

Roy Edgington, Mayor
Raymond Lacy, Ward 1
Daniel McCassie, Ward 2
Stan Lau, Ward 3
Albert Torres, Ward 4
Fran McKay, Ward 5

FERNLEY REDEVELOPMENT AGENCY AGENDA

Fernley City Hall
595 Silver Lace Blvd. • Fernley, NV 89408
Phone: (775) 784-9900

THIS MEETING HAS BEEN CANCELLED!

FRA Meeting: September 04, 2019

The Mayor reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.

Time Certain: Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

Immediately following the scheduled City Council Meeting

Mayor's statement: "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. Thank you for your understanding."

1. Call to Order

2. Roll Call

3. PUBLIC COMMENT

Public comment is limited to five (5) minutes per person however, the Mayor has discretion to limit public input that is not at the beginning or the end to a lesser time. Items not agendaized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers.

4. Approval of the Agenda

5. Staff Reports

A. Discussion and possible action to accept Redevelopment Plan as adopted by Fernley City Council

Documents:

[STAFF REPORT - REDEVELOPMENT AGENCY ACCEPT PLAN.PDF](#)
[ORDINANCE 2019-003.PDF](#)
[RESOLUTION 18-013.PDF](#)

B. Discussion and possible action to direct staff to create Redevelopment Agency administrative items as needed (i.e. address, phone number, logo/letterhead, etc.), begin developing by-laws, and develop a process for the

creation of a citizen advisory committee for final approval by the
Redevelopment Board.

Documents:

[STAFF REPORT - REDEVELOPMENT AGENCY ADMINISTRATIVE ITEMS.PDF](#)

6. Public Comment

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ADJOURNMENT

This notice and agenda is being posted before 9:00 a.m.,08/29/2019 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at www.cityoffernley.org or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email cityclerk@cityoffernley.org or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email cityclerk@cityoffernley.org

FERNLEY REDEVELOPMENT AGENCY

AGENDA REPORT

Meeting Date: September 4, 2019

REPORT TO:	Mayor and City Council
REPORT THRU:	Daphne Hooper, City Manager
REPORT FROM:	Daphne Hooper, City Manager
REVIEWED BY:	Brent Kolvet, Deputy City Attorney
REVIEWED BY:	Denise Lewis, City Treasurer

FINANCIAL IMPACT: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	CURRENTLY BUDGETED: Yes: <input type="checkbox"/> No: <input type="checkbox"/>	FUND/ACCOUNT:
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ACTION REQUESTED: <input type="checkbox"/> Consent <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Receive/File

AGENDA ITEM: Staff Report (For Possible Action): Discussion and possible action to accept Redevelopment Plan as adopted by Fernley City Council.

Business Impact (per NRS Chapter 237): <input type="checkbox"/> A Business Impact Statement is Attached. <input checked="" type="checkbox"/> A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

Agenda Item Brief: Fernley City Council adopted Resolution 18-013 creating the Redevelopment Agency. City Council adopted Ordinance 2019-003 accepting the Redevelopment Plan. The first order of business for the Redevelopment Agency is to accept the plan adopted by the Fernley City Council.

See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to accept the Redevelopment Plan adopted by the Fernley City Council.”

PROJECT SUMMARY:

BACKGROUND:

The Fernley City Council commissioned a study in 2015 to determine the existence of blight conditions, as defined in NRS 279, within the City. At the unanimous direction of the Fernley City Council, the University Center for Economic Development in the College of Business at the University of Nevada, Reno, prepared a comprehensive study which describes blight conditions within the city and identifies the feasibility of redevelopment opportunities in the community. These identified areas could potentially be considered for inclusion into a redevelopment project area as defined by Nevada Revised Statute, Chapter 279 Redevelopment of Communities.

The UCED completed this study in January 2016. For a proposed study area to be eligible for inclusion into a redevelopment project area, the legislative body, (City Council) must, in part, determine that the project area is financially and economically feasible. In short, the City Council must find that, over the lifetime of the project area, the redevelopment district will generate enough incremental assessed value and gross tax incremental revenue to support the operations of the redevelopment agency. The financial and economic feasibility study provided a basic assessment of the current trends in total assessed value and total ad valorem (property tax) revenues being currently generated within the proposed redevelopment project area. Additionally, it also provided an estimation of potential future ad valorem revenues that could support redevelopment efforts within the proposed project area over the lifetime of the redevelopment district and agency.

In consultation with city staff, a series of five separate geographic areas were selected. These are:

- Historic Downtown
- Industrial Area
- Residential Area
- West Development Area
- East Development Area

On April 20, 2016 the City Council unanimously voted to “move forward with a request for proposal of a possible area within the City of Fernley that could potentially be a possible redevelopment project area.” Staff prepared a request for proposal (RFP) for the “City of Fernley Redevelopment Planning Study.” The RFP was advertised on the City of Fernley’s webpage from October 24 through November 11, 2016. Only one entity submitted a proposal, the University Center for Economic Development at the University of Nevada, Reno.

On December 21, 2016, the City Council approved a contract with the University Center for Economic Development to conduct a redevelopment planning study for the City of Fernley. The duration of the study was twelve months, at a cost of \$28,000, and included the completion of the following: required comprehensive blight study for each of the five sub-areas of the proposed redevelopment project area; development and completion of a draft and final redevelopment plan for the proposed redevelopment project area; and development and completion of the draft and final Owner Participation Agreement/Owner Participation Rules for the proposed redevelopment agency.

On June 21, 2017, City Council unanimously adopted Resolution 17-008, a resolution to direct staff to examine, explore, and assess the feasibility of establishing a redevelopment area and a redevelopment agency for the City of Fernley as required by NRS, Chapter 279, with the expectation that staff will reach out to key stakeholders to participate in the process. UCED staff mailed a letter of notification to impacted property owners to inform every property owner within the study area (3,975 parcels) of the future blight survey. UCED staff conducted the blight survey from July 13 – 16 and July 22 – 23, 2017.

On November 15, 2017, City Council received the summaries of the blight analysis, blight survey results, the assessed value analysis for the study area, and the socio-demographic and economic analysis. In addition, the UCED proposal included the completion of several community workshops to be developed and moderated by UCED faculty and staff. These community workshops were planned to engage both internal and external stakeholders during the formation process as well as to collect vital information from elected and appointed officials, city staff, private sector business interests, property owners, and private citizens. The community workshops were held on:

- August 18, 2017
- January 27, 2018
- February 5, 2018
- February 10, 2018
- February 26, 2018

Additionally, the City reached out to external stakeholders and held a meeting on October 3, 2018. The purpose of the meeting was to seek input regarding the draft Redevelopment Plan and draft Owner Participation Agreement/Rules. Representatives from Lyon County, Lyon County School District, North Lyon County Fire Protection District, Fernley Pool District, and the State of Nevada were all invited to the meeting.

On October 17, 2018, City Council unanimously adopted Resolution 18-013, a resolution relating the community development; creating a redevelopment agency pursuant to NRS 279.428; providing for the functions and duties of said agency; providing for an effective date. This Resolution created the Redevelopment Agency, which allows the Agency to complete the required process as established in NRS 279.

In November 2018, the Preliminary Redevelopment Plan and the Preliminary Owner Participation Agreement (OPA)/Rules were presented to the Planning Commission. The first adoption of the Proposed Final Redevelopment Plan and OPA/Rules by the Planning Commission was completed in December 2018.

In December 2018, the City council accepted the Planning Commission's report and recommendation regarding the proposed final redevelopment Plan and OPA/Rules and directed staff to prepare an Ordinance to adopt the Redevelopment plan establishing Fernley Redevelopment Project Area Number One.

On February 6, 2019, the Fernley City Council accepted a Business Impact Statement regarding an Ordinance adopted the Redevelopment Plan and establishing Fernley Redevelopment Project Area Number One. City Council also introduced an Ordinance adopting the Redevelopment Plan and establishing Fernley Redevelopment Project Area Number One.

On March 14, 2019, the Fernley City Council accepted the Rules Governing Participation and Assistance by Property Owners in City of Fernley Redevelopment Project Area No. 1. The Council adopted the Ordinance accepting the Redevelopment plan and establishing Fernley Redevelopment Project Area No. 1.

ANALYSIS:

Upon completion of the required adoption of a Resolution and Ordinance, the Redevelopment Agency was established. This is the first meeting of the Fernley Redevelopment Agency. The first order of business is to accept the Plan that was adopted by the Fernley City Council.

FINDINGS:

The City Council considered each of the three findings and concluded, prior to adopting the Ordinance establishing Fernley Redevelopment Project Area No. 1, the following:

1. The Fernley City Council, based on the presentation and analysis of physical, social, and economic blight, as defined by Nevada Revised Statute Chapter 279 Section 288, finds that there is sufficient blight (physical, social, and economic) within the existing redevelopment study area to merit creation of the Redevelopment District and establishment of the Redevelopment Agency by ordinance.

2. The Fernley City Council, based upon the language and analysis presented in both the Owner Participation Agreement/Rules and the Redevelopment Plan, finds that the Redevelopment Plan is consistent with the current City of Fernley Masterplan.
3. The Fernley City Council, based upon the presentation and analysis of the Redevelopment Agency's economic and fiscal feasibility assessment, finds that it is economically and financially feasible to create the Redevelopment District and establish the Redevelopment Agency.

Based on these findings, the City Council adopted the Ordinance establishing Fernley Redevelopment Project Area No. 1 and the Redevelopment Plan.

LEGAL IMPLICATIONS:

NRS 279.428 states that an agency shall no transact any business or exercise any powers pursuant to this chapter unless, by resolution, the legislative body declares that there is need for an agency to function in the community. The City Council adopted Resolution 18-013 declaring the need for a Redevelopment Agency.

NRS 279.444 states, in relevant part:

- a. As an alternative to the appointment of five members of the agency pursuant to NRS 279.440, and as an alternative to the procedures set forth in NRS 279.443, the legislative body may, at the time of adoption of a resolution pursuant to NRS 279.428, or at any time thereafter, declare itself to be the agency, in which case, all the rights, powers, duties, privileges and immunities bested by this chapter in any agency are vested in the legislative body of the community. If the legislative body of a city declares itself to be the agency pursuant to this subsection, it may include the mayor of the city as part of the agency regardless of whether the mayor is a member of the legislative body.

The City Council, in the adoption of Resolution 18-013 declared itself to be the Fernley Redevelopment Agency.

FINANCIAL IMPLICATIONS:

It is likely that the Agency may require either direct or in-kind support by the City's general fund for the first several years of the Agency. However, as incremental property tax revenue increases over time, the Agency would also be expected to fully reimburse the City's general fund for all direct financial and/or in-kind support provided by the City's general fund in the Agency's formative years.

To date, the City has expended approximately \$100,000 on the required studies, hearings, noticing, staff time and consultant fees to create the district. The Agency is expected to reimburse the City's general fund for all costs associated with establishing the District/Agency.

A feasibility study was conducted to determine whether the creation of a redevelopment district was sustainable. The study looked at four different scenarios:

Scenario 1	Scenario 2	Scenario 3	Scenario 4
No New Construction	\$1.5 million in New Construction	\$20 million in New Construction	\$50 million in New Construction
Approx. \$60.7 million in total revenue over 30 years	Approx. \$68.6 million in total revenue over 30 years	Approx. \$172.5 million in total revenue over 30 years	Approx. \$348.7 million in total revenue over 30 years.
\$12.3 million in total administrative, housing program, discretionary program expenses over 30 years.	\$13.9 million in total administrative, housing program, discretionary program expenses over 30 years.	\$34.9 million in total administrative, housing program, discretionary program expenses over 30 years.	\$39.2 million in total administrative, housing program, discretionary program expenses over 30 years.

As can be seen from the table above, even with no new construction, the proposed redevelopment project area will generate more than \$60 million in revenue over 30 years. However, given the amount of interest shown by national and international companies looking to locate to the Fernley area, along with projects that are currently

approved or under review, it is highly probable the district will see more than \$50 million in new construction over the life of the district. For this reason, staff has determined that any impact to the City's general fund is far outweighed by the amount of increment the Redevelopment Agency could reinvest with the Redevelopment Project Area. The expectation is that any public investment will cause more significant private investment which will in turn benefit the City's general fund through increased property tax revenues. This same methodology applies to all taxing entities (State of Nevada, Lyon County, Lyon County School District, etc.).

ATTACHMENTS:

Resolution 18-013

Redevelopment Plan

BILL #273
CITY OF FERNLEY
ORDINANCE #2019-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FERNLEY, NEVADA, RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING A REDEVELOPMENT PLAN AND ESTABLISHING FERNLEY REDEVELOPMENT AREA NUMBER ONE

WHEREAS, the City Council of the City of Fernley (“City Council”) has received from the Fernley Redevelopment Agency (“Agency”) a proposed Redevelopment Plan (“Redevelopment Plan”) for Fernley Redevelopment Area Number One (“Redevelopment Area”), as approved and adopted by the Agency on February 20, 2019, together with the Agency’s Report to City Council in accordance with the requirements of Nevada Revised Statutes Chapter 279;

WHEREAS, in accordance with state law, the Redevelopment Plan was submitted to the Fernley Planning Commission for its report and recommendation and review of the Redevelopment Plan’s conformity to the City’s Comprehensive Plan;

WHEREAS, on December 12, 2018, the Fernley Planning Commission determined that the Redevelopment Plan is consistent with and conforms to the City’s Comprehensive Plan and recommended adoption of the Redevelopment Plan;

WHEREAS, the Agency approved and adopted the Rules Governing Participation and Assistance by Property Owners in Fernley Redevelopment Area One on December 19, 2018;

WHEREAS, on February 20, 2019, the City Council held a public hearing concerning the adoption of the Redevelopment Plan, notice of which was published and posted in accordance with the requirements of state law; and

WHEREAS, the City Council has reviewed and considered the report and recommendation of the Fernley Planning Commission, the Agency’s Report to City Council, and the Redevelopment Plan, including the proposed methods of financing the Redevelopment Plan, the economic feasibility of the Redevelopment Plan, and all evidence and testimony for or against the adoption of the Redevelopment Plan.

NOW, THEREFORE, the City Council of the City of Fernley, Nevada, do ordain:

Section 1: The recitals set forth above are incorporated herein and made part hereof as if set forth at length.

Section 2: The Redevelopment Plan, including all maps, legal descriptions, and other documents incorporated therein by reference and attached thereto, having been duly reviewed and considered, is hereby incorporated into this ordinance as Exhibit A, containing 135 pages, and made a part hereof, and, as so incorporated, is hereby approved, adopted and designated as the official “Redevelopment Plan for Fernley Redevelopment Area Number One.”

Section 3: The map and legal description of the land within the boundaries of the Redevelopment Area so created are attached and incorporated into this ordinance as Exhibit B, containing 7 pages, and Exhibit C, containing 6 pages, respectively.

Section 4: The City Council hereby finds and determines that:

- A. The Redevelopment Area includes blighted sites, the redevelopment of which is necessary to effectuate the public purposes declared in Nevada Revised Statutes Chapter 279. This finding is made based upon a growing or complete lack of proper utilization of sites within the Redevelopment Area, resulting in stagnant and unproductive conditions of land which would otherwise be useful and valuable to the public health, safety and welfare of the citizens of the City.
- B. The Redevelopment Plan will redevelop the Redevelopment Area in conformity with state and local law and is in the interests of the peace, health, safety and welfare of the citizens of the City. This finding is supported by the anticipated elimination of conditions of blight and provision for higher economic and more beneficial use of underutilized property as a result of the implementation of the Redevelopment Plan.
- C. The Redevelopment Plan conforms to the City's Comprehensive Plan. This finding is based on the report and recommendation and findings of the Fernley Planning Commission and is the result of independent review and consideration of the same by the Fernley City Council.
- D. If condemnation of real property is necessary to effectuate the Redevelopment Plan, adequate provisions will be made for payment for the property pursuant to state and federal law.
- E. The Redevelopment Plan is not anticipated to result in the displacement of any occupant of housing in the Redevelopment Area, however, if displacement were to occur, adequate permanent housing is or will be made available in the City for such occupants at rents comparable to those in the City at the time of displacement.
- F. All land included in the designated Redevelopment Area satisfies the requirements for inclusion prescribed by state law.
- G. The inclusion of certain land, buildings or improvements which are not otherwise detrimental to public health, safety and welfare is necessary for the effective and successful execution of the Redevelopment Plan.
- H. Should the Redevelopment Agency issue any bonds to finance the implementation of the Redevelopment Plan, adequate provisions will be made for the payment of principal and interest on any such instrument.

- I. Based on the Redevelopment Plan and the information presented to City Council, the adoption and execution of the Redevelopment Plan is economically feasible.

Section 5: The purposes and intent of the City Council regarding the Redevelopment Area is to accomplish to the greatest feasible extent:

- A. The elimination and prevention of the spread of blight and deterioration in the Redevelopment Area and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Comprehensive Plan, the Redevelopment Plan and local codes and ordinances;
- B. The achievement of an environment in the Redevelopment Area reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the Redevelopment Plan;
- C. The control of unplanned growth in the Redevelopment Area by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens;
- D. The encouragement of investment by private parties in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment;
- E. The encouragement of maximum participation of residents, businesses, property owners and community organizations in the redevelopment of the Redevelopment Area;
- F. The replanning, redesigning and redeveloping of sites in the Redevelopment Area which are stagnant or improperly used;
- G. The elimination of sites in the Redevelopment Area which are suffering from economic dislocation and disuse;
- H. The replanning, redesigning and redevelopment of sites in the Redevelopment Area which cannot be accomplished by private enterprise acting alone or without public participation and assistance;
- I. The protection and promotion of sound development and redevelopment of blighted sites in the Redevelopment Area and the general welfare of the citizens of the City by remedying such conditions by the implementation of appropriate means; and
- J. The installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

Section 6: Pursuant to law, upon effectiveness of this ordinance, the City Clerk is hereby directed to send a copy of the ordinance to the Fernley Redevelopment Agency, whereupon the Redevelopment Agency is vested with the authority and responsibility of carrying out the Redevelopment Plan.

Section 7: Pursuant to law, upon effectiveness of this ordinance, the City Clerk, on behalf of the City Council, is hereby authorized and directed to file with the County Recorder a description of the land included in the Redevelopment Area and a statement that proceedings for redevelopment of the Redevelopment Area have been instituted. The City Clerk is also authorized and directed to record with the County Recorder a copy of this ordinance and the Redevelopment Plan.

Section 8: Pursuant to law, upon effectiveness of this ordinance, the City Clerk is authorized and directed to transmit a copy of description and statement recorded pursuant to Section 7 hereof (including any exhibits thereto), a copy of this ordinance, and a map indicating the boundaries of the Redevelopment Area to: the auditor and tax assessor of Lyon County, the officer who performs the functions of auditor or tax assessor for any taxing agency which, in levying or collecting its taxes, does not use the Lyon County assessment roll or does not collect its taxes through the county, and the governing body of each taxing agency which levies taxes upon any property in the Redevelopment Area.

Section 9: Pursuant to law, upon effectiveness of this ordinance, the City Clerk is authorized and directed to notify the City's Building Department of the adoption of the Redevelopment Plan, and the Building Department shall, during the effective period of the Redevelopment Plan, advise all applicants for building permits in the Redevelopment Area that the site for which a permit is sought is within a redevelopment area.

Section 10: The Redevelopment Plan, and any amendments to the Redevelopment Plan, shall terminate thirty (30) years after the effective date of this ordinance.

Section 11: All existing ordinances or parts of existing ordinances in conflict herewith are hereby repealed.

Section 12: The City Clerk is instructed and authorized to publish the title to this ordinance and post the ordinance in full as provided by law.

Section 13: This ordinance shall become effective 20 days after such publication.

Section 14: The provisions of this ordinance must be liberally construed to effectively carry out its purposes in the interest of the public health, safety welfare and convenience.

Section 15: If any provision in this ordinance is deemed void, invalid or unenforceable by a court of competent jurisdiction, then such offending provisions shall be severed from this ordinance and all remaining provisions shall remain in full force and effect.

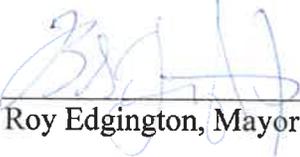
Section 16: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business or is otherwise exempt from the requirements of Nevada Revised Statutes Chapter 237.

BILL #273 BEING HEREBY PROPOSED on the 6th day of February 2019.

BILL #273 BEING HEREBY PASSED, APPROVED AND ADOPTED this 14th day of March 2019, by the following vote of the Fernley City Council:

AYES: 3 NAY: 2 ABSTENTIONS: 0 ABSENT: 0

FERNLEY CITY COUNCIL

By: 

Roy Edgington, Mayor

ATTEST:

By: 

Kim Swanson, City Clerk

CITY OF FERNLEY
RESOLUTION # 18-013

A RESOLUTION OF THE CITY OF FERNLEY, NEVADA, RELATING TO COMMUNITY DEVELOPMENT; CREATING A REDEVELOPMENT AGENCY PURSUANT TO NEVADA REVISED STATUTE 279.428; PROVIDING FOR THE FUNCTIONS AND DUTIES OF SAID AGENCY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fernley City Council commissioned a study to determine the existence of blight conditions within the City; and

WHEREAS, at the unanimous direction of the Fernley City Council the University Center for Economic Development in the College of Business at the University of Nevada, Reno, prepared a comprehensive study which describes blight conditions within the city and identifies the feasibility of redevelopment opportunities in the community; and

WHEREAS, as a result of that study the Fernley City Council has determined the necessity for a Redevelopment Agency to oversee and administer a plan of redevelopment in at least one designated redevelopment district.

NOW THEREFORE, be it resolved by the City Council of the City of Fernley, Nevada, in regular session duly assembled that:

Section 1: Pursuant to Section 279.428, Nevada Revised Statutes, the City Council does hereby create a redevelopment agency for the City of Fernley, Nevada, with the responsibility and duty to carry out redevelopment of blighted areas within the City.

Section 2: Pursuant to Section 279.444(1), Nevada Revised Statutes, the Fernley City Council hereby declares itself to be the Fernley Redevelopment Agency established in Section 1 hereof.

Section 3: The Fernley Redevelopment Agency shall constitute a legal entity, separate, distinct and independent from the Fernley City Council as described in Section 279.426, Nevada Revised Statutes, and as such shall be an autonomous board having the powers and duties prescribed in Sections 279.456 – 279.462, Nevada Revised Statutes.

Section 4: Any provision in all previous resolutions conflicting herewith is hereby repealed.

Section 5: City officers are hereby authorized and directed to take all necessary action to effectuate the provisions of this Resolution.

Section 6: If any provision in this Resolution is deemed void, invalid or unenforceable by a court of competent jurisdiction, then such offending provisions shall be severed from this Resolution and all remaining provisions shall remain in full force and effect.

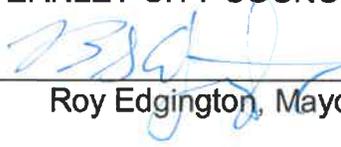
Section 7: This Resolution shall be effective as of the date of adoption and shall remain in effect until amended or repealed.

PASSED, APPROVED AND ADOPTED this 17th day of October 2018, by the following vote of the Fernley City Council:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

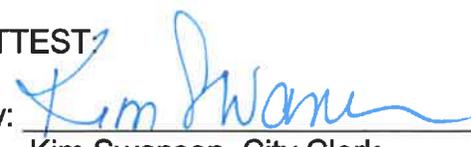
FERNLEY CITY COUNCIL

By: _____


Roy Edgington, Mayor

ATTEST

By: _____


Kim Swanson, City Clerk

FERNLEY REDEVELOPMENT AGENCY

AGENDA REPORT

Meeting Date: September 4, 2019

REPORT TO:	Mayor and City Council
REPORT THRU:	Daphne Hooper, City Manager
REPORT FROM:	Daphne Hooper, City Manager
REVIEWED BY:	Brent Kolvet, Deputy City Attorney
REVIEWED BY:	Denise Lewis, City Treasurer

FINANCIAL IMPACT: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	CURRENTLY BUDGETED: Yes: <input type="checkbox"/> No: <input type="checkbox"/>	FUND/ACCOUNT:
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ACTION REQUESTED: <input type="checkbox"/> Consent <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Receive/File

AGENDA ITEM: Staff Report (For Possible Action): Discussion and possible action to direct staff to create Redevelopment Agency administrative items as needed (i.e. address, phone number, logo/letterhead, etc.), begin developing bylaws, and develop a process for the creation of a citizen advisory committee for final approval by the Redevelopment Board.
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Business Impact (per NRS Chapter 237): <input type="checkbox"/> A Business Impact Statement is Attached. <input checked="" type="checkbox"/> A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

Agenda Item Brief: The Redevelopment Agency has been established by the City Council pursuant to NRS 279. The Redevelopment Agency must establish administrative items (i.e. address, phone number, logo/letterhead, etc.). Further bylaws and a citizen advisory committee must be established. Staff is requesting the board to direct staff to present draft bylaws and a process for the creation of a citizens advisory committee for final approval by the board.
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See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to direct staff to complete administrative items as needed, develop draft bylaws, and develop a process for the creation of a citizen advisory committee to be presented to the Board for approval.”

PROJECT SUMMARY:

The Redevelopment Agency has been established pursuant to the requirements set forth in NRS 279. As such, the Redevelopment Agency, a separate and distinct entity from the City of Fernley, must have an address, phone number, logo/letterhead, and other administrative items.

Further, as outlined in the Redevelopment Plan, the Redevelopment Agency should establish by-laws and a citizen’s advisory committee. Draft by-laws will be presented to the board for consideration, comments, and final approval. The inclusion of a Citizen’s Advisory Committee will allow a process for public input for redevelopment activities. With board direction, staff will present a process for the selection of this committee for approval.