

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

November 3, 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
William E. Robinson, Board Member

EXCUSED

Stephanie S. Smith, Board Member

STAFF PRESENT

City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Clerk Karen L. Storms
City Attorney Sean McGowan
Fire Chief Jimmy Stubler
Planning and Zoning Director Jory Stewart
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 NOVEMBER 3, 2004.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

BUSINESS

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF JULY 7, 2004.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

3. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF AUGUST 4, 2004.

ACTION: APPROVED

MOTION: Vice Chairman Buck

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

4. **STATUS REPORT ON THE LAS VEGAS BOULEVARD NORTH BUSINESS SURVEY BEING USED TO DETERMINE THE FEASIBILITY OF CREATING A SPECIAL IMPROVEMENT DISTRICT (SID) IN THE DOWNTOWN REDEVELOPMENT AREA.**

Planning and Zoning Director Jory Stewart stated Staff looked at Las Vegas Boulevard from Owens to Pecos Road and surveyed the land owners and the lessees about participating in a downtown business partnership. There were 164 surveys mailed and the responses received showed limited support for an SID. Of the people surveyed, 36% said they were not interested at all. The respondents who said they were minimally, somewhat or very interested resulted in 50% overall.

The survey revealed an interest in seasonal banners along the Las Vegas Boulevard corridor, mostly from the larger business owners, as well as a desire to improve the corridor's visual appeal. Chairman Eliason requested banners be placed on every light pole rather than every other or every three light poles. Redevelopment Manager Kenny Young explained the cost would increase to a total of approximately \$8,000 per season. City Manager Rose said the budget for the next fiscal year was being prepared and the banners would be one of the items considered.

Director Stewart requested that they be permitted to go forward with formulating a plan for the partnership.

Chairman Eliason asked how the Board would be kept apprised of the progress of the partnership. City Manager Rose said the Board and the public would be informed on a monthly basis. Director Stewart agreed to provide monthly updates.

ACTION: STATUS REPORT GIVEN

5. **AUTHORIZATION AND DIRECTION TO STAFF TO AMEND THE DOWNTOWN PARK NOMINATION FROM \$5.5 MILLION TO \$12.5 MILLION FOR THE SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT SPECIAL ACCOUNT (SNPLMA) TO BE USED TO DEVELOP THE LAKE MEAD ISLAND AS A CITY PARK.**

Planning and Zoning Director Jory Stewart presented a series of photographs of the Lake Mead Island to the Board. City Manager Rose explained the photographs depicted the initial impression of North Las Vegas when entering on Lake Mead Boulevard.

Director Stewart asked the Board to consider the use of Southern Nevada Public Lands Management Act (SNPLMA) funds for the provision of a park to create a more aesthetic entry point into the City when exiting I-15 from the west.

Board Member Montandon expressed a concern that the use of SNPLMA funds to develop the Lake Mead Island area into a park would cause the property to remain a park in perpetuity. He pointed out the park would not be suitable for people to play in, although it would be visually appealing. He said the area could be excellent downtown development property.

Chairman Eliason said he agreed but was more concerned that children would be tempted to run across the street to play in the park. Board Member Montandon said there would be no access to the Lake Mead Island park area and no parking available.

Director Stewart said there may be a problem requesting SNPLMA funds without having a "willing buyer, willing seller" agreement already negotiated. She was concerned there would be an issue asking for SNPLMA funds in pursuit of an eminent domain situation.

City Manager Rose stated the purpose of this discussion was to see if the Board had a desire to move forward to develop the park.

Board Member Montandon said there should be further discussion on what portion of the Lake Mead Island would be considered for this park. He directed Staff to analyze the setback requirements to adequately manage traffic coming on and off I-15.

Board Member Robinson asked Director Stewart how much money would be allocated from SNPLMA funds to develop the Lake Mead Island park. She stated \$12.5 million would be requested which would cover the cost for the entire island to be developed.

Dean Leavitt, 918 Dawn Valley Drive, North Las Vegas, asked to speak about the concerns expressed by the Board members and he thanked them for their consideration.

Chairman Eliason asked the City Attorney if SNPLMA would allow the City to pay back the money and keep the land if the City changed the plan.

City Attorney Sean McGowan responded there should be a mechanism in place that funds used to purchase land many years earlier would not have to be reimbursed in total. Board Member Montandon said that had never been done.

City Attorney McGowan asked if the eminent domain issue should be further discussed at that time and Board Member Montandon said it should be discussed at a future meeting.

ACTION: STAFF DIRECTED TO PREPARE AMENDMENT TO THE DOWNTOWN PLAN FOR PROPERTY WEST OF YALE STREET TO BE CONSIDERED FOR SNPLMA FUNDS.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned at 5:57 p.m.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

APPROVED: March 2, 2005

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary