



City of Las Vegas

Agenda Item No.: 9.

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 1, 2013

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT: Public Hearing regarding the Proposed Amendment to the City of Las Vegas Redevelopment Plan (Downtown Area) - Redevelopment Area - Wards 3 and 5 (Coffin and Barlow)

Fiscal Impact:

- No Impact
- Budget Funds Available
- Augmentation Required

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:

The purpose of the proposed plan amendment is to expand the Redevelopment Area (Downtown Area), pursuant to NRS 279.608, Section 2 and all of the provisions of the Community Redevelopment Law (NRS 279.382 et seq.) and the goals of the Redevelopment Plan.

RECOMMENDATION:

Forward the Proposed Amended Redevelopment Plan to the Planning Commission for its report and recommendation, which will be forwarded to the Legislative Body.

BACKUP DOCUMENTATION:

1. Proposed Amendment to the Amended and Restated Redevelopment Plan for the Las Vegas Redevelopment Area (Downtown Area)
2. Preliminary Report for Expansion of the 1986 Redevelopment Area, As Amended
3. Overview Map of Existing Area and Expansion Areas (A-I)
4. Detail Maps of Expansion Areas A-I
5. Notice of Public Hearing
6. Legal Description of Parcels within the Expansion Area A-I
7. Submitted after Final Agenda - Concern Letter by Donald T. Polednak
8. Submitted at Meeting - Proposed Redevelopment Area Expansion Maps and Table on the Redevelopment Area 1 Plan Amendment Process by Staff

Minutes:

CHAIR GOODMAN declared the Public Hearing open.

BILL ARENT, Director of Economic and Urban Development, explained that this public hearing for the proposed amendment is the first step in identifying redevelopment opportunities. He reviewed Proposed Redevelopment Area Expansion Maps and the Redevelopment Area 1 Plan Amendment Process as displayed on overhead monitors. MR. ARENT then pointed out that

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properties included in a Redevelopment Area will not only retain the same land uses and tax liabilities, but are also able to remove themselves from the Redevelopment Area upon written request during the amendment process.

MEMBER BARLOW received clarification from MR. ARENT that an ordinance was adopted in 2006 to prevent the use of eminent domain. Staff adheres to that policy and has not used eminent domain since the early days of the Redevelopment Agency.

At CHAIR GOODMAN'S request, CITY ATTORNEY BRAD JERBIC briefly explained the last two uses of eminent domain by the City of Las Vegas. He also stated that he thought that it was wise of the City Council to pass an ordinance preventing eminent domain.

WILLIAM McCURDY, ARBY HAMBRICK and PASTOR THERESA HATCHER, Las Vegas residents, voiced their support of the item.

HERMANA McMOODY, Las Vegas resident, voiced some of her concerns and stated that there were reasons why the community chose to opt out of previous redevelopment plans. MEMBER BARLOW had MR. ARENT address some of MS. McMOODY'S concerns.

CHAIR GOODMAN encouraged participation and input from the public.

CURTIS WILLIAM, ROSE PEARSON and DEBORAH GLASS, Las Vegas residents, asked questions pertaining to the proposed redevelopment area.

SELENA HAMILTON, Las Vegas resident, voiced concern that the current condition of West Las Vegas would prevent business and development from entering this area.

The item was brought back for discussion after Item 10.

CITY ATTORNEY JERBIC explained that this item was not agendaed for action and that no vote could be taken during this meeting.

DEPUTY CITY ATTORNEY TERI PONTICELLO, explained that the Nevada Revised Statutes require the recommendation of the board to move this item forward to the Planning Commission.

MEMBER COFFIN expressed his support of the item and recommended that the item move forward to the planning Commission.

CHAIR GOODMAN declared the Public Hearing closed.