

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

May 7, 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
Chief Deputy City Attorney Leslie Nielsen
City Clerk Eileen M. Sevigny
Community Development Director Jacque Risner
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 MAY 7, 2003.**

ACTION: 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

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

ACTION: APPROVED

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

BUSINESS

3. MONTHLY STATUS REPORT ON THE ECONOMIC AND FISCAL CONSIDERATIONS AFFECTING THE REDEVELOPMENT AGENCY. (EXHIBIT A)

Community Development Director Jacque Risner stated the downtown redevelopment area consisted of 663 acres. The primary land use was commercial with a specific redevelopment zoning overlay. The north redevelopment area consisted of 460 acres with a primary commercial land use. The zoning of these areas was compatible with City codes due to the restrictive nature of the redevelopment ordinances. The Redevelopment Agency intended to rewrite many of the redevelopment ordinances to include the two existing areas and the proposed third area.

Director Risner stated between the years of 2001 and 2003, the City had acquired nine separate properties in the redevelopment area for an approximate total of \$1.1 million. Two additional properties would appear on the current agenda for Council approval and if approved, the total expenditure would exceed \$1.4 million. The total amount of money spent on acquisitions through the end of 2003 would exceed \$2 million. She stated \$450,000 was expected to be provided by the Economic Development Administration (EDA). Once received, the EDA funds would be spent acquiring properties in the downtown redevelopment area and the neighborhood beautification area.

Director Risner stated several demolitions had been completed from September 2000 through April 2003. Forty-three properties had been demolished and two demolitions were pending. The total demolition expenditures exceeded \$153,000. She added the demolition of substandard or blighted properties had a positive effect upon the City's assessed value.

Director Risner stated in past years the revenues had exceeded expenditures in both areas, but by March 2004, the revenues should stabilize. Unspent funds would be carried over from year to year enabling the continuation of projects.

Director Risner stated tax increments were primarily based on new developments within specific areas. The tax increments would be negatively impacted by the formula for depreciation according to Nevada's current requirements. The City's Redevelopment Staff planned to coordinate with other area agencies to possibly introduce a bill to the Nevada Legislature to address this situation.

Director Risner stated a bonding capacity existed in the Redevelopment Agency and could be utilized in redevelopment areas. The bonding capacity would be based on assessed valuations and tax increment received. She stated Finance Director Phil Stoeckinger estimated a bonding amount of approximately \$10 million existed. The bonding capacity would increase when the third redevelopment area was established. Funds produced through bonding could be used in one redevelopment area but the bonding capacity could be based on all three areas.

ACTION: STATUS REPORT GIVEN

Chairman Eliason recognized Judge Warren VanLandschoot who was in the audience.

4. **SPR-10-03; AN APPLICATION, SUBMITTED BY THE CITY OF NORTH LAS VEGAS, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A REDEVELOPMENT AREA/PUBLIC/SEMI-PUBLIC SUBDISTRICT, R-A/PSP, FOR THE CITY OF NORTH LAS VEGAS JUSTICE FACILITY ON PROPERTY LOCATED AT 2333 LAS VEGAS BOULEVARD NORTH.**

Redevelopment Manager Kenny Young stated SPR-10-03 was a request by the City to develop a 120,000 square foot Justice Facility on the southwest corner of Las Vegas Boulevard and Civic Center Drive. The City requested waivers of Redevelopment Area standards concerning the building placement, wall height, the landscaping buffer, and sidewalk location. Redevelopment Staff recommended approval.

Brian Martin Principal Engineer with the Public Works Department presented a site plan review of the Justice Facility which included an update concerning the building's proposed purposes.

The Justice Facility would house two departments, the Municipal Court and the Detention Center Booking and Operations. Principal Engineer Martin stated during the preliminary design stage it appeared prudent to locate the Detention Center Booking and Operations adjacent to the existing Detention Center dormitory. The two story building would be designed to serve this purpose with the Booking and Operations areas located at the east side of the building. A secure corridor between the Booking and Operations Center and the existing dormitory would be built. An additional secure corridor would link the dormitory with the Municipal Court. The divisions of Booking and Operations included inmate booking and release facilities, security control center, holding cells, inmate visitation areas, and property storage.

The Municipal Court would be located at the west side of the building. It would include three court rooms, a traffic school area, records management, and administrative offices with additional offices for the City Attorney's Criminal Division. A separate entrance would be built for the Municipal Court.

Principal Engineer Martin stated contingent on the Board's approval, the public bidding process would be initiated shortly. Public bids would be opened June 24, 2003. A groundbreaking ceremony was tentatively scheduled for the beginning of September 2003. The projected completion date would be December 2004.

Board Member Smith asked Principal Engineer Martin to provide a review of the requested waivers. Principal Engineer Martin stated the first waiver addressed the facility location so a secured corridor could be included for inmate movement and the security control center would be located adjacent to the existing Detention Center Facility. The requested twelve foot wall would enclose the sally port area that official vehicles would use for inmate transportation. The facility was considered a medium to maximum security facility and regulations required a ten foot wall with razor wire on the top. A 12 foot wall was proposed with the razor wire on the inside of the wall to prevent public view of a wall with razor wire. Principal Engineer Martin stated the landscaping requirement conflicted with the security requirements for the facility. The landscaping at the rear of the facility also posed a problem due to parking requirements. The existing sidewalks located adjacent to Las Vegas Boulevard, Civic Center Drive and Carey Avenue were in good condition and would serve the facility.

Board Member Smith questioned if discussion had occurred regarding the possible safety hazard of the existing sidewalk along Las Vegas Boulevard and Civic Center Drive and the cost to replace the sidewalk. Public Works Director Jim Bell stated the existing sidewalk was aesthetically correct with the surrounding area, provided access to a City bus stop, and replacement of the sidewalk would cost approximately \$80,000. The civil plans and landscaping plans would require modification. Also, underground lines belonging to Nevada Power and the Nevada Department of Transportation existed underneath the existing sidewalk and lot area. Board Member Smith requested the existing sidewalk be relocated and additional landscaping be provided between the street and the newly built sidewalk. She felt the additional landscaping would act as a buffer and should be added to the plans for public safety and to beautify the area.

Chairman Eliason questioned if the access areas and existing sidewalk met the Americans with Disabilities Act (ADA) standards. Director Bell stated the access areas would be altered but the sidewalk met the ADA standards. Chairman Eliason supported a "meandering" sidewalk and questioned if only the sidewalk between the existing access points and the corner of Las Vegas Boulevard and Civic Center be altered. Director Bell stated yes, the plans could be altered. He felt the proposed change would be cost effective since the existing approaches were destined to be changed.

Vice Chairman Buck questioned if the parking provided at the south side of the Municipal Court would be altered. Director Bell stated the existing parking would remain. She questioned which entrance would be accessible for police cars arriving with prisoners. Director Bell stated police cars would have access from Carey Avenue and the current rear entrance provided by Constitution Way. The officers could decide which entrance they used since the entire area would be restricted.

Chairman Eliason questioned if landscaping would be provided adjacent to the library entrance road. Director Bell stated a portion of the landscaping was already in place and additional landscaping would be installed.

ACTION: SPR-10-03 APPROVED SUBJECT TO THE FOLLOWING CONDITION:

1. INSTALL A MEANDERING SIDEWALK APPROXIMATELY 100 FEET FROM THE CORNER OF CIVIC CENTER DRIVE AND LAS VEGAS BOULEVARD.

MOTION: Board Member Smith

SECOND: Board Member Montandon

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 139-23-211-007 IN THE AMOUNT OF \$152,000, 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-5375)**

Redevelopment Manager Young stated Staff recommended approval of the acquisition.

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

6. APPROVAL OF THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-22-711-077 IN THE AMOUNT OF \$92,500, 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-5376)

Redevelopment Manager Young stated Staff recommended approval of the acquisition.

Chairman Eliason questioned if the Redevelopment Agency had determined the area in the neighborhoods to be chosen for acquisition of property and if Staff had recommended an area.

Director Risner stated no, the size of the area had not been determined. The Redevelopment Agency would propose acquisition of strategically located land parcels. She stated the Board could determine their own definition of "strategic" in regards to locations of proposed properties slated for acquisition and vote accordingly but asked limitations of distance or size not be established because it could possibly interfere with future unplanned projects.

Redevelopment Manager Young stated a property adjacent to this proposed acquisition could possibly become available and the conditions of acquisition were under negotiations.

ACTION: ACQUISITION 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

PUBLIC FORUM

Chairman Eliason stated he had seen no construction within the last two months at the Coolidge Property and two buildings remained to be built. Redevelopment Manager Young stated the Redevelopment Agency would not provide any funding for the project until certificates of occupancy had been issued. He stated construction had been interrupted by a possible conflict between the developer and the contractor.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 6:01 P.M.

MOTION: Board Member Robinson

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

APPROVED: June 4, 2003

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

ATTEST:

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