

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

May 4, 2005

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

City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
City Clerk Karen L. Storms
Fire Chief Al Gillespie
Human Resources Director Ali Freeman
Planning and Development Director Jory Stewart
Planning and Development Deputy Director Kenny Young

WELCOME

Chairman Robert L. Eliason

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF MAY 4, 2005.**

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

PUBLIC HEARING

- 2. UN-15-05 (MAZZ DINERO RAPIDO #5); AN APPLICATION SUBMITTED BY DOS COMPADRES, INC., ON BEHALF OF DAHLAS J. AND MEIKO ANTOKU, ET AL, PROPERTY OWNER, FOR A USE PERMIT IN AN RA/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW A FINANCIAL INSTITUTION (CHECK CASHING) ON PROPERTY LOCATED AT 2039 CIVIC CENTER DRIVE, APN NO. 139-23-610-001.**

Chairman Eliason opened the Public Hearing.

Planning and Development Deputy Director Kenny Young stated the applicant requested approval for an existing financial institution consisting of check cashing, money transmittals, deferred deposits, money orders, utility payments and phone card sales to relocate from the La Bonita Grocery Store to a new location within the Fiesta Plaza Shopping Center. A use permit was not required for the current location as it was considered to be an accessory use to the grocery store at the time. The Planning and Development Department recommended approval subject to the following conditions:

1. That the special use permit is site specific and nontransferable.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. That any proposed expansions to this proposed use shall be subject to further Planning Commission and Redevelopment Agency Board review.

Deputy Director Young added one additional condition to the list, stating “the following financials would be allowed: check cashing as defined in NRS 604.040, money transmittals, deferred deposits, money orders, utility payments and phone card sales.”

Board Member Robinson asked if the business was conducting payday loans and Deputy Director Young replied they were not.

Scott Lopez, Mazz Dinero Rapido #5, 2021 Civic Center Drive, North Las Vegas, stated he was the owner of the company and when his license was approved, he was also approved to conduct payday loans. Board Member Montandon asked Mr. Lopez if deferred deposits and payday loans were one and the same to which Mr. Lopez replied they were. Deputy Director Young explained to Mr. Lopez his current license did not permit payday loans and Mr. Lopez replied his original application contained a request to conduct payday loans and he was approved for that activity. Chairman Eliason asked Mr. Lopez if he disagreed with the new conditions to which Mr. Lopez stated he did disagree because he was already doing that type of business in the La Bonita location. Board Member Montandon asked Mr. Lopez if the term “deferred deposits” was the same as “payday loans”; Mr. Lopez responded both terms were the same.

Planning and Development Director Jory Stewart stated Business License reported the Mazz Dinero Rapido business license did not include approval to conduct payday loans.

When asked by Board Member Montandon if a deferred deposit was a payday loan secured by a post-dated check, Mr. Lopez responded it was.

When Mr. Lopez stated his business license was approved on March 12, 2002, Deputy Director Young said the date given to him was July 31, 2002. Mr. Lopez then corrected his statement by saying July 31, 2002 was the correct date the business license was approved.

Board Member Robinson commented he thought the matter should be continued. Vice Chairman Buck stated her objections to having another payday loan company in the City and asked Director Stewart how many such businesses were currently in the area. Director Stewart responded there were 16 in downtown North Las Vegas and 30 overall in the City. Mr. Lopez interjected two of the businesses were Mazz Dineros Rapidos.

Councilman Buck suggested to Mr. Lopez he not conduct payday loans at the location in question but only at his other establishment. Mr. Lopez responded his rent would greatly increase when he moved his business from La Bonita to free-standing and he wanted to provide better service to the citizens of North Las Vegas.

Board Member Smith agreed with Board Member Robinson’s suggestion to continue the item to allow Staff to secure further information. Board Member Montandon asked Deputy Director Young if his understanding was deferred deposits and payday loans were two different things and Deputy Director Young responded that was correct. Board Member Montandon asked Deputy Director Young to read the fourth condition which he did. Director Stewart stated Finance was working on clarification of the difference between deferred deposits and payday loans.

Clifton Mungo (not further identified), stated he had done business with Mr. Lopez's company for a long time and spoke in favor of granting Mr. Lopez a use permit to relocate his establishment.

Board Member Robinson expressed his opinion about payday loan companies and stated he thought there were too many in the City.

Board Member Smith again suggested the item be continued for two weeks. When reminded the Redevelopment meetings were held once a month, she asked if a special meeting could be scheduled. Mr. Lopez stated since there were questions that needed to be addressed, a continuation of one month was agreeable.

ACTION: CONTINUED TO JUNE 1, 2005

MOTION: Board Member Smith

SECOND: Board Member Montandon

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

NAYS: Board Member Robinson

ABSTAIN: None

BUSINESS

3. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF APRIL 6, 2005.

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

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:48 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: July 6, 2005

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary