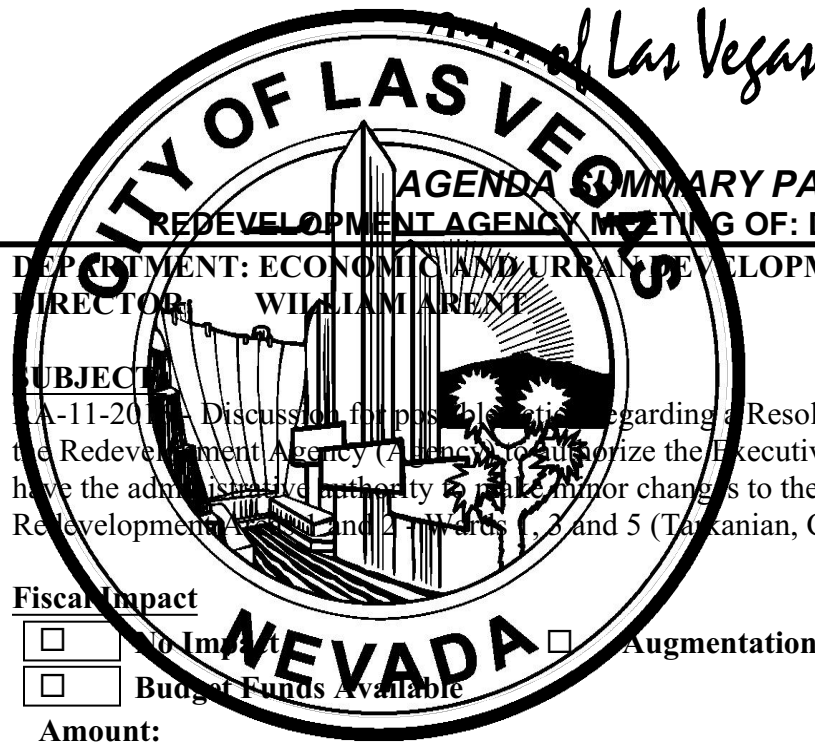




Agenda Item No.: 6.

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 21, 2016

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:
RA-11-2016 - Discussion 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 Plan for 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. Submitted at Meeting - Site Maps and Amendment

Motion made by LOIS TARKANIAN to Hold in abeyance to 1/4/2017

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

BILL ARENT, Director of Economic and Urban Development, submitted site maps and an amendment, which he read, and explained that this matter addresses a situation in which certain

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 21, 2016

property owners are trying to develop property bordering the Redevelopment (RDA) area, which were depicted in Site Maps 1 and 2. These small pieces have little value from a tax-base standpoint. In order to go through the development review process for development, all the land would have to be inside or outside the RDA area. Approval of this resolution would allow property to be added or removed, as in the prior case with Palace Station, which, because of its magnitude, could not be approved administratively. However, for smaller projects staff would like the Executive Director of the Redevelopment Agency to make changes, as long as the required criteria are met. He went over the guidelines and emphasized that projects involving more than one acre would be presented to the Agency members for consideration.

MEMBER TARKANIAN asked if the less-than-one-acre change was requested by MEMBER BARLOW, to which MR. ARENT replied in the affirmative. MEMBER TARKANIAN commented that there have been a few instances where administrative approval was issued without the Agency members being advised and have caused problems.

MEMBER COFFIN shared MEMBER TARKANIAN's concern and requested the definition of minor changes, which he opined could amount to more. He wondered if small parcels would become part of a larger development or in some cases impede development. CHAIR ROSS suggested making it a policy for the Agency members to be advised of all projects, no matter how small the acreage. MR. ARENT assured that staff does not receive a lot of applications; these sites involve remnant parcels that are supplemental to respective neighboring parcels and assured the Chair that staff would be very careful in applying this change, which is really intended to handle the exception. CHAIR ROSS insisted that the Agency representatives for Wards 1, 3 and 5 receive on any projects to alleviate any concerns.

In the absence of MEMBER BARLOW, MEMBER COFFIN asked this matter be held for two weeks.

EXECUTIVE DIRECTOR ELIZABETH FRETWELL deduced from conversations in briefings with MEMBER BARLOW that he felt comfortable with this resolution. However, she indicated that holding this matter in abeyance and delaying the projects involved would not be a problem. She assured CHAIR ROSS that MEMBER BARLOW was comfortable with the resolution and its changes, adding that all projects approved administratively would have to have her signature. CHAIR ROSS indicated his willingness to move forward on this matter. MR. ARENT suggested any approval require a 90-day review for the two specific projects in the process, or they could be delayed approximately four months.