

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

December 3, 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 Gregory Rose  
Assistant City Manager Dan Tarwater  
City Attorney Sean McGowan  
City Clerk Eileen M. Sevigny  
Community Development Director Jacque Hinchman  
Neighborhood Services Coordinator Wally Peterson  
Assistant City Clerk Karen Storms  
Deputy City Clerk Julie Shields

**WELCOME**                    Chairman Robert L. Eliason

**VERIFICATION**            Eileen M. Sevigny, CMC, City Clerk

**AGENDA**

**1.    APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF DECEMBER 3, 2003.**

ACTION:        APPROVED

MOTION:       Board Member Montandon

SECOND:       Board Member Smith

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

NAYS:           None

ABSTAIN:       None

## **BUSINESS**

### **2. MONTHLY STATUS REPORT REGARDING ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT PROGRAM.**

Director Hinchman stated a Brownfield Program was a federal program administered by the Environmental Protection Agency (EPA) for the elimination of environmental issues and/or perceptions. If the public thought an area was contaminated, the issue could be addressed through the Brownfield Program. A brownfield was a real property with the presence of a hazardous substance, pollutant, or contaminant, or a perception of contamination that complicated the expansion, redevelopment, or reuse of the property. This funding source could significantly aid the redevelopment efforts of the City. The Brownfield law authorized up to \$200 million for competitive Brownfield Grants. In 2004, it was estimated that \$100 million would be available for 200 grants. The amount of money to be distributed in each region was not pre-determined and there were national goals for each grant type. 25% of funds would be awarded for petroleum products. Director Hinchman explained when the program began, petroleum products were disqualified. That was one of the nation's biggest issues and it was a benefit to have that type of project allowable to receive grant funding.

Director Hinchman stated the grant process was very competitive. The EPA's competitive evaluation criteria included budget, community need, site selection process, sustainable reuse, and the creation of green and/or open space. Chairman Eliason questioned whether the funds spent for the demolition of homes would qualify as criteria for receiving this grant. Director Hinchman responded it was and added asbestos was a major contaminant that would be considered under the criteria. Additional criteria included the reuse of the existing infrastructure, community involvement, reduction of threats to health, the leveraging of resources and the ability to manage grant funds.

Last year, \$73.1 million was awarded nationally; that included 117 assessment grants totaling \$30.7 million, 69 cleanup grants totaling \$12 million, 28 revolving loan fund grants totaling \$30.4 million. Director Hinchman added over \$7 million was awarded to Region 9 alone, which included Arizona, California, Hawaii, Nevada, the Pacific Islands as well as over 140 federally recognized tribal nations in the Pacific Southwest. It was Director Hinchman's belief there would be \$100 million available for 200 grants as was the case last year.

The EPA's Brownfield Program conformed with the City's priorities of planned and quality growth, redevelopment and revitalization, and economic development. The program offered competitive site assessment grants, property clean-up grants, and job training grants. A large sector such as a redevelopment area was selected and when individual pieces of property became available, with the owner's consent, the assessment grant would

allow for the assessment of that property for possible clean-up. The needs of the property were identified and then the property clean-up grant was applied for. Chairman Eliason questioned if this process would add time to the City's already scheduled demolitions. Neighborhood Services Coordinator Wally Peterson stated once a property was identified and the funding was received, the money was available to complete the assessment and the property clean-up.

Director Hinchman stated there was up to \$200,000 per grant to be utilized for inventory, Phase I and II environmental assessments, development of site clean-up and reuse plans, and the conduct of community outreach programs. The City had already completed the initial outreach program. Once the assessment was received, more outreach programs would be conducted regarding specific properties.

The Brownfield Revolving Loan Funds could provide up to \$1 million for low or no interest loans for brownfield clean-ups. Director Hinchman pointed out 40% of the loans did not require repayment from the recipients. Board Member Robinson questioned whether matching funds were required. Director Hinchman responded some did require a match but it could be in-kind services.

The Brownfield Property Clean-up Grants could provide up to \$1 million for up to five sites per applicant. The applicant must own the site for which funding was requested.

Director Hinchman stated the application was due December 4, 2003. She added the EPA specifically requested the City submit an application for grant funds. Staff recommended the application be submitted for a community wide assessment to conduct an inventory, evaluate and rank potential sites, perform Phase I and/or II assessments on top priority sites and develop cleanup plans.

The City of North Las Vegas initial Brownfield Proposal would be to apply for the \$200,000 Brownsfields Assessment Grant to perform a community-wide assessment and ranking of potential Brownfield sites in and around the Redevelopment Areas. If it was deemed necessary, the City could apply for the property clean-up grants for up to \$1 million and Revolving Loan Funds up to \$1 million to be used by property owners.

Director Hinchman stated the EPA Brownfield Grants had the ability to encourage public-private partnerships, promote innovative ways to assess, clean up and redevelop affected sites, encourage implementation of local solutions to local problems, and to revitalize underutilized properties.

Director Hinchman stated the proposals were due in December 2003. Proposals would be reviewed by ranking panels from December 2003 through March 2004. In April and May of 2004, the successful proposals would be announced. In June and July of 2004 grant forms would be submitted and work plans negotiated. The grants would be awarded in September of 2004.

Staff had conducted a public comment and notification session regarding the proposed Brownfield Assessment Application. The Brownfield Assessment Application to the EPA was prepared for submission prior to December 4, 2003.

In conclusion, Director Hinchman stated the planned incremental redevelopment in combination with the EPA Brownfield Program, would help make the City of North Las Vegas a better community of choice.

Board Member Robinson questioned since the EPA had expressed an interest in the program for the City, could more than \$200,000 be requested. Director Hinchman stated that was the cap for that type of grant award. She pointed out the first step was submitting a proposal.

ACTION: STATUS REPORT GIVEN

**3. APPROVAL OF THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-22-610-034 IN THE AMOUNT OF \$155,000, WHICH INCLUDES \$35,000 FOR CLOSING, RELOCATION, ASBESTOS ABATEMENT AND DEMOLITION COSTS.**

Neighborhood Services Coordinator Wally Peterson explained Staff completed the appraisal process for this property on March 10, 2003. The property was located in the Downtown Beautification area on the Lake Mead Island, which was a primary entryway into the downtown commercial corridor. The property was a single family residential property which was appraised for \$120,000. Chairman Eliason questioned whether the property was actually on the island. Board Member Montandon stated it was just north of the island.

Vice Chairman Buck questioned what would happen if the City expended hundreds of thousands of dollars to purchase properties in this area and then there remained property owners who still would not sell. Coordinator Peterson responded the Redevelopment Agency Board would need to decide what course of action needed to be taken at that time. He added many property owners had contacted the City, interested in selling their property. Vice Chairman Buck stated there was one property owner who had stated he would never sell his land. Director Hinchman stated this property owner had modified his position significantly and may consider selling his property at some point in the future. He had also stated he would be willing to discuss relocating. Vice Chairman Buck was fearful of the City expanding time and money only to have the end result being that key pieces had not been acquired. Executive Director Rose added once the City had acquired all property necessary to present the Agency with a viable project, if there were holdouts, the Agency would be asked if there was an interest in expanding its eminent domain powers. It was his understanding the Agency only desired to use that option in extreme conditions.

Board Member Smith felt as parcels were acquired by the City, it may spur momentum with other property owners in the area. Director Hinchman stated that was an excellent strategy.

Vice Chairman Buck stated this was a long term project and as time goes on, the prices for acquiring these parcels would continue to rise. Director Hinchman stated it was their directive to purchase the parcels as soon as possible.

Chairman Eliason recalled the property owner who had indicated he would not sell to the City had negotiated with the State to lease his property as the State's main office during the widening of the I-15 project. Board Member Montandon stated that deal had not come to fruition. Chairman Eliason pointed out it meant the property owner was at least interested in talking with those interested in acquiring his property.

Chairman Eliason questioned how much of the acquisition funds would go towards asbestos abatement. Coordinator Peterson stated it was unknown at this time because the City did not have physical possession of the property. A Phase I assessment would be conducted as soon as the property was in the possession of the City. Based on the age of the home, asbestos removal was estimated at approximately \$7,000 to \$9,000.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

Director Hinchman stated all of the Christmas decorations on Civic Center Drive, Lake Mead Boulevard and Las Vegas Boulevard had been installed and were lighted.

## **PUBLIC FORUM**

There were no participants.

## **ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 5:49 P.M.

**MOTION:** Board Member Robinson

**SECOND:** Board Member Buck

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

**NAYS:** None

**ABSTAIN:** None

**Approved: January 7, 2004**

/s/ Robert L. Eliason

Robert L. Eliason, Chairman

**ATTEST:**

/s/ Eileen M. Sevigny

Eileen M. Sevigny, CMC  
Agency Secretary