



**CITY OF HENDERSON
REDEVELOPMENT AGENCY ADVISORY COMMISSION
AGENDA - REVISED**

**Regular Meeting
Tuesday, February 28, 2012
4:00 p.m.**

**City Hall Annex Conference Room
280 Water Street
Henderson, Nevada 89015**

Notice to persons with special needs: For those requiring special assistance or accommodation at the meeting, please contact 702-267-1515 or the Relay Nevada TTY telephone 7-1-1 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

Electronic agendas can be found at: [HTTP://WWW.CITYOFHENDERSON.COM/](http://www.cityofhenderson.com/)

I. CALL TO ORDER

II. CONFIRMATION OF POSTING AND ROLL CALL

III. ACCEPTANCE OF AGENDA (For Possible Action)

IV. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

V. NEW BUSINESS

1.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF JANUARY 24, 2012 (For Possible Action)
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Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of January 24, 2012.

2.	DOWNTOWN INVESTMENT STRATEGY UPDATE (For Possible Action)
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Recommend approval of the Downtown Investment Strategy Update.

(CONTINUED ON NEXT PAGE)

**3. EASTSIDE BIFURCATION PROPOSED BOUNDARIES AND PRELIMINARY PLAN
(For Possible Action)**

Recommend acceptance of the preliminary plan and proposed boundaries for Eastside Redevelopment Area 1 and Eastside Redevelopment Area 2 and recommend the amended preliminary plan and map be forwarded onto the Planning Commission for review and input.

4. PROJECTS UPDATE

Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: Shortfall Note; HOF Financial Properties; Diamond Cornerstone; Ladera Parcels; Loretto Bay. Downtown Redevelopment Area: 323 Water Street; Assistance Programs; Business Recruitment Marketing Team; City Tower (Southeast corner of Lake Mead Parkway and Water Street); Create Comprehensive Development and Business Recruitment Incentive Packages; Downtown Power Need; Emergency Assistance Loan; Environmental Protection Agency Sustainable Community Building Blocks Program Grant; Former Asset Central Site: Former Parkline Site; Henderson Hyundai; Increase Curb Appeal; Targeted Façade Improvement; Lake Mead Crossing; Marketing the Water Street District Team; Marketing To Developers, Business Owners & Consumers; Outreach; Pinnacle Building; Residential Development Team; Social Gathering Space Team; Shurtleff Building (38 S. Water Street); Site A; The Meridian (155 S. Water Street); Townhouse Motor Lodge; Urban Lounge; Water Street Business; Water Street District Business Association; Façade Improvement Program. Eastside Redevelopment Area: Bifurcation; Business; Eastside Business Coalition; Landwell/Cadence; Museum Site-95/Galleria; Union Village; Wells Park; Façade Improvement Program; Sign Grant Program. Tuscany: OPA; Reimbursement; Semi-Annual Payment. Lakemoor Canyon: House Subcommittee on Energy and Mineral Resources. Administration/All Areas: Audit; Bonds; Business License Counts; Homeowner Assistance Program; NDC; Outreach; Revenue.

VI. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

VII. DIRECTOR'S/CHAIRMAN'S BUSINESS

VIII. SET NEXT MEETING

- March 27, 2012 at 4:00 p.m.

IX. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on February 21, 2012 at the following locations:

City Hall Annex, 280 Water Street
City Hall, 240 Water Street, 1st Floor Lobbies (2)
Multigenerational Center, 250 S. Green Valley Parkway
Whitney Ranch Recreational Center, 1575 Galleria Drive
Fire Station No. 86, 96 Via Antincendio



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

FEBRUARY 28, 2012

RAC-001

SUBJECT	Minutes—City of Henderson Redevelopment Agency Advisory Commission Meeting of January 24, 2012.
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Recommend Approval

FISCAL IMPACT:

No Impact

Budget funds available

Augmentation required

BACKGROUND / DISCUSSION / ALTERNATIVES:

RECOMMENDED MOTION:

I move to approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of January 24, 2012.

Supporting Documentation:

Minutes consisting of five (5) pages

**CITY OF HENDERSON REDEVELOPMENT AGENCY
ADVISORY COMMISSION
MINUTES
January 24, 2012**

I. CALL TO ORDER

Chairman Stan Southwick called the Redevelopment Advisory Commission to order at 4:02 p.m. in the Annex Conference Room, City Hall Annex, 280 Water Street, Henderson, Nevada.

II. CONFIRMATION OF POSTING AND ROLL CALL

Tiffany Reardon, Redevelopment Comm. Specialist, confirmed the meeting had been noticed in accordance with the Open Meeting Law by posting the Agenda three working days prior to the meeting at City Hall, Henderson Convention Center, Green Valley Police Substation, and Fire Station No. 86.

Present: Chairman Stan Southwick
David Chavez
Tom Fay
Tom Foster
Mark McGinty
Richard Serfas
Laura Jane Spina

Excused: None

Staff: Christine Guerri-Nyhus, Assistant City Attorney
Bob Cooper, Manager of Economic Dev/Redevelopment
Daphney Jeffers, Sr. Administrative Analyst
Dave Norris, Real Estate Portfolio Manager
Tiffany Reardon, Redevelopment Comm. Specialist
Michelle Romero, Redevelopment Manager
April Parra, Minutes Clerk

III. ACCEPTANCE OF AGENDA

(Motion) Mr. Foster introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Chairman Southwick declared the motion carried.

IV. PUBLIC COMMENT:

There were no comments presented by the public.

V. NEW BUSINESS

1.	MINUTES FOR THE CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF NOVEMBER 22, 2011.
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Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of November 22, 2011.

(Motion) Mr. Fay introduced a motion to approve the minutes of November 22, 2011, as submitted. The vote favoring approval was unanimous. Chairman Southwick declared the motion carried.

2.	ELECTION OF CHAIRMAN
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Election of Chairman of the Redevelopment Advisory Commission to hold office for one (1) year or until their successor(s) is elected and qualified.

(Motion) Mr. McGinty introduced a motion to elect Mr. Foster as Chairman. The vote favoring approval was unanimous. Chairman Southwick declared the motion carried.

3.	ELECTION OF VICE CHAIRMAN
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Election of Vice Chairman of the Redevelopment Advisory Commission to hold office for one (1) year or until their successor(s) is elected and qualified.

(Motion) Ms. Spina introduced a motion to elect Mr. McGinty as Vice Chairman. The vote favoring approval was unanimous. Chairman Southwick declared the motion carried.

4.	AGREEMENT BETWEEN THE CITY OF HENDERSON NEIGHBORHOOD SERVICES DIVISION AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY IN WHICH THE AGENCY WILL RECEIVE \$500,000.00 FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT – NEIGHBORHOOD STABILIZATION PROGRAM FOR THE PURCHASE OF ELIGIBLE RESIDENTIAL PROPERTIES WITHIN THE TARGET AREA BOUNDED BY WEST BASIC ROAD, WEST PACIFIC AVENUE, WEST ATLANTIC AVENUE, AND NICKEL STREET
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Ratify approval of the agreement between the City of Henderson Neighborhood Services Division and the City of Henderson Redevelopment Agency in which the Agency will receive \$500,000.00 from the Community Development Block Grant – Neighborhood Stabilization Program for the purchase of eligible residential properties within the Target Area bounded by West Basic Road, West Pacific Avenue, West Atlantic Avenue, and Nickel Street.

Dave Norris, Real Estate Portfolio Manager, gave a presentation on the proposed item and stated staff recommends ratification.

Mr. Foster said he is concerned about tearing down the few townsite homes that are left. He said he would rather have a home purchased, fixed up, and inhabited than torn down and a lot sit vacant for a few years.

Mr. Fay noted that until some high density residential is put in place, the businesses in the area will not prosper.

Mr. Serfas noted that it can be detrimental to an area to tear a building down and not put something back up.

Several Commissioners voiced a concern for business owners in the area losing customers due to the purchase of homes and lots by the City. They said they do not want businesses to suffer as a result of this plan.

Mr. McGinty noted that marketing in other areas needs to be increased.

(Motion) Mr. McGinty introduced a motion to ratify approval of the agreement between the City of Henderson Neighborhood Services Division and the City of Henderson Redevelopment Agency in which the Agency will receive \$500,000.00 from the Community Development Block Grant – Neighborhood Stabilization Program for the purchase of eligible residential properties within the Target Area bounded by West Basic Road, West Pacific Avenue, West Atlantic Avenue, and Nickel Street. Those voting aye: Fay, McGinty, Serfas, Southwick, Spina. Those voting nay: Chavez and Foster. Those abstaining: None. Those absent: None. Chairman Southwick declared the motion carried.

5.	A RESOLUTION OF THE CITY OF HENDERSON REDEVELOPMENT AGENCY APPROVING THE ASSUMPTION AGREEMENT TO RECOGNIZE DR HORTON, INC. AS A PERMITTED SUCCESSOR TO THE HOF FINANCIAL I, LLC OPA (CORNERSTONE RDA)
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Ratify adoption of the Assumption Agreement to recognize DR Horton Homes of Nevada, Inc. as a Permitted Success to the HOF Financial I, LLC OPA.

Michelle Romero, Redevelopment Manager, gave a presentation on the proposed item and stated staff recommends approval.

Mr. Chavez disclosed that DR Hortan was his client at one time.

(Motion) Mr. Fay introduced a motion to ratify adoption of the Assumption Agreement to recognize DR Horton Homes of Nevada, Inc. as a Permitted Successor to the HOF Financial I, LLC OPA. The vote favoring approval was unanimous. Chairman Southwick declared the motion carried.

6.	FINANCIAL MANAGEMENT POLICIES
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Recommend adoption of Redevelopment Financial Management Policies for : Appropriation Carryover, Transfer of Budget Appropriations, Limit Mid-Year Adjustments, Revenue Estimates for Budgeting, Revenue Sources, User Fees, and Administrative Service Charges.

Ms. Romero gave a summary of the proposed item and stated staff recommends approval.

There were no questions from the Commission.

(Motion) Mr. McGinty introduced a motion recommending adoption of the Redevelopment Financial Management Policies for: Appropriation Carryover, Transfer of Budget Appropriations, Limit Mid-Year Adjustments, Revenue Estimates for Budgeting, Revenue Sources, User Fees, and Administrative Service Charges. The vote favoring approval was unanimous. Commissioner Chavez abstained. Chairman Southwick declared the motion carried.

7.	PROJECTS UPDATE
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Discuss project updates and accept the report.

Ms. Romero reviewed a memorandum regarding the status of projects as of January 10, 2012.

(Motion) Ms. Spina introduced a motion to accept the report. The vote favoring approval was unanimous. Chairman Southwick declared the motion carried.

V. PUBLIC COMMENT

There were no comments presented by the public.

VI. DIRECTOR'S/CHAIRMAN'S BUSINESS

The November and December financial statements were distributed. Ms. Romero asked that any questions be emailed to her.

Mr. Chavez commented that there are some large expenditures that still have to be made. Ms. Romero gave a brief explanation of the large expenditures and the timing of them.

Mr. Cooper thanked everyone for attending their annual event.

VII. SET NEXT MEETING

The next meeting was scheduled for February 28, 2012, at 4:00 p.m.

VIII. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 4:53 p.m.

Respectfully submitted,

April Parra,
Minutes Clerk



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

February 28, 2012

RAC-002

SUBJECT	Downtown Investment Strategy Update
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Recommend Approval

FISCAL IMPACT:

No Impact

Budget funds available

Augmentation required

BACKGROUND / DISCUSSION:

In February of 2002, the Downtown Investment Strategy was released to encourage guidelines to enhance the physical environment, support and spur the expansion of the local employment base, upgrade the housing stock, and pursue new development opportunities to promote revitalization. Over a ten-year span, the Downtown Investment Strategy led to the accomplishment of the following goals:

- More than 4,000 new jobs created within the Downtown;
- More than 1 million square feet of commercial space, more than 550 new residential dwellings, and more than 325,000 square feet of City facilities;
- More than \$165 million dollars worth of public investment into capital projects to meet community needs and demands; and
- Water Street marketed as a "Venue of Downtown Events" to attract more than 500,000 visitors annually.

In January of 2011, the Redevelopment Agency initiated a process to update the Downtown Investment Strategy, to refine its comprehensive framework and develop new goals. Over a 10-month period, the Redevelopment Agency and a Technical Committee (consisting of key stakeholders and business owners) with assistance of the general public through outreach sessions, developed: (i) a refined vision, (ii) development and economic goals by year 2025, (iii) land use recommendations, and (iv) tactics/objectives to accomplish stated goals. In addition to the combination of investment strategies and targeted development outcomes, the document also provides information regarding Downtown's existing context ranging from zoning to traffic circulation, overview of Opportunity Districts for development, and appendices of related information (market profile summaries, traffic and utility impact analyses, public planning process).

RECOMMENDED MOTION:

I move to recommend approval of the Downtown Investment Strategy Update.

Supporting Documentation:

Draft Downtown Investment Strategy Update booklet (separate from RAC booklet)



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

February 28, 2012

RAC-003

SUBJECT	Eastside Bifurcation proposed boundaries and preliminary plan
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Recommend Acceptance of the Amended Preliminary Plan and Amended Map.

FISCAL IMPACT:

No Impact

Budget funds available

Augmentation required

BACKGROUND / DISCUSSION:

The City Council has directed staff to evaluate the bifurcation of the Eastside Redevelopment Area into two new areas to be designated as Eastside Redevelopment Area 1 and Eastside Redevelopment Area 2. In addition to the bifurcation, additional property will be added to Eastside Redevelopment Area 2 to allow the City and Agency financing opportunities to complete needed improvements along the frontage road along US-95 from Galleria to Russell Road.

The main purpose of the bifurcation process of the Eastside Redevelopment Area is solely for purposes of financing the Redevelopment Plan. Under the proposed Amendment, if passed, Eastside Area 1 and Eastside Area 2 will be independent with respect to allocation, division and disposition of money from taxes and payment of indebtedness under NRS 279.676. This means that Eastside Area 1 and Eastside Area 2 would be designated as separate areas with respect to calculation of tax increment and incurrence of debt to finance each respective area. The Amendment does not change the base year assessed value of property tax that was set at the time of the adoption of the Redevelopment Plan.

The attached preliminary plan and map describe the changes being proposed. Staff requests your review and input on the proposed changes to the Eastside Redevelopment Area.

RECOMMENDED MOTION:

I move to recommend acceptance of the preliminary plan and proposed boundaries for Eastside Redevelopment Area 1 and Eastside Redevelopment Area 2 and recommend the amended preliminary plan and map be forwarded onto the Planning Commission for review and input.

Supporting Documentation:

Eastside Redevelopment Bifurcation Map consisting of one (1) page

Amendment to the Preliminary plan for Eastside Redevelopment Area consisting of nine (9) pages

EASTSIDE REDEVELOPMENT BIFURCATION MAP

-  Henderson City Limits
-  Area 1 (3,478 acres)
-  Area 2 (1,706 acres)
-  Additional Property (58 acres)



1 in = 2,200 feet

Sources:

- Clark County GIS Management Office
- City of Henderson Community Development

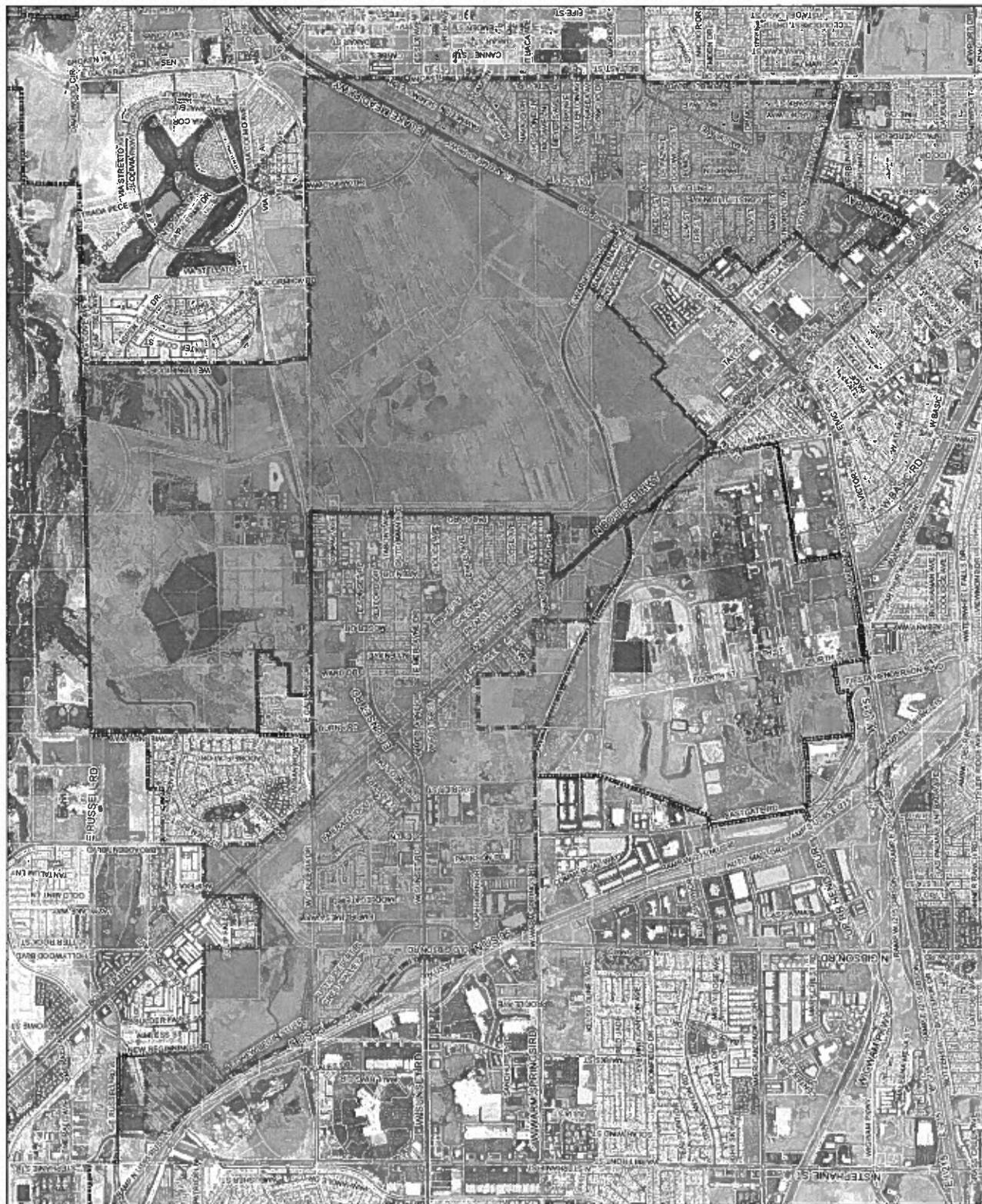
This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

Prepared: February 8, 2012

DRAFT



City of Henderson
 Community Development
 Geographic Information
 240 Water Street MSC 115
 Henderson, NV 89015
 702.267.1500
www.cityofhenderson.com



PRELIMINARY PLAN FOR THE AMENDMENT TO

THE EASTSIDE REDEVELOPMENT AREA

FEBRUARY 2012

I. INTRODUCTION

This document is the Preliminary Plan (this "**Preliminary Plan**") for the proposed amendment (the "**Amendment**") to the Redevelopment Plan for the Eastside Redevelopment Area (the "**Redevelopment Plan**") adopted by the City Council of the City of Henderson (the "**City**") on February 6, 2006. The purpose of this Preliminary Plan is to fulfill the requirements of Section 279.526 of the Nevada Revised Statutes ("**NRS**") and to provide general direction to the City of Henderson Redevelopment Agency (the "**Agency**") in adoption of the Amendment.

This Preliminary Plan includes the designation of the boundaries of territory proposed to be added (the "**Added Area**") to the original Eastside Redevelopment Area (the "**Original Area**") and includes proposed boundaries for the bifurcation of the Eastside Redevelopment Area into two separate areas for purposes of financing the Redevelopment Plan ("**Eastside Area 1**," "**Eastside Area 2**" and together, the "**Proposed Eastside Areas**"). The Added Area and the Original Area are collectively referred to hereinafter as the "**Eastside Redevelopment Area**."

The Amendment proposes to add the Added Area to the Original Area. The Amendment also proposes to designate two separate redevelopment areas within the Eastside Redevelopment Area solely for purposes of financing the Redevelopment Plan. Under the proposed Amendment, if passed, Eastside Area 1 and Eastside Area 2 will be independent with respect to allocation, division and disposition of money from taxes and payment of indebtedness under NRS 279.676. This means that Eastside Area 1 and Eastside Area 2 would be designated as separate areas with respect to calculation of tax increment and incurrence of debt to finance each respective area. The Amendment does not change the base year assessed value of property tax that was set at the time of the adoption of the Redevelopment Plan.

Under Community Redevelopment Law (NRS 279.382 to 279.685) (the "**CRL**") the Agency must recommend an amendment to the City Council if the Agency desires to take an action that will constitute a material deviation from the Redevelopment Plan. An amendment may include the addition of one or more areas to any redevelopment plan.¹

This Preliminary Plan consists of text, maps, and boundary descriptions of the proposed Added Area and Proposed Eastside Areas, contains a general statement of land uses, layout of principal streets, population densities, building intensities and standards proposed for the Amendment. This Preliminary Plan shows how the purposes of the CRL will be attained by amending the Redevelopment Plan and will be the basis from which the Amendment and the report to council (the "**Report to Council**") required by NRS 279.578 will be drafted. This Preliminary Plan is also consistent with the goals and objectives of the Comprehensive Plan for the City, as amended.

¹ NRS 279.608.

In accordance with the CRL, following approval of this Preliminary Plan, the City Planning Commission will submit this Preliminary Plan and proposed boundaries for the Added Area and the Proposed Eastside Areas to the Agency, and the Agency will commence the process required to amend the Redevelopment Plan.

Under NRS 279.526, "a preliminary plan is sufficient if it:

- (1) Describes the boundaries of the redevelopment area.
- (2) Contains a general statement of uses of the land, layout of principal streets, densities of population and intensities and standards of building proposed for the redevelopment of the area.
- (3) Shows how the purposes of NRS 279.382 to 279.685, inclusive, would be attained by such redevelopment.
- (4) Shows that the proposed redevelopment conforms to the master or general plan for the community."

This Preliminary Plan addresses each of the foregoing elements. The Report to Council that will be prepared in connection with the proposed Amendment will document the conditions that qualify the proposed Added Area and proposed bifurcation of the Eastside Redevelopment Area under the CRL and will detail the activities proposed to be undertaken to eliminate blight and revitalize the Proposed Eastside Areas.

II. DESCRIPTION OF THE PROPOSED BOUNDARIES FOR THE ADDED AREA, EASTSIDE AREA 1 AND EASTSIDE AREA 2

A. Added Area

The Added Area consists of one contiguous parcel at the northwest corner of the Original Area consisting of 58 acres. The boundaries for the Added Area are shown as the cross hatched portion on the map attached as Exhibit A. The Added Area is located northeast of U.S. 95/I-515 and generally bounded by U.S. 95/I-515 to the southwest, N. Stephanie St. on the west and New Beginnings Drive on the east. It is bound on the north by the Russell Road Sports Complex.

As permitted under the CRL, the Added Area is comprised of non-taxable property that includes undeveloped land and a church complex with a land use designation of public/semi-public.²

² See, NRS 279.519.

B. Eastside Area 1 and Eastside Area 2

The boundaries for the bifurcation of the Proposed Eastside Areas are set forth on the map attached as Exhibit A.

The Report to Council for the Original Area divided the Original Area into four sub-areas as shown on the map attached as Exhibit B. These sub-areas are known as Sunset (Area 4-1), Pittman (Area 4-2), Valley View (Area 4-3) and Landwell (Area 4-4). Of these sub-areas, Landwell and Valley View are included in their entirety in the proposed Eastside Area 1. Sunset will be included in Eastside Area 2 and Pittman will be bifurcated with a portion of Pittman included in Eastside Area 1 and a portion included in Eastside Area 2. In addition, the Added Area will be included in Eastside Area 2.

A general description of the sub-areas and the boundaries of the Proposed Eastside Areas are set forth below.

1. Eastside Area 1

The boundaries for Eastside Area 1 are shown on the map attached as Exhibit C. Eastside Area 1 will be comprised of approximately 3,536 acres that will include the Valley View sub-area, the Landwell sub-area and a portion of the Pittman sub-area as described below:

- (1) Valley View. Valley View is a triangular-shaped sub-area is bordered by Pueblo Boulevard on the east, East Lake Mead Parkway on the west, and partially by Burkholder Boulevard on the south. Most of the residences are single-family dwellings first developed in 1954. In addition to the single-family homes, mobile home communities are scattered throughout Valley View. Valley View and Landwell are contiguous and share a boundary on East Lake Mead Parkway.
- (2) Landwell. The Landwell sub-area lies east of Boulder Highway and north of Lake Mead Parkway, in proximity to the active and inactive manufacturing plants generally known as the “**Industrial Complex**” in Clark County, Nevada. The property within Landwell is contaminated as a result of its proximity to several operational plants along the north side of Lake Mead Drive, west of Boulder Highway. Historically, the plant operations within the Industrial Complex utilized tracts of land on adjacent property within Landwell to convey and dispose of operational effluent and cooling water produced by the plants. Municipal wastewaters were also discharged into Landwell by the City of Henderson. Landwell contains wastewater evaporation ponds, sewage facilities, and several open-air drainage ditches.
- (3) Pittman 1. The portion of Pittman (“**Pittman 1**”) proposed to be included in Eastside Area 1 consists of three non-contiguous parcels. The southern-most Pittman 1 parcel is a triangular shaped area contiguous to the Landwell sub-area,

and generally bounded by King Street on the north, Pabco Road on the east, and Boulder Highway on the southwest.

The other two Pittman 1 parcels are located north of East Galleria Drive. The Pittman 1 parcel that is contiguous to East Galleria Drive includes the Henderson Bird Viewing Preserve and is bounded by East Galleria Drive on the South. The last Pittman parcel to the north is contiguous to the northern most corner of Landwell and generally bounded by Weston Ridge St. on the west and Pabco Road on the east. (See Exhibit B for parcels designated as "4-2" which are located north of East Galleria Drive.)

2. Eastside Area 2

The boundaries for Eastside Area 2 are shown on the map attached as Exhibit D. Eastside Area 2 will be comprised of approximately 1,706 acres that will include the Added Area (as described in Section II.A. above), the Sunset sub-area, and a portion of the Pittman sub-area as described below:

- (1) Sunset. The majority of Sunset is bordered by Boulder Highway on the east, U.S. 95/I-515 on the west, West Warm Springs Road on the south, and Dan Blocker Avenue on the north. For years, Sunset was comprised exclusively of light industrial development. Sunset is now comprised of a combination of single family residences, industrial and commercial buildings, and vacant parcels.
- (2) Pittman 2. The portion of Pittman ("**Pittman 2**") proposed to be included in Eastside Area 2 is a quadrilateral-shaped sub-area south and west of the Landwell sub-area, generally bounded by East Galleria Road on the north, Pabco Road on the east, and King Street on the South, with Boulder Highway running in a diagonal direction on the west. Pittman 2 contains a mix of residential units (both single family residences and mobile homes), as well as commercial and industrial buildings. Pittman 2 is contiguous to Sunset to the east and borders Boulder Highway.
- (3) Added Area. The Added Area consists of one contiguous parcel at the northwest corner of the Original Area consisting of 58 acres. The Added Area is located northeast of U.S. 95/I-515 and generally bounded by U.S. 95/I-515 to the southwest, N. Stephanie St. on the west and New Beginnings Drive on the east. It is bound on the north by the Russell Road Sports Complex.

III. GENERAL STATEMENT OF THE LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, AND BUILDING INTENSITIES AND STANDARDS

A. Land Uses

The land uses for the Proposed Eastside Areas are included on the maps attached as Exhibit C and Exhibit D. All land uses in the Proposed Eastside Areas will conform to the Comprehensive Plan. This includes permitted land uses, zoning and development standards, all applicable state and local building codes and guidelines, and will be subject to all review and procedural requirements in effect as redevelopment takes place within the Proposed Eastside Areas. In general, the following uses are included in the Proposed Eastside Areas:

- (1) Residential. Residential uses include retention and development of single- and multi-family housing. The Redevelopment Area contains a mixture of Low, Medium and High Density Residential uses. If required under the CRL, the Agency will use at least eighteen percent (18%) of tax increment funds from each Proposed Eastside Area respectively for the purpose of increasing, improving and preserving the supply of low- and moderate-income housing in the community.
- (2) Commercial. Revitalization of commercial areas, including the rehabilitation of existing commercial areas, the development of new business and professional offices, restaurant, hotel, and retail buildings, and the construction of streetscape and public amenities along commercial corridors. The Redevelopment Area contains Commercial and Transit Oriented Development use designations. Eastside Area 2 also contains Tourist Commercial land uses.
- (3) Planned Community. More than half the acreage in Eastside Area 1 is designated as Planned Community. None of this property is currently developed.
- (4) Business/ Industry. The Proposed Eastside Areas contain business / industrial uses. Eastside Area 2 also contains light business industrial.
- (5) Public, Semi-Public, Recreational and Open Space. Public uses include maintenance of existing public facilities, recreational areas and public or semi-public areas, including schools, parks and other open space. The Proposed Eastside Areas contain parcels designated as Public/Semi-Public.

In addition to the land uses set forth in the Comprehensive Plan, the Valley View sub-area is subject to the Rural Neighborhood Plan that was adopted by the City Council. Land uses within the Proposed Eastside Areas may be further defined in a master or specific plan adopted by the City Council.

B. Layout of Principal Streets

The layout of principal streets within the Proposed Eastside Areas will conform to the Comprehensive Plan. As a basis for the redevelopment of the Eastside Redevelopment Area, the layout of principal streets will be as shown on the Eastside Redevelopment Area Map. Existing streets within the Proposed Eastside Areas may be widened or otherwise modified, and additional streets will be created as necessary for proper pedestrian and vehicular circulation consistent with the Comprehensive Plan.

C. Population Densities

A range of development will be permitted that is consistent with land use designations under the Comprehensive Plan and the densities established by the Comprehensive Plan. The Redevelopment Area contains low, medium and high density residential designations, commercial, transit oriented development, and business/industrial uses. Eastside Area 1 also contains tourist commercial and light business industrial uses. Eastside Area 2 also contains a planned community district.

D. Building Intensities and Standards

Building intensities will be controlled by procedures and criteria established in the Comprehensive Plan, any applicable master or specific plans (such as the Sections 4, 9 and 16 Rural Neighborhood Plan) and City ordinances and regulations as they now exist or may hereafter be amended. The criteria may include limits on: (1) the percentage of ground area covered by buildings (the "**Land Coverage**"); (2) the ratio of the total floor area for all stories of the buildings to total area of the building sites; (3) the size and location of buildable area on building sites; and (4) the height of buildings. The Land Coverage, sizes and location of buildable areas may be limited in order to provide adequate open space.

Minimum building standards will conform to the building requirements of applicable state and local statutes, codes, regulations and ordinances and will be consistent with Comprehensive Plan.

IV. ATTAINMENT OF THE PURPOSES OF THE NEVADA REVISED STATUES

Under the provisions of the CRL, the Agency receives that portion of property tax revenue generated from the increase of the current year assessed value over the base year assessed value that existed at the time of adoption of the Redevelopment Plan. This portion of property tax revenue is referred to as "tax increment."

A primary purpose of the proposed Amendment is to facilitate the redevelopment of the Proposed Eastside Areas -- an underutilized and blighted area of the City. Due to the overall decline in the economy that has occurred since 2007, assessed values in the Original Area have declined considerably. As a result, the incremental tax property tax value for the properties located in the Original Area is projected to be \$31,189,293 less than the base property tax value of the Original Area at the time the Redevelopment

Plan was adopted.³ Assessed property values are projected to increase slowly over the next several years. By bifurcating the Eastside Redevelopment Area into Eastside Area 1 and Eastside Area 2 for purposes of tax increment generation, the Agency may be able to provide financing for the Eastside Redevelopment Area sooner than it could without the proposed Amendment.⁴

Impediments to development and productive reuse of the area continue to be the presence of industrial residue and ponds, a lack of adequate flood control, poor traffic circulation and general conditions of blight.

The proposed Amendment, pursuant to this Preliminary Plan, will attain the purposes of the NRS by providing tax increment at a faster rate than is currently estimated, which will assist the Agency in alleviating varying forms of blight, including mitigation of the following conditions: (1) the existence of buildings or structures, used or intended to be used for residential, commercial industrial or other purposes, or any combination thereof, that are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality juvenile delinquency or crime due to age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses; (2) economic dislocation, deterioration or disuse; (3) the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development; (4) the laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions; (5) the existence of inadequate streets, open spaces and utilities; (6) the prevalence of depreciated values, impaired investment and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered; (7) a growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare; and (8) the environmental contamination of buildings or property.

Through the use of redevelopment, the City and the Agency will be able to facilitate effective redevelopment of the area by removing blighting conditions in the Eastside Redevelopment Area and will achieve many of the goals of the City and the Agency outlined in the Comprehensive Plan and in the CRL. Through adoption of the Amendment, the impact upon local residents and the surrounding neighborhoods will generally be positive and will include improvements to public facilities, parking, environmental quality, retail and economic development and expansion of housing and employment opportunities.

All redevelopment activities will be undertaken in strict compliance with CRL requirements regarding owner participation opportunities and the provision of relocation assistance and replacement housing as applicable.

³ See, "Keyser Marston memorandum dated June 10, 2011 re: Phase 2 – Eastside Bifurcation Tax Increment Comparison."

⁴ *Id.*

V. CONFORMITY TO THE GENERAL PLAN

This Preliminary Plan and the proposed Amendment will comply with Comprehensive Plan elements including economic development, land use, housing, community facilities, environmental quality, circulation, transportation and streets. This Preliminary Plan will also conform to the goals and policies as stated in the Comprehensive Plan, as amended, by pursuing development and redevelopment according to the goals, urban form, general elements, growth guidance and implementation policies as stated in the Comprehensive Plan. For example, this Preliminary Plan conforms to the goals and policies stated in the Comprehensive Plan, with many of the principles listed under the City-wide Goal of a “City With a Balanced Land Use.” Some of these principles include:

- Principle 2: Redevelopment and infill will provide new opportunities in Henderson and provide for efficient use of land; and
- Principle 3: Our community will include a diverse mix of housing types and neighborhood choices to support the needs of all residents.

VI. CONCLUSION

This Preliminary Plan, as the initial document produced in the amendment process, conforms to the requirements of the Community Redevelopment Law. This Preliminary Plan is general in nature and consistent with its purpose as a preliminary guideline. Consideration of this Preliminary Plan will provide the Agency with the opportunity to further evaluate the remaining blighting conditions and the financing plan for the Proposed Eastside Areas, as well as the redevelopment goals and activities. As the plan amendment process continues, the Agency will prepare, and the Planning Commission will review, the draft Amendment and the accompanying Report to Council. The Report to Council will document the conditions that qualify the proposed Amendment under the CRL and will detail the proposed activities to be undertaken to eliminate blight and revitalize the Eastside Redevelopment Area.



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

FEBRUARY 28, 2012

RAC-004

SUBJECT	Projects Update
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Recommend Acceptance

FISCAL IMPACT:

No Impact

Budget funds available

Augmentation required

BACKGROUND / DISCUSSION / ALTERNATIVES:

RECOMMENDED MOTION:

I move to accept report.

Supporting Documentation:

Minutes consisting of three (3) pages



Memorandum

TO: Redevelopment Agency Advisory Commission
FROM: Michelle Romero, Redevelopment Manager
SUBJECT: Projects Update

Following are new or ongoing redevelopment projects, as compiled by staff, in our Redevelopment Areas and their status as of February 15, 2012:

I. CORNERSTONE REDEVELOPMENT AREA

- Shortfall Note
- HOF Financial Properties

Projects

- Diamond Cornerstone
- Ladera Parcels
- Loretto Bay

II. DOWNTOWN REDEVELOPMENT AREA

Projects

- 323 Water Street
- Assistance Programs: The mini-façade improvement at 16 West Pacific Avenue has been completed and the exterior of the building has been repainted, significantly improving the appearance of not only this building but this area of Pacific Avenue.
- Business Recruitment Marketing Team
- City Tower (Southeast corner of Lake Mead Parkway and Water Street)
- Create Comprehensive Development and Business Recruitment Incentive Packages
 - Downtown Investment Strategy (DTIS): DTIS is still scheduled to be heard at the February RAC and March RDA meetings.
- Downtown Power Need
- Emergency Assistance Loan
- Environmental Protection Agency Sustainable Community Building Blocks Program Grant
- Former Asset Central Site
- Former Parkline Site
- Henderson Hyundai
- Increase Curb Appeal
- Targeted Façade Improvement: (19 Water St.)
- Lake Mead Crossing
- Marketing the Water Street District Team
- Marketing To Developers, Business Owners & Consumers
- Outreach:
 - Staff is working on updates to the WSD website to include specials, promotions and events from local businesses.
 - Staff is moving forward with updates to the Redevelopment Incentive Programs brochure. This will replace the old brochure that contains outdated programs information.

- Pinnacle Building
- Residential Development Team: Senior Center/Pacific Pines
- Social Gathering Space Team
- Shurtleff Building (38 S. Water Street)
- Site A (SW corner of Victory and Water)
- The Meridian (155 S. Water Street): Staff received the required financial statements and other quarterly documents from the Meridian owners. Two suites on the second floor and one apartment on the third floor are currently vacant. While RLK provided the rent roll, they are unsure who is paying since rents were assigned to the first deed of trust holder, City National. The property was scheduled for auction on February 9, and is now owned by City National.
- Townhouse Motor Lodge
- Urban Lounge
- Water Street District Business
- Water Street District Business Association:
 - A representative from Vegas TV attended the Board meeting that took place on February 8. Staff is working as a liaison between the Board and media group to try and coordinate a deal for television exposure for the area. Greenspun is going to provide exposure of the District for the upcoming St. Patrick's Day Parade.
 - CAT staff attended the WSDBA meeting and informed the Board that there will be three performances in the events Plaza in April as part of the Target Art Beat Program. The reduced performances are due to budget reductions. The Board is going to actively try and find free or low cost options for concerts and seek donations to sponsor high school performing groups.

Programs

- Façade Improvement Program

III. EASTSIDE REDEVELOPMENT AREA

Projects

- Bifurcation:
 - The application for the first Planning Commission meeting has been submitted and the application deadline for CC/RDA for the draft plan and map approvals was on February 6.
 - On February 7, the Council adopted the resolution for staff to move forward with gathering information for bifurcation. The draft plan and maps are being updated for review by the Planning Commission.
- Business Recruitment
- Eastside Business Coalition: The second meeting for the Boulder Highway Business Coalition has been scheduled for February 16 to discuss structure of the organization and development of bylaws.
- Landwell/Cadence (Cadence): Staff is working with CAO on a request by Landwell to amend the Owner Participation Agreement. CAO is preparing a draft for review by all relevant parties.
- Museum Site-95/Galleria
- Union Village:
 - In a meeting that took place on February 1, four topics were discussed, including tax increment. The KMA TI Analysis was provided to Union Village. Staff has received a quote of \$7500 to update the KMA TI Analysis for the March 15, 2012 rolls.
 - Staff met with a representative from Union Village to discuss how tax increment works and the timing of the revised tax increment analysis to be prepared by Keyser Marston after receipt of the March property tax numbers from the County.
 - Additionally, staff had an internal meeting to discuss the documentation/reporting that is necessary to complete cost estimates for the public improvements that may be eligible for reimbursement from the Agency's future TIF.
- Wells Park: The sidewalks surrounding the splash pad have been poured and they are preparing to finish the splash pad. The contractor has completed pouring the pedestrian plaza and is still working on the parking lot. The safe play surface under the playground and the rock climbing feature are being installed.

Programs

- Façade Improvement Program

- Sign Grant Program

IV. TUSCANY REDEVELOPMENT AREA

- OPA
- Reimbursement
- Semi-Annual Payment

V. LAKEMOOR CANYON

- House Subcommittee on Energy and Mineral Resources

VI. ADMINISTRATION / ALL AREAS

- Audit
- Bonds
- Business License Counts
- Homeowner Assistance Program:
 - Staff sent via certified mail a request to one participant to meet with staff regarding her HAP loan that requires an amendment.
 - A waiver of the requirement to live in the home was approved by the Loan Committee for another participant, which has been mailed for execution.
- NDC:
 - NDC held Economic Development Financing 101 training for City and Agency staff, as well as representatives from Mesquite, North Las Vegas and Las Vegas Economic Development/Redevelopment Agencies on February 8.
 - Staff and NDC have met with Chase Bank, Bank of America and NV State Bank to discuss partnering opportunities, lending environment, and creation of a financial checklist.
 - NDC completed a follow up with a marketing firm for potential use of the Grow Henderson Fund. Additionally, NDC received the preliminary loan package for Casas Electric. NDC is requesting that staff set up a meeting with the local SBA lenders to pitch Grow Henderson and review partnering opportunities.
- Outreach
- Revenue