

**CITY OF NORTH LAS VEGAS
SPECIAL CITY COUNCIL MEETING MINUTES**

April 18, 2007

CALL TO ORDER: 4:30 P.M.

ROLL CALL

COUNCIL PRESENT

Mayor Michael L. Montandon
Mayor Pro Tempore William E. Robinson
Councilwoman Stephanie S. Smith
Councilwoman Shari Buck
Councilman Robert L. Eliason

STAFF PRESENT

City Manager Gregory Rose
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen Storms
Economic Development Director Mike Majewski
Finance Director Phil Stoeckinger
Fire Chief Al Gillespie
Assistant to the City Manager Michelle Bailey-Hedgepeth

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

1. DISCUSSION AND/OR DIRECTION REGARDING FUTURE LONG-TERM ECONOMIC DEVELOPMENT PROJECTS.

City Manager Gregory Rose explained that Economic Development Director Mike Majewski would be discussing three areas; UNLV Higher Education Campus, the Research Business Park and the BLM Disposal Boundary Expansion.

Economic Development Director Mike Majewski explained that City resources needed to be focused on these long-term projects, which were the future of the economics of the City. These projects would be where jobs and capital investments would be created. He explained with the rising price of land, business would not be done as usual and would not attract low value types of jobs. The City would have to partner with the private sector and education to create new types of employment opportunities. In Visioning 2025 there were several components such as the well-planned quality growth, pivotal centers for development and redevelopment, economic development, community services & cultural amenities and community spirit, relationships and pride. He explained that the proposed actions would have a significant impact on the future economic growth and diversification for the next 50 to 100 years.

Director Majewski explained that a decision was made to supply the University with 2,000 acres of land and Staff worked with them for the past four years. Staff had developed a City taskforce with representatives from departments which had function over development that met with University of Nevada Las Vegas and their consultants monthly. The site had been reviewed and an interlocal agreement would be drafted. He explained if Council approved, Staff would begin to move ahead with the Attorney's office to draft the interlocal agreement which would define how the University would build the project. A main point of the interlocal agreement would be thresholds that must be met or the University would lose land. If, after a certain amount of years, there was no movement towards development of the land, they would begin losing land from the north moving south. The Economic Development staff met with UNLV to ensure that the campus would become the synergetic center for the growth of leading edge technological companies. They also met with representatives from the Veterans Administration, which culminated in the development of a master plan for the campus. Some of the tasks that would be undertaken would be incorporating the campus in all future City infrastructure and land use analysis and working with the Department of Defense and Army Corps of Engineers. The transfer of land was being held up due to the environmental clean-up that needed to take place. The initial cost was \$8.9 million for the University campus and was modified to \$12.9 million. The federal government acknowledged it was their responsibility to clean up the site, but the BLM ruled that Southern Nevada Public Land Management Act funds could not be used.

Mayor Montandon questioned whether the amount was to clean up the entire small arms range or just the 2,009 acres. Director Majewski explained it was to clean up the 2,009 acres.

Director Majewski explained the Board of Regents would not accept title to the land until the clean-up had been completed. He explained the City would be assisting the University in obtaining funding for the first buildings.

After the University had been completed, there was an opportunity to place a Business Park next to the campus on 300-400 acres with a long term lease. The companies that would be leased were those with a firm commitment to higher education or the VA. Staff would review other business parks adjacent to universities for ideas. Close public/private

links must be established, both in terms of policy and physical interaction. The location would provide direct access to the education pool, which was essential to the success of a technology transfer program, and would allow integration into the master planned community to the west with the use of trails. It would also provide access to some of the largest federal installations in the world (Nellis AFB to the east, and the Nevada Test site to the west) as well as the entire Southern Nevada workforce, via the Interstate 15 and the I-215 Beltway. To move the project forward, Staff would establish a visioning group to begin formation of the organizational structure, and incorporate the park site in all future capital improvement programs. Staff would work closely with City lobbyists to brief the Nevada Congressional Delegation to gain their support.

Director Majewski explained to the west of the university was the master planned communities and the research and technology transfer sites. He explained that land set aside for industrial and warehouse use was disappearing and was one of the largest obstacles for providing economic opportunities in the future. The Department of Defense had identified the encroachment of incompatible land uses as the largest threat to the ongoing mission of Nellis Air Force Base. He explained the most logical location for these types of land uses was found in the extreme northeast boundaries of the City, which straddled I-15, Las Vegas Boulevard and the Union Pacific Railroad. Water, wastewater, electricity and natural gas were all within the vicinity.

Councilman Eliason questioned whether there would be a struggle with Nellis Air Force Base. City Manager Rose explained he had a conversation with Nellis regarding the concept of expanding the boundary and they were supportive.

Economic Development Director Majewski explained that industrial developers would bid among themselves and not with residential developers. Staff would work with Nellis Air Force Base.

Mayor Montandon explained that to expand the disposal boundary would require legislation, and a good agreement with Nellis Air Force Base would be required to get the legislation passed.

City Manager Rose explained that one comment Nellis Air Force Base made was that in order for them to continue to support the expansion of the disposal boundaries, the City would have to recognize they were seeking deed restriction of the property, so that it would go with the land so they would not have the issue of the land use.

Director Majewski explained that to complete the program Staff would work with the Department of Defense on land uses that they would support in conjunction with the BLM, brief Nevada's Senators and Representatives with all the details of the boundary expansion, get support from surrounding jurisdictions to create an employment complex, get support from utilities and other infrastructure, such as Union Pacific Railroad and coordinate activities with business organizations.

Mayor Pro Tempore Robinson explained it was a great plan but felt some short-term planning was needed.

City Manager Rose explained that information would be presented on current projects through a future presentation with Buxton Companies.

City Manager Rose explained that Staff wanted to ensure the City Council was comfortable with the direction to move forward with the project.

ACTION: DISCUSSION HELD; STAFF TO MOVE FORWARD WITH LONG TERM PROJECTS WHILE CONTINUING TO WORK WITH SHORT TERM PROJECTS.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:10 P.M.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

APPROVED: May 16, 2007

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk