



CITY OF LAS VEGAS REDEVELOPMENT AGENCY

Redevelopment Area 2 Public Hearing

July 25, 2012



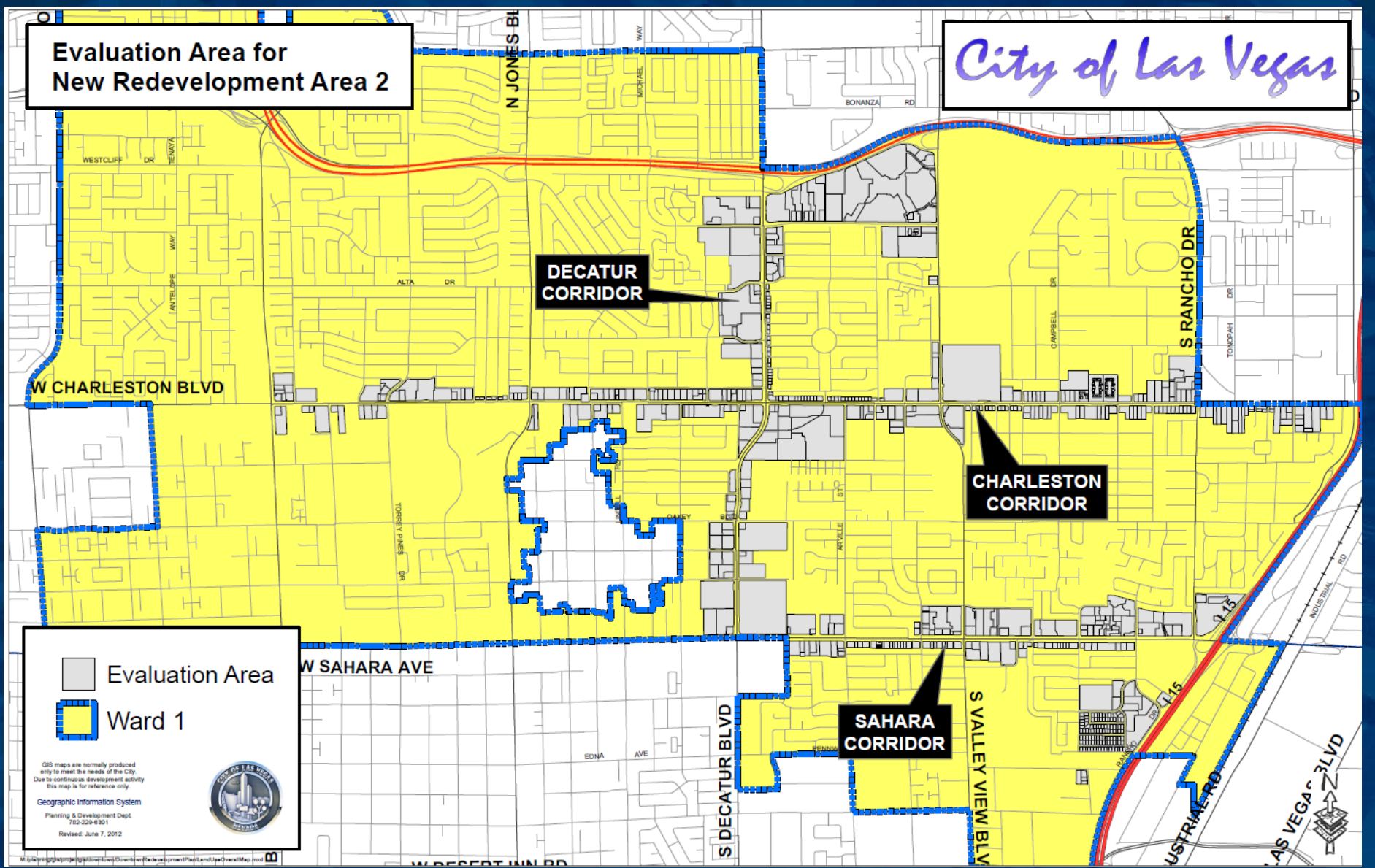
Today's Presentation

- Purpose of New Redevelopment Area 2
- Map of Redevelopment Area 2 being considered
- Benefits of Being Included in Area
- RDA Report to City Council
- Today's Action – Public Hearing



Purpose of New Redevelopment Area 2

- Redevelopment is a fiscal tool cities use to reinvest in areas experiencing decline
 - o Lack of new private investment or underinvestment
 - o Declining tax roll
 - o Physical blight
- Tax Increment District – allocates new property taxes resulting from new development or property appreciation
- Goal is to attract new private investment and new private development into the area





Benefits of Being Included

- Potential funding source for new commercial projects
 - o VIP Program
 - o Capital investment in infrastructure projects
- RDA public investment can help attract new private investment to the area
- RDA public investment can help attract new businesses to the area
- Can help to improve property values in the long-term
- Property owners - no change in property tax liability



RDA Report to City Council

- Reasons for Selecting Area 2 – “corridor” approach
- Description of Physical, Social, and Economic Conditions
- Method of Financing (Economic Feasibility Report)
 - o Base AV of Area 2 is \$287,670,167
 - o A 1% valuation increase would yield roughly \$72,000 in tax increment revenue
 - o Need for Seed Capital for Area 2 – City Contribution
- Blight Study and Peer Review



Today's Action – Public Hearing

- Sent notices to every property owner in proposed Redevelopment Area 2
- Published notice in Las Vegas Review Journal
- Fielded phone inquiries from approximately 30 residents
- Held 12 community meetings over past two years, including meeting on July 16
- Opt-out: property owners may request in writing to remove their properties from the proposed Area 2



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CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: City of Las Vegas REDEVELOPMENT AGENCY Elected OFFICERS & ALL
FROM: Charleston Neighborhood Preservation
DATE: 25 JULY 2012
RE: AGENDA ITEM 4, PDF 4

Summer greetings, Mayor Goodman, all of staff, and city council persons! We're watching the increases and creative things which are newly taxed and fined upon your constituents. We're listening, sending the same question 3 times obtaining no response.

Comments:

WE the people have some constructive comments and some questions regarding the CITY OF LAS VEGAS REDEVELOPMENT AGENCY RELOCATION RULES AND REGULATIONS.

- 1- Provide your names and titles for the Redevelopment Agency prominently as evidence of a former mayors' "openness" of L.V. City government.
- 2-The subtitle, which we presume is the Federal reference, RULES AND REGULATIONS FOR IMPLEMENTATION OF THE UNIFORM RELOCATION (is missing the word ASSISTANCE) & REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED, AND NEVADA REVISED STATUTES CHAPTER 342. If "assistance" was omitted, how is eliminating portions of a Federal act legal?
- 3-What is the total dollar cost of the entire project presented today and what percentage will be from our Federal taxes? P.9
- 4-Where can we find the standard used to determine "locational (as spelled on p.21) criteria"
- 5-What are the addresses of the mobile homes referenced on pages 35 & 36?
- 6-Are you elected representatives required to provide city-wide notice of time-line for notice of and wording of proposed amendments to "these Rules and Regulations, procedures and policies." contained within these 60/66 pages?
- 7-Will public-comment meetings be held regarding each proposed amendment to "these Rules and Regulations, procedures and policies" within these 60/66 pages?
- 8-What are the odds that any public comment can make changes other than those pre-chosen?
- 9-What is the reference site for determination of "after expiration or termination of the term;" pertaining to Eviction on p. 59
- 10-Do CLV or Fed employees make that #6- determination?
- 11-"a reasonable number of offers _____" requires 2 questions: a) what is the reference for "reasonable number" b) is person a CLV or Fed employee? p.59

Submitted at City Council

Date 7/25/12 Item #4

By: Juanita Clark

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12-"____ offers of replacement dwellings." Requires 2 questions as #8. a) Criteria for "replacement"? b) is person a CLV or Fed employee? p.59

13-Thank you, Vin Suprynowicz, for your last Sunday Review Journal Viewpoints article re; "____ Land Seizures?"

Pleased with you, Mayor and Council in this Agency role, that Article I Section 22 of our Great State of Nevada Constitution seems to have been left intact! P.I.S.T.O.L. is sacred to you, we trust.

Charleston Neighborhood Preservation

PRESIDENT—June Ingram

and

Board

June Ingram

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