



**REDEVELOPMENT AGENCY AGENDA
REGULAR MEETING**

**COUNCIL CHAMBERS, 401 CALIFORNIA AVE.,
BOULDER CITY, NV 89005**

AUGUST 9, 2016 - 6:45 PM

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; 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.

CALL TO ORDER

PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS UP TO FIVE MINUTES TO SPEAK ON A SPECIFIC AGENDA ITEM.

AGENDA

For possible action: APPROVAL OF AGENDA

1. For Possible Action: Resolution No. 195, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing funding for Master Plan Services for the Interstate 11 / US 95 Highway Interchange area under the Capital Projects/Special Projects program
2. Public Comment

Each person has up to five minutes to speak. Comments made during the Public Comment period of the agenda may be on any subject. There shall be no personal attacks against the Chair, members of the Redevelopment Agency, the City staff, or any other individual. No person, other than members of the Redevelopment Agency and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Redevelopment Agency without the permission of the Chair or Presiding Officer. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

Supporting material is on file and available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk Lorene Krumm at (702) 293-9208 or lkrumm@bcnv.org.

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 the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue
United States Post Office, 1101 Colorado Street
Boulder City Senior Center, 813 Arizona Street
Boulder City Parks & Recreation, 900 Arizona Street
www.bcnv.org
<https://notice.nv.gov/>

Matters pertaining to Interstate 11

SUBJECT:

For Possible Action: Resolution No. 195, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing funding for Master Plan Services for the Interstate 11 / US 95 Highway Interchange area under the Capital Projects/Special Projects program

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
☐ Staff Report	Cover Memo
☐ Resolution No 195	Cover Memo



Agenda Item No. 2 Redevelopment Agency Meeting August 9, 2016

Staff Report

**BOULDER CITY
REDEVELOPMENT AGENCY**

**CHAIRMAN
RODNEY WOODBURY**

**MEMBERS
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER**

TO: J. David Fraser, Executive Director
FROM: Brok Armantrout, Assistant Executive Director
DATE: July 6, 2016



**MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005**

SUBJECT: Resolution No. 195, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing funding for Master Plan Services for the Interstate 11 / US 95 Highway Interchange area under the Capital Projects/Special Projects program

**MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005**

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

**WEBPAGE:
WWW.BCNV.ORG**



Action Requested: That the Redevelopment Agency Board approve Resolution No. 195.

**EXECUTIVE DIRECTOR
J. DAVID FRASER**

Overview:

**ASSISTANT EXECUTIVE DIRECTOR:
BROK ARMANTROUT**

- Interstate 11 construction is well underway and anticipated to be completed within the next 20 months
- City desires to complete a Master Plan around the new I-11/US95 interchange to ensure proper development
- City issued an RFP for Master Plan services and will award the RFP and enter into an agreement at the August 9, 2016 regular meeting of the City Council
- Planning activities – such as master planning – are eligible both under the NRS and City RDA Plan
- Funding amount: Not to Exceed \$180,000

**SECRETARY:
LORENE KRUMM**

**LEGAL COUNSEL:
DAVE OLSEN**

**TREASURER:
Shirley Hughes**

Background Information: With the construction of a new Interstate Freeway that will by-pass the urban core of the community, there comes with that project new challenges to keep our existing commercial core active and thriving. The City is already experiencing pressure from the

development community to lease out land around the new interchange where I-11 crosses US Highway 95 within the Eldorado Valley. It is imperative that the City prepare necessary planning tools and studies to ensure that the development at that interchange does not foster negative demand for commercial services within our existing commercial corridors.

The City will be engaging the services of a consultant to prepare a Master Plan for the new interchange area. The Plan will provide the City the needed tools to apply the proper zoning, an appropriate land use mix that will minimize the negative impacts any new development may have on our existing commercial corridors, and ideally drive more tourism traffic into the community for a positive effect on those same businesses.

Agency Staff is requesting that the program be funded at an amount not to exceed \$180,000. This amount covers a base Master Plan study and provides monies for a possible commercial survey and if needed additional expertise to study any additional matters that may be asked of them by the City Council as the process proceeds. As with all RDA projects, any unused monies for this project will be returned to the RDA fund balance for reallocation for future RDA projects.

Recommendation: The Community Development Department Staff respectfully requests that the Redevelopment Agency Board approve Resolution No. 195.

Attachments:
Resolution No. 195

RESOLUTION NO. 195

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, AUTHORIZING REDEVELOPMENT AGENCY SPECIAL PROJECT/CAPITAL PROJECT PROGRAM FUNDING FOR CERTAIN ELIGIBLE IMPROVEMENT COSTS RELATED TO:

Master Plan Study for Interstate 11/US 95 Interchange Area

WHEREAS, Pursuant to NRS 279.428 and 279.44, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in the city; and

WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area: and

WHEREAS, The Redevelopment Plan outlines goals and objectives by which it may redevelop the blighted areas of the City and measures to take to avoid blighting influences; and

WHEREAS, On January 25, 2005, the City Council adopted Ordinance No. 1241 which created Title 12, Redevelopment Agency, and codified the rules, regulation and policies by which projects may participate in the Redevelopment Area Program; and

WHEREAS, the City has applied for RDA funding to undertake an eligible activity to eliminate or prevent a blighting influence and condition.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency does hereby resolve as follows:

Section 1. Findings. The Redevelopment Agency hereby finds and determines that pursuant to NRS 279.486, the proposed project is consistent with the Redevelopment Plan and applicable NRS regulations.

Section 2. Amount of Funding The Redevelopment Agency hereby approves the granting of a sum not to exceed One Hundred Eighty Thousand Dollars (\$180,000).

DATED and APPROVED this 9th day of August, 2016.

Rodney Woodbury, Chairman

ATTEST:

Lorene Krumm, Secretary
(Seal)