Mr. Minor said if you would like the formulas I suggest you go talk to the Treasurer and then she'll put you in contact with ADS, the programmer and Assessor and let them work it out with you.

Mr. Rice said oh no, I just didn't know if this number was any sum of something.

Mr. Minor said well the total district, and the page you have is just a summary page, I mean there was total property tax collected of \$616,000 and the base is \$580,000 and then your increment is over that base.

Mayor Franzoia said the base of \$581,000 will basically stay constant. As values increase then there will be tax increment. The Redevelopment, because of the tax increment, a lot of the legislators don't understand it still how it all works. In Las Vegas we had a presentation with the Taxation Committee last week as well as meeting with Barbara Buckley and Steven Horsford the leaders of both Houses and we spent about two hours and ten minutes together with them plus two other individuals who are on the Government Affairs that want to go in and mess with Redevelopment. They sent out to local governments they said a year and a half ago, but we just found it. They're looking for additional revenues for the State, what's out there, so they're asking all local governments, counties included about any special assessment districts they have, general improvement districts, local improvement districts, anything that has a special tax that's outside the government and RDAs fit in that as a special tax. They are trying to see how much you have in there with the idea, I'm thinking, of how can they get it. As you saw the Governor's budget that he's going after the counties four cents each from Washoe and Clark, and cities are against that because we think once it's open it'll go after all counties and all the cities and nobody's going to win and so they're basically coming after what we're doing. Even though some have committed funds to pay off bonds such as Henderson, North Las Vegas, City of Las Vegas, Reno and Sparks, now the downturn, and you can see probably, I will use Reno as an example, have dropped fifteen to twenty percent, and so Sparks I believe is having to lay people off. They laid off people in their Redevelopment and some of the money their collecting from Redevelopment isn't enough to pay the bond, so they've got that dynamic just because of property values sliding, not that they're not working, it's just that when they go down that big of a jump and we've always seen them go up and not go down, it's creating a financial problem. Marilyn Kirkpatrick who is the Chairman of the Assembly of Government Affairs is dealing with these issues which really don't fit under Government Affairs but she does like RDAs. She believes in them, but she doesn't trust them. She thinks we're taking money away from education and others and yet we showed them different graphs and Henderson put a great presentation that we dealt with both entities like I said we spent a little over two hours trying to educate them to how it works and how the benefits are derived from it and after thirty years how much money goes back to all the entities that were frozen out for thirty years. We believe that some of this stuff is going to get tweaked and we're hoping and we were sitting at the table, all the mayors were there except Cashell, he was out of town and trying to be proactive and head them off somewhat and get them educated by the users which is the governments and not have them just go off willy-nilly. We're going to work with them if they want to tweak the laws, better off to be on the same page then having a fight so trying to educate them to the financial benefits and obligations, steer them in the right direction if they're going to touch it. I'm really happy that they're starting off dry at the get go instead of having this thing be something that pops up with three weeks left and then it's all done behind closed doors. That's the latest and greatest but that's the target. I just wanted to let you know. Commissioner Ellison was there for some of that stuff. It's on the radar screen for

legislator, mostly on the Assembly side not the Senate side yet and Barbara Buckley supports, this much I do know, and they were really frank with us which was really a good discussion, Buckley is going to rely on what Kirkpatrick recommends because of all the work that she has done and the lack of response by some entities related to her questions that she sent out several months ago and she's quite upset so we're kind of like on the cusp of being included in buying some time but she's got a bill coming out next week related to RDA and Buckley's going to go with it regardless of what we say unless we can prove otherwise. We've got a foot in the door, but we don't have our body in the door yet so we've got to keep our fingers crossed but we'll just trust that they keep the process open. We'll have to convince Kirkpatrick that everything that we present is fact.

Mr. Sutherland said I guess I have a major problem with that just from the standpoint that when everyone that was involved with the RDA followed State Statutes to establish it. It was approved by the State to establish it and we had the blessings and everything else from the State to establish it. Now all of a sudden we have a separate entity as the RDA and then they're going to say ok that golden calf isn't so sacred anymore.

Mayor Franzoia said a lot of it has to do with the trust of the process even though you're right everybody follows it and stuff like that but they believe somehow that the rest of the citizens that got frozen out got taken advantage of because the way government used those resources and what they'd start off doing, they would up-front money to a developer to redevelop an area of town and sometimes the developer didn't produce, and we've learned from that and we've explained that to them. What they're doing now it's still giving some financing back through Redevelopment to offset some of the cost but they're coming at the back end so in other words the developer has to come up front with the money and then as it progresses and they show the increases in revenues and some of the revenues come back to offset some of the cost of improvements so they get it back as a check. There's no liability that way to Redevelopment like it was if they uploaded it from the front. That was quite educational so that being said there's a lot of stuff that the other entities have done and Henderson probably the most proactive one because they learned from Las Vegas' mistakes and have taken it to the next level and they got it really organized. These guys have the tools that I hate to see us start going forward and make the mistakes they did when they've already got that rectified that they have better solutions to the problems so far I think we've gone on the right track based on the Stakeholders thing because that was something they learned that we didn't know about and it was brought forth to us. A lot of that is out there and I should have brought some but it wasn't on the agenda for that but I'll get the information that I have I'll get to Mr. Calder and he can disseminate that back out. Some of the issues too were with star bonds which is the same kind of a thing where the sales tax related issue that you're going to create sales tax before that money comes back to help offset the improvement cost to these guys developing properties and I think there are only two in Nevada where that happened one is the Cabelas and I think maybe Scheels got something. Not Target but the Scheels operation but the whole shopping center the Legends didn't get to cut as much as Scheels did but it's kind of another back-way to get these guys in here to create more sales tax but they get a cut of that action which is quite different. There are pros and cons to that because you have existing businesses that don't get that benefit.

Mr. Minor said what you need to keep in mind is the legislature this year they do make the laws and they can change them but frankly with the budget situation there are no sacred cows. Anything and everything they're looking at can be changed this year regardless if you followed the statutes that make this up.

Mayor Franzoia said that's the scary thing, everything we've done we could lose it.

Mrs. Lynch said they need to go after the big boys not us.

Mayor Franzoia said if the State's going to piggy-back on the County's money, which they've done once already and they only take four cents from Washoe and Clark they're putting the illness of their lack of responsibility of dealing with the issues back to the local governments to take care of the tough issues such as laying people off.

Mr. Sutherland said and when you have legislators that suggest that the State not be fiscally sound so that we can get a stimulus, that's heinous.

Mrs. Lynch asked where are they taking the four cents from?

Mayor Franzoia said Washoe and Clark property taxes.

Mr. Minor said you're asking what program specifically. That's up to Washoe and Clark to decide.

Mayor Franzoia said that's a lot of money what do think about two hundred and fifty million bucks?

Mr. Minor said bi-annual's about a hundred and twenty-eight million wasn't it? I think the bi-annual amount for the two of them is about a hundred and twenty-eight million bucks.

Mayor Franzoia said even though they have a huge budget it's still substantial and there's no question that some of that's going to go back into local government and cities will be affected by that so it's on the radar screen. It is a big issue in my opinion and it will hit Elko. If they touch mining it'll hit Elko and we do our budgets but that's kind of like wasted time because without knowing what legislature's going to do that's a side issue but wanted you to know that RDA is on the radar screen for these guys.

2. Review, consideration and possible approval of setting the date, time and place for the initial Stake Holders meeting, and matters related thereto. **ACTION ITEM.**

Mr. Wynes said you have in your packet a letter we have drafted that we will be sending if you accept it to all of the Stakeholders and the meeting will be March 17th at 5:30 p.m. the location will be the Western Folklife Center Theater.

Mayor Franzoia asked is that a firm date?

Mr. Wynes said yes it's a firm date.

Mayor Franzoia said I may or may not be here I have to be in D.C. so that all depends what work there is going on too but I'll put it down.

Mr. Wynes said we'd like to keep it the same day as this meeting, same date and time that is unless we make some adjustment under item number four.

Mrs. Blohm asked does that mean Linda Ritter will be the moderator and she will set the tone for the meeting and establish the agenda?

Mr. Andreozzi said right now she's working on an outline that she's going to send to me for review and then we'll work up something. She really wants to do this. She's taken a look at our plan and the task list so she really has all those things in mind and she wants to coordinate those efforts so that they all seem to tie in and that they're fluid. There's also just the rude like we talked about RDA 101 just with the Stakeholders so I imagine that's going to be a lot of the discussion too. As you know the following day she's planning on making a presentation with Rotary a similar type of topic just trying to make sure people around are aware of what RDA really is and what it can do. It's really going to center around that and I really think that she'll probably have to come back a time or two. Again, this is just kind of a kick-off to that Stakeholders group and really trying to educate them with RDA, but she's working on an outline for our review right now.

Mrs. Blohm asked so it will be very broad based initially?

Mr. Andreozzi said I believe so I think when we get the Stakeholders there if we get into too much detail or dive in it too deeply, we want to make sure they're familiar with it and they're comfortable with it and then I think we can kind of start honing in on that later on if we have like an envisioning meeting where she would facilitate a meeting with all the Stakeholders and really start to come up with what the overall vision is for the Redevelopment Agency.

Mrs. Blohm said with this task list in mind in developing this matrix is this something outside of what Linda (Ritter) would be in charge of or how do you see this progressing?

Mr. Andreozzi said the matrix came from the suggestion that Mr. Buettner had here so as you know he offered to help us put together this matrix so we worked on some ideas and tasks for him to put in an inclusion in the matrix and it could be something that's part of it. I think that once we get through that meeting with Ms. Ritter next month I think that some of these items will be further refined. We might even see a need to add more tasks. Some of those tasks are taken right out of the preliminary plan itself so it is different but they are connected.

Mayor Franzoia said Mr. Johnson had a letter concerned about we're not ready to have a public hearing, but it's not a public hearing for us. It's a workshop. Those are always a better way to feel everything out and stuff like that and to educate people without having any obligations at that point and basically see who else wants to get involved and who may not want to get involved and all that and give them an understanding of what it is. It wouldn't matter if we waited a year and just went into a public meeting and all that with expectations won't work. You still have to educate them and I think this is an opportunity.

Mr. Rice said I think that that's the whole purpose is to get people knowledgeable of it and up to speed so we don't have like a few months ago where there was an article in the paper and people were saying "what Redevelopment", so it's just getting up to speed so that we're not surprising anybody.

Mayor Franzoia said if anything it's an opportunity to get them not one on one but in a room with facts if they don't get the newspaper or they may not read it in the newspaper if they read it at all so it is a great direct way to get people that would be impacted by Redevelopment to be part of it instead of just sit on the sidelines and picking up hearsay.

Mr. Rice said and also advising us too, giving us some terrific input on it.

Mayor Franzoia said no question they're the ones who basically brought it to us.

Mrs. Blohm said well this is a great mechanism and asking Ms. Ritter to drive it forward, a lot of local people remember Ms. Ritter. I think there's a lot of validity there and moving forward with her explanation having come from a larger RDA history, I think it is a good thing.

Mayor Franzoia asked is that date consistent? She's available those dates? One thing about it if I'm not here I'm not going to stop it because it's the Stakeholders we will work the best we can with the Stakeholders from somebody other than us telling them, having a moderator makes perfectly good sense.

Mrs. Blohm said I just wanted to ask if there were any further advertising you were going to do to reach out to people in addition to the letter.

Mr. Wynes said that's a hard question to answer because how many people, I mean, I could probably look at this list and add twenty-five people to it, but are they going to be contacted at another source? We've got some people like Downtown Business Association. Does that mean we want to go out and contact everybody on Idaho Street, everybody that's in that group?

Ms. Lynch said I already have.

Mr. Wynes said how much duplication are we going to get if we do it that way?

Mayor Franzoia said I think the question there should be the risk is that if it doesn't get passed on to them then we've missed the opportunity by duplication. We don't know if you send it to DBA does it get disseminated back quickly and timely to the rest of the membership or not or does it go to a certain few which may be exclusive of the others.

Mr. Wynes said there are two different attitudes of looking at it. The other is as you notice in there on the third paragraph we simply ask, do you know any other individuals or groups that should attend this meeting? If so, please feel free to contact them and ask them to come. So what we're hoping will do is you get the letter, you know three people that might be interested, you contact them and say here is a chance to learn something, so two of them show up, we're looking at a room for seventy-five to one hundred people. We have a list of about thirty or forty, so we hope to be able to double that if not more. We don't know what we're going to get.

Mr. Errecart asked what have you done for media like radio?

Mr. Wynes said we haven't even started getting to there yet.

Mr. Errecart said that would be a good place.

Mr. Wynes said we're probably going to throw some media; at least one newspaper ad, a couple of times on the radio and try to get it on the TV. We're probably going to get it out as far out as we can get it within a realistic approach though.

Mr. Rice said I don't think you need to spend a dime on advertising. We've invited the Stakeholders who are representatives from all the media because that's part of what our advice had been to get those folks on board and we should be able to with all the public service announcements and requirements of the broadcast media and we would hope the good will of the print media, we should be able to get a good turn out. I think if you're talking about sort of people will get the letter, calling up two of their friends, we can do the same thing, there is no reason we shouldn't be able to get a hundred people in the meeting between us all.

Mayor Franzoia said I agree with that but timing's everything. We have it scheduled for the 17th. We have less than four weeks and the longer we wait to get something out then people are going to be obligated.

Mr. Wynes said all I think tonight we want to do is do you want this to go, if so we're on track. The next stage is going to be to get some media.

Mr. Rice said I think in previous meetings we determined that this was the month we wanted to do it so I think four weeks is actually plenty of time.

****Mr. Rice moved to set the date for March 17, 2009, at 5:30 p.m. in the Western Folklife Center for the RDA. Mr. Conner seconded the motion and the motion passed unanimously.**

Ms. Lynch moved to set the date for March 17, 2009, at 5:30 p.m. in the Western Folklife Center for the RDAAC. Mrs. Blohm seconded the motion and the motion passed unanimously.

3. Discussion and possible action to pursue the option of a Special Area Overlay District for the Downtown Redevelopment area and matters related thereto.
DISCUSSION AND ACTION ITEM.

Mr. Wynes said I have given you a memo and a two-page white paper on the way I think it should work, I'm just asking right now, do you think it's logical and plausible and if so we will proceed forward.

Mayor Franzoia said I noticed Mr. Johnson had one on this too but I assume about the overlay area but the focus should be between Silver and Court, 3rd and 9th Street, which is fine. We looked at this years ago, ten years ago when we first did this and we had the old buildings, how to make the old buildings work with the current standards and such like that and then we found out the standards were more overbearing to utilize an old building and I think at the time we talked about it we thought we had something drawn up and never probably adopted it and that was when Mr. Crooks was here. Looking at an overlay that covered a facility where you could easily identify commercial properties, you know commercial type structures that would have a flavor for the community, architectural style or use the old style if you will and how we make it work for any type of business going in there and say ok put an overlay on it and then these buildings within this overlay get some special treatment or some flex against the code.

Mr. Wynes said or a whole new code.

Mayor Franzoia said sure there's no question, and actually the one that we treated that really popped this question up was when Machi's moved to the building where they're at now and the code required some really onerous things that had more wasted space for safety than was conducive for running a business. We looked at it and tried to treat it differently based on the limitations of the building and other things and it obviously it worked out. Just for one thing that we dealt with is at the time grease traps were required but being a building like that there is no place to put it without putting in a basement which doesn't work and we don't want locations in the City's right-of-way which also is against the code so we let them put the restaurant in there with the caveat no grease food, you can have a certain amount of grease but not to the style of french fries, etc. the demand for lots of grease or oil. That's how that basically got started, how do we let people utilize the old buildings and keep the new codes off their back and let's figure it out. Anyone of us that have been in San Francisco, they have restaurants in places smaller than this room that has a little tiny door to get in there. They're great little places but how do they

make them work? They're not in the Redevelopment District but how do you make it work? That's the question of the day is how do you make use of an old building because it's obsolete in some people's eyes and not others. How do you make it work in this environment against the current codes that are mostly conducive to new construction not existing facilities?

Mr. Elquist said overlay goes beyond that too if you want to have a certain area with design criteria. Themes can be overdone if it's the entire area but if you want a certain little Basque area. As an example down in this area you can have a special area overlay that has design criteria or if you want the same street lights or park benches or whatever the facades are, kind of have some limitations to them so they blend in a little better where they kind of match and create a feel in a certain area that would be an overlay too right. It's small you know maybe two or three blocks where you want a certain look. Like the Western Folklife area you might want that area to blend in a little bit. Let's not be too onerous you know it's totally flexible but most of these overlays can work to your advantage.

Mrs. Blohm asked what really is the definition of a Special Area Overlay District and what does it address specifically? Not necessarily historic structures because I think that was an entirely other discussion we had with Dennis Crooks way back and the restrictions you have there but our intent here with creating a Special Area Overlay District is to have the ability legally to tweak the code or do we have that ability anyway? I'm just shooting things out in the air because I don't know the answers.

Mayor Franzoia said I don't believe you have the ability. Generally speaking City Codes address ninety-five to ninety-eight percent of everything. Nothing's perfect but what it addresses you really can't tweak. The only things you can address is that five percent or less that the code's not clear on that because we didn't think of everything we have some grey area.

Mrs. Blohm said well wouldn't existing code really refer to new construction and anything that really is older than new construction may have to be tweaked in order to fit existing code. I don't know how far back you go with this.

Mayor Franzoia said it does address new construction but then you modify a building such as well a good example there's Machi's and recently is that Royal Cuisine then you come up to the current standards and what it requires which is major, so technically it's treated as new construction. Any remodeling going in is going to be current standards, which is difficult.

Ms. Lynch said well and even if you move into an older building, electrical, a new business is going into a vacant building you have to bring your electrical up to Code, your plumbing up to Code, and in some of those old buildings you can't without ripping walls down and starting from scratch.

Mrs. Blohm said we met with Ted Schnoor for our building in doing some renovating and I like two words he used and I'm just questioning the need for an Overlay District if it has to do particularly with Zoning. I can see it for design standards and so on and so forth to create this patchwork quilt thing that Tammy Westergard was talking about, practical and feasible, and those made a lot of sense. Our building is thirty years old. Yet there are zoning rules today that are not practical and feasible for us to deal with so can you use that concept for everything we're talking about here? Could that have been used for Machi's and that's such a broad spectrum there, practical and feasible, according to who?

Mr. Errecart said it is currently adopted through the International Building Code by reference that you can use another one called the International Existing Building Code and it looks at

situations like this, offers some guidelines anyway, which still need to be interpreted by design professionals who understand what's important fundamentally and what's maybe not, that's where the practical and feasible comes in. Now that Code isn't as hefty as most of them, the International Building Code is about that thick these days and it's not that much fun to work with. The Existing Building Code is a pamphlet compared to that and it talks about different levels of assessment and it deals with historical importance, what the use of the building is going to be, what the structural quality and life safety issues might be in an existing building and for different kinds of occupancies you need to do a more and more rigorous analysis of what's there and it does give guidelines on how to deal with it. Now I haven't seen that come up. It's a document I use on occasion when I'm trying to make decisions about what to do with some of these old buildings and I worked a little bit on that well on several of them over the past year, I'll leave them nameless for now but we had to deal with some of those things and it's really an attitudinal thing about not just taking that entire Code pantheon which probably wouldn't even fit on this and just say we have to stick with that to the letter. It does need to be interpreted. I believe that's already in place but I don't think it's been actively explored and examined so that's one place to go. When I was looking at this and some of the comments about doing a Special Overlay, it may make sense given the disastrous shape, well from my point of view, disastrous shape of the City Codes and Zoning in general because there are some real fundamental things that need to be examined about the kind of Zoning that this City maintains and whether it's really in our best interest to keep going down that road and I do mean road because these Codes really encourage a lot more sprawl and they don't really encourage the compact kind of development that's regarded as health these days so this might be a way to fix some of it. I suppose if there's some work going on to clean up some of the problems in that Code particularly that you can't do anything legally with your property downtown unless you provide a bunch of on-street parking which philosophically is going against all current trends in Planning so things like that definitely need to be fixed and they should be worked on right away. If there's going to be a Special Overlay District there needs to be some pretty serious analysis done as to what boundaries might be, people have to get involved and they have to understand what it means for their community to have this kind of a district what potential opportunities are, how you can really improve what's going on downtown in this Overlay District and that's going to take time. I think the question is should you pursue looking at this and I think yes but should we just start picking out light fixtures and deciding where we want that Basque district. We need to do a real serious ongoing intensive analysis of what our resources are as far as the property, the community, what's going on, the businesses and where we want this whole thing to go before we take on some of this. It's a little bit of a big leap without doing that planning.

Mr. Wynes said basically what I'm looking for is a consensus of this group, do we want to proceed and I realize we have a lot of work to do and it's not my intention to jump into this thing into a mud puddle because I don't know how deep it is. I want to be able to walk very slowly around the edges and look and see where we're going to go, how we're going to do it. First off I would like to just set the district and propose that we simply give them an open shell.

Mr. Errecart asked what's the analysis behind deciding what that District is going to be?

Mr. Wynes said that's where it's open. That's going to be open to interpretation by all of us so it's not going to be something that's going to be done tomorrow. It's going to take a while. We've got some ideas. We've already looked at one concept of what one area could be. We probably want to play with those maps for a while until we come up with something useful with the community. It's not something that I'm looking at as happening in three to six months. It may not even happen in a year but at least we are working in that direction because without it we are going to be stuck right where we're at right now, that Zoning Ordinance, the Commercial Downtown, the Commercial Zoning without some tweaking is going to get us nowhere because

like you're saying we don't allow for mixed uses which are today I'd say the coming trend. If you look at how things are going more and more communities are saying you can live upstairs and you can work down on the street floor. The street floor has got to be retail commercial or something that's going to invite people in with big windows and everything else, but what happens above that? We want you to be living up there. We want people to be interactive. We want people to move on the streets. We want people to be in that area almost twenty-four hours a day. That's the concept that you want to be looking for at the far end of this whole spectrum. How we get there is going to be a process and I'm not sure of every one of the steps yet because I haven't gone that far out.

Mr. Errecart said there are a lot of good references out there on step by step processes to get there.

Mr. Wynes said I know there are. I just have to get a hold of them all.

Mr. Errecart said you should visit my office.

Mr. Elquist said I think one of the discussions we had about this too was we are in, unlike the rest of the country, we are seeing some development going on and we have a Redevelopment Area defined and we want to be careful not to have a developer come in and build something or tear something down or do something in the next six months or next year that flies in the face of everything we're trying to accomplish here. So you can analyze or we can come up with at least some limited limitations in an area. They don't even have to be developing themes or Basque clubs or this and that but they might have two or three things that you can't do that we don't want to have happening, or encourage a developer to go a certain way if they buy. There's a parcel that's talking about getting developed right now next to Donuts 'N Mor, it's wide open now, but do we want a little bit of control over that as a Downtown Redevelopment Area. It doesn't have to be a lot of control but you might want to have a little bit. Our development area is huge and we don't need to touch all of it, you know we don't really care about what goes on out West Main as much as we do on 5th and Railroad so maybe you define this downtown area and just put some very limited development standards that fit what we're trying to accomplish as an area. I'm sure it takes a lot of analysis to actually deem an area and all those kind of standards and picking out fixtures. I know one of the discussions we talked about is to say we might want to just put in some real loose stuff at least to have a developer not just have to go through the Building Department but actually come through this committee in an Overlay Area with just very few minimal checkmarks that they have to accomplish. That was one of the ideas behind this without a bunch of over-analysis, well maybe not over-analysis but analysis which leads to paralysis.

Mrs. Blohm said I think this is a good discussion. I think it's a healthy discussion that we need because I am a little bit confused as to what Special Area Overlay really entails. If we could give a broad based definition as it regards to zoning and zoning regulations without getting into the onerous detail and I understand where Mr. Errecart is coming from as an architect and everything but I think you're absolutely right, in order to start moving forward for projects that could be quite imminent there may be a need to do some broad based generalizations.

Mr. Errecart said if we don't want to start dealing with that fairly soon than if anybody comes in and wants to do any kind of major development in this area we're going to be absolutely paralyzed at that point too because we're not going to have any fundamental principles to make decisions about what's going to be a good development or what's going to be a bad. We are just going to have to look at those proposals and probably throw our hands up and just be at the mercy of whoever those developers are. I'm just tossing this out as an example, as a suggestion,

I'm really thinking aloud but it seems like if you really want to put something in place and get it moving then maybe putting together some kind of a review committee of several people who would have an interest in design and the principles that guide that design, that might be a way to get through some of those situations, like the development that's going to go on over at 5th and Commercial. I'm sure some people in this room have a clue what that's going to be. I have no idea, absolutely none. Nothing's been presented to the Advisory Committee. Everything's really closed-mouthed about the whole thing and that's not a healthy thing either. If we're going to have something really big we could probably put something ten stories tall on that piece of property but there's no framework for somebody to make a decision like that and come back to some resources that are out there and they're getting to be pretty plentiful. We're not guessing about these things anymore. Planners everywhere in this country are using some pretty common principles and I don't think it would be too difficult to get a group of say a panel of seven to ten people who will review projects in the interim until there really is a comprehensive plan for what our downtown is going to be. How it's going to interact with the rest of the town that could probably be a good review committee after reading a book or two if they were interested enough.

Ms. Lynch said my question on this Special Overlay is, are we creating another layer to this that we haven't even completed the first layer before we're starting another layer? Aren't we jumping the gun a little bit where we haven't even actually come up with any criteria for the basic Redevelopment before we're creating a second layer to put on top of it that we don't have?

Mayor Franzoia said yeah you are. What I originally stated was on existing facilities to make them work and then we generally got into standards of lighting and we've gone into an area that can be zoned a certain way or Basque area. Then we talked about limitations which wasn't what I was thinking of when we put this on the agenda item as much as how you make existing buildings work in lieu of anybody building new buildings and not have the laws that we currently have be so onerous to that effect. That was my take on it at this juncture but you're right otherwise, it would be jumping the gun on the other stuff.

Ms. Lynch asked would we basically the way I'm envisioning this then I guess is we have our Redevelopment Area and within that area we would have sub-zonings that are specific to just redevelopment and they would have their own, I mean the Redevelopment Area we would zone it as a Redevelopment but the zonings within those would be specific to just that Redevelopment Area and not the overall City Zoning Codes?

Mr. Elquist said the reason is because the area and this is my interpretation too, it's a big area and we wanted to make it big because of the tax increment of course but there are some areas we just let the market play itself out. If a developer wants to build a certain building a certain way that's not in a heart of the downtown then really redevelopment we shouldn't do that or micromanage it at that level where we want the whole area developed a certain way and just let the market play itself out. In fact, I think that's the attitude of the town generally, it's not to get too involved but there are certain areas, Special Overlay Areas that maybe we do want a little bit of say in, you know there's a lot of talk about things like "no that's not Elko" you want to let the free market work but there might be a few areas where we just have to say we want a little bit of control in this area that we want some design standards. We're going to invest a lot of the infrastructure, the sidewalks, the benches, and we want the building to kind of tie in. I think that's something that we as a committee here have to face that do we want that control at all and that's what Mr. Wynes is asking. Do you even want this or do you just want the market to go but I think if we're going to invest especially in the heart of the City of putting some themed fixtures and nice benches and stuff like that then we would want any development or remodels in that area to maybe match it, not get crazy, not tell them no you can't build that or anything but just

have just a few checkmarks as appropriate for what we're trying to accomplish in limited areas and the rest of the area they can go wild with.

Mr. Errecart said I have to respond to that in a certain way. The free-market hasn't done such a good job of creating a very healthy corridor out here for the downtown. It's heavily blighted. It costs millions of dollars to even put down new pavement and I don't think that's really what we want to do. I think what this community should take away from just looking at that corridor and kind of go out there and by looking at other communities is that it does require a little bit more care and input than just kind of a laissez-faire build what you think is going to fly in the market and I don't think we're going to end up with a healthy downtown heart of our community if we don't put a significant amount of control over that.

Mr. Elquist said I think the level of significance is up to interpretation but I think we're saying the same thing.

Mrs. Blohm said I do too.

Mayor Franzoia said well look at Court Street, you know you can have different tiers of overlays. I mean you could have even an infrastructure type tier that addresses certain areas because of its uniqueness. Court Street is a great example. You know we sit here even before we had an RDA, was it ever the intent of people seeing the old houses being torn down because of proximity to downtown? Not many of them. They have too much character, so then therefore how do you keep that? Well, you put an overlay maybe with limitations that these homes are more conducive to different other types of zones, some already in place, you know where there are residential offices and such like that, but how do we make it even better to have to work in those restrictions as a commercial building. A home could go from being residential under these codes to commercial under new codes or more onerous type codes and how do you make those things fit to make sure that house stays functioning in the community with it's ambiance and it's location and keeps that neighborhood if you will such as Gallagher's house or better yet Chilton's house vibrant. So that's what I was thinking. My first and foremost thought is, in lieu of anything else, how do we maintain it's use until other plans or sub-categories and stuff like that get into place as not to inhibit utilization of old buildings that those who want to rehabilitate which is in most cases that we've seen so far to maintain the ambiance and the outside but making it workable on the inside for whatever business that you want to put in.

Mr. Errecart said I think that's an excellent example that Chilton Gallagher compound we'll call it over there. It's absolutely gorgeous on the north side of that street and then right across the street we've got the metal building, a gravel parking lot with some four-wheelers and various things at different times during the year and part of that I believe is because there hasn't been enough interest in work put toward making that piece of property really desirable to put something besides the gravel parking lot, so that's the other side of that equation. That could be a gorgeous place.

Mayor Franzoia said and you've got the Wright's properties, the two houses the Wrights have which are, a lot of those are older and historical and none of us would ever want to see somebody come in because it's cheaper to tear them down then build it to new standards or to work something that they could keep it like it is with that ambiance and what they put on the inside, you know they put restaurants in there. What's that old house up there on California Avenue in Reno that used to be the old mansion that was a series of restaurants in there that was stunning and they modified the interior to make it livable and kept the style of the house on the inside as well even though it was a restaurant but the outside was still a home. Those are things; how do

we keep government at bay when we want to fix up an old building downtown currently in lieu of anything else?

Mrs. Blohm said and still maintain safety and the integrity of the area?

Mayor Franzoia said practical and reasonable, is that the words you used earlier?

Ms. Blohm said feasible.

Mayor Franzoia said feasible, it's like we looked at the handicapped elevator for your business, we figured that made logical sense to do it the way we did and part of it is on City property but it made sense and you had to sit down and be reasonable about it. But we don't have anything really that tells anybody that we'll be reasonable, practical, feasible, whatever the case may be.

Ms. Lynch asked is there a way instead of adding another layer to just completely exempt current City Zoning Ordinances out of the Redevelopment Area and creating say two or three or however many are needed specific to just the Redevelopment Area instead of just adding a layer on top because there's always going to be that contradiction of what the current Building Code says to what we really meant and which one is going to supersede just exclude all current Building Codes to the Redevelopment Area and create their own specific.

Mr. Bowers said you've got to have those new codes for new buildings though.

Ms. Lynch said but they could be added in those new instead of adding another layer on top of something that already exists just those fire codes and those egresses and all those typicals can be added in that code but they're just one specific code to the Redevelopment Area instead of having to refer to five different codes.

Mr. Errecart said that's the reality of the situation though but I do want to reiterate because that Existing Building Code is there, it's adopted by reference but it doesn't get used anywhere near enough. I think this would be something that would be worth a presentation because I think everybody in this room has probably come across it at some point where they want to do something with their property their building and they're told that they can't. The way I interpret it with some of these documents is it's pretty much there if you just look for it if you just apply a certain level of care to interpreting it you can make a lot of these things work within that but it's not at the surface, you know it's not something that's talked a lot about but if anyone wanted to take the time to look at those codes you'll find that it's not really that bad of a situation when it comes to reusing older buildings it's just that thing hasn't been applied very much.

Mrs. Blohm said so what you are tell us is that the existing Code as it's interpreted could apply to what we have going on right now with the mix of buildings?

Mr. Errecart said yes and that's why I brought up the Existing Building Code because it does rely on a much heavier amount of professional judgment in interpreting it and it's not cut and dried. It's not black and white. It's a matter of reasonable people looking objectively at a project and making decisions about whether it's appropriate to reuse something in its current state, whether certain things need to be upgraded. I believe that's actually in place except that there needs to be some mechanism like what I described and I was thinking out loud with like seven or ten people who do have an interest to get into this information enough and that could be a panel that could advise on what's reasonable and feasible.

Mrs. Blohm said reasonable and feasible and practical.

Mr. Errecart said that's important.

Mrs. Blohm said I think being practical and being able to facilitate you're not going to have a developer wait around forever for boards of people trying to make definitive decisions on interpreting something that could go either way. Does everyone agree we need some sort of a broad-based overlay district that sets out that's fluid, that's flexible, we've always talked about that that can address in a broad-based manner the issues we are talking about to help alleviate an onerous process when someone gets in and really is trying to do something and that would require a workshop committee I would think.

Mayor Franzoia said I agree with that. The thing is if some of the code is up to interpretation it should never be that it's going to be one hundred percent the way the City interprets it. I think one of the best things we did was the Machi's deal was very complex, you know where the restrooms are at they wanted to have that as a hallway to take everybody out the back to the alley in case there is a fire, so it was wasted space. It took away from the kitchen. We figured something else that was not in the Codes but solved the problem with safety and so the main serving aisle which comes out of the kitchen is the exit and they put a drop down metal fire rated thing that comes down in case of fire, it automatically drops, contains the fire in the kitchen, allows people "x" number of minutes to escape through the alley if they chose to go that way towards the fire and it functions as two things, as an escape way and as the way they move all the food in and out to people. Great solution to a problem and it's a matter of sitting down and doing it, and so if there's a way to function it that way, that really is all you do, you could basically say that the overlay is over the RDA and that would be reasonable, acceptable, and such. Like Mr. Errecart said there are things in the Code if you read it and understand it. It gives a lot of flexibility and I'll use one more example. The houses on Court Street we just talked about and really take away and make them put off-street parking on those properties would just really ruin the ambiance, however, City Code currently states that if you're within three hundred feet of the corridor then the corridor provides that parking requirement so in essence you could almost read that one more step that if you have a lot that you buy that's three hundred feet from your building that you'd want to put off-street parking on and use that for that requirement it should be the same standard because we've already got that standard in place. Take for example Gallagher's property and stuff like that they could conceivably buy down the street or across the street an old house that really has no ambiance or the small bungalows if you will, mow down a few of those, put a nice parking lot in there that would cater to those three or four houses because it is in that three hundred foot radius which is what the current standard is should be a way and that should be as flexible as interpretation as we do with the corridor.

Mr. Rice asked are you talking about like if one of those houses wanted to have commercial use or something, but not for residential, you wouldn't be talking about providing parking?

Mayor Franzoia said no the trend on Court Street is all the older houses, being down from 3rd or 4th Street on would be offices, probably boutiques, maybe a restaurant, I mean you're already seeing that happen and as the people up there age and pass on.

Mr. Rice said so as the use changes.

Mayor Franzoia said those are huge changes and if you want to create that ambiance how do you do that with some of the onerous things that we have, and so Mr. Errecart is right, there are things if you understand and read it you can work around a lot of the things but still we may need to have some additional flex in there that we don't currently have.

Mr. Errecart said I want to bring up something that is a conflict between the zoning in the City Codes and the current planning practice and parking's a really good example because it really dominates a lot of discussions that happen with any kind of development around Elko. Right now it's becoming less and less accepted to force everybody to provide for that on-site parking. It's becoming almost universally accepted that more and more on-street parking should be used it's a matter of safety and more compact development. It's just a healthier way to go about creating communities and that's a real fundamental one that I think is a good example of what kind of needs to be addressed right now. We just came up with it at a Planning Commission meeting last week or the week before. I have to tell you when I expressed this idea that actually having on-street parking is a safety enhancement because it slows down the traffic and it separates the pedestrians that kids will be guarded from the F-350s, I didn't get a word of acknowledgement from anyone in the room that that was even a workable concept and it is. It's accepted.

Mayor Franzoia said it's workable remember all the days and times you too and you went out and counted parking spaces and came up with all those things and you're right there's plenty of on-street parking that's just not utilized and to utilize it you don't force off-street parking where the core is at because we've got a lot of wasted space that we continue to pay on to maintain and maybe would get more buy-in because it's more utilized. The other problem we had was all the employees park out in front of our businesses that was a big issue. That was a lot of work back then but we understand that we even looked at taking some of the parallel parking and putting the angular parking in because we could squeeze more spaces in such as on, we had some ideas and concepts on Court Street.

Mrs. Blohm said a lot of time spent.

Mayor Franzoia said a lot of time spent. It's buried someplace but we remember that well.

Mr. Calder said just to kind of tag on to what Mr. Elquist was saying, Mr. Elquist hit on a very important point with the story about the Family Dollar development. When those were being built I got more complaints in my office when those were being constructed than any buildings I've ever seen built in Elko and the complaint was, why is the City allowing someone to build a metal building on Mountain City Highway like that? I would go over to Ted Schnoor and say what's up with this building? He said well that's not what it's going to look like when it's finished, however, if they wanted to build a metal building there's nothing in our Code that says they can't and so as far as new construction goes I think there should be a sense of urgency to focus on things that we don't want in the corridor and maybe work some of these other issues out subsequent to that because let's say 5th and Commercial for an example someone goes in and puts in a building permit tomorrow to build a big metal box there, the City has no authority to say no and so those are realities and people know what our Codes are now and I think that should be a real priority if you don't want buildings like that in your historic downtown area. We should put some sort of a restriction on what types of buildings in new construction are allowable. These other items of remodeling and that sort of thing, perhaps those can be dealt with, with the existing Code through an interpretation mechanism but I think that that's a real concern because Mr. Schnoor was very clear with me that well that's not what they're going to look like.

Mayor Franzoia said we will go one step further, remember that building going in up there on Ruby Vista Drive, concern about that Cummins going in there or what they're going to do there and they have a metal building and he put a lot of money into his and of course they assured us they're going to decorate it up with stucco and everything else to make it not look like a building. With that being said, maybe we have it in there buildings are accepted but they have to have this, this, and this to cover it. Those are things, but not in the corridor but just generally speaking in town.

Mr. Errecart said I think putting it up for serious review and give that review committee some at least advisory authority would probably get you a long way. I think part of the problem is that it's really limited to who does the review and what criteria are imposed on a project, like what is going to happen over there on 5th and Commercial?

Mayor Franzoia said I think that's on ice right now.

Mr. Elquist said it's up to the developer though.

Mr. Andreozzi said there aren't any plans that are submitted for review on it.

Mayor Franzoia said I think the economy put the brakes on that one big time.

Mr. Andreozzi said we don't have anything.

Mr. Elquist said the point from our, I think getting back to redevelopment, mission is that you want a little bit of say or a few checkmarks that need to be checked off for that developer or that owner before they buy the parcel or before they buy the building they know what they're getting into. I'm not a huge fan of committees even advisory because there are probably no teeth in that really plus there is an unknown factor that Mrs. Blohm talked where it might cause a developer to say hey stay away from downtown, it's a pain, they're going to make you do; you just don't know what you're getting so you're not going to make the investment. You might not be able to build what you want. Just my opinion but I just think a few little modest checkmarks that there's a certain building standard and it has some sort of era because they can go the other way and build a really nice building but it's retro with a bunch of neon and things sticking out and flies in the face of what we want it to look like so it should have some, I just think just some real basic design criteria that doesn't limit development or scare developers away but they know what they're getting into in advance that they have to make it fit in if they can fit in. Maybe an Advisory Committee's fine too but maybe just limit it to advice, you still have to have some teeth in it though some sort of zone.

Mr. Errecart said you do. That's really the fundamental problem that we have to deal with. We need that system in place, we really do.

Mr. Elquist said but I don't think it should be a scary thing. It should be hey you're going to have to, just like Mr. Calder said we don't want a steel building here, we don't want some modern retro.

Mayor Franzoia said like at the end of the corridor, the old Free Press or Independent and 11th Street Deli.

Mrs. Blohm said well I think to move on I think the consensus is that something is needed. There's no doubt there. Probably to what degree is the question and for the sake of time and imminent investment in the downtown we need to act on this, it's an action item, so what needs to move forward to get it going?

Mr. Sutherland said I'm with her. You had the key to this whole thing an hour ago. We're not the first ones to do this, Henderson's successful, get something that is legal, get something that is workable from something in Nevada that says this is what we did, this is how it works, and we're talking about buildings we're not talking about personalities here we're talking about buildings and so there's something that's already in place that we can use without having to go through a

committee without us analyzing it because it's already been analyzed. It's already been proven legally through court and all that and that's in place. That needs to be found and then we can use that.

Mayor Franzoia said you know what I'd do in that case I think the planning discussion was good I think we need to have it again at the next meeting and bring some stuff back. I think, my travels is Henderson is so, like I said earlier, they're doing their downtown they've got existing buildings, they tore out a few but they're trying to revive what's there where Reno tore everything down, Sparks tore a lot of it down, so they're not like we are. They're trying to keep what currently exists into viability without demolition and new construction or new looks. I think they are the most aggressive city in the state of Nevada and they've watched everybody else make the mistakes and they've just figured it out better.

Mr. Elquist said I think the item's action is to pursue the option of a Special Area Overlay. I think there's probably enough momentum that you have direction to pursue a Special Area Overlay District for the downtown area and it's on the agenda so why don't we.

Mayor Franzoia said let's do that if we bring it back we'd still have to approve it anyways. It's an adoption process that by taking an action to go forward to get some more data for more discussion to see how they're doing it everywhere else, let's go forward.

Mrs. Blohm said that is something Mr. Wynes could bring back to us for the next meeting.

Mayor Franzoia said but at least the discussion tonight kind of gave him an idea of how everybody's thinking and basically you have three good issues that were brought up that I think he can check off on the other entities and how they're doing it, and pull from Henderson.

Mr. Rice said or maybe I'm simplifying it but if we could have the maps here at these meetings all the time too so that we could just kind of look at what we're thinking of for that because that's what it's going to get down to is we're going to be drawing lines on a map. Are we not for these Overlay Districts?

Mayor Franzoia said well they'll be with inside of the Redevelopment Area.

Mr. Rice said yeah but I think that there are some thoughts that there are some particular parts of the Redevelopment Area that we want to focus on and that sort of thing.

****Mr. Elquist moved to pursue the option of a Special Area Overlay District for the Downtown Redevelopment Area for the RDA. Mr. Rice seconded the motion and the motion passed unanimously.**

Mayor Franzoia said the only comment I have, I think the only other thing that we talked about I think would be in an overlay area because it's not defined as the overlay does it address this like zoning, does it address relaxation of Building Codes where applicable and stuff like that I think based on the discussion get some ideas as to what else can be inclusive because I think that's a pretty general statement.

****Mrs. Blohm moved to pursue the option of a Special Area Overlay District for the Downtown Redevelopment Area for the RDAAC. Ms. Lynch seconded the motion and the motion passed unanimously.**

Mayor Franzoia said one question, how is that conference room in the Annex Building? Is it big enough for this group? I just wondered because we could keep the pictures there.

Stacey Sawyer said we could keep them at ECEDA and bring them over.

Mrs. Blohm said I think that is a good point to have a visual.

4. Discussion and possible action to change the meeting day from the third Tuesday of the month to an alternative day due to a possible conflict of schedules.

DISCUSSION AND ACTION ITEM.

Mayor Franzoia asked whose schedules?

Mr. Wynes said the letter that you have I'm supposed to read this but if you've all got a copy.

Mayor Franzoia asked from Mr. Johnson?

Mr. Wynes said yeah.

Mayor Franzoia said ok I read it.

Mr. Wynes said basically what he's saying is he'd like to have this moved to Wednesdays because he's got a conflict with the third Tuesday and he goes on to discuss some ideas that he has regarding how the RDA should be doing and I think it's open for discussion.

Mayor Franzoia said I don't have a problem. What do you guys think?

Mrs. Blohm said I for one can not make it because I'm supporting GBC and taking some classes so Monday and Wednesday I'm taking classes.

Mayor Franzoia asked what about Thursdays?

Mrs. Blohm said Thursday would work ok for me.

Mr. Sutherland said as long as it's not during league time.

Mayor Franzoia said summer time's always more difficult in getting everybody together.

Mrs. Watson said the third Thursday is County.

Mr. Wynes said that is County Planning Commission meeting.

Mayor Franzoia asked on Thursdays?

Mr. Wynes said yeah.

Mayor Franzoia said what about the second Thursday because I know the Tuesdays we have it is because it's not a conflicting date with Planning or City Council but we don't have to have it on a third Thursday we could have it on whatever.

Mr. Rice asked when's the Boys and Girls Club meeting?

Mr. Bowers said third Thursday. I know you're hoping to get the Superintendent to come to some of these. She's also involved with Boys and Girls Club.

Mayor Franzoia said what about another way to do that would be to well you'd want to meet early on Tuesday on the day the City Planning Commission. You don't want to do that.

Mr. Rice asked that's the first Tuesday?

Mayor Franzoia said I think that's the first Tuesday. You'd have to meet here at 4 p.m. as not to take Mr. Wynes away from that at 6:30 p.m. so we have two and a half hours that we could be done or sooner which I think that's plenty of time and the worst case would be we just don't finish it and defer the items at a subsequent meeting.

Ms. Lynch said 4 p.m. is hard for me. I don't have employees.

Mrs. Watson said I think sometimes we're working with people that are on Planning Commission meeting that night all the way up until 5 p.m.

Mayor Franzoia said yeah ok.

Mr. Elquist asked what time is the Boys and Girls Club meeting?

Mr. Jones said 5:15 p.m. or 5:30 p.m. something like that.

Mayor Franzoia said Thursday is fine. I don't have any problem with any Thursdays.

Mr. Sutherland said I'll just sacrifice.

Mayor Franzoia asked are Thursdays fine? How's Thursdays third Thursday, does anybody have any questions or comments?

Mrs. Watson said on the third again the Planning Commission for the County will be meeting so if we're looking for representatives from the County to be involved in that might be (a problem).

Mayor Franzoia asked who do we have from the County right now involved?

Mrs. Watson said nobody.

Mr. Wynes said we've got Randy Brown on the Advisory Committee as a representative from the County.

Mayor Franzoia asked what time do they meet 6:30 p.m.?

Mr. Wynes said 5:30 p.m.

Ms. Lynch said second Thursday.

Mayor Franzoia said second Thursday is fine too. Second Thursday?

****Mr. Jones moved to change the meeting day to the second Thursday of every month for the RDAAC. Mrs. Blohm seconded the motion and the motion passed unanimously.**

****Mr. Elquist moved to change the meeting day to the second Thursday of every month for the RDA. Mr. Conner seconded the motion and the motion passed unanimously.**

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.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

**Mayor Michael J. Franzoia, Chairman
Redevelopment Agency**

**Jacques Errecart, Chairman
Redevelopment Agency Advisory Council**