

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY ADVISORY COUNCIL**  
**SPECIAL MEETING MINUTES**  
**6:00 P.M., P.D.S.T., WEDNESDAY, SEPTEMBER 30, 2009**  
**FIRE STATION NO. 2, 725 RAILROAD STREET, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Lori Lynch, Acting Chairperson for the RDAAC.

**ROLL CALL**

Redevelopment Agency  
Advisory Council Present:

Tony Buettner, Lina Blohm,  
Lori Lynch, Morris Gallagher,  
Duane Jones,  
Sonja Sibert (GBC ex-officio member)  
Steve Bowers (ECSD ex-officio member)

Redevelopment Agency  
Advisory Council Absent:

Cathie Horn, (ECVA ex-officio member)  
ELKO COUNTY ex-officio member,  
ECEDA ex-officio member

City Staff Present:

Ed Wynes, City Planner  
Delmo Andreozzi, Assistant City Manager  
Kelly Watson, Planning Technician

**I. PUBLIC COMMENT PERIOD**

This agenda item is to provide time for the general public to address 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 at this time.**

**II. UNFINISHED BUSINESS**

**A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS**

1. Election of Officers. Pursuant to the adopted Bylaws of the City of Elko Redevelopment Agency Advisory Council a chairperson, vice-chairperson and secretary shall be elected from its members in July of each year. Due to the lack of a quorum in July and August, this item was continued to the September 10, 2009, meeting. **ACTION ITEM. THIS ITEM WAS TABLED AT THE SEPTEMBER 10, 2009, MEETING.**

- Chair
- Vice Chair
- Secretary

Ms. Lynch said what is the job of the secretary?

Mrs. Watson handed out a copy of the bylaws that were adopted by the Redevelopment Agency at their meeting of September 22, 2009.

Ms. Lynch asked if the position of secretary is automatically a member of City Staff that takes the recordings and transcribes the minutes or would a member of the Advisory Council be appointed to do that.

Mrs. Watson said a member of the Advisory Council should be appointed but City Staff will have representation at the meeting for the recording. The Secretary will accept the responsibility to help when a member of City Staff is unable to attend the meeting to take the recording. One of the improvements is at City Hall in the chambers the recordings will be taken digitally with the computer and anyone can press the button on the computer to record.

Ms. Lynch said the position of Secretary is just as a back up for City Staff in case they are absent.

Mrs. Watson said the secretary would also attest to the minutes along with the signature of the chairman.

Ms. Lynch said when the original officers were appointed members would indicate their interest and then it was appointed from the board. On the chair position I am interested in serving in that position.

Mr. Jones nominated Tony Buettner for the position of chair.

Mr. Buettner affirmed his interest in the position of chair.

Ms. Lynch said we would want to take one vote and asked for interest by members for vice chair and secretary.

Mr. Jones said I would be interested in vice chair.

Mrs. Watson said previously each position was voted on separately.

Ms. Lynch said let's put it all out there before there are any actions.

Mr. Buettner said if it will be helpful I can give an overview of my background and how I feel I can help the group succeed.

Ms. Lynch reviewed the agenda and indicated there are a lot of items and we should prioritize the focus. I think item 3 under Unfinished Business should be discussed.

**\*\*Ms. Lynch moved the discussion to item 1 under New Business, Miscellaneous Items, Petitions and Communications. \*\***

**\*\*Mr. Jones moved to nominate Mr. Buettner for the position of chair. Mrs. Blohm seconded the motion. The motion passed with a 4-1 vote with Ms. Lynch voting against.**

**\*\*Mrs. Blohm moved to nominate Mr. Jones for the position of vice chair. Mr. Buettner seconded the motion. The motion passed unanimously.**

**There was discussion regarding the duties of the position of the secretary.**

**\*\*Mr. Jones moved to nominate Ms. Lynch for the position of secretary. Mr. Gallagher seconded the motion. The motion passed unanimously.**

2. Review and consideration of the existing adopted Redevelopment Plan to consider possible amendments for future development projects including, but not limited to, design concepts and details, architectural improvements, traffic patterns, infrastructure and any other details that may be needed as reviewed, and matters related thereto. **ACTION ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

Ms. Lynch said when this was placed on the agenda it was intended to be an ongoing and constant item. We can develop a plan as far as reviewing this document. Our goal should be to have this done in a very short time period.

Mrs. Blohm recommended development of the item we can concentrate on for the next agenda.

Ms. Lynch suggested moving discussion to item 3 because it can be determined which components are the most important based on the time line we are looking at for the SOQ.

Mr. Andreozzi said I was looking at my notes and at your last meeting there was action regarding item 2 asking the RDA to consider spending some of the tax increment for a consultant. That item will go to the RDA at their next meeting Thursday, October 8, 2009.

Ms. Lynch said my intent for putting this item on the agenda was for us to learn and use for idea.

Mr. Buettner said at our last meeting there were several things that we are looking at today that are at the very tip of the sword so to speak. The number 3 item of the other part of this agenda addresses how we go about assembling our thoughts and protocol. That would be a great time for us to prioritize different sections of the book. I have two things that jumped at me from the last meeting to this meeting that are relative to number 2. I would like to make sure we have enough time to discuss it because I think they are relevant to what is happening today with the SOQs.

Ms. Lynch said the discussion between items 2 and 3 are interrelated in that at our last meeting we discussed reviewing the existing Master Plan and identifying the areas we feel are affected by the number 2 item and how to best come up with the two to merge. Items 2 and 3 are together.

There was discussion regarding the integration of the Redevelopment Plan and the Master Plan including the use of the task matrix that has been presented at a previous meeting.

Mr. Andreozzi reminded the Advisory Council the update to the Master Plan is an awesome opportunity to be able to use the funds but cautioned that the Master Plan is a general guiding document and is adopted and administered by the Planning Commission.

Ms. Lynch said if we are asking the RDA to expend those funds to add on to the SOQ to do our portion, we need to be ready for them to do that in a short time period. The verbiage in the Master Plan needs to be basic but it also needs to be accurate to what the priorities are in the Redevelopment Plan.

Mr. Buettner said I think that approach is backwards. We are in the process of hiring some qualified design professionals. Let's concentrate on having enough financial input to our portion so they can spend the time to do what you are talking about. There will be many ideas, concepts and questions. We need to familiarize ourselves with it so when those questions come to us we can give them the advice they are asking for.

Mrs. Blohm said they are the experts and we need to rely on them.

Mr. Buettner said I don't want to duplicate the effort.

Ms. Lynch said we need to be ready for that to happen. We don't want them to come to us with a list of questions and not have any idea. We need to be prepared to answer those questions. It will take some time to get that developed and we don't want to be reactive to their questions when we could be one step ahead and have already learned the two.

Mr. Andreozzi said when we developed the SOQ request we acknowledged that the Redevelopment Plan was adopted and implemented later than the Master Plan. There are capital improvement plans that are associated with our water system and sewer system that are not in the Master Plan and they need to be somehow. We told them they need to familiarize themselves with our plans and figure out how they dovetail and compliment the Master Plan so it is one cohesive plan.

Ms. Lynch said we need to catch up so we are ready when they come to us.

Mr. Jones said we need to each review the Redevelopment Plan and become much more familiar with it so we understand it.

Mr. Buettner gave an example on the erase board regarding the consultant addressing ideas, concepts, etc. during the update to the Master Plan that have come up.

Mr. Andreozzi said the SOQs have provided in their teams are facilitators that have different ways of extracting information out of people. One of the ones indicated they have formal meetings and get information but we like to attend your festivals and other events to mingle with people and get information.

Mr. Buettner asked if it would be best to take the time to develop the tools and priorities and allow the team to do their job.

Ms. Lynch said I think it is critical that everyone on this board understand the Master Plan and to do that you have to go through so there is an understanding of how it relates to the Redevelopment Plan. They are not related now and they need to be to be effective.

Mr. Gallagher asked if there has been any consideration of money set aside going forward for the Master Plan to be continually addressed and updated.

Mr. Andreozzi said in reality a Master Plan for any community is a living, breathing document that is constantly evolving and representative of the community. Based on how fast the community is growing, and other influences are what dictate when you should update certain components. There isn't any money set aside for the update of the Master Plan. I think we as the stewards of the Master Plan need to be conscientious of the fact that it is an evolving document that we need to prioritize any updates to the Plan. This has been a really good plan but I suspect we will see a more modern version and have an opportunity to incorporate the current Master Plan. He made some references to certain areas in the community and how they have evolved and require review for the Master Plan update.

Mr. Buettner said these are action items and I have some actions if we are ready.

Ms. Lynch said they were put on to be a continual and action doesn't necessarily need to be taken at every meeting they are there if needed.

Mr. Buettner said I have three recommendations that I would like to suggest for discussion.

Mrs. Watson asked if discussion was on item 2 or 3.

Ms. Lynch said it depends on what the recommendation is going to be.

Mr. Buettner said the first recommendation is relative to number 2, the second one is relative to number 3 and the third one would be relative to number 2 again.

Ms. Lynch said we need to follow the agenda and action items need to be relevant to item 2 at this time.

Mr. Buettner said one of the words that I read is encumber and I don't know how this works with RDA. One of the concerns we had at the last meeting was how much money the RDA would have to through into the ring for this consultant to go through our plan and do a thorough job of developing it. I found that there is a tool in the Redevelopment Plan that is basically a method of financing the area. There are a lot of ways of financing this area including encumbering the RDA. That is something the City and the RDA would have to consider. He gave an overview of the area in the Redevelopment Plan that refers to methods of financing. We could actually encumber the RDA if we chose it was a wise move. If we felt the importance of moving forward with the RDA Plan and getting it up and running that spending money up front and encumbering us somehow, some way to these tools to get that done first would open up opportunities sooner so we are not having to wait for these monies to be generated by tax increment. It is worth discussing. We don't

know how much it is going to cost to ask the consultant that will be selected to extend his services to this. We may have enough money, may not, I don't know but somebody should be looking at the opportunities of the tools that we may have available to us to get this done. A recommendation we could give to the RDA could be let's take a look at it.

Ms. Lynch said our priority right now is coming up as a group how are we going to convince them? It is very obvious that right now there is a majority of them that feel that money should not be spent on anything other than a construction project right not. Our job and priority is to come up with a plan on how we are going to convince them that this is the best was to spend this money right now?

Mrs. Blohm said I think we are deviating from our initial discussion and this particular discussion regarding financing and all of the techniques available through the RDA requires a workshop. I would like to see how items 2 and 3 relate and how we are going to carry forward to the next meeting as far as agenda items.

Mr. Buettner said I brought that up now because we are within a month of selecting the final in interviews and we have to present that idea to them so the financing of that idea is important.

Mrs. Blohm said we have moved that forward for the next RDA meeting.

Mr. Jones said I think that would be a good question for the consultant. How could you affect our plan and how much would it cost?

Mr. Buettner is anyone looking at it does anyone know.

Ms. Lynch said it has been looked at in a lot of depth and the first think to determine that is what is the project going to be and how much is it going to cost then you go figure out how you are going to pay for it. You have to have a project identified to be able to know what qualifies and what doesn't qualify.

Mrs. Blohm said we have to be very steadfast in our recommendation to the RDA in that we feel expertise is necessary at the outset.

Mr. Buettner said a good recommendation would be that we make this a single meeting agenda for discussion.

Mrs. Blohm said we have already made the recommendation last time.

Mr. Buettner said I am not talking about the expenditure of funds; I am talking about other financing methods if we need it.

Mrs. Blohm said we have had many workshops and it requires an update with the different economy we are faced with.

Ms. Lynch said right now we don't even have a project identified.

Mr. Buettner said we have the development of our Master Plan as our project.

Ms. Lynch said I feel if we can't show them we can do it with what is available now they are not going to approve a loan.

Mr. Gallagher said we need four or five bullet points to convince them.

Ms. Lynch said to take that \$80,000 that is available and put it towards this right now.

Mr. Gallagher said I think with what we were talking about earlier and support of the City that this is a prime opportunity in this downturn economy for us to develop this plan further and piggyback on the Master Plan. Come up with a huge bang for the dollar with the property consulting team that could put the two plans together.

Mr. Buettner said so my recommendation of recommending to the RDA that they at least discuss or consider how we could augment that \$88,000, if needed, to get it done.

There was input from the Advisory Council that they did not want to do that at this time.

Mr. Buettner said the second one was we had asked Mr. Andreozzi to provide us with a report on building projects but relative to this item the report contains 17 out of 24 that involve exterior visible work. The recommendation I would like to make to the RDA is if we could take time to have Mr. Rice explain to us during the review process what affects these exterior modifications will or will not have within our district. We have the report but we would like to understand how that relates to the RDA corridor so we could begin to develop the vision.

Ms. Lynch said don't we need to have a design plan pointed down before we know what the affect of that will be.

Mr. Buettner said that is the idea behind the report I am asking for, we don't have that specific plan and I would like to know how when Mr. Rice is reviewing these projects what considerations are being taken into account so we can begin to understand how they are thinking and how they are being considered.

Mr. Andreozzi said I can answer that question with Mr. Wynes' help. Any project that requires a building permit has to be signed off by the RDA. Mr. Rice is the principal sign off with the Mayor being the alternate. There are some building permits that are simply maintenance. What we wanted to key in on and show you are what you talked about. There are more in scope than just maintenance. There is a façade improvement, there is something new. When they are being reviewed they are applying this Plan as it is right now. Right now there aren't specific guidelines so it is very open to interpretation. When they apply the Plan right now they are looking at it and asking how it fits within the parameters of this Plan. They are conscientious about not creating competitive background which is included in the Plan. They have the latitude. He gave examples of the process. They are applying the principles of this Plan and on a bigger picture we need to find out and work very closely with our special legal counsel in identifying when we have something in the RDA Plan that conflicts with City Code. City Code is what regulates. We need to understand how that regulation takes place and we may need to look at amending our City Code. The other thing that is becoming apparent to me is when the RDA is trying to develop this cohesive look downtown how does that get paid for. He gave an example of the requirements of

the Redevelopment area being different than City Code and the means of funding those differences.

Mr. Buettner said that whole process since we don't have the detail yet would be beneficial to know how Mr. Rice goes about that process.

Mr. Wynes said the only thing that we look at right now is the cover sheet on the application. We do not look at the plans because there is nothing in the document that tells us what we can and cannot approve. What it says is it should not be competitive or an overburden and fit together.

Ms. Lynch said that is the intent of number 2.

Mr. Buettner said that is what I was trying to get to.

Mr. Gallagher said that should be one of the exact reasons why the Council would want to throw \$88,000, at this project for guidelines.

Mr. Buettner said that reinforces my recommendation to the Council that they consider the possibility of encumbering the RDA from future funds in order to make sure this is done completely, cohesively and immediately.

Mr. Gallagher said to give them more guidelines.

Mr. Buettner said every time we build something within the RDA corridor that may conflict with the final plan we open up ourselves for an opportunity to have to redo something and spend tax dollars to do it and that is what I am trying to prevent. The sooner we have the guidelines needed to do the review the less money we are going to be throwing away to redo the things once we do have a plan together. \$40,000, spent now on a plan could save us \$400,000, three years from now and that is the idea.

Mrs. Blohm said it took us a year to bring the thinking of the Redevelopment Agency to the point where last week we felt we could move forward with a consultant because of some of the more recent discussions with the Redevelopment Agency. Up to that point it was not a discussion item. We have to tread lightly and at this point in time simply to put it before them the need and we can all be in concert regarding that need to apply those funds towards a consultant because the timing is perfect maybe we can get more bang for our buck.

Ms. Lynch said history with the RDA is they have flat refused to consider anything other than infrastructure.

Mr. Buettner said the argument you are using is we don't make recommendations to the RDA because we don't want to put them in a position of having to say no?

Mrs. Blohm said to move forward with a yes on what we have given them.

Ms. Lynch said we would be a lot further ahead by saying please take what we have right now and get us that much further than the opportunity that we know they would just flat say "no".

Mr. Gallagher said we need to have three or four points to support that decision.

Mr. Andreozzi said I have not been involved in exactly what they are doing. In the Plan it doesn't say we can't ask to look at their architectural design. I think we can look at it and I think we can evaluate it and approve or deny it. I think we have that latitude to do that. If we are not doing that that is because it is the choice we are making.

Ms. Lynch said there is nothing in here to compare it to.

Mr. Buettner said it was done the other day with the three ideas on the parking lot. Not because they wanted to build a parking lot one of those three ways but there was a project where infrastructure had to go in and they took a best guess of what might happen to reduce the chance that they would have to tear something out and rebuild it once it was redesigned. Right now that is all we can ask for until we do have something.

Ms. Lynch said those plans are in the Redevelopment Plan that he brought forward.

Mr. Gallagher said that is a little bit different than throwing up a two story pink elephant.

Mr. Andreozzi said in the text of the document it says you shall not go out and build anything that competes for design. I think we have the latitude through the review process. The Building Department is looking at structure, code, ADA; Fire Department is looking at that stuff. The Planning Department always signs off on building permits and looking at zoning, parking, setbacks and those types of things. Now we have in this document albeit vague the authority to deny it.

Mr. Wynes said what we need to look at is to date and the history. All we are seeing is very minor touch up work. The color may not fit but design will.

Mr. Buettner said I was bringing up the point that we have something to develop. We have a process right now that needs support and more information to do the job they really want to do and how do we do it. Those are the points I was trying to get across with those recommendations. The specifics we will get into in the future. I just wanted to hear how are you doing it, what are you lacking and how do you get what you are lacking in your hands so you are not lacking it anymore and should we start talking about how we can with the tools we have available to us use the tools to get you what you need to do your job.

Mr. Andreozzi said we can collectively see what we don't want to see and maybe we should start there and then continue to refine what it is that we are trying to see. The longer we wait the more opportunity that something is going to be built that collectively we don't want.

Ms. Lynch said the whole point for this item is for this type of discussion being able to move forward and identifying these exact issues. Taking those steps to come up with a workable document that City Staff can use to create the vision.

Mr. Buettner said that is why we are hiring the professional. Is that what we are hiring him to do?

Ms. Lynch said to start it.

Mr. Gallagher said it would be nice for the City to have some authority when whoever brings them this concept and they can say this doesn't go in this neighborhood, this is more of a light industrial application; would you consider this area or maybe this area.

Mr. Buettner said that process is happening now.

Mr. Wynes said yes not so much locational but I would be looking at it and say what you are proposing is totally contrary to everything that is on that block. He gave an example of a concept that would not be acceptable in the Redevelopment area.

Mr. Andreozzi quoted out of the Redevelopment Plan under Design Guidelines in the Land Use and Development Requirements. He said it is a lot of text and there is a lot of room for interpretation.

Mr. Buettner said but you can use that and we are trying to give you tools to do that.

Mr. Andreozzi said when you reference the Preliminary Plan then there is a generic rendering but it is not like we don't have anything.

Mrs. Blohm said we do have renderings but it is also very important to remember the need for a Special Overlay District. The County building, the Blohm building and several other buildings would not be possible today if you were strictly adhering to just photographs and renderings and "Old Elko".

Mr. Gallagher indicated there was a building permit located in the Redevelopment Area that was placement of a modular building.

Mr. Andreozzi said those are the kinds of things that if you focus on what you don't want to see first because trying to figure out what you want to see is a big picture. What is "Old Elko"?

Ms. Lynch is it old mining, is it old railroad, is it old ranching, what is "Old Elko"? Is it all of the above?

Mr. Andreozzi said there is an architectural mix down there.

Mr. Buettner said my two recommendations are not good ideas at this time. We can keep it as something to talk about.

Ms. Lynch said the Land Use in the Master Plan is so far off from what the uses are in the Redevelopment Plan. If we are talking about the Redevelopment Plan and where to start, we need to establish that tonight.

Mr. Wynes said we want the consultant that we hire to take a special look at the Redevelopment area and see if they can come up with what would be the appropriate land use pattern within that area separate from the entire community. It has to mesh with the rest of the community. I am looking at the area and even places surrounding it that are affected by it and what are we going to do with these areas. The zoning and the land use don't mix with the Master Plan that is currently in place. The three are in conflict and how do you resolve those issues. We have had a couple of

incidents where residents are unable to make improvements because it requires a conditional use permit because the zoning doesn't match the use. We understand how we need that as a special area and I have considered that a part of what this job will encompass.

Ms. Lynch said I would recommend that we establish priorities in this and where to start. How do we as an advisory board help that as far as what is in the Redevelopment Plan and what is in the Master Plan because they are on opposite ends of the spectrum. I would like to recommend and I don't think it needs to be a motion, that we as an advisory council take the land use of our Redevelopment Plan and start there for review. It is the most critical as it applies to the Master Plan and time restraints and I believe that is where our priorities should be the land use within the Master Plan.

All members agreed that would be the best place to start.

3. Review and discussion of the existing Land Use Component, Parks, Recreation, Open Space Component and Streets and Highways Component of the Elko City Master Plan as proposed components for inclusion of redevelopment within the update to the Elko City Master Plan as identified in the SOQ and matters related thereto. **ACTION ITEM. Any action would be in the form of a recommendation to the Redevelopment Agency.**

**\*\*Ms. Lynch indicated the discussion for item 2 is interrelated to item 3 and should be included.**

Ms. Lynch said at our last meeting we agreed we were going to read the City Master Plan and make notes where we felt it was applicable and start coming up with some questions or direction that we would like to see through the SOQ process. She asked how far everyone wanted to look at this item at this time.

Mrs. Blohm said I think it is late to start an in depth discussion.

Ms. Lynch asked when is our next meeting.

Mr. Andreozzi said there are a couple of things that I need direction from you.

There was discussion of when and where the next few meetings will be held and what the content of the agenda would be.

There was also discussion regarding how the request would be presented to the RDA regarding the funds to be requested for a professional consultant and specific points to be delivered.

Mr. Wynes commented on an item of discussion about having specific guidelines and if the advisory council wants a specific set of guidelines on how everything is going to look in the downtown area.

Mr. Gallagher said I think we do when we get the architects, engineers, and the consultants all involved and they come up with a master plan and they come up with a plan for the RDA. You want that cohesiveness.

Ms. Lynch said it can still be vague enough to adjustments.

Mr. Gallagher said it doesn't need to be super hard and fast but there needs to be guidelines.

Mr. Wynes said I get two different references.

Mr. Buettner said let me give you a great rule for redevelopment of downtown. I worked on a development and the key was the only way the development could happen is if the store front matched the old view of downtown. When I built that project I went downtown and took pictures. I looked at the molding on the windows and how the storefronts were made up and came up with a plan.

There was agreement from those present that the approach described was how things should be done.

Mr. Wynes said the way the document is written it allows us the opportunity to deny something that doesn't fit with what is there.

Mr. Andreozzi said streetscapes is the easiest place to create continuity.

There was further discussion regarding the type of design guidelines that could be reviewed for inclusion into the Redevelopment Plan.

Ms. Lynch asked Mr. Wynes to provide an example that we could use that you have had to deal with and why it is important to have this done now.

Mr. Wynes said we haven't had any new buildings.

Mr. Andreozzi said the modular unit placed in the redevelopment area.

There was further discussion regarding the reasoning to be presented to the RDA during the request for funds.

4. Review and consideration of establishing job responsibilities within the Advisory Council based on expertise and personal interest for the future growth of businesses within the redevelopment area, and matters related thereto. **ACTION ITEM. THIS ITEM WAS TABLED AT THE SEPTEMBER 21, 2009, SPECIAL MEETING.**

Ms. Lynch said I see that falling in the philosophy and the understanding of the bylaws and discussion of team and who is going to do what.

**\*\*Ms. Lynch moved to include this on a future meeting with other items of similar content and Mr. Buettner seconded the motion. The motion passed unanimously.**

### **III. NEW BUSINESS**

#### **A. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS**

1. Individual introduction of team members describing our backgrounds, our interest and what we believe to be the strength of our involvement on the team, basically what we feel we bring, as individuals, to the table. **DISCUSSION ITEM ONLY NO ACTION REQUIRED.**

All of the members gave an overview of their background and their motivation in serving on the Advisory Council.

Mr. Andreozzi gave an overview of the City's policies and procedures are in regards to C, C & R's. He also encouraged communication from the community regarding concerns within the City's current policies and procedures which are dictated by the governing body.

Mr. Gallagher said I can see this being a frivolous effort in hiring professionals to put together the Master Plan and not managing it with some type of architectural committee so that these things are done in an aesthetically pleasing manner.

Ms. Lynch said as and RDA Advisory we are only and advisory to an RDA board and not the City Council. The City Council are the authorities to change the building permits and procedures for the C, C & R's. We are not going to ever reach the City Council to make those changes. We have to work through the RDA board who then goes to City Council and change procedures of the City government.

Mrs. Blohm said that is why the advice of the Advisory Board can have a huge impact and that is why it is necessary for us to understand our own Redevelopment Plan and detail our priorities and tasks. We can move forward and have a huge affect.

Mr. Buettner discussed procedures for a workshop of the Advisory Council to review items to be presented to the RDA.

Mr. Gallagher said you can see how some of these communities maintain a certain aesthetic value and encourage a developer to drop millions of dollars on a project. If I am going to put money into a project and someone is going to throw up a tin shed next to me because nobody is watching shop, I am interested.

Mr. Buettner said we need to develop the tools and present the case. The beauty of the system is everything we are talking about is recorded. We are presenting the ideas and if they aren't taken into account and trouble ensues beyond that advice we can always refer back to the advice given.

Ms. Lynch said what makes Elko unique is I believe Elko is the only one that I know of as far as redevelopment agencies where the Redevelopment Agency itself is the same as the City Council. Typically speaking your Redevelopment Agency board members are not your City Councilmen so you have a board of people that are actually going to the City Council with our advice we gave them and say we need to do this.

Mr. Gallagher said there is a conflict of interest.

Ms. Lynch said it makes our job harder. We have to convince them as RDA members and then they have to convince themselves to go to the City Council where they are one and the same. Typically an RDA board is completely different and operating board from the City Council.

Mr. Andreozzi indicated that is not the case for most of them.

Mrs. Blohm said there may be an advantage in having the same members sit on those boards. It is less of a layer of hierarchy that you have to work through.

Ms. Lynch said the Reno RDA is a completely separate board from the Reno City Council. Statute wise how does the RDA board get placed on a City Council agenda and present ideas and changes to the City Council being the same board.

Mrs. Watson noted that during the adoption of the Redevelopment Plan the RDA presented a report to City Council.

Ms. Lynch said the same group made two motions.

Mrs. Watson said they are separate and have to review it from a different perspective than City Council.

**\*\*Ms. Lynch said I think we have discussed this item.**

2. A round table discussion about each team member's philosophy and/or understanding of the Bylaws of the Redevelopment Agency Advisory Council and how we, as a team, can meet the Bylaws. **DISCUSSION ITEM ONLY NO ACTION REQUIRED.**

**\*\*Ms. Lynch indicated discussion on this item has been discussed with item 1 above and can be discussed again. The Advisory Council agreed to include this item on a future agenda. \*\***

3. A discussion about how we can pull together as a cohesive team of individuals understanding our individual strengths and weakness and how best to utilize the combined talent of our group with the primary goal of providing the City with the guidance and/or qualified advice they expect from us. **DISCUSSION ITEM ONLY NO ACTION REQUIRED**

**\*\*Ms. Lynch indicated discussion on this item has been discussed with item 1 above and can be discussed again. The Advisory Council agreed to include this item on a future agenda. \*\***

**\*\*Ms. Lynch moved the discussion back to item 1 of Unfinished Business, Miscellaneous Items, Petitions and Communications, Election of Officers\*\***

4. Report on building permits and/or projects within the Redevelopment Area. **REPORT ONLY. NO ACTION REQUIRED.**

Mr. Wynes presented a spreadsheet of the projects and/or improvements to be completed within the Redevelopment area. He said we will further review the status of the building permits and include that.

5. Other reports, discussion items and topics.

**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.

#### **IV. ADJOURNMENT**

**There being no further business, the meeting was adjourned.**

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**Lori Lynch, Acting Chairperson  
Redevelopment Agency Advisory Council**