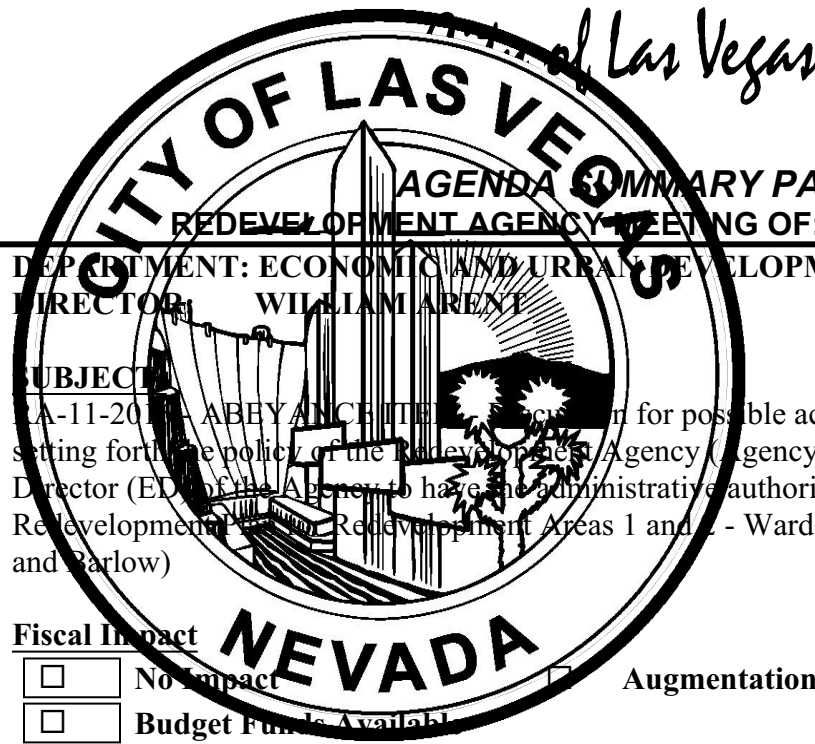




AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JANUARY 4, 2017

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-11-2016 ABBEYANCE ITEM for possible action regarding a Resolution setting forth the policy of the Redevelopment Agency (Agency) to authorize the Executive Director (ED) of the Agency to have the administrative authority to make minor changes to the Redevelopment Areas 1 and 2 - Wards 1, 3 and 5 (Tarkanian, Coffin and Barlow)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This resolution will give authorization to the ED to make minor changes to the Redevelopment Plan for Redevelopment Areas 1 and 2. It has come to the Agency's attention that development within Redevelopment Areas 1 and 2 may be impacted due to parcel(s) within or outside the specific redevelopment area designated with a different General Plan (GP) designation. Approval will ensure the timely development process of a project within Redevelopment Areas 1 and 2.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Resolution No. RA-11-2016
2. Agenda Memo
3. Backup Submitted from the 12/21/2016 City Council Meeting

Motion made by LOIS TARKANIAN to Approve and adding the following conditions as read for the record:

1. A one-year sunset evaluation may be made.
2. At the same time the Planning Department notifies the Redevelopment Agency, the Council member is also notified.

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

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

Minutes:

BILL ARENT, Director of Economic and Urban Development, indicated this item was to accommodate smaller projects that are trying to move forward with development in the redevelopment area and are on the boundaries of the City's redevelopment plan. Each project has some property located within the redevelopment plan boundaries and some located outside of the redevelopment plan boundaries, which is creating an issue with the City's planning projects. He mentioned two projects within Ward 1 and one within Ward 5. The proposed resolution would allow ELIZABETH FRETWELL, Executive Director, to move forward and approve administratively the inclusion of the parcels into the redevelopment plan boundaries if certain conditions are met. The only alternative would be to amend the formal redevelopment plan each time to add these parcels to the plan. That process would take four months and would cost the Redevelopment Agency (RDA) approximately \$3,000 each time due to public posting requirements. Staff recommend approval.

If the parcels are not owned by the same individual and there is an objection from an owner on the outside of the redevelopment area, CHAIR GOODMAN wondered what would happen in light of that. MR. ARENT explained the four criteria that must be met prior to staff considering an administrative decision. He emphasized that the cases are isolated where parcels are small, and the decision would be meant to accommodate the development process.

MR. ARENT confirmed for CHAIR GOODMAN that the parcel pieces are landlocked within the redevelopment area. He displayed on the overhead examples of the parcels.

MEMBER BARLOW requested MR. ARENT speak on how the owners and the public can provide input as it relates to the parcels coming into the redevelopment area.

MR. ARENT explained the requirement for the Redevelopment Agency to notify the public 14 days in advance for items related to development transactions. The requirement is handled through the RDA website. He mentioned other options such as staff updating the RDA board in briefings if additional parcels are encountered.

MEMBER TARKANIAN felt it important for the public to be involved in the decision and asked what the purpose of the resolution was.

MS. FRETWELL indicated that staff has been trying to find ways to expedite projects that come into the city of Las Vegas. The current course of action takes 60 to 120 days. With the proposed resolution, staff would be able to cut the time down to less than 30 days.

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MEMBER TARKANIAN wondered who wished to expedite the process, and MS. FRETWELL replied the developer. She asserted it was discussed at the last meeting to put a one-year time limit (a sunset) on the resolution.

In response to questions from MEMBERS TARKANIAN and COFFIN regarding the \$17,000 cost, MR. ARENT briefly explained that the cost is a result of the need to publish an add in the Las Vegas Review Journal listing all of the parcels in the redevelopment area. If the formal RDA plan is being amended, it must be published. Because this is a plan amendment, Nevada Revised Statutes (NRS) requirements must be followed.

MEMBER COFFIN liked the idea of a sunset on the resolution and thought it appeared that staff had already made a determination. It seemed, to him, the Council office should have been notified prior to a decision being made.

MR. ARENT noted that this could be done but that the proposed resolution was an outline for what staff needs to do administratively to accommodate the requests. He pointed out that staff learns about the cases through the Planning Department. The developer or owner submits a site plan request through the Planning Department who in turn notifies the Economic and Urban Development staff of any issue. Staff then notifies the Council. MR. ARENT added that staff could have the Planning Department notify the Council.

MS. FRETWELL stated that because of the way it is organized, the City Manager is the Chief Executive Officer (CEO) of the RDA and is responsible for all of the departments in the City organization except for the City Auditor and City Attorney. She repeated what she thought MEMBER COFFIN was requesting in regards to the notification of the City Council and the RDA and confirmed that would happen.

MEMBER TARKANIAN asked that this be done at the same time of the original notification.