

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

June 4, 2003

Website - <http://www.cityofnorthlasvegas.com>

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRMAN SHARI BUCK

**CALL TO ORDER**                    5:30 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  
Redevelopment Manager Kenny Young  
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 JUNE 4, 2003.**

ACTION:    APPROVED

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

**2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF MAY 7, 2003.**

ACTION: APPROVED

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

**BUSINESS**

**3. MONTHLY STATUS REPORT REGARDING THE ECONOMIC IMPACTS OF REDEVELOPMENT PROPOSALS. (EXHIBIT A)**

Redevelopment Manager Kenny Young stated an economic impact analysis would examine and provide an explanation of job creation, retail sales, sales tax, bank deposits and generated tax increment.

The definition of a basic job was a job created from new development. An evaluation of the newly created basic jobs, the average employee wage, and analyzation of the "imported dollars" generated had been studied. Imported dollars was defined as funds generated from pay checks and profits of new development. The funds would be expected to circulate throughout the local economy.

The “multiplier effect” created by the basic jobs would increase market demand for commercial retail development which included the sales of gasoline, food, clothing, and entertainment. The new positions created would be considered “spin-off jobs.” Approximately 100 basic jobs would create 64 spin-off jobs. The multiplier effect was estimated to create 51% new payroll which would be spent on retail sales, 73% of the generated retail sales would contribute to increased sales tax revenue, and 38% of payroll funds would be deposited into local banks.

A proposed project area utilizing three different project suggestions had been examined. The project area was located along Owens Avenue, Tonopah Avenue, Las Vegas Boulevard North, and Woodard Street. The first proposed project would be a retail shopping center. The shopping center was expected to offer a grocery store as an anchor tenant with additional retail shops. Approximately 50 basic jobs would be created, generating \$535,600 in annual wages and 32 spin-off jobs would be created producing wages of \$1 million for an approximate total payroll of \$1.6 million. The figures could possibly change based on the type of goods and services future tenants offered.

Board Member Montandon questioned if the 50 basic jobs would pay \$10,000 a year and the spin-off jobs would pay \$30,000 a year. Redevelopment Manager Young stated the majority of the basic jobs would pay minimum wage and the spin-off jobs were projected to pay higher. He stated an industry wide formula had been used to project the numbers used for the presentation and all figures had been estimated.

The second proposed project would be a mega-retail store such as a WalMart or a Super Target. A mega-retail store would create approximately 100 basic jobs with slightly over \$1 million in annual wages and 64 spin-off jobs generating \$2,145,547 in wages for an approximate total payroll of \$3.2 million.

The third proposed project would be a regional health/office facility. The number of basic jobs generated would be 100 with annual wages of \$3,644,600 and 64 spin-off jobs producing \$2,145,574 in annual wages for an approximate total payroll of \$5.7 million.

Redevelopment Manager Young stated the estimated economic benefits of Proposal No. 1 would generate a benefit of \$3,081,767, Proposal No. 2 would generate \$6,163,535, and Proposal No. 3 would generate \$11,094,325 annually.

Chairman Eliason questioned if a regional health/office facility had shown interest in the site. Redevelopment Manager Young responded yes. The estimated numbers for Proposal No. 3 had been derived from the average wage paid to the staff of the interested facility. Chairman Eliason asked if the numbers would apply if the facility were privately owned and the space was leased. Redevelopment Manager Young responded yes, they would.

The Clark County Assessor's Office had provided estimated tax increment projections based on similar businesses in the Las Vegas valley. Generated tax increment would be approximately \$493,552 for a retail shopping center, \$235,025 for a mega-retail store and \$940,100 for a regional health/office facility. The combined economic and tax benefits would be approximately \$3,575,319 for a retail shopping center, \$6,398,560 for a mega-retail store, and \$12,034,425 for a regional health/office facility.

ACTION: STATUS REPORT GIVEN

**4. UN-29-03; A REQUEST FOR A SPECIAL USE PERMIT, SUBMITTED BY NEVADA POWER COMPANY, FOR A TEMPORARY MODULAR BUILDING TO HOUSE A TEMPORARY DRIVE-THROUGH PAYMENT OPERATION AT 1608 EAST LAKE MEAD BOULEVARD.**

Redevelopment Manager Young stated walk-in customers would continue to have access to the existing facility at McDaniel Street and Civic Center Drive until August 2005. The permanent structure would be constructed after August 2005. Redevelopment Staff recommended approval subject to the following conditions:

1. That a decorative masonry wall be provided along the perimeter of the site in all areas where chainlink exists or is proposed. Chainlink may only be utilized temporarily as incidental to phase one, and shall be removed or replaced with a decorative masonry wall upon occupancy of the permanent facility.
2. That a minimum of 15 feet of landscaping shall be provided along Hunkins Drive as part of phase one.
3. That UN-29-03 shall expire on April 23, 2004.
4. The easterly driveway shall have a minimum 100 foot spacing with the existing drive of the adjacent parcel.
5. A traffic study is required with a queuing analysis based upon the existing facility at Civic Center Drive and McDaniel Street.

**Allan Helms, Nevada Power Company, Las Vegas, NV,** represented the applicant.

Vice Chairman Buck questioned why the permanent facility would not be completed until after August 2005. Mr. Helms stated construction would begin as soon as possible but the lease would not expire on the existing facility until August 2005. Vice Chairman Buck questioned if access would be provided from Hunkins Drive. Mr. Helms stated yes, the main access would be along Hunkins Drive. She questioned Staff regarding the expiration date of UN-29-03 and if Nevada Power Company would be required to return before the Redevelopment Agency and request an extension. Redevelopment Manager Young stated only if construction had not begun as of the expiration date. He felt the time was adequate for the applicant to obtain required permits. Mr. Helms stated he understood a Special Use Permit could be applied for twice with a one year expiration date per each request.

Chairman Eliason questioned if the block wall would be built right away. Mr. Helms stated yes, one block wall would be built as soon as possible. A portion of the existing chainlink fence would remain until phase two was begun.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

**5. APPROVAL OF THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-22-711-193 IN THE AMOUNT OF \$93,000, WHICH INCLUDES \$20,000 FOR CLOSING, ASSESSMENT, ABATEMENT AND DEMOLITION COSTS, AND AUTHORIZATION FOR THE REDEVELOPMENT AGENCY CHAIRMAN TO EXECUTE AGREEMENTS. (CNLV CONTRACT NO. C-5396)**

Redevelopment Manager Young stated the parcel was located in the East Lake Mead Boulevard entryway corridor. The property was a single residential property with an appraisal value of approximately \$73,000 as of April 25, 2003. The estimated cost of demolition would be \$20,000. Staff recommended approval.

ACTION: ACQUISITION APPROVED

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

**6. APPROVAL OF THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-310-027 IN THE AMOUNT OF \$128,000, WHICH INCLUDES \$20,000 FOR CLOSING, ASSESSMENT, ABATEMENT AND DEMOLITION COSTS, AND AUTHORIZATION FOR THE REDEVELOPMENT AGENCY CHAIRMAN TO EXECUTE AGREEMENTS. (CNLV CONTRACT NO. C-5397)**

Redevelopment Manager Young stated the parcel was located in the East Lake Mead Boulevard corridor between Interstate 15 and Las Vegas Boulevard. The structure was a two unit residential property with an appraisal value of \$108,000 as of May 12, 2003. The estimated cost of demolition would be \$20,000. Staff recommended approval.

ACTION: ACQUISITION APPROVED

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

**7. APPROVAL OF THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-22-711-192 IN THE AMOUNT OF \$94,000, WHICH INCLUDES \$20,000 FOR CLOSING, ASSESSMENT, ABATEMENT AND DEMOLITION COSTS, AND AUTHORIZATION FOR THE REDEVELOPMENT AGENCY CHAIRMAN TO EXECUTE AGREEMENTS. (CNLV CONTRACT NO. C-5398)**

Redevelopment Manager Young stated the parcel was located in the East Lake Mead Boulevard corridor between Interstate 15 and Las Vegas Boulevard. The property was a single residential property with an appraisal value of \$74,000 on April 7, 2003. The estimated cost of demolition would be \$20,000. Staff recommended approval.

ACTION: ACQUISITION APPROVED

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

**8. APPOINTMENTS OF TWO MEMBERS TO THE REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE FOR FOUR YEAR TERMS TO EXPIRE JUNE 30, 2007.**

Board Member Robinson reappointed Robert Nixon to serve on the Redevelopment Agency Advisory Committee.

ACTION: ROBERT NIXON REAPPOINTED FOR TERM ENDING JUNE 30, 2007

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

Vice Chairman Buck reappointed Cheri Hickman to serve on the Redevelopment Agency Advisory Committee.

ACTION: CHERI HICKMAN REAPPOINTED FOR TERM ENDING JUNE 30, 2007

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

**PUBLIC FORUM**

There were no participants.

### **ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 5:50 P.M.

**MOTION:** Board Member Smith

**SECOND:** Vice Chairman Buck

**AYES:** Chairman Eliason, Vice Chairman Buck, Board Members Montandon,  
Robinson and Smith

**NAYS:** None

**ABSTAIN:** None

**APPROVED: July 2, 2003**

/s/ Robert L. Eliason

Robert L. Eliason, Chairman

**ATTEST:**

/s/ Eileen M. Seigny

Eileen M. Seigny, CMC, Agency Secretary