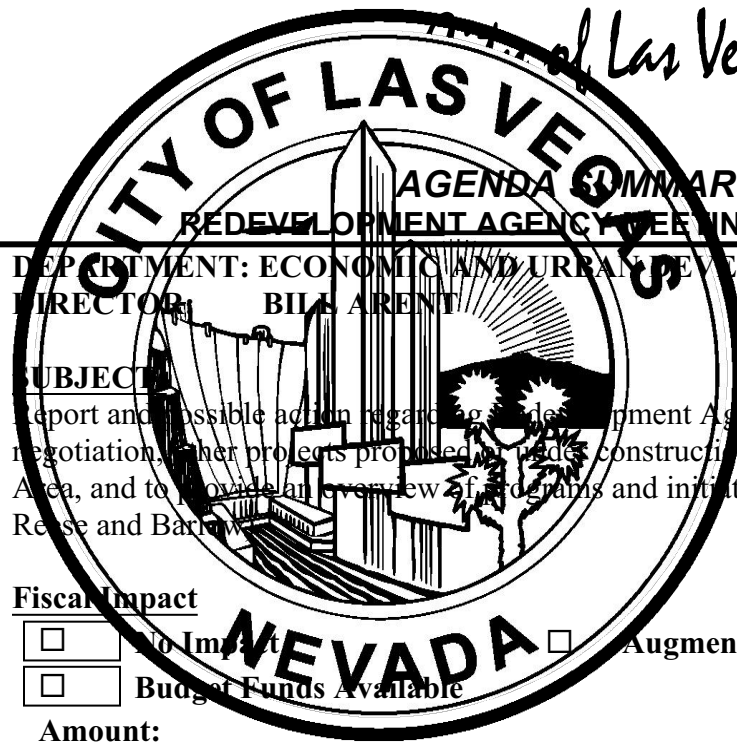




City of Las Vegas

Agenda Item No.: 5.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 16, 2011

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: BILL ARENT

SUBJECT:

Report and possible action regarding Redevelopment Agency projects currently under contract or negotiation, other projects proposed or under construction within or near the Redevelopment Area, and to provide an overview of programs and initiatives - Wards 1, 3 and 5 (Tarkanian, Reese and Barlow)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency (RDA) Board on projects currently under contract or in negotiation with owners, developers and consultants; to present development projects proposed or under construction within or near the Redevelopment Area; to provide an overview of programs and initiatives; and to receive input from the RDA Board on the status of projects, programs and initiatives as warranted.

RECOMMENDATION:

Accept report and direct staff as appropriate.

BACKUP DOCUMENTATION:

Submitted at Meeting - PowerPoint Presentation by Staff

Motion made by GARY REESE to Accept the report

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVE WOLFSON)

Minutes:

BILL ARENT, Director of Economic and Urban Development Department, showed the PowerPoint included as part of the backup to report on projects that are under construction and upcoming projects. As part of the City of Las Vegas' (City) efforts in reorganization, the goal is to have the job-creating functions within the entire City housed in one department, the Economic and Urban Development Department.

REDEVELOPMENT AGENCY MEETING OF: MARCH 16, 2011

While updating the Council on the Nevada Health Center, MEMBER BARLOW pointed out that this development is located within the Enterprise Park, and he is excited about the groundbreaking ceremony and the jobs the development will provide.

MR. ARENT commented that entrepreneurs interested in leasing space within the Business Development Center should contact the Urban Chamber of Commerce or the City's Economic and Urban Development Office.

New policy initiatives will be presented to the Council next month, as staff is working vigorously with the City Attorney's Office in developing a more aggressive employment plan policy regarding inclusive hiring for construction jobs and permanent employment on redevelopment projects. A living wage study was done by an economist in California ADE, which has information that will assist the City in shaping this policy. In addition, staff is still seeking nominations for the Citizens Advisory Committee; individuals who work or live in the redevelopment area should contact the City at 229-6119.

MR. ARENT explained for MEMBER ROSS that the City is required by law to complete an employment plan policy for redevelopment projects, but that has limitations on what can be done to include disadvantaged businesses as well as having a local hiring preference. By amending this policy, the hope is to achieve a much more aggressive preference for incentive projects. MEMBER ROSS agreed that there should be a more comprehensive policy in creating jobs.

MEMBER BARLOW echoed MEMBER ROSS' comments, and he and MR. ARENT discussed the scope of the Redevelopment Agency relative to jobs within the redevelopment area as well as the city of Las Vegas as a whole. MR. ARENT noted that business parks, such as the Enterprise Park, are the model parks to replicate. In looking outside the box, staff wants to ensure inclusiveness takes place, which can be done through the City's hiring preferences. Regarding sub-contractors and out-of-state developers profiting from local jobs, MR. ARENT informed MEMBERS BARLOW and TARKANAIAN that there will be high standards for projects that partners will have to achieve, and staff feels success can be accomplished given these partners' reputations. Reports will be given on a regular basis, and for projects exceeding \$100,000 in which its developers are not meeting such standards, the law allows the City to withhold 100 percent of their incentives.

MEMBER BARLOW expressed appreciation for staff's hard work. CHAIR GOODMAN indicated that currently, there is proposed legislation that will give local developers certain advantages.

MEMBER ROSS briefly discussed with EXECUTIVE DIRECTOR ELIZABETH M. FRETWELL Assembly Bill 144. This bill would require that 50 percent of those hired reside locally; if not, the developer would be disqualified from future bidding and lose preferred status.

REDEVELOPMENT AGENCY MEETING OF: MARCH 16, 2011

