

**CITY OF NORTH LAS VEGAS
REGULAR REDEVELOPMENT AGENCY MEETING MINUTES**

February 5, 2003

**CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK**

CALL TO ORDER 5:15 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL **PRESENT**

Robert L. Eliason, Chairman
Shari Buck, Vice Chairman
Michael L. Montandon, Board Member
William E. Robinson, Board Member
Stephanie S. Smith, Board Member

STAFF PRESENT

Executive Director Kurt Fritsch
Assistant City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
City Clerk Eileen M. Sevigny
Community Development Director Jacque Risner
Assistant City Clerk Karen Storms

WELCOME Chairman Robert L. Eliason

VERIFICATION Eileen M. Sevigny, CMC, City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF FEBRUARY 5, 2003.**

ACTION: APPROVED

MOTION: Board Member Smith
SECOND: Board Member Robinson
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson
NAYS: None
ABSTAIN: None

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF JANUARY 2, 2003.

ACTION: APPROVED

MOTION: Board Member Robinson
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson
NAYS: None
ABSTAIN: None

3. APPROVAL OF SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF JANUARY 15, 2003.

ACTION: APPROVED

MOTION: Vice Chairman Buck
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson
NAYS: None
ABSTAIN: None

BUSINESS

4. MONTHLY STATUS REPORT REGARDING THE PROPOSED BUSINESS/COMMERCIAL REDEVELOPMENT AREA.

Community Development Director Jacque Risner stated the amendments to the proposed area would postpone the March deadline but the Redevelopment Plan and owner participation rules would be presented to the Redevelopment Agency for adoption on March 5, 2003. The report and the first reading of the ordinance to adopt the plan would be presented to the City Council on March 5, 2003. A Public Hearing would also be scheduled. The ordinance would be scheduled for publication four separate times throughout the month of March. A Public Hearing and the second reading of the Ordinance would occur on April 2, 2003. A copy of the Redevelopment Ordinance and Redevelopment Plan would be given to the Agency on April 16, 2003.

Nevada Revised Statutes (NRS) placed restraints on redevelopment areas by requiring all combinations of redevelopment areas within one political entity not exceed 10% of that entity's total assessed or taxable valuation. The three areas of the draft Redevelopment Plan would be below the NRS requirement. The redevelopment area must show a predominance of blight. NRS partially defined blight as, "includes a growing or total lack of proper utilization of some parts of the area resulting in a stagnant and unproductive condition of land." The NRS definition of blight described the condition of the Cheyenne Corridor, the Windsor Park area and the Losee Road Corridor.

Redevelopment law allowed the areas to include non-offensive buildings and substantial amounts of vacant land. The substantial areas of vacant land were needed because they would be the revenue generators which would produce the funds necessary to address blight in the surrounding areas. NRS required a ratio of 75% improved to 25% vacant land and defined improved land as "land that contains structures which are used for residential, commercial, industrial or government purposes, and have been connected to water facilities, sewer facilities, and roads or a combination thereof." The statute also included landscaped areas, parking areas, parks, and streets. Parcels in the Windsor Park development could be included in the redevelopment area if buildings once stood on the lots. The lots were not considered vacant; they were considered reclassified or improved. The airport and detention basin fit in the reclassified description. The City met the NRS ratio requirements.

The redevelopment land uses included 715 acres of transportation oriented uses which included the North Las Vegas Airport, 194 acres of heavy equipment uses which included industrial areas and various junkyards located on the Losee Road corridor, 126 acres of residential uses which included Windsor Park; 106 acres of the detention basin, and 94 acres of manufacturing.

Chairman Eliason asked which category included gravel pits. Director Risner responded gravel pits would be improved because they had the equivalency of a structure on the land and access to roads.

Vice Chairman Buck asked what would be the difference in a redevelopment area and an enterprise zone. Director Risner stated a redevelopment area would be a state designation where the local entity maintained control and an enterprise zone would be a federal designation that must be applied for and would also be governed by different incentives. Vice Chairman Buck questioned if the City had applied for enterprise zone funding. Director Risner stated not at this time due to the recent census. A certain level of poverty must exist before enterprise funds could be applied for.

ACTION: STATUS REPORT GIVEN

5. DISCUSSION AND/OR ACTION FOR ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-310-029 IN THE APPROXIMATE AMOUNT OF \$174,000 WHICH INCLUDES \$20,000 FOR CLOSING, ASSESSMENT, ABATEMENT AND DEMOLITION COSTS.

Redevelopment Manager Kenny Young stated the building was a seven unit residential structure. The Staff recommended approval.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Smith

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson

NAYS: None

ABSTAIN: None

6. DISCUSSION AND/OR ACTION FOR ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-22-711-037 IN THE APPROXIMATE AMOUNT OF \$184,000 WHICH INCLUDES \$20,000 FOR CLOSING, ASSESSMENT, ABATEMENT AND DEMOLITION COSTS.

Manager Young stated the building was a three unit residential structure. The Staff recommended approval.

ACTION: APPROVED

MOTION: Board Member Robinson
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson
NAYS: None
ABSTAIN: None

**7. APPOINTMENT OF TWO AT-LARGE MEMBERS TO THE REDEVELOPMENT
ADVISORY COMMITTEE WITH TERMS ENDING JUNE 30, 2006.**

Board Member Montandon stated a local banker, Michael Beal who lived in North Las Vegas, had expressed interest in serving on the committee. He requested an extension of time to allow the interested party to submit an application.

ACTION: TABLED TO MARCH 5, 2003

MOTION: Chairman Eliason
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson
NAYS: None
ABSTAIN: None

PUBLIC FORUM

There were no participants.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:30 P.M.

MOTION: Chairman Eliason
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson
NAYS: None
ABSTAIN: None

APPROVED: March 5, 2003

/s/ Robert L. Eliason
Robert L. Eliason, Chairman

ATTEST:

/s/ Eileen M. Sevigny
Eileen M. Sevigny, CMC, Agency Secretary