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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**

MINUTES

May 20, 2013

4:00 P.M.

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 PER CD THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER

Minutes:

CHAIR CHERRY called the meeting to order at 4:04 p.m.

Present: CHAIR CHERRY and MEMBERS ZURAWSKI, KOVACS (arrived at 4:08 p.m.), MACK, MATHIS and SYLVAIN

EXCUSED: MEMBERS FINCHEM, BONAVENTURE and DYKES

Also Present: BILL ARENT, Director of Economic and Urban Development, SCOTT AUYONG, Economic and Urban Development, TERI PONTICELLO, Chief Deputy City Attorney, and LEAN COLEMAN, Deputy City Clerk

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, 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.

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

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 25, 2013

Motion made by BEVERLY S. MATHIS to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

LINDA A. ZURAWSKI, ALBERT Z. KOVACS, LOIS MACK, SAM CHERRY, BEVERLY S. MATHIS, MARK SYLVAIN; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-AMY FINCHEM, JAMES BONAVENTURE, JERMAINE DYKES

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5. Report and possible action on the Quick Start program

Minutes:

ROMEO BEATTY, Economic and Urban Development, recalled the Quick Start program was approved by this Committee at its January 28, 2013 meeting and highlighted some basic information about the program. There are two different areas (Downtown and Area 2 in Ward 1); separate funding but both under the Redevelopment Agency.

CHAIR CHERRY referred to a report that indicated the funding for one of the aforementioned areas was being exhausted quicker because of its newness. MR. BEATTY affirmed that the area closer to Downtown has had more demand, although there is still some debate over additional augmenting or look into reducing some of the costs. Funds for both areas do not roll over and cannot come together because the funds are handled differently. The area where funds are idle is an area not as densely populated but money is available to businesses within the strip center.

Given that CHAIR CHERRY has been asked about the program, MR. BEATTY replied that program information is available on the City of Las Vegas website and encouraged Members to have individuals contact Staff for additional information, such as whether or not they qualify for the program.

CHAIR CHERRY looked forward to seeing both areas thrive.

MR. ARENT added that when additional geography is added to the redevelopment boundaries, two options exist: a) amend the original plan area, as there have been four amendments to the original plan areas or b) create a new area, which establishes a separate budget so the financial statements are handled separately.

6. Report on the Redevelopment Agency expansion for Wards 3 and 5

Minutes:

ROMEO BEATTY, Economic and Urban Development, reviewed with the Committee diagrams depicting Wards 1, 3, 5, the new expanded Area 2 in Ward 1 and the possible expansion areas within Wards 3 and 5. The expansion areas within Ward 3 are small and will fill in the corridors; funds utilized will come from programs, such as the Visual Improvement Program.

The diagrams include street names/parcels, so when community meetings are held, the public has a better understanding of the proposed expansion(s) when considering to opt in/out. CHAIR CHERRY confirmed with MR. BEATTY that a homeowner can submit his/her request to opt out in writing, without any justification.

MR. BEATTY explained for CHAIR CHERRY that creating a new redevelopment area for Ward 1 was extensive, as some confusion arose from not having a model to follow; community meetings as well as public hearings were conducted to ensure the City went forward in an appropriate manner to avoid potential litigations. Survey work has been done and a draft report will be presented to the Planning Commission. Additional community meetings will be held for each City Council member as well as public hearings for the public. Benefits of being included in the expansion area include potential financial assistance through the Redevelopment Agency, and the tax liability for landowners remains the same as the tax rate is uniformed throughout the city.

To address MEMBER KOVAC'S query regarding whether or not a landowner can opt in then decide to opt out or vice versa, CHIEF DEPUTY CITY ATTORNEY TERRI PONTICELLO explained that the only time a landowner can change his/her decision is when there is an amendment to the redevelopment area. The process is lengthy and in this subject expansion, there were previous parcel owners in Ward 3 who opted out in a prior amendment. They recognized redevelopment occurring and the incentives not provided to them, so they now want to be included in this Ward 3 expansion. MR. BEATTY noted those parcel owners referred to by CHIEF DEPUTY CITY ATTORNEY PONTICELLO opted out in 2006. CHAIR CHERRY and MR. BEATTY agreed that community outreach is beneficial in that landowners will be informed regarding not being able to opt in/opt out at will, especially if there is some resistance.

CHIEF DEPUTY CITY ATTORNEY PONTICELLO pointed out that, per Nevada statutes, notices were mailed to parcel owners affected by this proposed expansion area. Although some may not have understood the proposal, the notices include contact information. Along with these notices, there are additional public hearings, so the information is publicly available.

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CHIEF DEPUTY CITY ATTORNEY TERRI PONTICELLO explained to MEMBER SYLVAIN that the biggest fear some landowners opt out is due to eminent domain. The City of Las Vegas Redevelopment Agency has the authority to exercise eminent domain, but as a matter of policy, chooses not to do so on properties within city limits. MEMBER MACK agreed and believes that the citizens now have a better understanding of this issue and are more willing to opt in.

MR. ARENT explained residents, in general, do not believe tax revenues should be used for redevelopment purposes but rather education. In addition, "blight" is a term used in the state of law and defines how an area is qualified for redevelopment. Residents oppose this term, as many are proud of their neighborhoods and express community pride.

7. Report on Legislative matters pertaining to the Redevelopment Agency

Minutes:

BILL ARENT, Director of Economic and Urban Development, submitted for the record a copy of Assembly Bill (AB) 50, which relates to provisions relating to local government finance. Additional copies were passed out to the Committee and sections of the bill and its amendments were reviewed with the Committee. The amendments were adopted on April 22, 2013.

MEMBER SYLVAIN confirmed with MR. ARENT that the AB 50 has passed out of Committee on Government Affairs but has not gone to full vote yet. Staff will follow-up with the City Attorney to ensure the amendments are congruent with the City Council's intent. The main benefit is that the City will have the flexibility in reviewing its indebtedness and avoiding future debt, as well as more flexibility on re-financing.

CHAIR CHERRY commended staff on a great job.

MEMBER KOVACS expressed concern regarding how broad the definition for redevelopment projects is, given the amount of time needed for analysis. MR. ARENT referred to the City of Henderson where the value of a redevelopment area dropped below base, so there is zero revenue coming in for any projects within that area. As a result, language within the Bill was amended which addresses this issue.

CHAIR CHERRY liked the suggestion for Members to forward their comments to staff. MEMBER KOVACS agreed because once the Bill is codified, then fewer changes can be implemented.

CHIEF DEPUTY CITY ATTORNEY TERRI PONTICELLO commented on Nevada Revised Statutes 279, which consists of many definitions; the impact from the amendments on this bill will be seen once reconciliation takes place.

8. Report on the Redevelopment Agency Budget for Fiscal Year 2013-14

Minutes:

BILL ARENT, Director of Economic and Urban Development, explained that the tentative budget for Fiscal Year 2014 has been submitted to Taxation. Staff is working on the final budget, and MR. ARENT reviewed with the Committee summary worksheets entailing the Redevelopment Agency's Ending Fund Balance, tentative budget for Fiscal Year 2014 as well as various accounting statements. A copy of the summary worksheets was submitted for the record and additional copies were passed out to the Committee while MR. ARENT reviewed the information with them.

MR. ARENT clarified that the tentative budget worksheet should reflect Fiscal Year 2013-14 and not 2009-10.

MEMBER MACK asked if the Dollar General store was included in the Enterprise Park. MR. ARENT explained that Enterprise Park is inclusive of the redevelopment area. When the City purchased the property, the infrastructure was done. When the land is for sale, it is offered at a discount because the money is invested in the land. Funds from the

Redevelopment Agency was not offered, and the land was sold to a developer, who in turn, negotiated a deal with Dollar General. The City has no involvement with Dollar General in terms of its operations, but because they are located in a City-sponsored Business Park and an employment plan policy exists, the City asked the developer and the company to adhere to this policy as best as they can relative to hiring within the community and follow-up reports are given to the City as well.

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MEMBER MACK informed MR. ARENT of her concern with the inferior quality products that are being stocked at this store as well as a deli is not within the store. Residents are more likely to visit a store where they can get their groceries and deli goods.

CHAIR CHERRY asked if Assembly Bill 50 assists with the 85 million dollar bond issue at six percent in hopes of refinancing at a lower interest rate. MR. ARENT replied that a bond payment is unlike a simple mortgage payment, in that a mortgage payment is the same amount over a period of time. The 6.4 million dollar bond payment will eventually increase to 9 million dollars, and as the payments start to increase as well as revenues, the desire would be to refinance the 9 million dollars.

CHAIR CHERRY inquired about using assessed values when preparing the budget and whether or not figures from previous years are used. MR. ARENT informed the Chair that a timing issue exists when the budget is submitted versus when property owners go through the appeal process; therefore, an adjustment is made after the fact to the budget after it is submitted to Taxation. The projected figures are somewhat forecasted, given number of appeals based on historical trends.

9. 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

Minutes:
None.

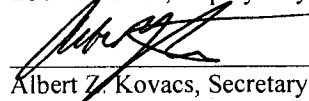
10. ADJOURNMENT

Minutes:
The meeting was adjourned at 5:01 p.m.

Respectfully submitted:



Lean Coleman, Deputy City Clerk



Albert Z. Kovacs, Secretary

Facilities are provided throughout City Hall for the convenience of disabled 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

(Reprinted with amendments adopted on April 22, 2013)
FIRST REPRINT A.B. 50

ASSEMBLY BILL NO. 50—COMMITTEE
ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE CITY OF LAS VEGAS)

PREFILED DECEMBER 20, 2012

Referred to Committee on Government Affairs

SUMMARY—Revises provisions relating to local government finance. (BDR 22-253)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: No.

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to local government finance; revising the termination date of certain redevelopment plans; requiring certain redevelopment agencies to make available to the public certain reports concerning proposed redevelopment projects; requiring certain redevelopment agencies to include additional information in certain annual reports; revising provisions governing the set aside and use of certain revenues from taxes imposed on property in a redevelopment area; eliminating the prohibition on certain local governments creating a tourism improvement district that includes any property within the boundaries of a redevelopment area; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Existing law provides that a redevelopment plan adopted by a redevelopment
2 agency of a city or county before January 1, 1991, terminates at the end of the fiscal
3 year in which the later of the following events occurs: (1) the principal and interest
4 of the last maturing securities issued before that date concerning the redevelopment
5 area are fully paid; or (2) 45 years after the date on which the original
6 redevelopment plan was adopted. (NRS 279.438) **Section 1.5** of this bill extends
7 the deadline for that second event from 45 years to 60 years with respect to a
8 redevelopment plan adopted by the redevelopment agency of a city whose
9 population is 500,000 or more (currently the City of Las Vegas) if certain
10 requirements are met.



CAC to RDA
Submitted At Meeting
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11 Under existing law, the redevelopment agency of a city or county, with the
12 consent of the governing body of the city or county, is authorized, in certain
13 circumstances, to pay all or part of the value of the land for and the cost of the
14 construction of a building, facility, structure or other improvement to real property
15 or installation of an improvement which is publicly or privately owned and is
16 located within or without a redevelopment area for which the agency has adopted a
17 redevelopment plan. (NRS 279.486) **Section 2** of this bill requires the
18 redevelopment agency of a city whose population is 500,000 or more (currently the
19 City of Las Vegas) to make available to the general public a detailed report
20 concerning such a proposed expenditure for land or improvements by the agency at
21 least 7 days before a meeting at which the governing body of the city is scheduled
22 to consider the proposed expenditure.

23 Under existing law, a redevelopment agency that has adopted a redevelopment
24 plan for a redevelopment area on or after July 1, 2011, is required to submit soon
25 after the adoption of the plan one report to the Legislature and the governing body
26 of the city or county, as applicable, containing certain initial information about the
27 redevelopment area. Existing law also requires a redevelopment agency that has
28 adopted a redevelopment plan for a redevelopment area at any time to submit to the
29 Legislature and the governing body of the city or county, as applicable, an annual
30 report containing information about the redevelopment area for the previous fiscal
31 year. (NRS 279.6025) **Section 3** of this bill requires the redevelopment agency of a
32 city whose population is 500,000 or more (currently the City of Las Vegas) to
33 include certain additional information in the annual report.

34 Under existing law, a city whose population is 500,000 or more (currently the
35 City of Las Vegas) is required to set aside 18 percent of the revenue received from
36 taxes levied upon taxable property in a redevelopment area each year to increase,
37 improve and preserve the number of: (1) dwelling units in the community for low-
38 income households; and (2) educational facilities within the redevelopment area.
39 **Section 3.5** of this bill instead requires that 18 percent of such revenues received on
40 or after October 1, 2011, but before March 6, 2031, be set aside to: (1) increase,
41 improve, preserve or enhance the operating viability of dwelling units in the
42 community for low-income households; and (2) improve existing public
43 educational facilities located within a redevelopment area or within 1 mile of a
44 redevelopment area. **Section 3.5** requires that on or after March 6, 2031, 18 percent
45 of such revenues be set aside and used to improve existing public educational
46 facilities located within a redevelopment area or within 1 mile of a redevelopment
47 area. **Section 1** of this bill prohibits a school district from using any money
48 received pursuant to **section 3.5** to reduce or supplant the amount of any money
49 which the school district would otherwise expend to improve such public
50 educational facilities.

51 **Section 5** of this bill eliminates the prohibition in existing law against a city or
52 county creating a tourism improvement district after October 1, 2009, that includes
53 within its boundaries any property included within the boundaries of a
54 redevelopment area.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Chapter 279 of NRS is hereby amended by adding
2 thereto a new section to read as follows:

3 *A school district shall not use any money received pursuant to*
4 *subparagraph (2) of paragraph (b) of subsection 1 of NRS 279.685*



1 *or paragraph (c) of subsection 1 of NRS 279.685 to reduce or*
2 *supplant the amount of any money which the school district would*
3 *otherwise expend for the purposes described in subparagraph (2)*
4 *of paragraph (b) of subsection 1 of NRS 279.685 and paragraph*
5 *(c) of subsection 1 of NRS 279.685, respectively.*

6 **Sec. 1.5.** NRS 279.438 is hereby amended to read as follows:

7 279.438 1. A redevelopment plan adopted before January 1,
8 1991, and any amendments to the plan must terminate at the end of
9 the fiscal year in which the principal and interest of the last
10 maturing of the securities issued before that date concerning the
11 redevelopment area are fully paid or :

12 (a) *With respect to a redevelopment plan adopted by the*
13 *agency of a city whose population is 500,000 or more if*
14 *the requirements set forth in subsection 2 are met, 60 years after*
15 *the date on which the original redevelopment plan was adopted,*
16 *whichever is later.*

17 (b) *With respect to any other redevelopment plan, including a*
18 *redevelopment plan adopted by an agency of a city whose*
19 *population is 500,000 or more if the requirements set forth in*
20 *subsection 2 are not met, 45 years after the date on which the*
21 *original redevelopment plan was adopted, whichever is later.*

22 2. *A redevelopment plan adopted by an agency of a city whose*
23 *population is 500,000 or more may terminate on the date*
24 *prescribed by paragraph (a) of subsection 1 only if, on the date on*
25 *which the redevelopment plan would otherwise terminate pursuant*
26 *to paragraph (b) of subsection 1:*

27 (a) *The assessed value of each redevelopment project in the*
28 *redevelopment area is not less than the assessed value of the*
29 *redevelopment project in the year in which the redevelopment plan*
30 *was adopted;*

31 (b) *The assessed value of the redevelopment area is not less*
32 *than 75 percent of the assessed value of the redevelopment area in*
33 *the year in which the redevelopment plan was adopted; and*

34 (c) *The agency has \$100 million or more in total outstanding*
35 *indebtedness represented by bonds and other securities.*

36 **Sec. 2.** NRS 279.486 is hereby amended to read as follows:

37 279.486 1. An agency may, with the consent of the
38 legislative body, pay all or part of the value of the land for and the
39 cost of the construction of any building, facility, structure or other
40 improvement and the installation of any improvement which is
41 publicly or privately owned and located within or without the
42 redevelopment area.

43 2. *Within 7 days before a meeting at which the legislative*
44 *body of a city whose population is 500,000 or more is scheduled to*
45 *consider an action proposed by the agency of the city pursuant to*



1 subsection 1, the agency shall make available to the public a
2 detailed report which includes, without limitation:

3 (a) A copy of any contract, memorandum of understanding or
4 other agreement between the agency or the legislative body and
5 any other person relating to the redevelopment project.

6 (b) A summary of the redevelopment project which includes,
7 without limitation:

8 (1) A full and complete description of:

9 (I) The costs of the redevelopment project, including,
10 without limitation, the costs of acquiring any real property,
11 clearance costs, relocation costs, the costs of any improvements
12 which will be paid by the agency and the amount of the anticipated
13 interest on any bonds issued or sold to finance the project.

14 (II) The estimated current value of the real property
15 interest to be conveyed or leased, determined at its highest and best
16 use permitted under the redevelopment plan.

17 (III) The estimated value of the real property interest to
18 be conveyed or leased, determined at the use and with the
19 conditions, covenants and restrictions, and development costs
20 required by the sale or lease, and the current purchase price or
21 present value of the lease payments which the lessee is required to
22 make during the term of the lease. If the sale price or present
23 value of the total rental amount to be paid to the agency or
24 legislative body is less than the fair market value of the real
25 property interest to be conveyed or leased, determined at the
26 highest and best use permitted under the redevelopment plan,
27 the agency shall provide an explanation of the reason for the
28 difference.

29 (2) An explanation of how the project will assist in the
30 elimination of blight, including, without limitation, reference to all
31 supporting facts and materials relied on in reaching the
32 conclusions presented in the explanation.

33 3. Before the legislative body may give its consent ~~to~~ to an
34 action proposed by the agency pursuant to subsection 1, it must
35 determine that:

36 (a) The buildings, facilities, structures or other improvements
37 are of benefit to the redevelopment area or the immediate
38 neighborhood in which the redevelopment area is located; and

39 (b) No other reasonable means of financing those buildings,
40 facilities, structures or other improvements are available.

41 Those determinations by the agency and the legislative body are
42 final and conclusive.

43 ~~2.~~ 4. In reaching its determination that the buildings,
44 facilities, structures or other improvements are of benefit to the



1 redevelopment area or the immediate neighborhood in which the
2 redevelopment area is located, the legislative body shall consider:

3 (a) Whether the buildings, facilities, structures or other
4 improvements are likely to:

5 (1) Encourage the creation of new business or other
6 appropriate development;

7 (2) Create jobs or other business opportunities for nearby
8 residents;

9 (3) Increase local revenues from desirable sources;

10 (4) Increase levels of human activity in the redevelopment
11 area or the immediate neighborhood in which the redevelopment
12 area is located;

13 (5) Possess attributes that are unique, either as to type of use
14 or level of quality and design;

15 (6) Require for their construction, installation or operation
16 the use of qualified and trained labor; and

17 (7) Demonstrate greater social or financial benefits to the
18 community than would a similar set of buildings, facilities,
19 structures or other improvements not paid for by the agency.

20 (b) The opinions of persons who reside in the redevelopment
21 area or the immediate neighborhood in which the redevelopment
22 area is located.

23 (c) Comparisons between the level of spending proposed by the
24 agency and projections, made on a pro forma basis by the agency, of
25 future revenues attributable to the buildings, facilities, structures or
26 other improvements.

27 ~~{3.}~~ 5. If the value of that land or the cost of the construction
28 of that building, facility, structure or other improvement, or the
29 installation of any improvement has been, or will be, paid or
30 provided for initially by the community or other governmental
31 entity, the agency may enter into a contract with that community or
32 governmental entity under which it agrees to reimburse the
33 community or governmental entity for all or part of the value of that
34 land or of the cost of the building, facility, structure or other
35 improvement, or both, by periodic payments over a period of years.
36 The obligation of the agency under that contract constitutes an
37 indebtedness of the agency which may be payable out of taxes
38 levied and allocated to the agency under paragraph (b) of subsection
39 1 of NRS 279.676, or out of any other available money.

40 **Sec. 3.** NRS 279.6025 is hereby amended to read as follows:

41 279.6025 1. In addition to the report required pursuant to the
42 provisions of subsection 2, for each redevelopment area for which a
43 redevelopment plan is adopted pursuant to the provisions of NRS
44 279.586 on or after July 1, 2011, the agency shall, on or before the
45 January 1 next after the adoption of the plan, submit to the Director



- 1 of the Legislative Counsel Bureau, for transmittal to the Legislature,
2 and to the legislative body a report on a form prescribed by the
3 Committee on Local Government Finance that includes, without
4 limitation, the following information for the redevelopment area:
- 5 (a) A legal description of the boundaries of the redevelopment
6 area;
 - 7 (b) The date on which the redevelopment plan for the
8 redevelopment area was adopted;
 - 9 (c) The scheduled termination date of the redevelopment plan;
 - 10 (d) The total sum of the assessed value of the taxable property in
11 the redevelopment area for:
 - 12 (1) The fiscal year immediately preceding the adoption of the
13 redevelopment plan; and
 - 14 (2) The fiscal year during which the redevelopment plan was
15 adopted, if such fiscal year ends before the reporting deadline;
 - 16 (e) The combined overlapping tax rate of the redevelopment
17 area;
 - 18 (f) The property tax rate of the redevelopment area;
 - 19 (g) The property tax revenue expected to be received from any
20 tax increment area, as defined in NRS 278C.130, within the
21 redevelopment area during the first fiscal year that the agency will
22 receive an allocation pursuant to the provisions of NRS 279.676;
 - 23 (h) Copies of any memoranda of understanding into which the
24 agency enters during the fiscal year in which the redevelopment
25 plan was adopted; and
 - 26 (i) The amortization schedule for any debt incurred for the
27 redevelopment area and the reasons for incurring the debt.
- 28 2. On or before January 1 of each year, for each redevelopment
29 area for which a redevelopment plan has been adopted pursuant to
30 the provisions of NRS 279.586, the agency shall submit to the
31 Director of the Legislative Counsel Bureau, for transmittal to the
32 Legislature, and to the legislative body a report on a form prescribed
33 by the Committee on Local Government Finance that includes,
34 without limitation, the following information for the redevelopment
35 area for the previous fiscal year:
- 36 (a) The property tax revenue received from any tax increment
37 area, as defined in NRS 278C.130, within the redevelopment area;
 - 38 (b) The combined overlapping tax rate of the redevelopment
39 area;
 - 40 (c) The property tax rate of the redevelopment area;
 - 41 (d) The total sum of the assessed value of the taxable property in
42 the redevelopment area;
 - 43 (e) If the amount reported pursuant to the provisions of
44 paragraph (d) is less than the total sum of the assessed value of the



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1 taxable property in the redevelopment area for any other previous
2 fiscal year, an explanation of the reason for the difference;

3 (f) Copies of any memoranda of understanding into which the
4 agency enters;

5 (g) The amortization schedule for any debt incurred for the
6 redevelopment area and the reasons for incurring the debt; and

7 (h) Any change to the boundary of the redevelopment area and
8 an explanation of the reason for the change.

9 3. *In addition to the information required pursuant to the*
10 *provisions of subsection 2, an agency of a city whose population is*
11 *500,000 or more shall include in the report submitted pursuant to*
12 *subsection 2 the following information for the redevelopment area*
13 *for the previous fiscal year:*

14 (a) *A statement of all revenues and expenditures of the agency.*

15 (b) *A statement of efforts by the agency to promote the goals of*
16 *the regional development authority, as defined in NRS 231.009,*
17 *including, without limitation, an explanation of the extent to*
18 *which the activities of the agency have promoted private*
19 *investment, the formation of businesses and the creation of jobs.*

20 4. Any report for a redevelopment area submitted pursuant to
21 the provisions of subsection 1 must be submitted with the report for
22 the redevelopment area submitted pursuant to the provisions of
23 subsection 2.

24 **Sec. 3.5.** NRS 279.685 is hereby amended to read as follows:

25 279.685 1. Except as otherwise provided in this section, an
26 agency of a city whose population is 500,000 or more that receives
27 revenue from taxes pursuant to paragraph (b) of subsection 1 of
28 NRS 279.676 shall set aside not less than:

29 (a) Fifteen percent of that revenue received on or before
30 October 1, 1999, and 18 percent of that revenue received after
31 October 1, 1999, but before October 1, 2011, to increase, improve
32 and preserve the number of dwelling units in the community for
33 low-income households; ~~and~~

34 (b) Eighteen percent of that revenue received on or after
35 October 1, 2011, *but before March 6, 2031*, to ~~increase~~ :

36 (1) *Increase*, improve, ~~and~~ preserve ~~the number of~~:

37 ~~(1) Dwelling~~ *or enhance the operating viability of dwelling*
38 *units in the community for low-income households; and*

39 (2) ~~Educational~~ *Improve existing public educational*
40 *facilities located within ~~the~~ a redevelopment area ~~+~~ or within 1*
41 *mile of a redevelopment area; and*

42 (c) *Eighteen percent of that revenue received on or after*
43 *March 6, 2031, to improve existing public educational facilities*
44 *described in subparagraph (2) of paragraph (b).*



1 ↪ **For each fiscal year, the agency shall prepare a written report**
2 **concerning the amount of money expended for the purposes set**
3 **forth in subparagraph (2) of paragraph (b) or paragraph (c), as**
4 **applicable, and shall, on or before November 30 of each year,**
5 **submit a copy of the report to the Director of the Legislative**
6 **Counsel Bureau for transmittal to the Legislative Commission, if**
7 **the report is received during an odd-numbered year, or to the next**
8 **session of the Legislature, if the report is received during an even-**
9 **numbered year.**

10 2. The obligation of an agency to set aside not less than 15
11 percent of the revenue from taxes allocated to and received by the
12 agency pursuant to paragraph (b) of subsection 1 of NRS 279.676 is
13 subordinate to any existing obligations of the agency. As used in
14 this subsection, "existing obligations" means the principal and
15 interest, when due, on any bonds, notes or other indebtedness
16 whether funded, refunded, assumed or otherwise incurred by the
17 agency before July 1, 1993, to finance or refinance in whole or in
18 part, the redevelopment of a redevelopment area. For the purposes
19 of this subsection, obligations incurred by an agency after July 1,
20 1993, shall be deemed existing obligations if the net proceeds are
21 used to refinance existing obligations of the agency.

22 3. The obligation of an agency to set aside an additional 3
23 percent of the revenue from taxes allocated to and received by the
24 agency pursuant to paragraph (b) of subsection 1 of NRS 279.676 is
25 subordinate to any existing obligations of the agency. As used in
26 this subsection, "existing obligations" means the principal and
27 interest, when due, on any bonds, notes or other indebtedness
28 whether funded, refunded, assumed or otherwise incurred by the
29 agency before October 1, 1999, to finance or refinance in whole or
30 in part, the redevelopment of a redevelopment area. For the
31 purposes of this subsection, obligations incurred by an agency after
32 October 1, 1999, shall be deemed existing obligations if the net
33 proceeds are used to refinance existing obligations of the agency.

34 4. From the revenue set aside by an agency pursuant to
35 paragraph (b) of subsection 1, not more than 50 percent of that
36 amount may be used to:

37 (a) Increase, improve, ~~and~~ preserve ~~the number~~ **or enhance**
38 **the operating viability** of dwelling units in the community for low-
39 income households; or

40 (b) ~~Increase, improve and preserve the number of~~ **Improve**
41 **existing public** educational facilities **located** within ~~the~~ **a**
42 **redevelopment area** ~~;~~ **or within 1 mile of a redevelopment area,**

43 ↪ unless the agency establishes that such an amount is insufficient
44 to pay the cost of a project identified in the redevelopment plan for
45 the redevelopment area.



1 5. Except as otherwise provided in ~~paragraph~~ paragraphs (b)
2 and (c) of subsection 1 and subsection 4, the agency may expend or
3 otherwise commit money for the purposes of subsection 1 outside
4 the boundaries of the redevelopment area.

5 Sec. 4. (Deleted by amendment.)

6 Sec. 5. NRS 271A.070 is hereby amended to read as follows:

7 271A.070 1. Except as otherwise provided in this section and
8 NRS 271A.080, the governing body of a municipality may:

9 (a) Create a tourism improvement district for the purposes of
10 carrying out this chapter and revise the boundaries of the district by
11 adopting an ordinance describing the boundaries of the district and
12 generally describing the types of projects which may be financed
13 within the district pursuant to this chapter.

14 (b) Without any election, acquire, improve, equip, operate and
15 maintain a project within a district created pursuant to paragraph (a).
16 The project may be owned by the municipality, another
17 governmental entity, any other person, or any combination thereof.

18 (c) For the purposes of carrying out paragraph (b), include in an
19 ordinance adopted pursuant to paragraph (a) the pledge of a single
20 percentage specified in the ordinance, which must not exceed 75
21 percent, of:

22 (1) An amount equal to the proceeds of the taxes imposed
23 pursuant to NRS 372.105 and 372.185 with regard to tangible
24 personal property sold at retail, or stored, used or otherwise
25 consumed, in the district during a fiscal year, after the deduction of
26 a sum equal to 1.75 percent of the amount of those proceeds;

27 (2) The amount of the proceeds of the taxes imposed
28 pursuant to NRS 374.110 and 374.190 with regard to tangible
29 personal property sold at retail, or stored, used or otherwise
30 consumed, in the district during a fiscal year, after the deduction of
31 0.75 percent of the amount of those proceeds; and

32 (3) The amount of the proceeds of the tax imposed pursuant
33 to NRS 377.030 with regard to tangible personal property sold at
34 retail, or stored, used or otherwise consumed, in the improvement
35 district during a fiscal year, after the deduction of 1.75 percent of
36 the amount of those proceeds.

37 2. A district created pursuant to this section by:

38 (a) A city must be located entirely within the boundaries of that
39 city.

40 (b) A county must be located entirely within the boundaries of
41 that county and, when the district is created, entirely outside of the
42 boundaries of any city.

43 3. If any property within the boundaries of a district is also
44 included within the boundaries of any other tourism improvement
45 district or any improvement district for which any money has been



1 pledged pursuant to NRS 271.650, the total amount of money
2 pledged pursuant to this section and NRS 271.650 with respect to
3 such property by all such districts must not exceed the amount
4 authorized pursuant to this section.

5 4. ~~{The}~~ *If the* governing body of a municipality ~~{shall not,~~
6 ~~after October 1, 2009, create}~~ *creates* a tourism improvement district
7 that includes within its boundaries any property included within the
8 boundaries of a redevelopment area established pursuant to chapter
9 279 of NRS ~~{}~~, *the governing body and an agency:*

10 (a) *May provide financing or reimbursement related to a*
11 *project or redevelopment project pursuant to the provisions of*
12 *NRS 271A.120 or 279.610 to 279.685, inclusive, whichever is*
13 *applicable.*

14 (b) *Shall not provide such financing or reimbursement related*
15 *to the project or redevelopment project pursuant to the provisions*
16 *of both NRS 271A.120 and 279.610 to 279.685, inclusive.*

17 5. *As used in this section:*

18 (a) *"Agency" has the meaning ascribed to it in NRS 279.386.*

19 (b) *"Redevelopment project" has the meaning ascribed to it in*
20 *NRS 279.412.*

21 **Sec. 6.** This act becomes effective upon passage and approval.



Redevelopment Agency
Ending Fund Balance

	FY12 Actual	FY13 Estimate	FY14 Final	
Revenue				
Tax Increment	13,188,320	13,300,000	13,100,000	
Less: 18% Setaside	(2,373,898)	(2,394,000)	(2,358,000)	
Other	6,754,387	10,375,195	7,401,927	(1)
Total revenues	17,568,809	21,281,195	18,143,927	
Expenditures				
Operations	2,845,602	3,022,162	4,008,956	
Debt Service	13,519,025	12,726,048	12,856,404	
Program Exp	1,608,311	1,417,443	2,666,000	(2)
Total Expenditures	17,972,938	17,165,653	19,531,360	
Excess (Shortfall)	(404,129)	4,115,542	(1,387,433)	
Beginning Fund Balance	19,592,435	19,188,306	23,303,848	
Ending Fund Balance	19,188,306	23,303,848	21,916,415	
Non spendable				
Reserved	5,869,548	5,869,092	5,869,092	
Unreserved	10,676,407	10,676,407	8,501,000	
	2,642,351	6,758,349	7,546,323	
	19,188,306	23,303,848	21,916,415	

1. Contribution CLV for 5th street school 2,000,000

Contribution City Parkway V 4,400,000

From Fremont Street 695,000

Interest 24,376

CLV of debt service 282,151

2. New RDA 1,000,000

To CLV for Var Rate Debt 916,000

VIP Program 500,000

Business Incubator 150,000

Buy low 100,000

Submitted At Meeting *CAC to RDA*
Date *5-20-2013* Item *8*
Item 8

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY AND TAX INCREMENT AREA
TENTATIVE BUDGET FISCAL YEAR 2014
COMBINED TAX RATE CALCULATION

OVERLAPPING ENTITY	OPERATING RATE	DEBT RATE	TOTAL RATE	APPORTIONMENT TO AGENCY
CITY OF LAS VEGAS	0.6765		0.6765	0.6765
CLARK COUNTY	0.6262	0.0129	0.6391	0.6391
LAS VEGAS / CLARK COUNTY LIBRARY DISTRICT	0.0942		0.0942	0.0942
CLARK COUNTY SCHOOL DISTRICT	0.7500	0.5534	1.3034	0.8231
CITY OF LAS VEGAS FIRE SAFETY INITIATIVE	0.0950		0.0950	
STATE OF NEVADA				
General	0.1700		0.1700	0.1700
State Accident Indigent	0.0150		0.0150	0.0150
LAS VEGAS METRO POLICE MANPOWER	0.2800		0.2800	0.0800
LAS VEGAS METRO POLICE 911 SYSTEM	0.0050		0.0050	0.0050
LAS VEGAS ARTESIAN BASIN	0.0020		0.0020	0.0020
COMBINED TAX RATE	<u>2.7139</u>	<u>0.5663</u>	<u>3.2802</u>	<u>2.5049</u>

INCREMENTAL VALUATION

FY 2009-10 ASSESSED VALUATION	\$1,147,136,503
FY 2006-07 ASSESSED VALUATION	(144,674,971)
FY 1996-97 ASSESSED VALUATION	(29,422,640)
FY 1987-88 ASSESSED VALUATION	(6,119,755)
FY 1985-86 ASSESSED VALUATION	(398,354,424)
INCREMENT	<u>\$568,564,713</u>

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 06/30/12	ESTIMATED CURRENT YEAR ENDING 06/30/13	BUDGET YEAR ENDING 06/30/14
General Government			
Judicial			
Public Safety			
Public Works			
Sanitation			
Health			
Welfare			
Culture & Recreation			
Economic Development & Assistance			
TOTAL GENERAL GOVERNMENT	0	0	0
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	0	0	0

POPULATION (AS OF JULY 1)	29,740	28,489	27,566
Source of Population Estimate*	CLV - Planning	CLV - Planning	CLV - Planning
Assessed Valuation (Secured & Unsecured Only)	557,511,057	530,045,935	568,564,713
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	557,511,057	530,045,935	568,564,713
TAX RATE			
General Fund			
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds	2.5045	2.5046	2.5049
Enterprise Funds			
Other			
TOTAL TAX RATE	2.5045	2.5046	2.5049

* Use the population certified by the state in March. Small districts may use a number developed per the instructions (page 6) or the best information available.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY & TAX INCREMENT AREA

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE & REVENUE RECONCILIATION

Fiscal Year 2013-2014
TENTATIVE

	(1) ALLOWED RATE	(2) ASSESSED VALUATION	(3) ALLOWED AD VALOREM REVENUE [(1) x (2)/100]	(4) TAX RATE LEVIED	(5) TOTAL AD VALOREM REVENUE WITH NO CAP [(2) x (4)/100]	(6) AD VALOREM TAX ABATEMENT	(7) BUDGETED AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations	N/A	568,564,713	N/A	2.5049 *	14,241,977	1,141,977	13,100,000
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines	Same as above			Same as above			
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent-NRS 428.185							
E. Medical Indigent-NRS 428.285							
F. Capital Acquisition-NRS 354.59815							
G. Youth Services Levy-NRS 62.327							
H. Legislative Overrides							
I. SCCRT Loss NRS 354.59813							
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES		XXXXXXXXXX		XXXXXX			
M. SUBTOTAL A, B, C, L		XXXXXXXXXX		XXXXXX	14,241,977	1,141,977	13,100,000
N. Debt		XXXXXXXXXX		XXXXXX			
O. TOTAL M & N	N/A	XXXXXXXXXX	N/A	XXXXXX	14,241,977	1,141,977	13,100,000

CITY OF LAS VEGAS REDEVELOPMENT AGENCY & TAX INCREMENT AREA

SCHEDULE S-3 - PROPERTY TAX RATE
AND REVENUE RECONCILIATION

* The total combined tax rate is 3.2802

If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by this formula, please attach an explanation.

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* TYPE

- 1 - General Obligation Bonds
- 2 - General Obligation Revenue Supported Bonds
- 3 - General Obligation Special Assessment Bonds
- 4 - Revenue Bonds
- 5 - Medium-Term Financing

- 6 - Medium-Term Financing-Lease Purchase
- 7 - Capital Leases
- 8 - Special Assessment Bonds
- 9 - Mortgages
- 10 - Other (Tax Increment Revenue Bonds)
- 11 - Proposed

(1) NAME OF BOND OR LOAN	(2)	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2013	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 06/30/14		(10) PRINCIPAL PAYABLE	(11) (9) + (10) TOTAL
								INTEREST PAYABLE			
DEBT SERVICE FUND:											
1. Fremont Street Project LONG-TERM REFUNDING BONDS - 2003A	10	11 YRS	19,115,000	06/26/03	06/15/14	3.00 - 5.00%	3,970,000	198,500		3,970,000	4,168,500
1. M.A.S.H (Mobilized Assistance & Shelter for the Homeless) LONG-TERM REFUNDING BONDS - 2003B	10	11 YRS	2,395,000	06/26/03	06/15/14	3.00 - 4.50%	270,000	12,150		270,000	282,150
1. Performing Arts Center TAX INCREMENT REVENUE BONDS - SERIES 2009A	10	20 YRS	85,000,000	03/26/09	06/15/30	6.00 - 8.00%	85,000,000	6,434,088			6,434,088
1. Accrued Interest			472,192				472,192	14,166			14,166
2. Symphony Park			3,495,991				3,495,991	104,880			104,880
3. Mob Museum			11,504,009				11,504,009	345,120			345,120
TAX INCREMENT REVENUE SUBORDINATE LIEN BONDS - SERIES 2011	10	10 YRS	15,472,192	02/17/11	02/17/21	3.00%	15,472,192	464,166			464,166
SUBTOTAL OTHER (TAX INCREMENT REVENUE BONDS)			121,982,192				104,712,192	7,108,904		4,240,000	11,348,904
TOTAL ALL DEBT SERVICE			121,982,192				104,712,192	7,108,904		4,240,000	11,348,904

SCHEDULE C-1 - INDEBTEDNESS

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

ARLENE COLEMAN, an employee of the City of Las Vegas, Nevada, says that on the 13th day of May, 2013, 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 20th day of May, 2013, 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.

Arlene Coleman

5-13-2013

Signature
City Clerk's Office

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Roxana Smith, an employee of the City of Las Vegas, Nevada, says that on the 13th day of May, 2013, 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 20th day of May, 2013, 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

Roxana Smith

Signature
City Clerk's Office

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**

A G E N D A MAY 20, 2013 4:00 P.M.

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 March 25, 2013
5. Report for possible action on the Quick Start program
6. Report on the Redevelopment Agency expansion for Ward 3 (Coffin) and Ward 5 (Barlow)
7. Report on Legislative matters pertaining to the Redevelopment Agency
8. Report on the Redevelopment Agency Budget
9. 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
10. 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

Lean Coleman

Distribution List Name: CAC-RDA Membership

Members:

Albert Z. Kovacs
Amy Finchem
Beverly Mathis
James Bonaventure
Linda Zurawski
Lois Mack
Margarita Perez-Yunitis
Michael Cornthwaite
Sam Cherry

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