Are you interested in getting People IN LV working?

CITY OF LAS VEGAS

REDEVELOPMENT AGENCY

EMPLOYMENT PLAN POLICY

- Smith
- ~~woldman~~
- ~~Siena~~
- ~~Lou Ruvo~~
- mob museum

1. Cease all payments To developers until they get into compliance

2. ~~We're using LV our tax dollars but not~~ hiring ~~LV Residents~~

2. Those who have received LV TAX dollars developers who have not Complied owe restitution The people of ~~Place~~ RDA

4. ~~Today, as employees are retired~~, NO

3. What are we doing to hire employees for City Hall

Lamar

Montag

Adopted June 6, 2001

2011
2010

Submitted at City Council
Date 3/16/11 Item CP
By Katherine Duncan

EMPLOYMENT PLAN POLICY

(As Adopted on June 6, 2001)

A. <u>What is the purpose of the Employment Plan Policy</u>?

The purpose of this Employment Plan Policy is to encourage developers and build-to-suit owners/lessees participating in a redevelopment project funded by the Redevelopment Agency to hire individuals of specially targeted population groups (economically disadvantaged residents, physically handicapped, members of racial minorities, veterans or women) who live within the area of operation.

B. <u>Who must submit Employment Plans</u>?

1. ***<u>Developers</u>***: As appropriate for the redevelopment project, the developer <u>shall</u> submit to the Redevelopment Agency an Employment Plan for the construction phase of the redevelopment project in accordance with the requirements of this Policy. For purposes of this Policy, a "developer" means any person or entity who is proposing to construct commercial, office, retail or industrial space with the assistance of the Redevelopment Agency and includes both developers of speculative space and build-to-suit owners.

   A "developer of speculative space" means any developer who constructs commercial, office, retail or industrial space for the purpose of conveying or leasing to an unknown owner and/or tenant. A "build-to-suit developer" means any developer who constructs commercial, office, retail or industrial space in accordance with the customized specifications of a known owner and/or lessee to whom the space will be conveyed or leased upon completion of the redevelopment project.

2. ***<u>Build-to-Suit Owners/Lessees</u>:*** As appropriate for the redevelopment project submitted by a build-to-suit developer, the owner/lessee for which the redevelopment project is to be constructed shall submit to the Redevelopment Agency an Employment Plan for the post construction phase of the redevelopment project in accordance with the requirements of this Policy.

For purposes of this Policy, "build-to-suit owner/lessee" means the owner and/or lessee of commercial, office, retail or industrial space which has been constructed by the developer to the customized specifications of the owner/lessee.

3. ***Owners/Lessees:*** An owner/lessee of speculative commercial, industrial, office or retail space shall be exempt from submitting an Employment Plan.

C. What is the term of the Employment Plan?

1. The developer shall adhere to the Employment Plan only during the construction phase of the development.

2. The build-to-suit owner/lessee shall adhere to the Employment Plan for at least as long as the redevelopment project remains subject to the Owner Participation Agreement (OPA)/Disposition and Development Agreement (DDA). Each OPA/DDA will include the specific time periods based on the particular relevant aspects of the project. All subcontractors of permanent operations will be required to adhere to the Employment Plan through contractual language included in any agreement with the build-to-suit owner/lessee. The appropriate requirements of the Employment Plan Policy shall be included in the Owner Participation Agreement.

3. Employment Plans must be submitted to the Agency for review during negotiations for redevelopment funding to be approved as part of the OPA/DDA.

D. What information must the developer provide in the Employment Plan?

The developer shall provide the Agency with a list and amount of all contracts to be let for the construction of the redevelopment project.

E. What procedures shall the developer adhere to?

The developer is required to submit an Employment Plan for the construction phase of the redevelopment project, and shall be referred to the City's Minority Vendors Directory. The developer shall notify the vendors identified in the Minority Vendors Directory of all contracts to be let for the redevelopment project. A copy of the notification shall be submitted to the Redevelopment Agency.

F. **<u>What information must be in the Employment Plan submitted by Build-to-Suit Owner/Lessees</u>?**

1. A description of the existing opportunities for employment within the area. This information is available from the Nevada Employment Security Department. The Agency shall make every effort to assist the build-to-suit owner/lessee in obtaining this information for inclusion in the Employment Plan.

2. A projection of the effect that the redevelopment project will have on opportunities for employment within the area. In other words, the number of new jobs created as a result of the redevelopment project and a description of the skills required to fill the positions. The build-to-suit owner/lessee must supply this information to the Redevelopment Agency.

3. It is the intent of this Policy that a minimum of 51% of all new jobs created as a direct result of the Redevelopment Project be filled by residents of the Redevelopment Area and/or the City of Las Vegas Special Impact Area (SIA) and/or Census Tracts 5.03 and 5.04 (these tracts will be eligible for SIA designation upon release of the 1990 census information). The Redevelopment Agency shall have the authority to reduce the employment requirements of this section after a showing of just cause. This includes the refilling of those jobs for the duration of the Employment Plan. The build-to-suit owner/lessee is required to submit an Employment Plan which describes how the operation will employ persons who are:

   a. *economically disadvantaged*
   b. *physically handicapped*
   c. *members of racial minorities*
   d. *veterans*
   e. *women*

4. The build-to-suit owner/lessee shall, as part of the Employment Plan, utilize one or more of the following referral agencies for the purpose of receiving qualified job applicants. Only nominal administrative fees can be charged to the employee by non-profit referral agencies for referral or job placement. These referral agencies, by virtue of their activities, are recognized as having a knowledge of the applicant pool available to assist in the location of and, in some cases, training and upgrading of skills of qualified applicants to fill the unique needs of each business.

a. *Nevada Employment Security Department*
b. *Nevada Business Services*
c. *Nevada Black Chamber of Commerce*
d. *Latin Chamber of Commerce*
e. *Las Vegas Indian Center*
f. *Nevada Association for the Handicapped*
g. *Nevada Welfare Department*
h. *Women's Development Center*
i. *St. Vincent's Job Desk*
j. *Community College of Southern Nevada*
k. *Bureau of Vocational Rehabilitation of Southern Nevada*
l. *Dr. Martin Luther King, Jr. Committee*

5. Build-to-suit owner/lessees shall be required to pay a minimum rate which is the higher of the federal minimum wage or the market rates paid by employers in similar businesses in order to ensure that redevelopment jobs provide decent standards of living for employees.

6. Build-to-suit owner/lessee shall establish an in-house training program for promoting employees, provided the operation employs a total of more than (25) employees. The training program shall be included as part of the Employment Plan.

G. What procedural guidelines must Build-to-Suit Owner/Lessee follow?

1. The build-to-suit owner/lessee agrees to submit written notification to the referral agency of job positions available for hire at least thirty (30) working days prior to the employer's anticipated hiring date.

2. Such written notification shall include a description of the required job qualifications, the rate of pay, the anticipated hiring date, and the date by which the referral agency must refer qualified applicants to the build-to-suit owner/lessee in order to be considered for hiring to the vacant position including management, technical and professional positions.

3. The build-to-suit owner/lessee need not notify the referral agency of any vacancy to be filled by an internal promotion from his own work force.

4. In the event that the referral agency fails to refer qualified individuals within thirty (30) working days for consideration of the vacant job openings of which the build-to-suit owner/lessee has notified the referral agency, the build-to-suit owner/lessee will be free to directly fill any and all remaining positions after so notifying the referral agency in writing.

5. The build-to-suit owner/lessee shall make the final decision on hiring new employees but shall be encouraged to select employees from among qualified persons referred by the referral agencies. This does not release the build-to-suit owner/lessee from the requirements of this Policy.

6. The build-to-suit owner/lessee will not discriminate against any applicant for employment because of race, religion, age, handicap, color, sex, national origin.

7. The Redevelopment Agency shall be copied on all written correspondence between the build-to-suit owner/lessee and the referral agency.

H. <u>What are the reporting requirements</u>?

1. The developer shall inform the Agency of the selected bidder after the bid is awarded, including a justification for not selecting the minority vendor, if such is the outcome. Backup documentation shall be provided to the Agency, as requested.

2. The build-to-suit owner/lessee shall submit a report to the Redevelopment Agency within thirty (30) calendar days after the end of each calendar quarter. This report will provide the Agency with a list of employees' names, addresses, rates of pay and health benefit status, and whether or not they were referred by the above agencies. Affected employees shall be notified that this information is being reported to the Agency. The Agency shall use this information for the sole purpose of determining compliance of the owner/lessee with the submitted Employment Plan. This information shall not be submitted to any other person or organization for any other purpose.

Assembly Bill No. 664- Assemblymen Arberry and Wendell Williams

Chapter 621

An ACT relating to the redevelopment of communities; requiring a proposal for a project of redevelopment to include an employment plan; and providing other matters property relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. NRS 279.572 is hereby amended to read as follows:

279.572 **1. Every redevelopment plan must show:**

[1.] (a) The amount of open space to be provided and the layout of streets.
[2.] (b) Limitations on type, size, height, number and proposed use of buildings.
[3.] (c) The approximate number of dwelling units.
[4.] (d) The property to be devoted to public purposes and the nature of those purposes
[5.] (e) Other covenants, conditions and restrictions which the legislative body prescribes.
[6.] (f) The proposed method of financing the redevelopment plan in sufficient detail so that the legislative body may determine the economic feasibility of the plan.

2. As appropriate for the particular project, each proposal for a project must also include an employment plan. The employment plan must include:

(a) A description of the existing opportunities for employment within the area.
(b) A projection of the effect that the redevelopment project will have on opportunities for employment within the area.
(c) A description of the manner in which an employer relocating his business into the area plans to employ persons living within the area of operation who are:
(1) Economically disadvantaged
(2) Physically handicapped
(3) Members of racial minorities
(4) Veterans
(5) Women

Nevada's Community Redevelopment Law
Chapter 279 of NRS

(1) Why does the Community Redevelopment Law exist?

As set forth in NRS 279.416 to 279.425, inclusive, the purposes of the Community Redevelopment Law are:

(a) Remedying "blighted areas" to improve public health, safety and welfare.

(b) Recognition that individual landowners may be unable to eradicate blight by themselves.

(c) To make clear that eminent domain may be used to remedy blighted areas.

(d) To provide decent, safe and sanitary housing to low-income households.

(2) Does every community have a redevelopment agency?

NRS 279.426 creates a Redevelopment Agency in each County and City but the redevelopment agency only has the authority to transact business and exercise powers if the governing body of the County or City adopts a resolution declaring a need for the agency to function in the community. (NRS 279.428)

The Redevelopment Agency must either be administered by a group consisting of 5 resident electors of the community appointed by the executive officer with approval of the governing body of the County or City pursuant to NRS 279.440 or by the governing body of the County or City if it chooses to declare itself to be the redevelopment agency of the community.

(3) What is a "blighted area"?

The definition of "blighted area" is set forth in NRS 279.388:

1. Except as otherwise provided in subsection 2 [relating specifically to railroads], "blighted area" means an area which is <u>characterized by at least four of the following factors</u>:

(a) The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:

(1) Defective design and character of physical construction.

(2) Faulty arrangement of the interior and spacing of buildings.

(3) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.

121,510,000 – 2003

(4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

(b) An economic dislocation, deterioration or disuse.

(c) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

(d) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.

(e) The existence of inadequate streets, open spaces and utilities.

(f) The existence of lots or other areas which may be submerged.

(g) Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.

(h) A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

(i) A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

(j) The environmental contamination of buildings or property.

(k) The existence of an abandoned mine.

(4) How may public bodies assist redevelopment agencies?

Pursuant to NRS 279.432, the State or any political subdivision of the State may, with or without compensation, may:

(a) Dedicate, sell, convey or lease its property to a Redevelopment Agency.

(b) Cause recreational, water and sewer facilities to be furnished adjacent to or as part of a redevelopment project.

(c) Furnish, install, close, grade and regrade streets, sidewalks and alleys.

(d) Plan or replan, zone or rezone any part of a Redevelopment Area and make any legal exceptions from building regulations and ordinances.

(e) Enter into agreements with the Federal Government.

(f) Purchase and invest in bonds issued by a Redevelopment Agency.

(5) Are there any conflict of interest restrictions for Redevelopment Agencies?

Pursuant to NRS 279.456, a Redevelopment Agency is prohibited from acquiring property from any of its members or officers, except by way of eminent domain.

Pursuant to NRS 279.454, members of a redevelopment agency or the relevant community who are involved in approving plans or policies for redevelopment are prohibited from acquiring an interest in property within the redevelopment area unless the person already has an interest in the property before they are elected or appointed to a position in which they are involved in redevelopment decision making. This prohibition does not apply with regard to a personal residence.

(6) How does an area become designated as a "redevelopment area"?

(a) **First**, the County or City has to have both a planning commission and a master or general plan that, in relevant part, "show[s] the areas in which conditions are found indicating the existence of blighted areas." (NRS 279.516)

(b) **Second**, the governing body of the County or City (or if the governing body allows the planning commission or the members of the agency to do so via resolution, the planning commission or the agency) must by resolution designate an area for evaluation as a potential redevelopment area. (NRS 279.518, 279.520)

(c) **Third**, to be designated as a redevelopment area, NRS 279.519 requires that:

(1) The part of the County or City to be included in the redevelopment area must predominately consist of buildings, improvements or lands that are detrimental to the public safety, health or welfare or an area where such conditions predominate and injuriously affect the entire area. Blighted areas are not the only areas that may be included if the inclusion of other areas is found necessary for effective redevelopment.

(2) At least 75 percent of the area must be improved land.

(3) The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included.

(d) **Fourth**, after an area is initially (by resolution) designated as an area for evaluation (to determine if redevelopment within an area is feasible), a community's planning commission may (on its own motion or at the request of the agency), or shall (at the direction of the legislative body or upon written petition of the owners of a majority of the redevelopment area (excluding publicly-owned areas and areas dedicated to public use)) develop a preliminary plan for the redevelopment of the redevelopment area. (NRS 279.524) The preliminary plan has to: (1) show the boundaries of the area; (2) contain a general statement of the uses of the area; (3) show the layout of principal streets, population densities and proposed standards of building; (4) show how the purposes of ch. 279 would be attained; and (5) show how the proposed redevelopment conforms to the master or general plan of the community. (NRS 279.526)

(e) **Fifth**, the planning commission submits the preliminary plan to the agency which, in turn, analyzes the plan and submits its analysis to the legislative body. (NRS 279.528)

(f) **Sixth**, the Redevelopment Agency prepares a redevelopment plan for each redevelopment area and in that pursuit may hold hearings, conduct examinations, investigations and other negotiations. (NRS 279.564)

(g) **Seventh**, the redevelopment plan must be submitted to the planning commission for its report and recommendation, which the planning commission has 30 days to complete and file with the Redevelopment Agency. It is then the governing body of the County's or City's turn to act. If the planning commission recommends against approval, a 2/3s majority vote of the governing body is required to approve the redevelopment plan. If the planning commission recommends approval or makes no recommendation, the governing body can approve the development plan by a simple majority vote. (NRS 279.570)

(h) **Eighth**, the final step is that the governing body of the County or City must adopt the redevelopment plan by ordinance (NRS 279.586).

(7) Is public participation required for the creation of a redevelopment plan?

Both NRS 279.566 and 279.580 provide for participation by the public in the process of creating a redevelopment plan.

NRS 279.566 requires each redevelopment plan to provide for the participation and assistance in the redevelopment of property in the redevelopment area by the owners of all or part of that property if the owners agree to participate in conformity with the redevelopment plan adopted by the governing body for the area.

NRS 279.580 requires a public body to hold a public hearing, with notice given for 4 consecutive weeks in a newspaper of general circulation and, in relevant part, requires the notice to state where and when a person may appear if they: (a) have an objection to the proposed redevelopment plan; or (b) deny the existence of blight in the proposed redevelopment area or the regularity of any of the proceedings.

(8) What is the duration of a redevelopment plan?

(a) Pursuant to NRS 279.438, if a redevelopment plan is adopted before 1/1/91, the plan (and any amendments thereto) must terminate upon the later of: (1) the end of the fiscal year in which the principal and interest of the last maturing of the securities issued before that date concerning the redevelopment area are fully paid; or (2) 45 years after the date on which the redevelopment plan was adopted.

(b) Pursuant to NRS 279.439, for redevelopment plans adopted on or after 1/1/91, the plan (and any amendments thereto) must terminate not later than 30 years after the date on which the redevelopment plan was adopted.

(9) Case law

Three of the more recent cases of the Nevada Supreme Court that bear upon the provisions of ch. 279 of NRS are Hantges, Crockett and Pappas. A brief summary of each is below.

(a) Hantges v. City of Henderson, 121 Nev. 319 (2005). Hantges holds that, pursuant to NRS 279.609, any citizen has the right to challenge the validity of an agency's findings or determinations in connection with a redevelopment plan.

(b) City of Las Vegas Downtown Redev. Agency v. Crockett, 117 Nev. 816 (2001). At issue in Crockett was a dispute involving the CLVDRA filing an eminent domain complaint against landowners with whom it could not reach agreement. Specifically, the CLVDRA wanted the vacation of four streets and the relocation of a park, none of which had been in the original redevelopment plan. The key holdings in Crockett were that the aggrieved landowners could not demand amendment of the redevelopment plan, because: (1) the redevelopment plan had provided specifically and comprehensively for those types of actions to take place, thus there was no "material deviation" to trigger a redevelopment plan amendment under NRS 279.608; and (2) the provisions of NRS 279.572, setting forth the general requirements for the contents of a redevelopment plan, say that a plan "must show" certain elements, but do not say that the plan "must be specific" in showing those elements.

(c) City of Las Vegas Downtown Redev. Agency v. Pappas, 119 Nev. 429 (2003). The Pappas case involved the exercise of eminent domain by the CLVDRA in connection with the "Fremont Street Experience." The principal holdings in Pappas were that: (1) since redevelopment encompasses the improvement of an entire area in a cohesive manner, a non-blighted individual property within an otherwise blighted area may still be taken by way of eminent domain for purposes of redevelopment; (2) provided that a redevelopment agency's finding of blight is supported by substantial evidence, that finding is not subject to judicial review; and (3) as long as a redevelopment plan or project bears a rational relationship to the eradication of blight, it serves a public purpose; the focus is upon whether that public purpose (eradicating blight) is served, not whether the property condemned eventually winds up in public or private ownership.

(10) Redevelopment Bills in the 2009 Legislative Session

A.B. 94 would have: (1) eliminated the prohibition which would prevent a municipality, after October 1, 2009, from creating a tourism improvement district that includes within its boundaries any property in a redevelopment area; (2) with respect only to redevelopment plans adopted before January 1, 1991, by or for the City of Las Vegas, extended from 45 to 75 years the maximum period that the plan may continue to exist after the date of adoption; and (3) clarified that a redevelopment agency has the authority to make certain loans in connection with a redevelopment project. Died in Committee.

A.B. 195 would have amended NRS 279.500 to raise from $100,000 to $300,000 the threshold at which, under certain circumstances, the prevailing wage must be paid on redevelopment projects. Died in Committee.

A.B. 298 (sections 4, 8 and 15) would have amended NRS 279.500 to raise from $100,000 to $3 million the threshold at which, under certain circumstances, the prevailing wage must be paid on redevelopment projects. Died in Committee.

A.B. 397 would have amended NRS 279.628 to allow money in the redevelopment revolving fund to be used for the support of schools, but not for the "regular expenses" of a school. A.B. 397 would also have added to ch. 279 certain new requirements pertaining to reports that would have to have been made annually after the creation of a new redevelopment area. Died in Senate Committee.

A.B. 458 section 19 would have added to chapter 279 of NRS a new section that would have diverted certain percentages of tax revenue to education (the new K-12 Public Education Stabilization Account that the bill proposed to create) from the special fund of a redevelopment agency. Veto of Governor sustained.

CITY COUNCIL MINUTES
MEETING OF
July 16, 2003

VERBATIM TRANSCRIPT: ITEM 56 – REPORT ON THE STATUS OF THE 61-ACRE DEVELOPMENT PROGRAM

CITY MANAGER DOUGLAS SELBY

Yes, Sir. That – will be probably about the time we come back with, in – about 60 days with the framework document and try to give you an outline of the next steps and what those will cost.

COUNCILMAN WEEKLY

And my other question would be with the number of mixed-use projects that we're looking at on these 61 acres are we looking at one developer or are we looking at several?

CITY MANAGER DOUGLAS SELBY

It would be a multi-developer project.

COUNCILMAN WEEKLY

Okay. And then I want to, Dr. Selby, because I feel that and deem it necessary that I put this on the record that I do apologize to my constituents of Ward 5 as it relates to the Chelsea Outlet Mall and their recent job fair that they hosted. I want to put on the record that I was very appalled by it, for the simple fact that I was notified about a job fair of this project of this magnitude that's located in my district at the very last minute. A job fair that was hosted in another ward. And when I ran for office, this was one of the – biggest obstacles that I had to deal with working with the Office of Business Development, and – your office and the City Attorney's office with the employment plan, making sure that constituents in my district who we quote, unquote, every time there is a study or some research being done, it's a – ward like mine that's labeled low income and – all of these things. And when we put a job fair out there and say there are 800 jobs that are being offered and then at the last minute I'm told, oh, but we can provide buses for your – constituents to take them over. I don't think so. I think it – was very disrespectful. I think it was very inconsiderate. And I – don't think that that would have happened in anybody else's ward. And, you know, I spoke with the representative who handled Chelsea to let them also know that it was very unfair. And I don't think that anything of this magnitude should happen again. And I – would really appreciate the same type of consideration that I give for everybody else. That they – doggone well give me the same consideration. And I don't like to have to come back on the tail end and say, well; we'll give you a make-up job fair. I don't think so. 'Cause I don't think it's right. And those are things that, when we sit here, we run for office, these are things that we run on, that we work to try and bring projects of this magnitude to our district, that we try and create job development, especially with this horrible economy that we're living in now. You know, part of my district, I – this is what I deal with. I wish I can deal with some of the issues that some of these other wards deal with, but I deal with stuff like this, people who are looking for jobs. People who can't get jobs because of dealings with the law. And when I have something like this and – it just goes right over my head with no consideration, then it, I think it's wrong. And for staff members to make the call like that without the consideration of the representative of the area, I don't think that they should do that.

CITY MANAGER DOUGLAS SELBY

Okay.

COUNCILMAN WEEKLY

And so I'd appreciate your help in the future –

CITY MANAGER DOUGLAS SELBY

I –

COUNCILMAN WEEKLY

– on making sure that that doesn't happen again.

CITY MANAGER DOUGLAS SELBY

I – understand your concern and, without going into details, it was – unintentional. It was not meant to – slight you. But we did have a breakdown in communications. So, I apologize for that.

VERBATIM TRANSCRIPT: ITEM 56 – REPORT ON THE STATUS OF THE 61-ACRE DEVELOPMENT PROGRAM

COUNCILMAN WEEKLY

Thank you.

MAYOR GOODMAN

Okay. And Councilwoman?

COUNCILWOMAN McDONALD

Thank you. And I have, you know, as we've had these discussions, have always come back to the point to where we really want to see the financial and market analysis of that. Because I'm just a big believer that until you can really justify, you know, the economics of the deal, you – just have pictures. And I'm really concerned knowing that we have a lot of commercial development going on in my Ward, we have a lot of commercial development going on in Councilman Mack's Ward and not only that, a lot of commercial areas in the Henderson area as well as in North Las Vegas. And so I would just want to see, you know, how all of that, you know, meshes in together to say, yes, we have, we can substantiate that type of Class A office, you know, space in downtown because, you know, X, Y and Z. So, you know, I'm very much, you know, interested in just looking at the economic side of it 'cause we know that there's no such thing as altruistic capitalism. And those who are gonna build are gonna build where the – project is going to best pencil, especially with the land costs all throughout, you know, the Valley. So that's the first concern.

And then the second is that it's just the fundamentals of development that commercial development always follows residential. I mean it never is the reverse. And so I want to see, you know, a very detailed analysis of how the residential component fits into the overall plan, not only just in the 61 acres but within the entire downtown. And, you know, that to me has to be a substantial part of it and is always the, you know, to me, you know, we have, you know, projects, residential projects have come, you know, affordable through Neighborhood Services or whatnot and it's very sporadic. You know, I think that we have to really have a very strategic downtown residential plan. And what does that mean? Is it affordable? Is it, you know, market rate and all of that? And how does that play into supporting the commercial development that it will trigger?