



Agenda Item No.: 7.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 20, 2012

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

Report for possible action regarding the report and recommendation from the City of Las Vegas Planning Commission for the Redevelopment Plan for Redevelopment Area 2 within Ward 1 - Ward 7 (Tarkanian)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Per NRS 279.570, within thirty (30) days after the redevelopment plan is submitted to the Planning Commission for consideration, the Planning Commission shall make and file its report and recommendation with the agency. The report and recommendation from the Planning Commission shall be included in the Final Report to Council, per NRS 279.578. The Planning Commission considered the redevelopment plan on June 12, 2012 and submits this report to the agency.

RECOMMENDATION:

Accept the report and recommendation from the Planning Commission and direct staff to prepare a Final Report for Council consideration.

BACKUP DOCUMENTATION:

Submitted at Meeting New Redevelopment Area 2 Maps

Motion made by LOIS TARKANIAN to Accept the Report

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

BILL ARENT, Director of Economic and Urban Development, explained the evaluation area for the New Redevelopment Area 2 (RDA2), had been reviewed and approved at a recent Planning Commission Meeting. After an independent audit identified some potential areas to be eliminated from the RDA2, staff created a final area map. Both maps were shown on overhead

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monitors.

MAYOR GOODMAN had MR. ARENT clarify the timeline for adopting the RDA2. He also explained that there have been a lot of public meetings and there will most likely be at least one more to provide the public with an additional opportunity to be heard. MR. ARENT explained that the current Redevelopment Agency will expire in 2031 and the RDA2 will expire in 2042.

COUNCILWOMAN TARKANIAN had MR. ARENT clarify which areas had been recommended for elimination. He also explained that staff did not remove the residential area south of Palace Station due to its proximity to Interstate 15. The RDA2 does not change property rights. COUNCILWOMAN TARKANIAN questioned why the residential area near Decatur Boulevard and Charleston Boulevard had been eliminated and expressed concern regarding the decay of this neighborhood and thought that improvements like new sidewalks could go a long way towards development.

COUNCILMAN BEERS had MR. ARENT explain how this will initially be funded. Borrowing against future revenues is difficult without knowing what the base will be. Rather than borrow against future revenue, the City is contributing a seed investment. New development is the key and the area cannot depend solely on redevelopment. In response to COUNCILMAN BEERS, MR. ARENT explained that the Water District was included to enable the RDA2 to make any infrastructure changes that might be required. He clarified that areas were chosen based on blight and not specific properties, so it is possible that certain properties might not meet the criteria although the area they are in does qualify.

COUNCILMAN ANTHONY made it very clear that approval today does not constitute a final action. MR. ARENT agreed and clarified that City Councilmembers are only accepting the report today.