



*Staff Members Present:*

Kim Petersen

Director

Shelly Noble

Administrative Clerk

*Staff Members Absent:*

None

*Others Present:*

Ashley Maden

The Humboldt Sun

**4. Public Comment**

No public comment.

**5. Meeting Notice Report.**

Chairman Boyle reported that notice, including meeting agenda, was posted by Shelly Noble by 9:00 am Friday, April 26, 2019 at Humboldt County Library, Court House, Post Office, City Hall and Convention Center West Hall. No persons have requested mailed notice during the past six months.

- 6. Business Impact Determination.** Chairman Boyle asked whether any agenda item proposes the adoption by the city or by the county or by the WCVA of any rule, including any ordinance or resolution which would impose, increase or change the basis for the calculation of a fee that is paid in whole or in substantial part by businesses, which would impose a direct and significant economic burden upon a business or directly restrict the formation or expansion of a business, pursuant to NRS Chapter 237? The Chairman called for board or public input thereon; Counsel reported there was no agenda problem; there was no public input thereon. Action was taken.

***Jim Billingsley made a motion that there appears to be no business impacting fee matter on today's agenda. The motion carried, 5-0.***

**7. General Business, for discussion & possible action**

**7.1 Review of proposals received in response to WCVA RFP-2019-2 Request for Proposal for feasibility study on the future of Joe Mackie Hall, possible approval of proposal found by the Board to be in the best interest of WCVA and the community.**

We received one response to our Request for Proposal on this project. This was from Steve Nielsen & P3 Partners, the organization who made a presentation to this board in February about the process they use for public/private projects. Kim was approached by a few contractors who had questions about the project but, ultimately, we received only one proposal. The P3 packet was distributed to the board for their review. Earlier this afternoon Kim received the consulting agreement from P3 but he has not had time to go over it yet. In the RFP, P3 required a \$50,000 fee to begin the feasibility study and preliminary work. At

our meeting in February Mr. Nielsen stated this fee would be \$25,000. When Kim questioned this discrepancy Mr. Nielsen stated he would honor the \$25,000 amount he quoted and the adjusted amount of \$25,000 is stated in the consulting agreement. Mr. Nielsen is also asking for up to \$6,000 in travel expenses. The board was amenable to this. If the board approves this proposal today, Mr. Nielsen will have a preliminary report for them to review at the May 22 regular meeting. There was a lot of discussion about the type of information that will be gathered, how it will be gathered and what kind of time frame we're looking at. Another concern is the need to be able to afford to operate the facility once it is completed and the pros and cons of proceeding with this type of public/private venture vs the more traditional approach used for public projects. Even after going over the proposal, the board was unclear as to exactly what was covered in the \$25,000 strategic plan fee and wanted Kim to get clarification on this. Once these questions have been addressed, the board would like to proceed so that this process can begin. ***John Arant made a motion to accept the proposal from P3 Partners, as presented, contingent upon:***

1. Bill's review and approval of the Consulting and Predevelopment Agreement.
2. Kim contacting Steve Nielsen with the questions on specific items to be included in the strategic plan fee, including time frame of preliminary reports and design and the benefits of proceeding with this type of public/private partnership.

***Once Kim has received responses to these questions, he will forward them by email to board members for their input. The board will allow five days for these concerns to be addressed, which would be Tuesday, May 7. If the concerns have been addressed satisfactorily, the \$25,000 strategic plan fee (50% to be paid up front, as per the consulting agreement) and this proposal are approved. Motion carried, 5-0.***

#### 14. Public Comment

None.

**15. Regular Business. Next Meeting.** The Board confirmed the next regular meeting date of Wednesday, May 22, 2019, 4:00 pm.

**16. Adjournment.** *Jim Billingsley made a motion to adjourn this meeting. Motion carried, 4-0.*

The meeting was adjourned to the next regular meeting, or to the earlier call of the Chairman or to the call of any three (3) members of the Board on three (3) working days notice.

Respectfully submitted,

Shelly Noble

APPROVED ON \_\_\_\_\_, 2019

As written \_\_\_\_\_

As corrected \_\_\_\_\_

Winnemucca Convention & Visitors Authority Board

\_\_\_\_\_  
TERRY BOYLE  
Chairman and  
Motel Representative

\_\_\_\_\_  
BRIAN STONE  
Vice Chairman and  
Hotel Representative

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JIM BILLINGSLEY  
Treasurer and City Representative

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RON CERRI  
County Representative

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JOHN ARANT  
Business Representative

Attest:

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BILL MACDONALD  
Board Secretary and Counsel

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KENDALL SWENSEN  
Board Administrator