

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

March 5, 2003

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:45 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
MARCH 5, 2003.**

ACTION: APPROVED

MOTION: Board Member Robinson
SECOND: Board Member Montandon
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 FEBRUARY 5, 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 ON THE PROPOSED RENTAL REHABILITATION PROGRAM.

Community Development Director Jacque Risner presented a plan to initiate a Rental Housing Inspection Program. Community Development would monitor the program and Neighborhood Services along with the Code Enforcement Division would be involved. Director Risner stated the Rental Housing Inspection Program would become the proposed property maintenance ordinance which the Redevelopment Agency had cited as an objective.

Statistics obtained from the 2000 Census Data reported approximately 17,000 rental units existed in North Las Vegas with approximately 9,100 multi-family rental units of duplexes. There were approximately 8,000 single family rental homes.

An estimated 75% percent of all low income housing within the valley existed in North Las Vegas. Statistics showed similar communities had discovered approximately one in ten rental units were substandard and in need of major repair. The statistic could be higher in North Las Vegas due to the age of many rental units.

The current inspection program consisted of inspections conducted when tenants complained. One building inspector was assigned to investigate tenant complaints. The inspector only issued citations when a health and/or safety violation was discovered. The weakness of the current inspection program consisted of no established standard for rental units, limited resources had been allocated to the program, a lack of manpower existed and the current codes lacked a systematic enforcement program of inspection. The current system of housing codes and code enforcement as implemented and prosecuted gave little incentive to rental owners to comply with the law or to avoid deterioration and decline.

The proposed plan would establish a minimum standard for all rental units. Inspections of rental units would occur once every two years on an as needed basis. The Finance Department had stated they could identify the rental units to aid the program. The appropriate resources would be allocated for inspections to be performed. The program would integrate with Community Development Block Grants (CDBG) and Home Investments Partnership Act (HOME) funds.

Board Member Montandon questioned if the statistic which stated 75% of all low income housing within the valley existed in North Las Vegas was a recent statistic. Director Risner stated the statistic had been obtained from a study possibly completed in 1998.

ACTION: PRESENTATION GIVEN

4. APPOINTMENT OF TWO AT-LARGE MEMBERS TO THE REDEVELOPMENT ADVISORY COMMITTEE WITH TERMS ENDING JUNE 30, 2006. (CONTINUED FEBRUARY 5, 2003)

ACTION: MIKE BEAL AND MIKE CARROLL APPOINTED AS MEMBERS FOR TERMS ENDING JUNE 30, 2006

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 5:52 P.M.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

APPROVED: April 2, 2003

/s/Robert L. Eliason, Chairman

Robert L. Eliason, Chairman

ATTEST:

/s/ Eileen M. Sevigny

Eileen M. Sevigny, CMC, Agency Secretary