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City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY
CITY HALL, 495 S. MAIN STREET
CITY CLERK'S 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

AGENDA

**MARCH 26, 2012
4:00 PM**

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

DUPLICATE AUDIO CDs MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
4. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 23, 2012
5. Discussion for possible action to elect a secretary
6. Discussion for possible action regarding the goals of the Citizen Advisory Committee to the Redevelopment Agency
7. Report on the budget update
8. Report on the status of city-owned land within the Redevelopment Agency
9. Discussion for possible action on the use of Redevelopment Agency monies to purchase strategic parcels for future development
10. Discussion for possible action regarding incentives for vacant lots and vacant store fronts within the Redevelopment Agency
11. Discussion for possible action regarding Urban Gardens within the Redevelopment Agency
12. Discussion for possible action regarding the University of Nevada (UNLV) Connectivity
13. Report regarding the Redevelopment Agency expansion

City of Las Vegas

14. **CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED**
15. **ADJOURNMENT**

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

City of Las Vegas

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MINUTES

**March 26, 2012
4:00 PM**

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DUPLICATE AUDIO CDS MAY BE AVAILABLE AT A COST OF \$5.00 PER CD THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER

Minutes:

CHAIR CORNTHWAITE called the meeting to order at 4:00 p.m.

Present: CHAIR CORNTHWAITE and MEMBERS ZURAWSKI, KOVACS, FINCHEM, MACK, CHERRY and BONAVENTURE

Excused: MEMBERS MATHIS and PEREZ-YUNITIS

Also Present: BILL ARENT, Director of Economic and Urban Development, RICH ATKINS, Redevelopment Officer, TERI PONTICELLO, BRENDA J. HUGHES, Sr. Economic Development Specialist and Deputy City Clerk, ANGELA CROLLI

2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE: - This meeting has been properly noticed and posted at the following locations: City Hall Plaza, 400 Stewart Avenue, Vending Area; City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge; Las Vegas Library, 833 Las Vegas Boulevard North; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue

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Minutes:

None.

City of Las Vegas

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 23, 2012
Motion made by JAMES BONAVENTURE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, LOIS MACK, SAM CHERRY, JAMES BONAVENTURE, MICHAEL CORNTHWAITE; Against-(None); Abstain-(None); Did Not Vote-(None); Excused- BEVERLY S. MATHIS, MARGARITA PEREZ-YUNITIS
MEMBERS MATHIS and PEREZ-YUNITIS left.

5. Discussion for possible action to elect a secretary

Motion made by MICHAEL CORNTHWAITE to Approve the appointment of Member Bonaventure as secretary

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, LOIS MACK, SAM CHERRY, JAMES BONAVENTURE, MICHAEL CORNTHWAITE; Against-(None); Abstain-(None); Did Not Vote-(None); Excused- BEVERLY S. MATHIS, MARGARITA PEREZ-YUNITIS

Minutes:

CHAIR CORNTHWAITE discussed the role of the secretary and nominated MEMBER BONAVENTURE.

6. Discussion for possible action regarding the goals of the Citizen Advisory Committee to the Redevelopment Agency

Minutes:

BILL ARENT, Director of Economic and Urban Development, discussed the goals of the Committee in detail and provided clarification on the role of the Redevelopment Agency. He also explained the delicate balancing act between providing the public with transparency and providing developers with a level of confidentiality. DEPUTY CITY ATTORNEY TERI PONTICELLO clarified that the Committee is subject to the open meeting law and is required to comply with State standards, but the City tries to work with developers.

MEMBER MACK received confirmation from MR. ARENT that the Moulin Rouge property is within the Redevelopment Area, but is undergoing a change in ownership. There are no specific plans for the property, but the owner has approached staff and should be an area of discussion for the board, in addition to the other goals being set.

MEMBER KOVACS voiced agreement with the scope of the goals and stressed the importance of the Committee avoiding becoming an extra layer of bureaucracy. In response to his question on recusing himself from potential conflicts of interest, MEMBER KOVACS received clarification from DEPUTY CITY ATTORNEY PONTICELLO that once the Redevelopment Agency enters into an agreement all of the principals are identified and included in the backup of the item. This allows everyone involved time to review the project and identify conflicts that may require an abstention.

7. Report on the budget update

Minutes:

BILL ARENT, Director of Economic and Urban Development, reviewed a PowerPoint presentation in detail and clarified for CHAIR CORNTHWAITE that the tax is the only recurring source of revenue although there is some revenue from City owned land.

City of Las Vegas

8. Report on the status of city-owned land within the Redevelopment Agency

Minutes:

BILL ARENT, Director of Economic and Urban Development, displayed several large maps that highlighted the City-owned land within the Redevelopment Agency and discussed in detail the land uses and their current statuses. In response to MEMBER BONAVENTURE, MR. ARENT clarified why certain projects are identified as strategic.

MEMBER MACK received clarification on the City's acquisition of a parcel on Martin L. King Boulevard.

CHAIR CORNTHWAITE had MR. ARENT provide a rationalization on the benefits and sustainability of holding onto land instead of selling it. MR. ARENT also explained that the goal with the remaining City-owned Symphony Park lots is to simply break even due to the \$31 million investment made which includes costs of treating the soil and running utilities to the property.

MEMBER CHERRY received further explanation on an 8-acre lot and how the monies from the sale will be applied. MR. ARENT explained for CHAIR CORNTHWAITE how the original Union Park site had been divided and sold.

9. Discussion for possible action on the use of Redevelopment Agency monies to purchase strategic parcels for future development

Minutes:

In response to MEMBER CHERRY, BILL ARENT, Director of Economic and Urban Development, explained that a year in review is published on the City website to provide a brief financial overview and is intended to capture all the key aspects of projects including completion dates and employment statistics.

MEMBER BONAVENTURE had MR. ARENT reiterate the City's process of land acquisition.

MEMBER KOVACS received confirmation from MR. ARENT that redevelopment projects are driven by capital, but that is only one aspect. Most of the land acquired has been vacant land. CHAIR CORNTHWAITE questioned the reasoning behind the preference for vacant land as opposed to vacant buildings.

MR. ARENT recommended bringing a priority list before the Committee at the next meeting.

10. Discussion for possible action regarding incentives for vacant lots and vacant store fronts within the Redevelopment Agency

Minutes:

CHAIR CORNTHWAITE questioned if funds were currently available for these incentives, and what the parameters are in place for these incentives. BILL ARENT, Director of Economic and Urban Development, explained that the façade program has historically worked to revamp older storefronts. The Redevelopment Agency has been working with the City Manager's Office to create a program that would also bring the interiors of buildings into code compliance. The Redevelopment Agency is looking to receive a one-time appropriation that would last five years.

CHAIR CORNTHWAITE received confirmation from MR. ARENT that there is a proposed cap of \$100,000 due to State considerations.

MEMBER CHERRY received clarification from MR. ARENT that the goal is to provide matching funds while encouraging the occupation of older, vacant buildings with new businesses. MR. ARENT also confirmed for MEMBER KOVACS that the properties are privately owned vacant properties.

CHAIR CORNTHWAITE instructed staff to provide an update on this program at the next meeting.

City of Las Vegas

11. Discussion for possible action regarding Urban Gardens within the Redevelopment Agency

Minutes:

CHAIR CORNTHWAITE hoped there was an ability to create a budget or even start with empty lots already owned by the Redevelopment Agency.

MEMBER FINCHEM indicated she has spent a considerable amount of time researching and developing ideas for community gardens. She discussed some of these ideas with the Committee and the Chair agreed there are opportunities available. MEMBER FINCHEM used San Francisco as an example; they currently charge \$60 per year for community garden use.

MEMBER CHERRY supported the ideas but questioned infrastructure support. MEMBER FINCHEM provided some insight into possible water sources. MEMBER CHERRY stated he hopes to see the gardens become independently supported by individuals and CHAIR CORNTHWAITE questioned if special use permits could be issued for long-term periods to accommodate the land use.

MEMBER MACK received clarification on the zoning and classification of the Tonopah Gardens.

CHAIR CORNTHWAITE received confirmation from BILL ARENT, Director of Economic and Urban Development, that the Redevelopment Agency staff can provide the Committee with a report on best practices and areas with utilities already available.

12. Discussion for possible action regarding the University of Nevada (UNLV) Connectivity

Minutes:

CHAIR CORNTHWAITE explained there is interest from both the University of Las Vegas (UNLV) and the downtown community to provide a connected infrastructure between UNLV and the downtown area.

MEMBER KOVACS stated there is a great amount of potential to base an UNLV hospitality program in the downtown area.

CHAIR CORNTHWAITE had BILL ARENT, Director of Economic and Urban Development, provide the Committee with an update on programs, opportunities, and the UNLV presence in the downtown area. He recommended the Committee request UNLV send a representative to discuss the school's future program plans. CHAIR CORNTHWAITE agreed that the college is very passionate about the downtown area.

MEMBER FINCHEM questioned if the parking lot south of the Design Center is City owned and identified it as an opportunity for expansion.

CHAIR CORNTHWAITE questioned if UNLV has an agricultural school and was told by MEMBER FINCHEM there is a horticultural school.

CHAIR CORNTHWAITE directed staff to follow up on this at the next meeting.

13. Report regarding the Redevelopment Agency expansion

Minutes:

RICHARD ATKINS, Redevelopment Officer, submitted a map for the record and provided a brief update on the development of a new redevelopment area and the expansion of the current redevelopment area. He confirmed for MEMBER CHERRY that parcels included in the expansion will still sunset in 2031, but the new expansion will have a 30-year time span.

BILL ARENT, Director of Economic and Urban Development, added that the new redevelopment area is likely to seek

City of Las Vegas

contributions from the general fund to get started. The new area and subsequent funding requests will not deter from existing projects and will not affect items discussed by the Committee. The Committee Members will be updated as the new budget process moves forward.

MEMBERS MACK and ZURAWSKI received confirmation from MR. ARENT that the existing staff and board of directors will continue to support the redevelopment agency, although on paper it will be a new endeavor.

MEMBERS CHERRY and FINCHEM received clarification from MR. ARENT that a new area is proposed instead of an expanded area in order to utilize state law that now allows for a 30-year lifespan in the new corridors. Although it is not on paper, the existing redevelopment area is considering asking for at least a 15-year extension, but this is still in progress.

CHAIR CORNTHWAITE questioned if it was fiscally responsible to establish a new redevelopment area before the successful completion of an existing redevelopment area. MR. ARENT stated that is a good policy question that the Committee is expected to weigh in on and reminded the Committee that although the area under consideration is comprised of over 1,700 parcels, it is possible that not all of them will be included. There are not current redevelopment area parcels included in the new redevelopment area.

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Minutes:

CHARLES FOX, Las Vegas resident, stated there is a horticultural program at the College of Southern Nevada. He also discussed the bus routes that bypass Fremont Street and asked for someone to look into that.

15. ADJOURNMENT

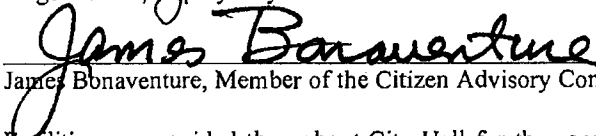
Minutes:

The meeting adjourned at 5:53 p.m.

Respectfully submitted:



Angela Crolli, Deputy City Clerk



James Bonaventure, Member of the Citizen Advisory Committee to the Redevelopment Agency

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Redevelopment Agency Budget Overview: FY13-FY15

Las Vegas Redevelopment Agency
Citizens Advisory Committee Meeting
March 26, 2012



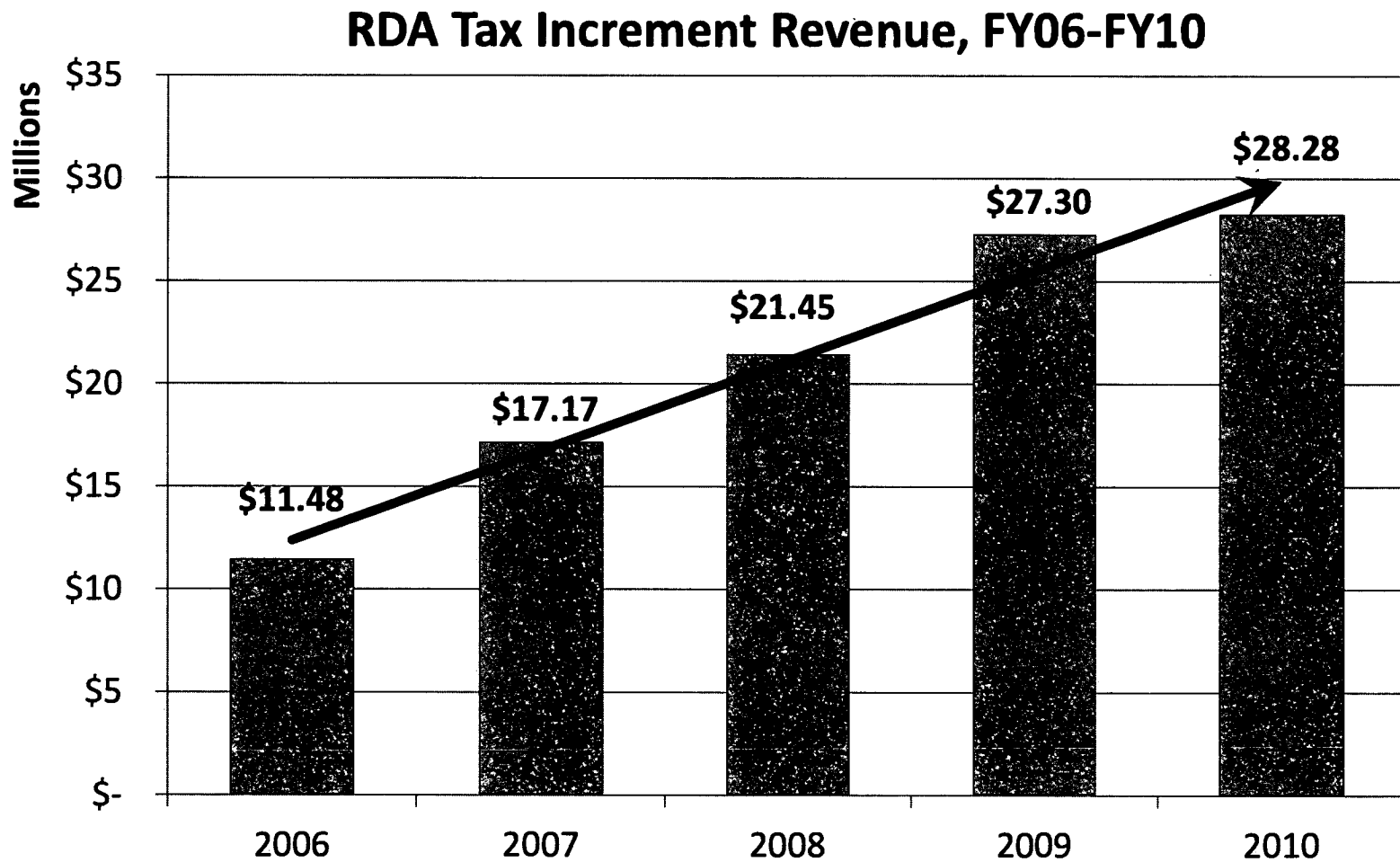
Today's Presentation

- Economic Development Goals to be accomplished using Redevelopment Agency (RDA) funds
- RDA Budget Picture: Where We've Been
- RDA Budget Picture: Where We're At
- Budget Challenges
- Budget Solution: Direction We Need to Take
 - Proposed Solutions to Budget Challenges
 - Goals to be Met

Economic Development Funding and Goals

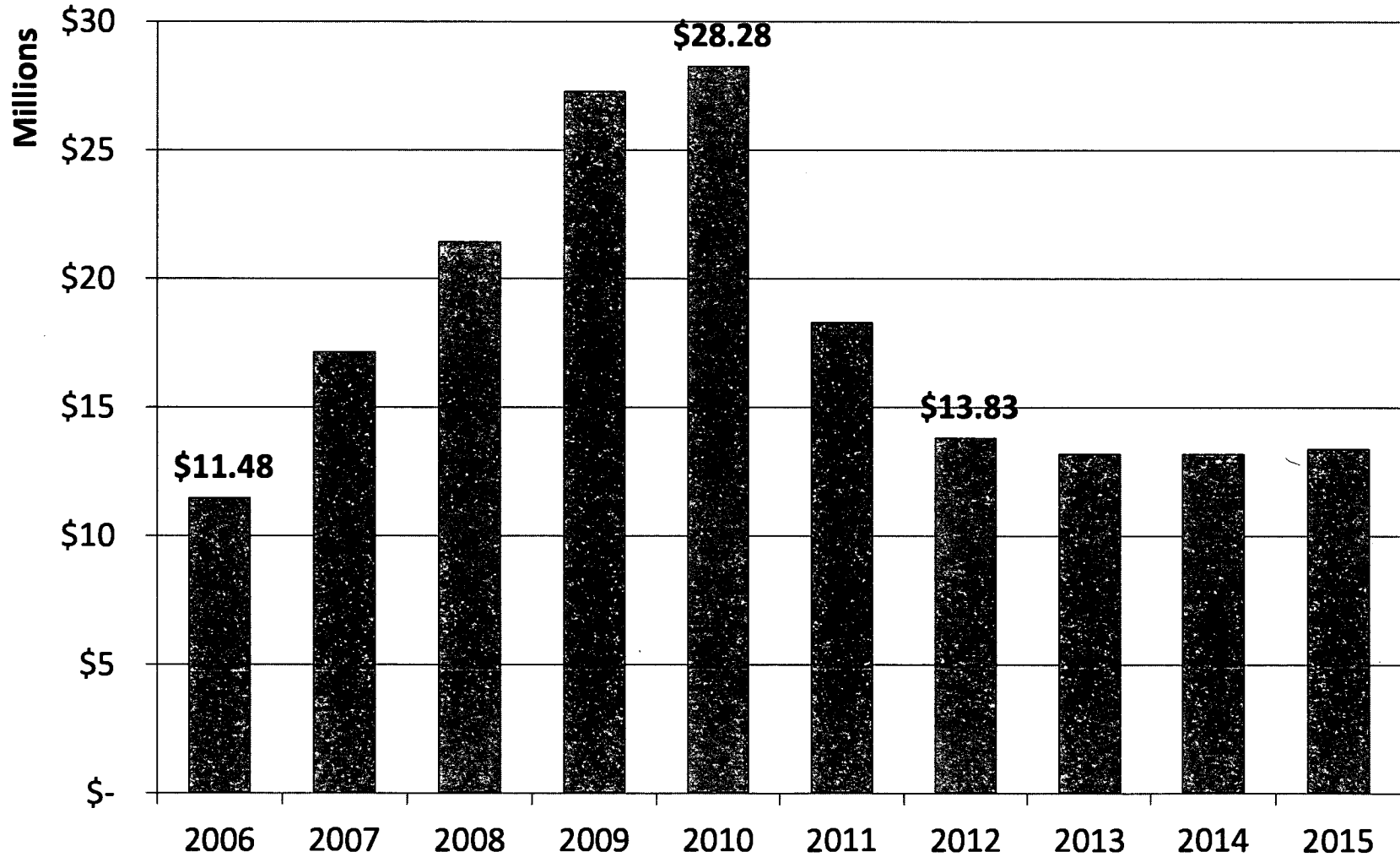
- Economic Development historically funded by General Fund
- Redevelopment Agency revenue is a fiscal tool for the city to accomplish its economic development goals
 - **Jobs Goal**: “5,000 in 5” targeting 5,000 permanent jobs in 5-year period
 - **Small Business Goal**: “50 in 5” – support 50 start-ups/small businesses in 5 years
 - **Private Investment Goal**: Generate \$15 of private investment for every Agency dollar invested (15:1 ratio)
 - **Retail Absorption Goal**: Improve downtown retail vacancies through increasing absorption by 1% per year

RDA Budget Picture: Where We've Been



RDA Budget Picture: Where We're At

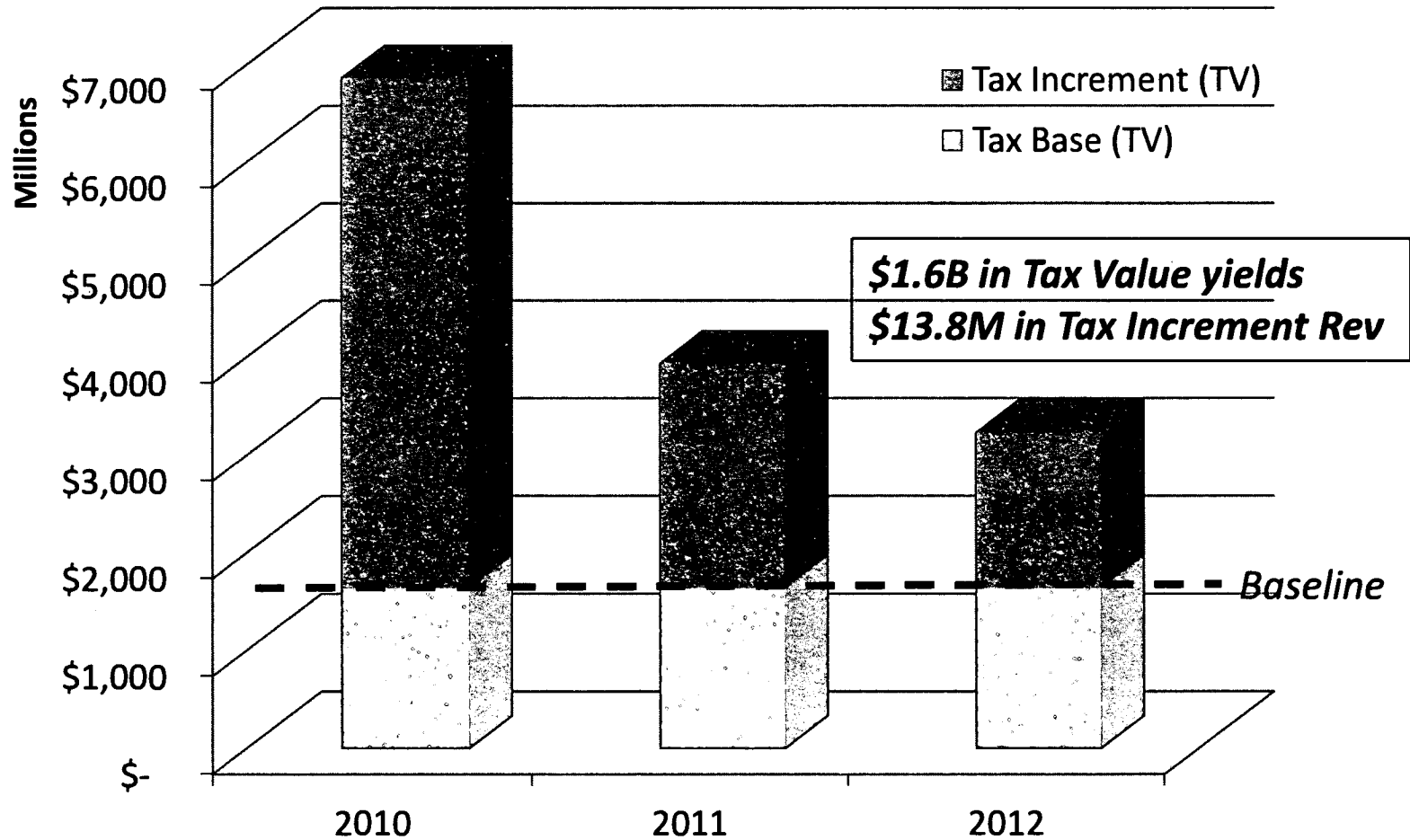
RDA Tax Increment Revenue, FY06-FY15



- How did we get here?

Budget Challenge #1: Declining property values

Taxable Value in RDA, FY10-FY12



Budget Challenge #2: Future growth can't match steepness and quickness of valuation decline

- Tax Increment Revenue comes from either (1) new real estate development, or (2) appreciation in existing commercial properties
 - *Significant business activity, but little new development occurring*
 - *No appreciation seen yet (time lag with Assessor)*
- Properties can only appreciate at State cap of 8%
- Gaming properties don't go on tax roll for full value

Gaming Property Valuation and Tax Revenue Yield

Example: Plaza Property

- **FY 2010-2011 Total Property Tax Revenue**

- Total Tax Bill: \$ 69,815.45

- **FY 2011-2012 Total Property Tax Revenue**

- Total Tax Bill: \$117,696.59

Budget Solution: Direction We Need to Take

Short-term Steps

- Fund annual deficit with cash in Fund Balance
- “One-Time” Revenue Enhancements
 - Sell land holdings: Bulldog Block, LV Tech Center, Courthouse Block, Symphony Park
 - Pursue grant opportunities (Brownfields, EDA, State)
- General Fund contribution needed to build cash reserves to 10% of annual expenses
 - Gap funding for next 3-5 years
 - Provides cushion for possible further revenue declines

RDA 3-Year Forecast (with GF contribution)

(dollars in thousands)

	FY12	FY13	FY14	FY15
<i>TI Growth Rate</i>		-4.5%	0%	1.5%
TI Revenue - Existing	13,826	13,204	13,204	13,402
TI Revenue - New	-00	161	322	327
Other Rev (FSE, others)	746	746	746	746
Land Sale - One time	1,800	-00	-00	-00
Housing SRF	285	1,784	282	282
18% Set Aside	(2,489)	(2,406)	(2,435)	(2,471)
Total Revenues	14,168	13,489	12,119	12,286
Debt Service/Notes	(14,922)	(14,926)	(15,055)	(13,805)
Program Expense	(500)	(750)	(700)	(700)
Operating Cost	(3,185)	(3,346)	(3,548)	(3,707)
Net Gain (Loss)	(4,439)	(5,533)	(7,184)	(5,926)
Beginning FB	2,853	2,914	1,882	1,948
Contingency Release (PAC)	4,100	-00	-00	-00
CPV Payments	400	2,000	4,400	2,800
CLV GF Contribution		2,500	2,850	3,000
Ending FB	<u>2,914</u>	<u>1,882</u>	<u>1,948</u>	<u>1,822</u>
<i>FB %</i>	16%	10%	10%	10%

Budget Solution: Direction We Need to Take

Long-Term Steps

- Debt Restructuring: seek RDA sunset extension in order to restructure debt and to lower our annual debt service
- Continue putting new, large projects on the tax roll
- Every \$1 Billion in new, non-gaming commercial development yields roughly \$4.3 Million in RDA revenues (net of set asides)
 - *Forest City: Planned 1 million sf office project valued at \$400 million and hotel-casino project valued at \$1 billion*
 - *CIM: Planned \$100 million investment in continued renovation of The Grand (Lady Luck)*
 - *Zappos: Planned corporate HQ expansion and spin-off development in excess of \$350 million*
 - *Symphony Park: planned 10 million sf of development projected to yield \$20.8 million in new RDA and city tax revenue (RCG Consulting)*
 - *Cashman: tremendous long-term development potential*

GF contribution enables EUD to help accomplish City's economic development goals

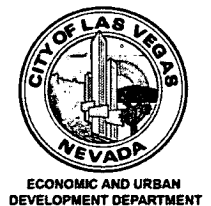
- Business Goals:
 - Jobs Goal
 - Small Business Goal
 - Investment Goal
 - Retail Absorption Goal
- Project Goals:
 - Major Redevelopment Projects: Zappos, Forest City, Cleveland Clinic, CIM, Cordish/Arena, Cashman
 - Visual Improvement Program (18-to-1 leverage)
 - New Business Recruitment and Business Retention
 - Downtown District Support (DT Alliance, Arts, FED)

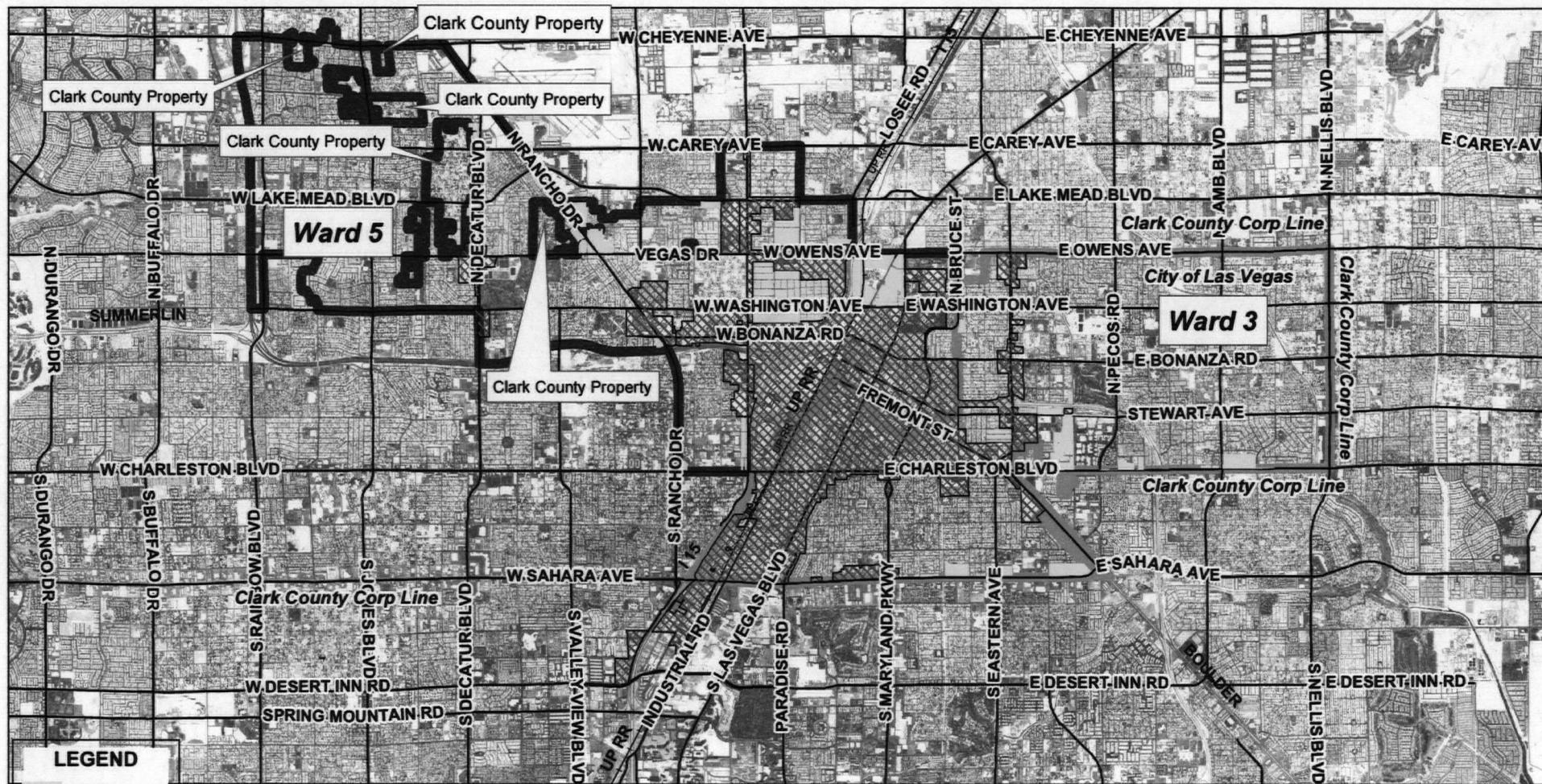
RDA Board Direction Sought Today

- Provide general direction to staff for FY13 Budget Preparation
- FY13 Budget being developed:
 - *Tax Increment Revenue of \$13.2M*
 - *Debt Expense of \$14.9M*
 - *Overhead (Staffing, Rent, Consulting) of \$3.3M*
 - *Program “Pay-As-You-Go” Expenses of \$750,000, with \$500,000 allocated for VIP Program and small business goal*
- To submit budget requesting \$2.5M in General Fund contribution, with \$3M request budgeted for FY14 and FY15
- New development, increased land sales, or debt restructuring would offset the size of GF contributions needed

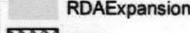
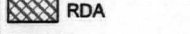


Redevelopment Agency Budget Overview: FY13-FY15

Las Vegas Redevelopment Agency
Citizens Advisory Committee Meeting
March 26, 2012





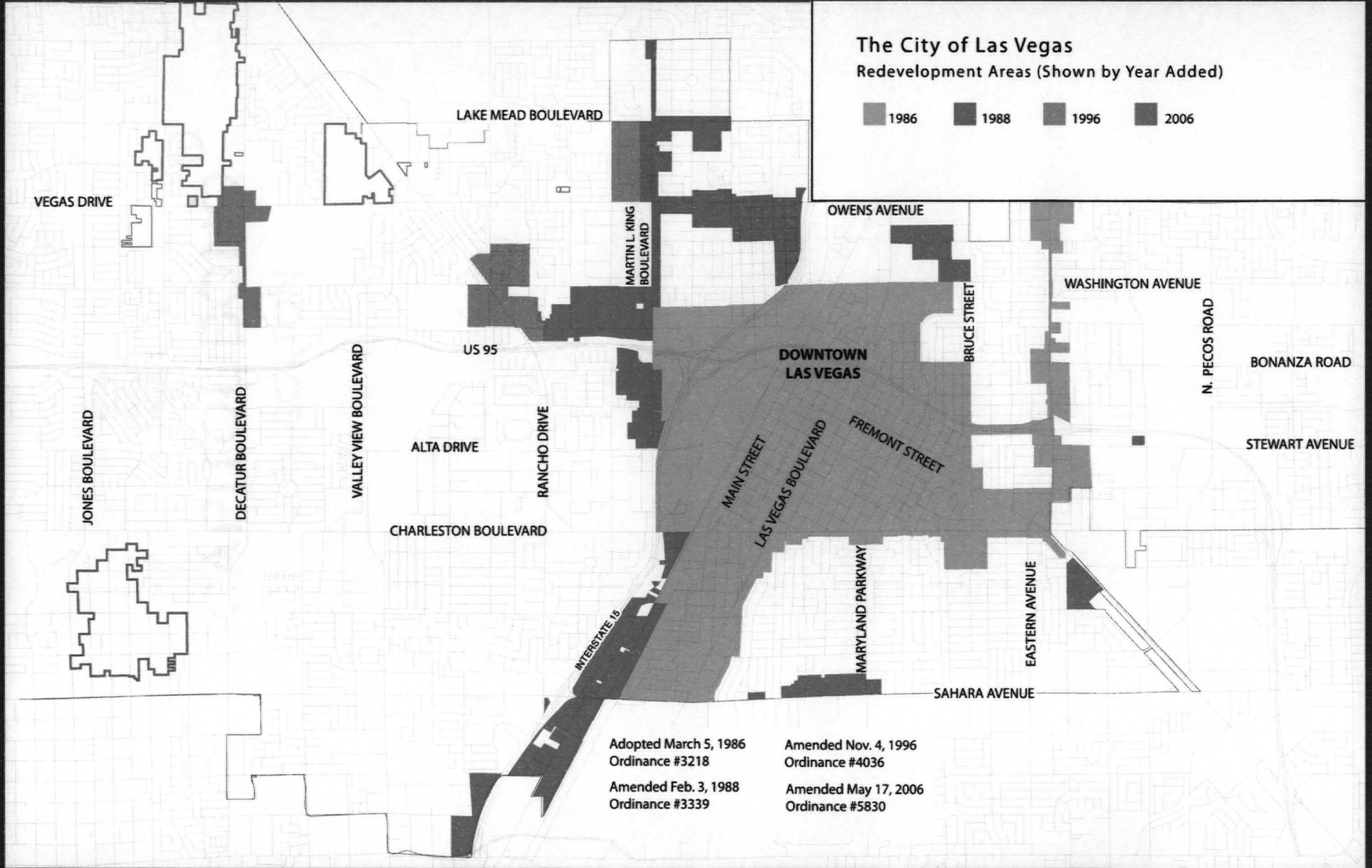
LEGEND

-  RDA Expansion
-  RDA
- Wards**
-  5
-  3

**Existing Redevelopment Area Number One
With Proposed Study Areas - Ward Three and Five**

The City of Las Vegas
Redevelopment Areas (Shown by Year Added)

1986
 1988
 1996
 2006



Adopted March 5, 1986
 Ordinance #3218

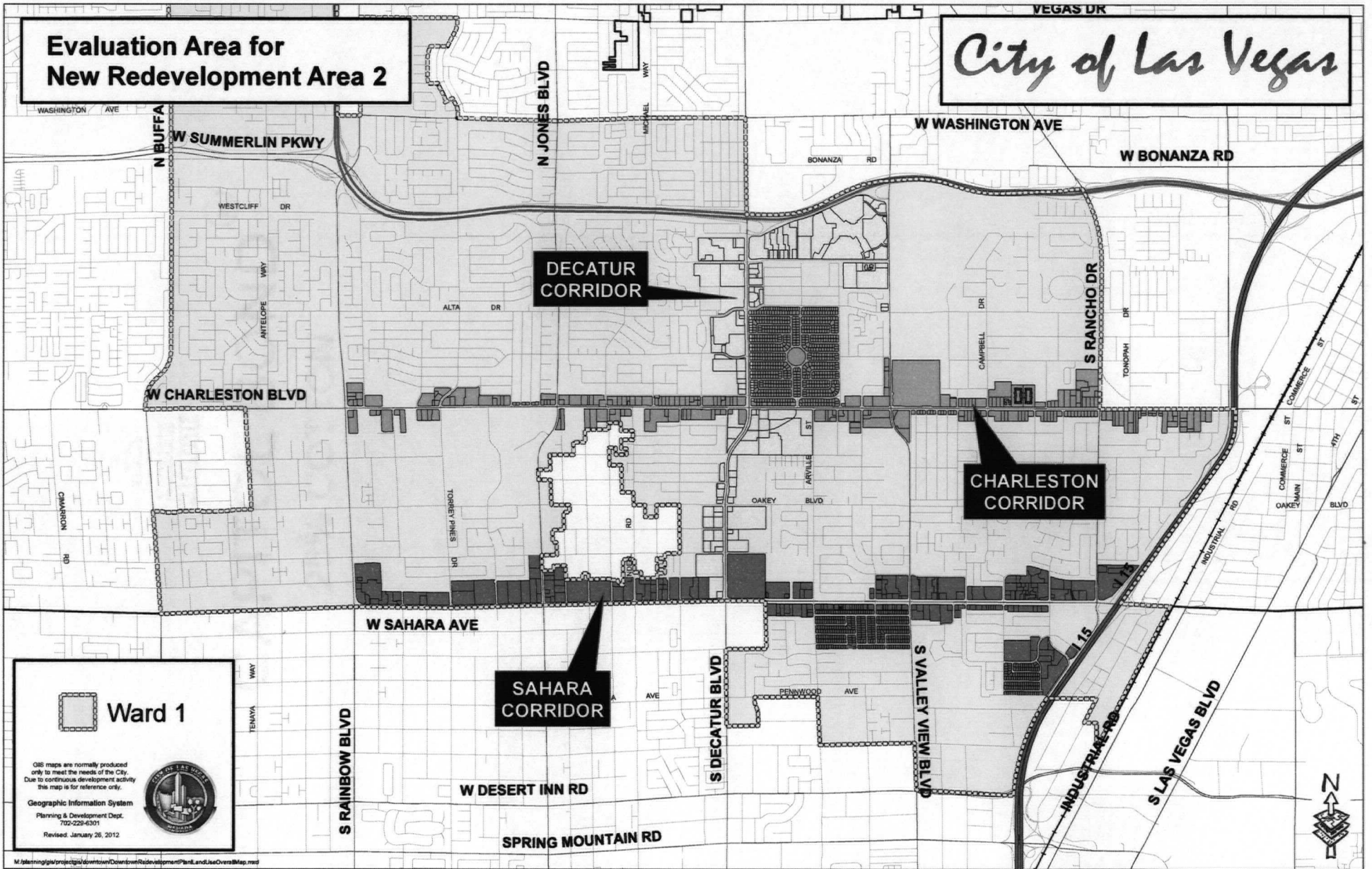
Amended Feb. 3, 1988
 Ordinance #3339

Amended Nov. 4, 1996
 Ordinance #4036

Amended May 17, 2006
 Ordinance #5830

Evaluation Area for New Redevelopment Area 2

City of Las Vegas



Ward 1

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-4301

Revised: January 26, 2012



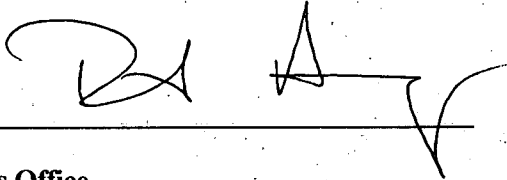
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Robert Hussey

, an employee of the City of Las Vegas, Nevada, says that on the 19th day of MARCH, 2012, at the hour of 5:00 PM there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Citizens Advisory Committee to the Las Vegas Redevelopment Agency Meeting Agenda**, said meeting to be held on the 26th day of MARCH, 2012, at 4:00 p.m., in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 Main Street, 1st Floor
2. Clark County Government Center, 500 S. Grand Central Parkway
3. Grant Sawyer Building, 555 E. Washington Avenue
4. City of Las Vegas Development Services Center, 333 North Rancho Drive



Signature
City Clerk's Office

CERTIFICATE OF ELECTRONIC MAILING
(Posting required under the provisions of NRS Chapter 241)

ANGELA CROLLI, an employee of the City of Las Vegas, Nevada, says that on the **19th day of MARCH, 2012**, a copy of NOTICE, the attached of which is a true and correct copy of a **Citizens Advisory Committee to the Las Vegas Redevelopment Agency Meeting Agenda**, said meeting to be held on the **26th day of MARCH, 2012**, at **4:00 p.m.** in Las Vegas, Nevada, was electronically mailed (emailed) to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.



Signature
City Clerk's Office

City of Las Vegas

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City of Las Vegas

14. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
15. ADJOURNMENT

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive