

CITY OF ELKO
JOINT REDEVELOPMENT AGENCY AND
REDEVELOPMENT AGENCY ADVISORY COUNCIL
REGULAR MEETING MINUTES
5:30 P.M., P.S.T., TUESDAY, NOVEMBER 18, 2008
ELKO CITY HALL, 1751 COLLEGE AVENUE, 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

Redevelopment Agency Absent: Jay Elquist, Chris Johnson

Redevelopment Agency
Advisory Council Present: Jacques Errecart, Lina Blohm,
Kelly Sutherland, Duane Jones,
Morris Gallagher,
Steve Bowers (ex-officio member)

Redevelopment Agency
Advisory Council Absent: Lori Lynch, Randy Brown

City Staff Present: Delmo Andreozzi, Assistant City Manager
Ed Wynes, City Planner

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

Mayor Franzoia noted Items 1 and 2 will be discussed together.

1. Review consideration and possible endorsement of the possible sale of 9.347 acres of City-owned land located in the vicinity of Hot Springs Road for use as an automobile wrecking facility and metal recycling business.

REDEVELOPMENT AGENCY ACTION ITEM ONLY

The City Council took action to table this item at their regular meeting of August 12, 2008, to allow time for the Redevelopment Agency to review the item and provide a recommendation. The Redevelopment Agency took action at their regular meeting of August 19, 2008, to refer the item to the Redevelopment Agency Advisory Council for a recommendation. The Redevelopment Agency Advisory Council took action at their September 18, 2008, meeting to recommend a no-sale on this property.

Mr. Wynes said basically they just felt that it was not an appropriate use and I think the minutes indicate that there was some discussion about the use of the property is not appropriate, or may not be appropriate. There may be a higher and better use for the property at a later date. I don't think the Advisory Council felt comfortable selling the property for that type of a use, which is not going to make any type of major return on the investment because there's not going to be anything built there that's going to generate any major income for the City via taxes or any other process.

Mayor Franzoia said I agree with that. Looking at it now and instead of reacting to the original application to sell the land posthaste and put it on the market not knowing who would bid on it and it would be a risk that a successful bidder may not do anything with the property and there are no controls to a timeline for development. I kind of think it makes sense that we don't do that until we look at Item 2.

Mr. Rice said I'm in agreement with that. First of all I think the most important point that the Advisory Council came forward with is that there aren't going to be any particular improvements to the property. It's not going to raise the tax increment and that's what the Redevelopment is all about. Something that's important to me personally though, is that we're trying to decide on some design criteria for different sections of the Redevelopment District and I think that that's an important thing to keep in mind since we haven't done that to this point, and that leads us to Item 2 and determining that.

Mayor Franzoia said go back to Item 1 just for a second more. Had you not been told what the intent of use of the property would have been, a lot of what we just said is almost mute.

Mr. Rice said even before I knew what the use was, looking at that the way it is the property is a triangular piece of property between two railroad lines and a dirt road. I think we have to think a lot about what goes in there whatever it is, so not knowing what it is, even if I hadn't known that that was the intent of the buyer to put a wrecking yard in there, there are a lot of things we need to consider about that piece of property.

Mayor Franzoia said well then that's fair enough.

Mr. Conner said the only thought I have is I think that we need to have a plan better for down there before we make any sales to anybody.

Mayor Franzoia said and I agree with that. I think in some subdivisions in bigger cities what they do they put restraints and restrictions in and some of those things would be if you buy a piece of

property and want to build a house on it they give you a specific time frame to do that otherwise they'll pick it back up. They don't want speculators in there and they want something to happen to beef up the area as soon as can be, so being that's an opportunity for the City to get something developed and have that money go directly into Redevelopment is to look at the land use, the controls and stuff like that and not have it be sold to somebody that's going to sit on it for years and years and nothing gets done with it unless we have some parameters in there which will be taken care of or looked at under Item 2. I have no problem with not selling that property because I think we'd have an opportunity that we're missing if we do.

****Mr. Rice moved to accept the RDAAC's recommendation of a no-sale on this property to be forwarded to the City Council. Mr. Conner seconded the motion.**

The motion passed unanimously.

2. Review, consideration and action concerning the sale of City owned property within the Redevelopment area. **REDEVELOPMENT AGENCY ACTION ITEM ONLY.**

The Redevelopment Agency Advisory Council considered this item and took action at their regular meeting of September 18, 2008, to recommend a moratorium on the sale of City property within the Redevelopment Agency until a plan can be reviewed.

Mr. Wynes said I think what the Advisory Council was really looking at is what do we have downtown? What is downtown right now? What is there for sale? How is to be best used? We don't know that. We haven't gotten the inventory. It's in process. We haven't got it together yet, so we really don't know what's downtown. We don't know what we've got, where it's at, how it's located, whether we want to buy property, whether we want to sell some of it and buy some other property, so we've got a lot of things we should be looking at before we go out and start selling property. Now that's not to mean that if somebody came in tomorrow with a really good plan for a piece of City-owned property, that we could look at and say that will be a benefit, they're going to start work in thirty days, they're going to be completed and they're going to be generating a lot of income and a lot of tax money, we may want to be able to say yes we can see the use for that so we'll abide by the fact that we don't want to sell, but in this case we have grounds for really wanting to get it sold right now so we can get some money going.

Mayor Franzoia asked do we have property like on this one we just talked about, and I know we've got a bunch of different sizes and good sizes as well, and the curious thing, I think this is appropriate we put the brakes on. We may want to look at some of these properties that are two separate parcels connected and see if it's wise just to eliminate the parts to make it one for size and then look at it as things come available without being stuck in a certain parameter based on the lot size based on the current parcel designation.

Mr. Wynes said the other thing that we could do is not necessarily do that at this time but when a developer comes in if he makes a comment like I wish I could pick up both of them, and we could say well we could consolidate those into one piece if you want both of them. If you're willing to pay for the price of both of them, we'll sell you the two of them and consolidate it and make it one piece of property so you can build your project without having to worry about property lines or anything else because this consolidation process is not that complicated. It isn't that time consuming either.

Mayor Franzoia said if they're to take the lot to eliminate the lot line.

Mr. Wynes said it's not going to take much to eliminate a lot line, no.

Mayor Franzoia said that makes it easier if we're looking at inventories and stuff like that.

Mr. Wynes said somebody wants a small piece, say a fifty by one hundred, and we've got it tied up in a big piece let's say two hundred by, they're not going to want the whole thing. They're only going to want a little bit of it, but if they want the whole thing and we've got it in little pieces they could eliminate the lot lines so they can use the whole thing to their advantage.

Mayor Franzoia said or we could parcel it out and make it smaller but square them up and stuff like that, but still something like that would fall underneath an overall umbrella as to what we think this area is more conducive to look like or be developed to based on location. Where it's industrial based or light industrial based, whatever the case may be and put in things that would fit in with what's currently there and be more of an attraction than attract a nuisance if you will. The idea would be for us to give you authority and work with the Advisory Council to go that way and then bring that back. Is that what your intent is?

Mr. Wynes said they've already recommended that we not.

Mayor Franzoia said well I know that but you need to develop them into a plan. Looking at these properties, do an inventory.

Mr. Wynes said as soon as we get all the pieces for the inventory we're going to start it, and that will take some time. It should be probably before the end of the year I hope.

Mayor Franzoia said so that basically is a no-brainer, so in essence you want us to say we agree. Let's not sell any lands until a plan is developed.

Mr. Wynes said yeah, I think that's an appropriate situation.

Mr. Rice said I think that's a smart move. I think that the Advisory Council, or maybe even independent of the Advisory Council is come up with an inventory of sorts so that there's already been some work done on it, which could help speed up the process and take some of the burden off of you Mr. Wynes as well, but we have to take a look at it. In all the recommendations we're getting first of all from our Advisory Council and secondly from people who are coming in who have done this before, is that doing this is a good idea for moving forward.

Mrs. Blohm asked am I understanding correctly that yes you are compiling an inventory of lands within the Redevelopment Area and then once you've compiled that inventory of land your next step in the Planning Department would be to Master Plan use and update the existing Master Plan for all of the land uses we're looking at?

Mayor Franzoia said there are two things you're looking at. One isn't so much the Master Plan of the whole community which I think Staff has talked about updating that, but you're also looking at lands that are in the Redevelopment Area that City owns that could be zoned PQP or just a general zone that may be looked at because we never looked at those in that area and look at what its uses could be based on current development in that area such as the end of Silver Street where all those

retail offices are at, Light-Industrial where Chilton has his building, looking at those properties and say hey maybe that's what we want to keep that kind of mix out there which would be good for the tax base and stuff like that, and not for instance a wrecking yard.

Mrs. Blohm asked would it also be advantageous to bring in the vision group that we're talking about, the stakeholder group, and be creative in our thinking and the reason I'm bringing this up is because of the hot hole Bullion Road area. At the present time with the wastewater treatment, the City dump ground next door to it, so on and so forth, it's difficult to see the vision that I've talked with several buyers of lands in that area simply because of access to the hot water and the proximity to the trails building and what could eventually lead into the downtown corridor, so there really has to be some good master planning even of an area right now that is so blighted.

Mr. Rice said when we talked about it that the Master Plan is one thing that we need to address anyway as a Council for the entire community, but then some of the design aspects, which are what I think we've been talking about are design aspects for the Redevelopment Area which was part of what that stakeholders or the blue ribbon group, whatever we wind up calling it would be. Could that design be like an overlay on the Master Plan or something like that so that the design concepts for the Redevelopment are connected to the Master Plan as well? Do they go hand in hand?

Mayor Franzoia said they would go hand in hand. If you're looking at the overall City you would definitely want to include as a separate one because it's more specific to Redevelopment and look at those lands the City has in Redevelopment that are pertinent to being utilized and built upon to benefit the RDA. You'd want to have that obviously included in the overall Master Plan because it's part of it, but they're two separate. I want to look at them completely separate, but that would be integrated into the overall Master Plan, so let's say group X was over here looking at the general Master Plan of the City. We would say don't look at the downtown we'll have the RDA or the blue ribbon or the stakeholders look at that part of that and then when they get done, integrate that back into the overall. That's where I would see that otherwise you could sit there and duplicate which you don't want to do.

Mr. Rice asked Mrs. Blohm, does that address what you asked?

Mrs. Blohm said I am not sure but just a part of the process that we have to be aware of that I think it's not a simple matter to gather inventory and then make a hodge-podge decision about where it needs to go or put that decision into one person's responsibility. It becomes a huge part of everything we're trying to achieve in this community. I think.

Mayor Franzoia said on that the last time we did a land inventory when Dennis Crooks was on we never looked at the lands within the RDA defined boundaries at any length other than yeah we have that land. How many parcels? I have no idea. How big they are. Don't know as well. We'll identify those things, basically carve out the lands within the RDA and take those separate from the overall Master Plan and have a specific group look at that either the Advisory Council, stakeholders, and bring that input back to be incorporated as a piece of the pie. That would be the simplest, easiest way and it's nothing that's going to happen overnight, nor should it happen overnight, and I think this was actually with the economy somewhat sour gives us a good opportunity to look at it and not rush to conclusions.

Mrs. Blohm said but be diligent in our action and move forward.

Mr. Rice said I think I said at a previous meeting though that now when we have no resources is the very best time to plan to have these kind of plans because all we can do going forward is have more resources at hand to help accomplish these things.

Mayor Franzoia said there's no question I think the timing is good. Every time we've had a lull, and you guys have all seen it, then we've been able to get caught up with Planning issues and Mr. Crooks has done well when those things happened, and so I think that we have another opportunity to get a lot of the things that weren't addressed years ago and focus on right now because we're not being taken aside dealing with a lot of new developments because the brakes have been put on pretty well in the community, so it's an opportunity.

Mr. Rice said I guess it was kind of in the spirit of Warren Buffet that I was saying that that now since everyone is fearful we should be greedy in what it is that we want to plan and develop.

****Mr. Conner moved to put off any land sales within the Redevelopment Agency relative to City-owned property until the plan can be reviewed and approved by the Council for the different processes of preview and input and recommendations from the Advisory Council and any other group that we may designate from this point forward. Mr. Rice seconded the motion.**

The motion passed unanimously.

After the vote Mayor Franzoia said ideally, Mr. Wynes is to have Staff help you with what's in the District of land.

Mr. Wynes said I have a guy working on some of the inventory work right now, an intern. We'll have to go through and see what we've got and sort it all out to make pretty pictures out of it.

Mayor Franzoia said then we'll bring it back to the different groups and go from there.

3. Review and possibly affirm or modify the designs for Street lights, benches and tree grates, as shown in the Preliminary Plan for the City of Elko Redevelopment Project and identify the limits of placement within the Redevelopment Area.

ACTION ITEM

Mr. Andreozzi said I don't expect that we can answer all the questions tonight but one of the things we talked about needing to address is identifying and refining some of the streetscape components so that as we construct anything within the Redevelopment Area from this point forward we end up with something that's a unifying theme and not a hodge-podge, I guess was another word that I heard earlier tonight which is a good word I think. We wanted to have the authority look at this tonight with respect to maybe street lights and some of those other amenities as you mentioned and then begin to think about where we might want to see the limits, also the location for some of those things. Again there are a lot of streetscape amenities and features and we're not prepared to discuss all of them at this time but just this few. Another thing we're planning on doing is in our travels when we're out in the state we want to get pictures like we have here and really kind of look at what some of our friends around the state is doing and as well even in Idaho, in Boise or Twin Falls and maybe cherry-pick some of the things that are working well for them and then a picture really is worth a thousand words and kind of helps us as we go forward. I don't have any of these captioned and I really didn't want to stop here but I just kind of wanted to show you really quickly what's happening in Gardnerville, but these will be back before you. This particular area is in Gardnerville, very modern looking street. You can see they've got a pretty interesting style of

street signs and where that stop sign is and we actually have an example of that in one of our newer subdivisions and that's something else that we'll want to talk to you guys about as well, but this is the same area in Gardnerville and that is their lighting or their lamppost that they use in that area. You can see this is the post they use for their street signing and it's really a pretty antique, a pretty attractive looking feature that we may want to consider using in our Redevelopment Area as well. You can see the little feature that they have there, the town of Gardnerville, Nevada. It's pretty classy. This next piece is actually in Fallon and just trying to take a look at some of the things that they've done. This is a traffic signal. This traffic signal as you can see is actually an antique finish as opposed to being the silver painted traffic signal which we use the flat black finish on Fifth and Cedar as well, and this is what they have done in this area. That's actually a stamped concrete and dyed and it's a band and you can kind of see how the trucks and traffic are going over that and that's deteriorating and this isn't very old but you can kind of see what's happening in this area. This is their crosswalk that they had there. It's a concrete crosswalk and they delineated it with a band of that stamped red concrete. And this is their main street in town, and this actually used to function very similar to Idaho Street in Elko. It used to be four lanes of traffic and you can see what they've done here. They've actually taken it down to two lanes and have gone back to angled parking as opposed to parallel parking.

Mr. Sutherland said from personal experience on this kind of a situation when traffic flows, nobody squawks and everybody's used to everything slowing down even though it's a twenty-five mile an hour zone. It's not delineated any differently but because of the features they have installed the traffic flows well and it flows at the proper speeds.

Mr. Andreozzi said and then this is their lamp post they're using with some banners there and you can see their variety of trash cans that they have and some median landscaping that's taking place there, some benches, trees, and again the parallel parking. This is kind of an interesting little median feature. That's actually a sign. It's hard to see but it says welcome to Fallon. It's actually a water feature and this is a chicaned throat pedestrian access. You can actually see those bollards on both sides of that access are there when a pedestrian passes between the bollards it activates a strobe light that warns a motorist that there's a pedestrian in the crosswalk in that area. Those are the lights that will flash at the motorists, and those are very similar to the lights we actually have out at the airport in the runway.

Mayor Franzoia said kind of like the lights they have there at Reno/Tahoe.

Mr. Andreozzi said exactly right. You can see some of their street furniture that they have. They've used this red band stamped concrete around their concrete, lots of extended curb returns that they've utilized there.

Mr. Rice said when trucks aren't running over it, it looks great too.

Mr. Andreozzi said right and there actually is a lot of truck traffic on this road. I was really quite surprised. I saw a lot of truck traffic while I was there. You're seeing some failure. That's one of the reasons I wanted to grab this shot is that I wanted to just illustrate that if we wanted to use any type of dyed concrete and we wanted to just do a portion of it you would have to pour that in different segments so that in this batch you're pouring your dyed concrete. In other words you can't pour that all at one time and then add the color, so you would actually have to segregate if you wanted to, just like we did in our ramps that we did by the bank building. We had to actually pour those on a separate pour and that's the purpose of this shot is just to illustrate how that works.

Mrs. Blohm said I want to bring up that with poured concrete versus pavers I don't think you have the flexibility of removing as you would with pavers, supposedly you have electrical or perhaps some sort of water pipes going through that area to connect to the trees, for lighting, so on and so forth. True?

Mr. Andreozzi said you're absolutely right.

Mrs. Blohm said and you're cutting the cost by half as well to do stamped concrete as opposed to pavers.

Mr. Andreozzi said I don't know what the current dealer price is of pavers but that's something that we're going to be looking at.

Mr. Rice said at the college we've used pavers on some of the interior and there's a certain amount of maintenance. We've had to actually remove some of the pavers from the original Reynolds improvements and reset them so there's some ongoing maintenance that they require.

Mayor Franzoia asked were they broken or did they settle?

Mr. Rice said no they settled.

Mayor Franzoia said yeah that's installation. That's the key of having it settled pretty well before we put them in.

Mr. Andreozzi said and we've had the same experience with the pavers we've had. They do settle in time. Certainly while especially as much as the ground moves here in Northeastern Nevada. We go through a lot of freeze/thaw cycles, so that's certainly something that is a negative to it. The benefit is, like Mrs. Blohm brought up, that if you ever needed to access some type of utility that you had under there you're not ripping out a bunch of concrete. Once you buy the pavers, you own them forever and they should last forever.

Mayor Franzoia said when I was in Florida I saw a lot of light displays at the convention and a lot of them have the antique stuff and a lot of them come in with different heads on them and I would say probably eighty percent of them are coming in with L.E.D.s on them, and they also have like the signs that say the street name on it. They're just as thin as these and they're back-lit L.E.D.s as well so they could come on when a car makes contact at night so it's not on all the time so then you could program some of this stuff now, even stop signs so the technology and of course we don't get that information as often as we should but there are a lot of things that are out there that we don't know about that are even more advanced than what you see right here.

Mr. Andreozzi said well I think it's important for us to always analyze and make good use of our expenses when we're paying for power. We saw tremendous reduction in not only our power bill but also our maintenance when we converted all the traffic signals to L.E.D. That was a huge savings to us because we used to have an old incandescent bulb and then when you had one bulb go out you'd have to take a bucket, you don't just get up there with a regular six foot ladder, you're stopping traffic and because of the sensitivity of that type of intersection you have to change that right away. Incandescent bulbs will burn out a lot quicker. When we went to L.E.D. it saved a lot of energy and the longevity of those are fantastic. If you want to see some L.E.D.s on a street light, we actually have them installed at the intersection of Fifth and Cedar; L.E.D. over luminaires.

Mayor Franzoia said one thing too I saw a couple places like parking lots that had brick pavers, the design, they weren't the square types, and funny thing was I thought the white lines were painted. The white lines were also brick pavers, and so of course the weather's different than it is here, there's no question, but in Europe like in Spain they'll take the pavers on top and they'll put a base of like a slurry concrete and just throw it in there and then they put a sand base to level it, but they've got the base where it won't sink and a lot of times they run utilities right underneath the pavers and they can easily just jackhammer it up. It's a quick fix and put the pavers down as the finish coat if you will, which there is benefit with flexibility and you also have style than stamped concrete. I think Reno has that stamped concrete in there with the stone design to it instead of the brick design to it and they've gone in and had to replace some things they did when they first did their RDA downtown where they put colorized concrete but only put it on the top level and then eventually it wore out and so they had a lot of issues that they've learned through and stuff like that, so before we adopt something here maybe we should see what the other ones have learned, they've done the trial and error. No sense us reinventing the wheel if we don't have to.

Mr. Gallagher said most of the ski resorts in our surrounding area have gone to the pavers because of the latitude of being able to correct the problems with any kind of movement, changing condition and they seem to withstand these more severe climates that the stamped concrete just won't hold up to.

Mayor Franzoia asked oh really? That's good.

Mr. Gallagher said yeah. All the new work up at Sun Valley, the new Sun Valley Golf Course, the Plaza there, a bunch of stuff in Park City, it's all pavers.

Mr. Buettner said one thing that you might want to consider in just developing your plan for this RDA corridor, one of the things that Elko's blessed with is you've got Silver Street, you've got alleyways behind those businesses for truck access, delivery access, and established truck routes. Keep the trucks off Idaho Street between Third Street and Twelfth or something and that way the design elements that you place into that section of the RDA development can be based on not having to deal with the heavy truck traffic that's doing the damage here and make rules that the alleyways stay clear so delivery trucks are on the alleyways, that the delivery trucks can use Silver Street instead of going right down Idaho Street and then the money you pay for all of these architectural elements, design elements for the main downtown aren't being destroyed by this heavy truck traffic.

Mr. Errecart said I like the direction the conversation is going that Mr. Buettner brought up. These are really final details that we're spending time talking about at the meeting here and we need to work backwards, certainly in the direction that Mr. Buettner's talking about and even bigger than that. It really comes back to revisiting that Master Plan and making sure that all the components are in place there, have some kind of a visioning and philosophical discussion about how this is all going to integrate as we go through Redevelopment and then significantly later on when it's time to physically create these spaces, bring up the issue of some of these aesthetics then. Even when I first read the item I'd really have to recommend at least to our group and please join in if you like that we recommend to table this until it's appropriate to talk about it again. I think the good part about it is it'll open up our eyes and get us all to start to look at our own surroundings around here and wherever we go in travel and we can bring some of those images and ideas back, but I think it's very premature. This should be one of the last pages in the book.

Mr. Andreozzi said from the Staff's perspective we would certainly concur with what's been said and again where we're at right now we just wanted to give you a little flavor of some of the stuff that we're looking at and we're not prepared to make any recommendations on this at all except we thought that it might be worthwhile to at least look at the lighting section but certainly your call. The reason I bring that up is because in our area we have about six different light styles and I think it's important for us to kind of narrow down what type of a light we would like to have for any project that we're going forward so that we can at least maybe kind of figure out if we do those type of elements that we can start to do those. Some of those other elements, those are definitely down the road, but if you'd like me to continue this is just to show you these are what we have here in Elko. This is in the downtown corridor area. These are between Third and Seventh, the taller of the lights and then we have the aluminum style light and then these are the little lamp posts that are mid-block lamp posts that we have between Third and Seventh and that's the limits of those currently, and they're mid-block lights. There's another one and then this is the newer teardrop antique light that we have in the new part of the corridor and that's what will be for the last phase of the downtown corridor lighting project that we're underway with now, and then in the background you can see we actually have a luminaire off a wooden post and that again is the teardrop one, the shorter variety, and then this is a different style lamp post that we have in the Main City Park. That's another one we have in the Main City Park, that's another one we have in the Main City Park, and then this is a subdivision here in Elko. This is the signage we've done in this area, and that's the light post that's used up there. That's the conclusion of it.

Mayor Franzoia said I agree with what Mr. Errecart says, I think it's appropriate. Lighting issues though, we've got at least three different antique types because I know we have the first phase of the downtown corridor as one style, the second one isn't exactly the same one. It's close but they're distinct and then the small ones on Idaho Street that were put in like twenty years ago, or maybe more than that, twenty-five years ago, so you've got that antique style, not the same manufacturer already going in downtown, so I'm thinking food for thought that if we look at a standard, and you can't have two standards you can only have one, and of course the corridor's already established that. If you're looking at illuminating luminaires on Idaho Street, the older ones, the tall ones with the aluminum ones. In your thoughts down the road would you be putting in the antique type? Is that the intent or do we put more of the smaller ones in there to eliminate the aluminum types? Or is there a certain standard we have to abide by for certain type of illumination for traffic?

Mr. Andreozzi said we do need to be concerned with lumens for a number of reasons, for visibility but also there's the other side of it that's the light pollution and that side too so it's a real careful balance you don't want to over illuminate and you don't want to under illuminate and it's direction of illumination as well but I guess from my perspective I would see as we move forward that any type of light that we would if it's an intersection light, it would be at least my suggestion that we would look at an antique style intersection light much like this in the corridor with the teardrop one. The lamp posts I don't think are going to provide you with the same type of coverage in an intersection environment but they do provide you a nice ambiance and a nice light mid-block how they're currently used.

Mayor Franzoia said so in essence you could eliminate all those aluminum ones that are on the street outside of the intersection.

Mr. Andreozzi said you could eventually and then as a case in point if we get any development that takes place let's say RAM Enterprises goes forward and they're required to put in a street light, it would be nice for us to know what style of street light they need to put in.

Mr. Rice said that's what I was going to ask you. Are we going to need to make some decisions? Are people going to have to be purchasing these? Maybe tonight's not the time to do it but pretty soon it seems you're going to need to have some direction to give to for instance RAM.

Mr. Andreozzi said definitely whether it's a private project or a project that we undertake as the City. The sooner that we get some of those guidelines, the sooner we can start unifying what we're going to do otherwise we could end up with exactly what we have, six different styles of light in the downtown area.

Mayor Franzoia said let me ask you this then. Can some of the existing lights, the antiques be upgraded for better aluminum or more efficiency, i.e. the L.E.D. types? That would be something we would be curious to find out because that would increase lumens if you will and eliminate some of the other lights. Probably another thing for if you're looking at assessing the area, has anybody ever done, or maybe get Sierra Pacific to do a study on the lumens that are currently created because the one picture you had that shows an arm on a telephone pole which looks tacky. We have a lot of different lights right there. Are we having too much in certain areas and not enough in others or are we over-saturating already? We've never done an inventory.

Mr. Andreozzi said those are good questions and one of the questions I can actually answer with the light lamp posts that we have on Idaho Street we've had to replace two and you can't buy what was out there before but the ones that we did replace looked very similar to the lamp posts we have installed but they actually have a cutoff shield that's built into the lamp post and you can't tell by looking at the lens but it doesn't allow light to just scatter above into the atmosphere and then as I believe, I believe Mr. McEntire told me that those lights are L.E.D. I'd have to double-check that but I believe he told me those lights are more efficient.

Mayor Franzoia said you can tell they're usually blue or white and brighter. They've been replaced because they've worn out or have been damaged?

Mr. Andreozzi said they were actually ran over.

Mr. Gallagher said there's an architectural lighting engineer discipline. They're in a more metropolitan area like either in the Salt Lake or Reno market. These fellows come in and they actually can plan that out for you, show you exactly what you need so that the illumination is proper for the area and I think it'd really be worthwhile to entertain having one of these architectural lighting engineers take a look at that for probably a nominal fee so that when these things are placed they're positioned properly, proper illumination and the colors are all adequate for the particular area.

Mayor Franzoia said good idea.

Mr. Buettner said that's called a dark sky by the way and I know that there are folks out here that have paid attention to that dark sky engineering of lighting. I know that they were talking about it on some development out there in Spring Creek too that came up. They wanted to make sure that all the lighting that's installed for sight lighting takes into account the dark sky engineering that Mr. Andreozzi is referring to that's probably going to come into play sooner or later down the road.

Mayor Franzoia said yeah everything for the smaller towns will be eventually it's a matter of when but if we could do it ahead of time and plan it out ourselves instead of be dictated. It's more efficient to do it today.

Mrs. Blohm said I'm certainly in favor of us addressing the lighting issues downtown because of the retailers in the evening locking up the store at five-thirty during the winter months is a very scary thing to walk three or four blocks to your car. It just is dark out there and that's something we definitely, from a pedestrian safety standpoint need to take a look at.

Mayor Franzoia said that's probably a key thing. Do we have adequate lighting? Looking at a standard, is what you're looking for, but then again looking at do we already have adequate lighting or are we limited in certain areas that are in the core downtown, would be part of a plan.

Mr. Andreozzi said I actually did make contact with NDOT just because they're so helpful to us to see if they have any resources available to us and Mike Murphy actually did put me in contact with one of their engineers that at least could provide us some knowledge regarding those issues. Again, the purpose of this particular item was to, first of all it was to get everybody to think about everything and there's a long row to hoe with all those different elements that could be designed and this one we really wanted to key in on just lighting just to make sure that if we do have a project that if it does come up that we at least install what everybody's comfortable with and create some type of unifying theme in terms of lighting at least from this point out. The sooner we can do that the better off we are but there certainly like everybody said are lots of decisions that need to be made and lots of information that needs to be gathered.

Mayor Franzoia said Sierra Pacific helped us on the first phase of the downtown corridor and stuff like that and I saw a lot of light samples there and all were L.E.D.s. They're really ahead of the game, the green city type concepts and such like that. It would be neat to use their resources because we're limited, and I'm not talking about dollars as much as manpower resources to see what's out there and utilize what they've been using within the communities they serve in Nevada which primarily are Reno, Las Vegas, and Carson City. They all have Redevelopment Districts and a certain amount of antique lighting fixtures if you will, but looking at what's out there, what's affordable, which ones are the most common ones that are being utilized throughout the country which would usually be the cheaper ones because of volume of production as well as the types that are more to the stage of economy or lighting efficiencies which is your dark sky concept, illumination amount of light coming in there and the type of bulbs being used which the L.E.D.s are obviously the wave of the future and I saw some great lights that were just pushed down. It was wonderful looking stuff, so I would think for us to make a decision tonight would be premature as much as bring back some more data, maybe looking at the designs that we have, maybe some of the lights we can't get anymore which I can't believe we couldn't but what's out there is more conducive to limited resources that provide that uniqueness to the downtown readily available, easy to maintain, install, and provide the sufficient lighting that we need and I think Mr. Gallagher has a good idea about bringing somebody in, and we agreed somewhat about bringing some people in to help with the process with that expertise.

Mr. Conner said I honestly believe since we spent such an investment in the corridor we really need to keep along those lines of what those lights looks like. They're very nice and I think there are different variations of that same light even if you had one hanging off of a building, I'm sure they make something like that but I think we really need to look at keeping with what we've got. That's a major investment down there, a lot of lights and that should give you an idea of what we ought to look for.

Mr. Rice said we've got the physical structure there but there might be retrofits of lamps that can go into what we have as well.

Mayor Franzoia said and as we've talked about twenty years or even the last ten years is having those types of fixtures that are adaptable with the street signage or banners and such like that that are available so we have that flexibility. I'm sure they're all doing them now because it's been a popular thing but it does add character to the community, so the ones that give us the most flexibility and versatility would be good for us to consider so you've got a few to bring back to us. So not having sufficient information, unless the board has any comments, let's let this one go back until we get more information and we'll get that same information to the Advisory Council. Of course, if somebody's going to come in and are ready to do something prior to us getting something in place then we need to put a caveat in there that they may have a different standard they have to adapt to, so leave ourselves open with some ways out on that one.

4. Review discussion and possible action regarding the formation of a local Stake Holders Group to further refine and conduct an economic civic strengths, weaknesses, opportunities, and threats analysis for the Redevelopment Area.
ACTION ITEM.

Mr. Andreozzi said on this particular item as you recall, we had Tammy Westergard here doing a presentation from the City of Carson and one of the suggestions that she had and I think, at least from the people I've talked to and City Staff, really feel like that outreach and envisioning process with the community and getting a hold of these stakeholders to see what we envision for our community, there seems to be a lot of interest in that, so we wanted to at least have a discussion on this item with you guys tonight and Councilman Rice really put together a nice little list for us, a list of possible people for that particular item and Staff has continued to talk about this and one of the things that keeps coming up and what we would propose, we're totally one hundred percent in agreement and believe that some type of task force or blue-ribbon committee, or whatever we end up calling it, is vital to this process. The one thing that we want to at least express of what our concern is that if we start that too soon and we don't have anything and get them excited, you know we're a little bit concerned about the timing of that. One of the things that Staff is talking about and wanting to do is, and we've heard it time and time again is how outdated the Master Plan is, and we need a little bit of time to get that budgeted and it'd be budgeted in the next fiscal year and really try to do an update of the Master Plan and paying particular attention to the Land Use Component and Streets and Highways and actually having another component that's directly related to redevelopment, and the thought process at least that the Staff has is at that time when we get closer to that time, actually engage that group and get them and be part of that development at least of that component of that Master Plan and then there would be some work to do as Ms. Westergard told us, once we get that done and get this S.W.A.T. done that'll really chart the course for us and really give us some key things that we need to work on so we just wanted to tell you that's what Staff has been talking about and just throw that out for discussion and see what your guys' feelings are. We think it's certainly a good idea to involve the community. The community belongs to all and I think it's important to have buy-off and community support and also everybody has an idea that can really help refine and polish this Redevelopment Agency.

Mayor Franzoia asked so in your thoughts of a stakeholders group would it be City wide or specific to those in the core?

Mr. Andreozzi said well there actually were many of our civic groups like for an example it could be the college would be a key example or there was quite a list.

Mr. Rice said I e-mailed it to you and I can have it forwarded to you, but what Ms. Westergard was suggesting was for instance the publisher of the newspaper, people from the media, people from the hospital, the school district, a lot of people who are already on the Advisory Council, but so that a few months ago when we had just approved redevelopment and there was an article in the paper and people within the district were asked by the Free Press what they thought about Redevelopment and the response was 'What is it?' so I'm a firm believer that we need to take control of the conversation on Redevelopment and in order to do that we have to include everyone in the conversation, so that we're not foisting it upon anyone. The list was pretty extensive and so this is not a group that could meet on a monthly basis. It's a group that would meet, my thought was, quarterly to review the sort of things that the Redevelopment Agency and the Advisory Council are coming up with. I know that the Master Plan needs to be worked on and I am a bit concerned about if we wait to convene this group until the Master Plan has a fair amount of work done on it, or is even complete because first of all there's the Master Planning that has to go on and then it has to go through a series of Public Hearings I think in order to be ultimately approved, at least that's the way it was with the county. Is there a way that the Master Planning project could be going on simultaneous with the design concept ideas that the Redevelopment Agency is working on so that we'd have something for this group to be looking at and to be talking about in the community.

Mr. Errecart said I think it would be a good idea to jump in just immediately and get a wider group involved. For one thing the communication is going to be extremely valuable and it's very timely I think. It's also very widely accepted that the public participation needs to start right at the beginning of working on any Master Plan. It's just vital to do it that way, and so I'd have to recommend going ahead with establishing something like that really quick and further I think it would be a good idea also to discuss some certain funding for assisting that process, for example getting trained facilitators, maybe even people who are trained in facilitating this type of planning process. If you could get them into the meetings I think progress would happen very quickly.

Mayor Franzoia said I would kind of think the same way, instead of us waiting to budget and do the Master Plan, generally speaking, which is an update, you know we could go off the old Master Plan which brings us back to where we were today, in other words when that was developed twelve years ago, when we reviewed it, we went into a growth cycle and it retracted for ten years so we're probably back population wise et cetera to where we were when that was adopted thirteen years ago however based on population we're not up to date with the Land Use components of it and other criteria of it, which I don't think would be so difficult to readjust and you and I have talked about this, looking at the biggest thing for RDA we talked about it earlier on in the meeting if we do sidewalks and bulge-outs and stuff like that, the traffic of trucks down Idaho Street so the biggest issue was getting the RDA focused on this part of the Master Plan would be the Street Component. You and I looked at how do we accommodate getting traffic to Spring Creek and bypass the downtown by using Errecart Boulevard and going around the hospital on a two lane fast-way. We could incorporate that concept into a consideration as a piece of the pie related to RDA for the overall Master Plan without having the guy doing the Master Plan coming in right away because we don't have it budgeted for but he'd come in after the fact and that could be submitted and could be tweaked with them but we get these guys started on it posthaste which I think is important and won't be as expensive starting off with that piece of the pie. I don't know how much more we have in the Planning Department budget but I don't think it will be too difficult to squeeze something out.

Mr. Rice said the other reason I think it's important to get going on it and what I talked about earlier about the State is in trouble and everybody's going to be challenged fiscally here and so all the more reason for us to be really on top of this because in order to be competitive as far as diversification and attracting businesses and organizations through our community we are going to need to have these kind of things in place so this is the time for us to be jumping out there and making these plans.

Mayor Franzoia said if we did have a byway just to get the traffic around the community, makes the downtown core more viable and you can narrow it down where it's conducive to the traffic that are destination and not through-traffic which is what we've got currently, so that would be kind of exciting we could start on that in the next couple months. Just within Staff you guys have the, sometimes you bring these guys in here to tell us something we already know, but nobody trusts us because they have to listen to a third party that we pay a lot of money to tell us results that we already know about, so we could do some of that stuff ourselves and get it going.

Ms. Blohm said downtown Boise streetscape standards: it says here streets and sidewalks are key to the viability, vitality, identity; this specifically relates to downtown: well designed streets add value, act as catalysts to the development of property. I think going in this direction of really seriously looking at our street, not streetscape so much as the design of the streets, the flow of traffic and I know Dennis Crooks was very much headed in that direction and then we were derailed there and I might suggest that it would really be profitable for all of us to look at this Boise streetscape plan and go online and pull up the entire Boise Community Development Plan. It's very, very helpful.

Mr. Buettner said if you look at Boise and what's happening in downtown Boise and how vibrant that downtown is, and then you go to Twin Falls and you look at what happened to their downtown which is basically dying. I think there's a lesson to be learned on both sides. You can look at what they did right, but don't neglect to go back and find out from the people of Twin Falls what they would have done differently because basically their downtown's dying because of the way they ran their roads right past it, so looking at both ends would probably be helpful.

Mr. Rice said getting back to the agenda item, I don't know if we need to have a motion but I think it would be good for the RDA and the Advisory Council to take a look at the list that I provided to Mr. Andreozzi and I didn't talk about individuals I was talking about representatives of organizations and come back to review that list and I'd like to have that list approved at our next meeting, so we can't really act on it now and I could put in the form of a motion just to give direction to Staff to come forward with that list. Would it be appropriate for us to distribute it to everyone so that everyone could kind of add to it, tweak it before hand?

Mayor Franzoia said when it comes to stakeholders lets see who's out there and maybe there are others that we never thought about.

Mr. Rice said so that we can come back with a list that we can decide on and I don't know but I guess there were probably a couple dozen of organizations, so it's a big group. It's a really big group, but it's all about communicating it in the community and getting all that input. If you meet quarterly you have a meeting where you throw a whole bunch of ideas on the board and then we get to come back and sift through them and come back the next quarter and say this is what we think is most viable. The other thing is that, and I'd like us to be able to decide this in December

too, we need to have that group meet with a facilitator and there have been some suggestions made as to who a good facilitator might be in order to get that group of people thinking correctly.

Mr. Andreozzi said the other thing I could offer, and maybe you want a specific item on that particular item as well, but with the facilitator that was suggested or recommended I actually talked to that person and that person still has a very strong interest about Elko and is willing to do this at no cost except for just expenses. You know, just a motel room and a little bit of gas and food money. I don't know how you want to handle that. I don't know if you want a specific item for that but we could certainly bring that to you as well.

Mayor Franzoia said yeah do that. I don't think you need a motion. I think it's pretty clear. Get that stuff passed on and have it reviewed and we'll talk more on that and get a conclusion in December. Ideally would be to keep these meetings once a month at least because that's what we agreed to. Even though I know December is what it is. This is still an important deal. It's no different than we don't cancel City Council meetings because it's December except only when it's Christmas because that's our schedule. Find something that's good, maybe the second week of December would be the ideal time. You've got about four weeks. Second or third week, you know a week before Christmas. Tuesday before the week of Christmas is fine. When does Christmas fall? Thursday, so not that Tuesday, but the Tuesday before, so it would be the roughly the fifteenth.

Mr. Wynes said those are your regular RDA meetings, the third Tuesday.

5. Amend the Redevelopment Agency Advisory Council bylaws adopted August 19, 2008, to revise the terms of the members and designate the terms of the current appointed members. **ACTION ITEM**

Mayor Franzoia asked so you want to go and do the two-four basis like we have on the Planning Commission?

Mr. Wynes said section two reads as we revised it: terms of the members first appointed shall be three years for two members, two years for two members, and one year for two members and then the remaining will be for four which if you read this you've got one short so the last person goes for four years. The other amendment we changed is we would recommend we have four ex-officio members. The new ex-officio member would be from the Convention and Visitors Authority. Regular meetings will be held at least one regular meeting each month. That's in Article V, Section I, and Article VII, Section II we cancel out some wording and that's minor. The major one would be the appointment of the members.

Mayor Franzoia said if the board agrees to that then I think we can do the appointment of the members, easiest way to do it is get the names, put them in a hat and we'll just draw them. That way there it's totally random. It makes it easier.

****Mr. Rice moved to approve the by-laws as presented. Mr. Conner seconded the motion.**

The motion passed unanimously.

****Mr. Rice moved to randomly select by a draw of names from a hat at our next meeting as to which person serves those terms. Mr. Conner seconded the motion.**

The motion passed unanimously.

Mayor Franzoia said even though we had public comments at the beginning, any public comments? You want to do it now?

Mr. Wynes said we might as well.

Mayor Franzoia asked you've already got it figured out?

Mr. Wynes said no I've just got the names in here.

Mayor Franzoia said even though we already approved that. That was at the next meeting however we can go back and revisit that, open that motion up again for reconsideration if you want to reconsider that motion. Entertain a motion to reconsider.

****Mr. Rice moved to reconsider the previous motion. Mr. Conner seconded the motion.**

The motion passed unanimously.

****Mr. Rice moved to change the original motion to have the random drawing this evening. Mr. Conner seconded the motion.**

The motion passed unanimously.

Mayor Franzoia said the terms: the terms of the members first appointed shall be three years for two members and two years for two members so we want to follow that new adjustment so the first appointment shall be three years for two members so the first two members: first two picked.

Mr. Wynes asked can I ask Mr. Buettner, that way it's neutral to draw a couple of these for me?

Mayor Franzoia said sure, so the first two picks will be for three years.

Mr. Wynes said vacant position hasn't been filled yet, next agenda.

Mr. Buettner said Mr. Gallagher and Mrs. Blohm.

Mayor Franzoia said okay the next two will be for two years.

Mr. Buettner said Mr. Sutherland and Mr. Jones.

Mayor Franzoia said and then the next two members will be for one year.

Mr. Buettner said Mr. Errecart and Ms. Lynch.

Mayor Franzoia said and then that's it.

Mr. Wynes said the other appointment will be the appointment of the member from the ECVA.

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**