

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

September 5, 2007

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRWOMAN SHARI BUCK

CALL TO ORDER

6:18 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

PRESENT

Robert L. Eliason, Chairman
Shari Buck, Vice Chairwoman
Michael L. Montandon, Boardmember
William E. Robinson, Boardmember
Stephanie S. Smith, Boardmember (by phone)

STAFF PRESENT

City Manager Gregory Rose
City Attorney Carrie Torrence
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Finance Manager Kay Godbey
General Services Director Eric Dabney
Planning and Zoning Director Jory Stewart
Redevelopment Manager Larry Bender
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
Chief Deputy City Clerk Anita Sheldon

WELCOME

Robert L. Eliason, Chairman

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF SEPTEMBER 5, 2007.

ACTION: APPROVED

MOTION: Boardmember Robinson

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

CONSENT AGENDA

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF JULY 5, 2007.

ACTION: APPROVED

MOTION: Boardmember Robinson

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

3. UN-62-07 (LOS VERDES); AN APPLICATION SUBMITTED BY AFTON PACIFIC LLC ON BEHALF OF WALTCO LAS VEGAS, LLC, AND AP-NLV I, LLC, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THROUGH ON PROPERTY LOCATED AT 2665 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR OCTOBER 3, 2007)

ACTION: PUBLIC HEARING SET FOR OCTOBER 3, 2007

MOTION: Boardmember Robinson

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

4. **UN-92-07 (CH2M HILL); AN APPLICATION SUBMITTED BY THE CH2M HILL ON BEHALF OF GORDON MARX AND THE MARX FAMILY TRUST, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT TO ALLOW TEMPORARY CONSTRUCTION TRAILERS AT THE SOUTHWEST CORNER OF LAKE MEAD BOULEVARD NORTH AND YALE STREET IN THE REDEVELOPMENT AREA/FOCUS AREA (RA/FA), WITHIN THE DOWNTOWN REDEVELOPMENT AREA. (SET PUBLIC HEARING FOR OCTOBER 3, 2007)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 3, 2007

MOTION: Boardmember Robinson

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

5. **UN-98-07 (NEVADA STATE BANK); AN APPLICATION SUBMITTED BY NEVADA STATE BANK FOR A SPECIAL USE PERMIT TO ALLOW A BANK/FINANCIAL INSTITUTION TO BE LOCATED AT 2332 CIVIC CENTER DRIVE, WITHIN THE COMMERCIAL/RETAIL (RA/CR) DISTRICT OF THE DOWNTOWN REDEVELOPMENT AREA. (SET PUBLIC HEARING FOR OCTOBER 3, 2007) (ASSOCIATED ITEM NO. 6, VN-22-07)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 3, 2007

MOTION: Boardmember Robinson

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

6. **VN-22-07 (NEVADA STATE BANK); AN APPLICATION SUBMITTED BY NEVADA STATE BANK, PROPERTY OWNER, FOR A VARIANCE IN THE REDEVELOPMENT AREA/COMMERCIAL RETAIL (RA/CR) DISTRICT OF THE DOWNTOWN REDEVELOPMENT AREA TO ALLOW A LANDSCAPING SETBACK OF THREE FEET, WHERE TEN FEET IS REQUIRED ON PROPERTY LOCATED AT 2332 CIVIC CENTER DRIVE. (SET PUBLIC HEARING FOR OCTOBER 3, 2007) (ASSOCIATED ITEM NO. 5, UN-98-07)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 3, 2007

MOTION: Boardmember Robinson
SECOND: Vice Chairwoman Buck
AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon,
Robinson and Smith
NAYS: None
ABSTAIN: None

BUSINESS

7. **SPR-33-07 (LOS VERDES); AN APPLICATION SUBMITTED BY AFTON PACIFIC LLC ON BEHALF OF WALTCO LAS VEGAS, LLC, AP-NLV I, LLC, AND NORTH LAS VEGAS LEGACY LLC, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO REDEVELOP THE K-MART PROPERTY WITH ADDITIONAL RETAIL SHOPS AND CONVENIENCE FOOD RESTAURANTS ON PROPERTY LOCATED AT 2665 - 2671 NORTH LAS VEGAS BOULEVARD.**

Economic Development Director Mike Majewski reported the Planning Commission unanimously recommended approval of the application.

ACTION: APPROVED

MOTION: Boardmember Robinson
SECOND: Vice Chairwoman Buck
AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon,
Robinson and Smith
NAYS: None
ABSTAIN: None

8. **DISCUSSION AND POSSIBLE ACTION FOR THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-310-054 IN THE APPROXIMATE AMOUNT OF \$1,025,000, FOR THE CACTUS MOTEL, LOCATED AT 1909 LAS VEGAS BOULEVARD NORTH, A PRIMARY ENTRYWAY INTO THE DOWNTOWN COMMERCIAL CORRIDOR.**

Redevelopment Manager Larry Bender stated the motel was located on North Las Vegas Boulevard halfway between Lake Mead Boulevard and Williams Avenue. The purchase price included the appraised price of the property plus \$75,000 for asbestos abatement, demolition, closing costs and other fees related to purchase of the property. The motel was on approximately 8/10 acre of land.

ACTION: APPROVED

MOTION: Boardmember Montandon
SECOND: Boardmember Robinson
AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon,
Robinson and Smith
NAYS: None
ABSTAIN: None

9. DISCUSSION AND POSSIBLE ACTION FOR THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-201-006 IN THE APPROXIMATE AMOUNT OF \$1,310,000 FOR THE NEVADA STATE MENTAL HEALTH FACILITY LOCATED AT 2113 LAS VEGAS BOULEVARD NORTH, A PRIMARY ENTRYWAY INTO THE DOWNTOWN COMMERCIAL CORRIDOR.

Redevelopment Manager Bender explained the office building was to be purchased when the current lease expired and the building was vacant. The purchase price included the appraised price of the property plus \$75,000 for asbestos abatement, demolition, closing costs and other fees related to purchase of the property. Chairman Eliason inquired about the possibility the City could extend the lease of the current occupant. City Manager Rose said it could be considered, but had not yet been discussed as the City did not own the property yet. Boardmember Montandon further explained the City might not be prepared to enter into property management. Chairman Eliason was concerned about the loss of tax revenues of properties the City bought, which were subsequently vacant during redevelopment. Boardmember Montandon explained buildings were temporarily vacant during the redevelopment process, but redevelopment rather than property management through the leasing of buildings was the City's goal. Manager Bender added redevelopment of the surrounding area was in process and progressed rapidly. Boardmember Robinson was not comfortable with the City's purchase of the property at \$75,000 over the appraised price. Boardmember Montandon replied it was unlikely to acquire property at appraised price, and felt the property was worth the purchase price due to its location. Redevelopment Director Bender said the City used two reputable appraisers, and intended to add others for future purchases.

ACTION: APPROVED

MOTION: Boardmember Montandon
SECOND: Boardmember Robinson
AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and
Smith
NAYS: Boardmember Robinson
ABSTAIN: None

- 10. DISCUSSION AND POSSIBLE ACTION REGARDING THE ACQUISITION OF THE MOTOR MISSION MACHINE SHOP IN THE AMOUNT OF \$520,000 LOCATED AT 1200 EAST LAKE MEAD BOULEVARD IN CLOSE PROXIMITY TO THE INTERSECTION OF LAS VEGAS BOULEVARD NORTH AND LAKE MEAD BOULEVARD, A PRIMARY ENTRYWAY INTO THE DOWNTOWN REDEVELOPMENT AREA; AND AUTHORIZATION FOR REIMBURSEMENT OF SPECIFIED RELOCATION EXPENSES IN AN AMOUNT NOT TO EXCEED \$700,000.**

ACTION: APPROVED

MOTION: Boardmember Robinson

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

- 11. DISCUSSION AND POSSIBLE ACTION REGARDING THE EXECUTIVE DIRECTOR'S RECOMMENDATION FOR THE CONSULTING FIRM OF MOORE, IACOFANO, GOLTSMAN, INC., ("MIG") TO UNDERTAKE PLANNING SERVICES IN AN AMOUNT NOT TO EXCEED \$150,000 FOR THE NORTH LAS VEGAS DOWNTOWN MASTER PLAN/INVESTMENT STRATEGY.**

Planning and Zoning Director Jory Stewart stated after intensive scrutiny of the eleven firms that submitted proposals, it was found the consulting firm Moore, Iacofano, Goltsman, Inc. (MIG) was able to provide the best services within the \$150,000 budget.

ACTION: APPROVED

MOTION: Boardmember Montandon

SECOND: Vice Chairwoman Buck

AYES: Vice Chairwoman Buck, Boardmembers Montandon and Smith

NAYS: Chairman Eliason, Boardmember Robinson

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 6:36 P.M.

MOTION: Chairman Eliason

SECOND: Boardmember Robinson

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon,
Robinson and Smith

NAYS: None

ABSTAIN: None

APPROVED: October 3, 2007

/s/Robert L. Eliason
Chairman Robert L. Eliason

ATTEST:

/s/Karen L. Storms
Karen L. Storms, CMC
City Clerk