

**CITY OF NORTH LAS VEGAS
REGULAR REDEVELOPMENT AGENCY MEETING MINUTES**

July 2, 2003

Website - <http://www.cityofnorthlasvegas.com>

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:45 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL **PRESENT**

Robert L. Eliason, Chairman
Shari Buck, Vice Chairman
Michael L. Montandon, Board Member
William E. Robinson, Board Member
Stephanie S. Smith, Board Member

STAFF PRESENT

Executive Director Kurt Fritsch
Assistant City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
City Clerk Eileen M. Sevigny
Community Development Director Jacque Risner
Assistant City Clerk Karen Storms

WELCOME Chairman Robert L. Eliason

VERIFICATION Eileen M. Sevigny, CMC, City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF JULY 2, 2003.**

ACTION: APPROVED

MOTION: Vice Chairman Buck
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson and Smith
NAYS: None
ABSTAIN: None

**2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES
OF JUNE 4, 2003.**

ACTION: APPROVED

MOTION: Board Member Robinson
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson and Smith
NAYS: None
ABSTAIN: None

BUSINESS

**3. MONTHLY STATUS REPORT ON THE YEAR-END SUMMARY OF ACTIVITIES
OF THE REDEVELOPMENT AGENCY AND AN UPDATE ON THE ACTIVITIES
OF THE REDEVELOPMENT ADVISORY COMMITTEE.**

Community Development Director Jacque Risner stated the fiscal year 2002-2003 was ending and she would provide a year-end update concerning Redevelopment Agency accomplishments.

Completed projects included land acquisitions, demolitions, new commercial development, landscaping and sidewalks designed to meet the American with Disabilities Act (ADA) standards. The acquisition of the "island", multiple land parcels which were located along Lake Mead Boulevard between Interstate 15 and Las Vegas Boulevard, was a high priority. Ten land acquisitions had been completed for an approximate total of \$1 million. Five structures had been demolished for an approximate cost of \$70,800. The property was far more valuable vacant than occupied by a dilapidated structure.

Completed retail projects included the El Pollo Loco and the Taco Bell located on opposite corners of Lake Mead Boulevard and Civic Center Drive. A Purrfect Auto occupied the once vacant land near Las Vegas Boulevard and Carey Avenue. A family orientated Mexican restaurant named El Cazador occupied the old Pizza Inn property along Lake Mead Boulevard.

Completed landscaping projects included the project along Las Vegas Boulevard and Civic Center Drive. The project began at Lake Mead Boulevard and ended at Cheyenne Avenue. ADA sidewalks had been constructed throughout the mature areas of the City using \$90,000 from Community Development Block Grant (CDBG) funds.

The Monterey Villas housing project would have eleven single family homes available when completed. The remaining eleven homes would be completed in conjunction with the Equal Opportunity Board (EOB) would close escrow in the near future. The City had contributed \$96,000 from CDBG funds to the North Las Vegas Housing Authority for a recreation room expansion. Home Investments Partnership Act (HOME) had contributed \$320,000 to construct the Yale Keys Senior Apartments and renovate the Walpole Park. Current projects in progress included the Industrial/Business Redevelopment Area, however, further action had been postponed until the emergency State legislative session ended. In addition, two proposed shopping centers were planned. The first shopping center was located at Las Vegas Boulevard and Owens Avenue and the second at Las Vegas Boulevard and Belmont Street. Additional proposals existed for the property at Las Vegas Boulevard and Owens Avenue but no offers had been finalized. An inter-governmental project by the Regional Transportation Commission had created the Metropolitan Area Express (MAX). The City had been selected for the MAX bus pilot project which would begin at the Downtown Transportation Center and travel north along Las Vegas Boulevard to Nellis Air Force Base. Construction of the MAX bus stop shelters had been initiated.

Director Risner explained five additional land acquisitions were in escrow, a future demolition would occur on an acquired property, \$322,000 of CDBG funds would be utilized to construct additional ADA sidewalks, the construction of the Justice Facility was in progress, and entryway monuments were being coordinated through the City Manager's Office. Director Risner stated the old GMF Motors building had been condemned as an abandoned and dangerous structure and would be demolished.

The Neighborhood Beautification program would partner with the Police Department and Code Enforcement to perform neighborhood cleanup projects and \$6,000 would be used for dumpsters. The dumpsters used for the cleanup in the neighborhood preservation areas had been donated by Republic Services, Incorporated. Holiday decorations and banners would be purchased to decorate Civic Center Drive for the upcoming season. Additional decorations would be purchased in the future if funds were available. Land acquisitions would continue as would the commercial facade improvement program. Food-4-Less had been awarded \$10,000 for facade improvements. The City would coordinate with local banks to fund loans for commercial facade improvements. The City would continue to participate as an intergovernmental liaison with the Southern Nevada Neighborhood Congress and the City would continue to sit on the board of the Redevelopment Agencies of Nevada. Tracking of potential harmful bills that could damage redevelopment efforts would continue.

Director Risner explained future projects consisted of the construction of the Rebel Oil Company located at Lake Mead Boulevard and Las Vegas Boulevard. The Arby's Roast Beef Sandwich Restaurant would be renovated, Nevada Power Company would be relocated to front Las Vegas Boulevard, and Charleston Auto Parts expressed interest in the redevelopment area. Two parks were proposed for the area. The commercial facade on the McCarran Plaza located on Lake Mead Boulevard and McCarran Street would be revitalized with a professional and retail services center theme. An 18,000 square foot retail center was proposed near Carroll Street, Carey Avenue, and Las Vegas Boulevard. The energy efficiency program would continue with the Casa Rosa Apartments with CDBG funds in the amount of \$85,000.

Chairman Eliason stated Code Enforcement should be sent to Purrfect Auto to check the tall weed situation. He questioned what the Arby's Roast Beef Sandwich Restaurant renovation would consist of. Director Risner responded the building would be demolished and rebuilt. The legal documents would be prepared in approximately two weeks. Chairman Eliason asked Director Risner for an update concerning the Rebel Oil Company project. Director Risner responded the negotiations were continuing.

ACTION: STATUS REPORT GIVEN

4. APPROVAL TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH SCIENCE APPLICATIONS INTERNATIONAL CORPORATION TO EXPAND THE SCOPE OF WORK TO INCLUDE DETERMINING THE FEASIBILITY OF INSTALLING PARKING METERS IN AND AROUND THE PUBLIC PARKING AREAS OF THE CITY OF NORTH LAS VEGAS AND INCREASING THE AMOUNT OF THE CONTRACT BY \$3,000. (CNLV CONTRACT NO. C-5278)

Director Risner stated the City had established an agreement with Science Applications International Corporation to perform a feasibility study for a parking garage for the downtown mature area. The Redevelopment Agency would like to expand the feasibility study to include the possibility of installing parking meters along Civic Center Drive and near the City Hall campus area.

Board Member Smith questioned if a presentation had been prepared. Director Risner responded no, approval of the item would provide the documentation and financial figures that would be required for a presentation. Board Member Smith questioned if Director Risner was requesting discussion. Director Risner responded the request was for action to expand the feasibility study, increase the amount of the contract, and discussion if the Board so desired.

Board Member Smith stated she would not support parking meters.

Vice Chairman Buck stated she would not support spending \$3,000 for a contract increase because she would vote against the installation of parking meters.

ACTION: DENIED

MOTION: Board Member Smith

SECOND: Board Member Montandon

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There were no participants.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 6:03 P.M.

MOTION: Board Member Robinson

SECOND: Board Member Smith

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,
Robinson and Smith

NAYS: None

ABSTAIN: None

APPROVED: August 6, 2003

/s/ Robert L. Eliason

Robert L. Eliason, Chairman

ATTEST:

/s/ Eileen M. Sevigny

Eileen M. Sevigny, CMC, Agency Secretary