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Carlin Oks major housing development

CARLIN — With applause from the attending public, the Carlin City Council approved selling land to Carlin Nevada Developers LLC for the Red Hawk master-planned community.

The plan calls for up to 375 single family homes, 150 apartment dwellings, and commercial space totaling 50,500 square feet, as well as recreational amenities and open space.

Byron Georgiou, sole member and 100 percent owner of Carlin Nevada Developers LLC, gave a presentation on the project in a special session of the council Wednesday. He concluded by handing Mayor Cliff Eklund a check for \$100,000 as a good faith gesture to show the much-needed development is happening.

Eklund commended Georgiou and his management team, led by Ben Durham, for the professionalism CND showed while negotiating with the city.

The mayor said a few differences arose while negotiating the 23-page development agreement, but when they did, both sides resolved the differences to move the housing project forward.

Georgiou, who presides over a 10-person commission appointed by Congress to examine the causes, domestic and global, of the current financial and economic crisis in the United States, expressed the desire that he and his team get started immediately to “bring much needed housing and an improved tax base to the city.” CND will be on site with its construction trailer and equipment in August.

While appraisals for the commercial and residential property totaled approximately \$1 million, the council sold the property to Georgiou for \$100,000 because the development agreement states CND will provide all requisite infrastructure, including roads, sewer and water storage.

The first phase calls for building 168 single-family homes of 1,300 to 1,800 square feet in increments of 50 at a time, with construction commencing in August and project completion planned by December 2014.

Initial commercial development will include one building with portions used for CND marketing and sales and a restaurant, “particularly one that serves breakfast,” said Pam Borda, executive director of the Elko County Economic Diversification Authority. Borda and ECEDA will work with CND’s sales team to identify business needs.

Borda said the development will “not be low income but it will be affordable,” with starter homes ranging from \$180,000 to \$200,000, which Borda noted starts out “a lot more affordable than what’s on the market.”



Borda said “this is a real life example of going forward with things being worked on at the same time,” as a similar housing development proposed and approved by the council some three years ago did not come to fruition; but all involved are optimistic about this project.

“We’ve been struggling to get any kind of funding for development of multi-family housing,” Borda said, adding she’s been working with the mines to establish more multi-family housing but there is a lack of financing.

“Barrick is recruiting internationally trying to fill positions,” she said, and the company has no place to put people. Borda sees the Carlin development as “addressing some of that.”

“From my standpoint this is the single most critical and positive thing that could possibly have happened to kick-start Carlin into new directions and growth and health as a community,” Borda said. “This is just critical.”

The development’s website, now under construction, will be at www.redhawklife.com. For information call Susan Allen of Red Hawk Developers, LLC at 775-299-4045.