

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

October 6, 2004

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

**CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK**

CALL TO ORDER 5:31 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
Stephanie S. Smith, Board Member

EXCUSED

William E. Robinson, Board Member

STAFF PRESENT

City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
City Clerk Karen L. Storms
Redevelopment Manager Kenny Young

WELCOME

Chairman Robert L. Eliason

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF OCTOBER 6, 2004.

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

BUSINESS

2. DISCUSSION AND POSSIBLE ACTION TO MODIFY THE REDEVELOPMENT AGENCY'S CURRENT PROPERTY ACQUISITION GUIDELINES TO LIMIT PROPERTY ACQUISITIONS TO ONE PARCEL DEPTH ALONG LAKE MEAD BOULEVARD NORTH FROM INTERSTATE 15 TO WHITE STREET AND THE PROPERTIES LOCATED WITHIN THE LAKE MEAD ISLAND; AND TO PROVIDE STAFF WITH DIRECTION TO CONCENTRATE ON SMALLER-SCALE PROJECTS LOCATED WITHIN THE REDEVELOPMENT AREA.

Redevelopment Manager Kenny Young stated the Redevelopment Agency had identified a property acquisition area at Lake Mead Island. Staff was instructed to look for properties voluntarily offered for sale at current appraised value. The properties were located on or within three parcels depth adjacent to Lake Mead Island along North Lake Mead Boulevard. The area was a high priority development site because of its visibility and location on the entry corridor. In June 1999, the City adopted its Comprehensive Plan which assessed opportunities and constraints that confronted the community. Redevelopment of some of the most blighted areas enhanced the image of downtown North Las Vegas and increased the probability of new market-driven development in the area. It also provided land as incentive for public/private partnerships. Lake Mead Island contained 11 parcels with a variety of land uses. Five parcels contained occupied family units. Three contained commercial uses and the remaining parcels were vacant. In July of 2001, consultants estimated the cost to relocate the occupants at \$1,150,000 in 2002 dollars. A recent independent appraisal valued the properties at more than \$4,000,000. Redevelopment

Manager Young asked the Board to amend the existing acquisition guidelines from the purchase of three properties deep to one parcel in depth which allowed Staff to concentrate on smaller scale projects.

City Manager Gregory Rose explained there was limited money for the redevelopment areas and the focus on properties three parcels deep was too broad. The strategy had been to attract a large scale project, but that appeared to be unlikely to occur in the near future. He believed the better strategy was to focus on smaller properties and try to beautify the area to encourage outside investment. Chairman Eliason expressed his frustration that more had not been done in the area and time was running out.

City Manager Rose agreed that efforts to date had met with limited success and he recommended the change to smaller projects in an attempt to build credibility and let businesses know the City was serious about redeveloping the downtown area. City Manager Rose stated 85% of all rental housing in North Las Vegas was in the mature area and the Proactive Rental Enforcement Program was implemented to address the problem of deteriorating houses. He said the issue of feeling safe was important to businesses considering relocation and the City has attempted to address safety issues through better policing.

Councilman Buck asked how the laws differed in California since cities there appeared to receive some kind of subsidy. Redevelopment Manager Young stated California cities received point of sale revenue. When a large retailer built in their redevelopment areas, the city captured all of the retail sales tax revenue which was not the case in Nevada.

ACTION: CURRENT PROPERTY ACQUISITION GUIDELINES MODIFIED TO LIMIT PROPERTY ACQUISITIONS TO ONE PARCEL DEPTH ALONG LAKE MEAD BOULEVARD NORTH FROM INTERSTATE 15 TO WHITE STREET AND THE PROPERTIES LOCATED WITHIN THE LAKE MEAD ISLAND; STAFF DIRECTED TO CONCENTRATE ON SMALLER-SCALE PROJECTS LOCATED WITHIN THE REDEVELOPMENT AREA.

MOTION: Board Member Montandon

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Mike Carroll, 3900 South Paradise, Suite 101, Las Vegas, encouraged the Board to look at a large scale project for the Lake Mead island because the property was so important to the City's image. He suggested a police station would be appropriate.

ADJOURNMENT

The meeting adjourned at 5:57 P.M.

ACTION: APPROVED
MOTION: Vice Chairman Buck
SECOND: Chairman Eliason
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon and Smith.
NAYS: None
ABSTAIN: None

APPROVED: January 5, 2005

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary