

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

April 5, 2006

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:15 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 E. Rose
Assistant City Manager Samuel Chambers
Assistant City Manager Maryann Ustick
City Attorney Sean McGowan
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Deputy Fire Chief Kevin Brame
Planning and Zoning Director Jory Stewart
Redevelopment Manager Larry Bender
Utilities Director David Bereskin
Chief Deputy City Clerk Anita Sheldon

WELCOME Chairman Robert L. Eliason

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF APRIL 5, 2006.

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES FOR FEBRUARY 1, 2006.

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

3. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES FOR MARCH 1, 2006.

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

4. **UN-18-06 (RAINBOW BRIGHT); AN APPLICATION SUBMITTED BY LYDIA CARTER ON BEHALF OF VEGAS VIEW CHURCH OF GOD IN CHRIST, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/FA REDEVELOPMENT AREA/FOCUS AREA SUBDISTRICT TO ALLOW A CHILD CARE CENTER, ON PROPERTY LOCATED AT 1906 GLIDER STREET, A.P.N. 139-23-310-030. (SET PUBLIC HEARING FOR MAY 3, 2006)**

ACTION: PUBLIC HEARING SET FOR MAY 3, 2006

MOTION: Board Member Robinson

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

BUSINESS

5. **DISCUSSION AND POSSIBLE ACTION FOR THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBERS 139-23-211-054 AND 139-23-211-065, IN THE APPROXIMATE AMOUNT OF \$2,150,000, FROM THE NEWMAN FAMILY TRUST DATED DECEMBER 20, 1994, FOR AN 18,506 SQUARE FOOT COMMERCIAL SHOWROOM/OFFICE BUILDING, MORE COMMONLY REFERRED TO AS REC WORLD, LOCATED AT 604 EAST LAKE MEAD BOULEVARD; THE REDEVELOPMENT AGENCY WILL LEASE THE BUILDING TO THE SELLERS FOR A PERIOD OF 15 MONTHS AND TAKE POSSESSION OF THE PROPERTY ON JULY 1, 2007. (TABLED MARCH 1, 2006)**

Economic Development Director Mike Majewski advised the applicant no longer expressed interest in selling the property. He requested the item be withdrawn.

ACTION: WITHDRAWN

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

6. PRESENTATION AND DIRECTION TO THE EXECUTIVE DIRECTOR REGARDING THE PROPOSED CONSTRUCTION OF TWO OFFICE BUILDINGS IN THE DOWNTOWN REDEVELOPMENT AREA FOR NORTH VISTA HOSPITAL AND THE AREA HEALTH EDUCATION CENTER TO BE LOCATED ALONG LAKE MEAD BOULEVARD.

Redevelopment Manager Larry Bender advised Staff had been working with two different groups on the proposed construction of two office buildings in the downtown area. One building would house approximately 100,000 square feet of additional office space for North Vista Hospital. The second building would be approximately 50-60,000 square feet and would house the Area Health Education Center (AHEC), a medically-related non-profit organization. AHEC was currently in a lease agreement which expired in September of 2007 and was actively seeking additional office space in downtown North Las Vegas.

Manager Bender requested direction from the Agency on how to proceed with the proposed construction of the two office buildings.

In response to a question by Chairman Eliason, City Manager Rose stated Staff requested authorization from the Agency to move forward with a Request for Proposal (RFP) to locate a developer for the proposed construction.

Manager Bender stated the proposed site would be on land Staff had assembled on the Lake Mead Island. He felt that because the uses of both organizations were complementary, both buildings should be built in close proximity to each other.

Director Majewski explained the building would not be owned by North Vista Hospital but they would be the major tenant in the building and occupy most of the space. This information would be included in the RFP to help entice developers to bid on the project.

The first building would be constructed on Agency-owned land with North Vista Hospital as the tenant and the second building would be owned and operated by AHEC.

Manager Bender requested authorization to move forward with an RFP to locate a developer for the private office building where North Vista Hospital would be the major tenant. The second action requested was direction to Staff to assist AHEC in locating the site for their owner-occupied office building.

Board Member Montandon expressed concern about a large office building being constructed in the middle of the Lake Mead Island that might not be compatible with a proposed master plan.

Director Majewski responded, if directed to proceed, the RFP would include components with a master plan in mind in terms of retail, office space and entertainment.

Board Member Montandon expressed a desire to move forward with an RFP specifically for the area north of Lake Mead Boulevard and east of Glider Avenue.

ACTION: PRESENTATION MADE; STAFF DIRECTED TO PREPARE A REQUEST FOR PROPOSAL SPECIFICALLY FOR THE LAND NORTH OF LAKE MEAD AND EAST OF GLIDER AVENUE

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

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:36 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: May 3, 2006

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary