City of Fernley Redevelopment Workshop No. 5

Monday, February 26, 2018

City Hall
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

University Center for Economic Development
http://www.unr.edu/business/research-and-outreach/uced

University Center for Economic Development – Nevada Leadership Program
http://www.unr.edu/business/research-and-outreach/nevada-leadership
Welcome!

City of Fernley Redevelopment Study – Workshop No. 5
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What is Redevelopment?

“Redevelopment and reuse are processes for taking previously developed property or areas to a higher, more productive use.

Specifically, redevelopment refers to new construction (with demolition if necessary) or the process to improve an area through both new construction and property reuse. Property reuse refers specifically to the renovation or rehabilitation of an existing building (or structure).

This type of development encourages infill rather than sprawl, makes use of existing infrastructure, and helps to remove blight.”

What is Redevelopment?

- At its core, redevelopment is fundamentally an economic development strategy.
- Three general approaches to Economic Development:
  - Business-Oriented Approaches: focus on directly assisting businesses through specific efforts in business finance, entrepreneurial and small business development, business retention and expansion, technology transfer, and business recruitment.
  - Place-Oriented Approaches: focus on the community’s resources; place-oriented efforts seek to improve roads and utilities, to develop employment centers, as well as transform brownfields into usable sites; broad and specific efforts to revitalize areas and reuse specific sites.
  - Resident-Oriented Approaches: focus on helping local residents participate and advance in the workforce.
What is Economic Development?

- Economic Development is fundamentally a PUBLIC SECTOR activity.
- Economic Development is a set of comprehensive policies, programs, and projects designed to:
  - Create mid to high skill level jobs.
  - Create jobs that pay mid to high level wages.
  - Help stabilize local, regional, state-wide revenue sources.
  - Offer individuals meaningful opportunities for general upward mobility.
  - Improve the quality of life in a particular community.

The Draft Redevelopment Plan

Required Elements of the Redevelopment Plan:
- Section 1: Introduction and Overview
- Section 2: Description of the Redevelopment Area
- Section 3: Inventory of Existing Blighting Conditions within the Redevelopment Area
- Section 4: Financial and Economic Feasibility Projections
- Section 5: Proposed (Permitted and Prohibited) Redevelopment Agency Activities
- Section 6: Public-Private Partnerships
- Section 7: Authorized and Required Actions
- Section 8: Implementation
- Owner Participation Rules/Agreement

Public Workshops

A Community Process:
- Workshop No. 1, City of Fernley Redevelopment Working Group Discussion Meeting; August 18, 2017, 6:00pm to 9:00pm
- Workshop No. 2, Development of Section 1, 2 and 4 of the Redevelopment Plan; Saturday, January 27, 2018, 10:00am to 4:00pm
- Workshop No. 3, Development of Section 5 and 6 of the Redevelopment Plan; Monday, February 5, 2018, 6:00pm to 9:00pm
- Workshop No. 4, Development of Section 7 and 8 of the Redevelopment Plan; Saturday, February 10, 2018, 10:00am to 4pm
- Workshop No. 5, Development of the Owner Participation Agreement/Rules, Monday, February 26, 2018, 6:00pm to 9:00pm
What’s Been Accomplished?

Work-to-Date:
- Development and Adoption of a Comprehensive Strategic Plan for the City of Fernley for FY 2017 through FY 2021, Adopted by the City of Fernley Planning Commission October 12, 2016 and by the City of Fernley City Council October 12, 2016.
  - Community Goal Number 1: Economic Development and Redevelopment
- Completion of a Preliminary Financial and Economic Redevelopment Feasibility Study, UCED 2015/16-17, Presentation to the City of Fernley City Council February 3, 2016.
- Authorization of Redevelopment Study by the City of Fernley City Council on June 21, 2017.
- Completion of the Blight Study (Property Survey)
- Completion of the City of Fernley Redevelopment Community Workshops

What’s Left to Do?

Coming Up:
- Delivery and Presentation of the Draft Redevelopment Plan and the Draft Owner Participation Agreement/Rules to the City of Fernley Planning Commission (March/April)
- Delivery and Presentation of the Draft Redevelopment Plan and the Draft Owner Participation Agreement/Rules to the City of Fernley City Council (April)
- FIRST Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley Planning Commission (May).
- FIRST Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley City Council, Reading of the Ordinance to Adopt (May).

What’s Left to Do?

Coming Up:
- SECOND and FINAL Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley Planning Commission (June).
- SECOND and FINAL Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley City Council, Reading of the Ordinance to Adopt (June).
- IF adopted and approved, beginning of the mandatory 90-day Challenge Period (June to September).
- IF adopted and approved, and IF the 90-day Challenge Period is successful, DAY 1 of the Fernley Redevelopment Agency (September).
City of Fernley Redevelopment Community Workshop
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Structure of Redevelopment Agencies in Nevada

- The organizational structure of redevelopment agencies in Nevada are governed by Nevada Revised Statute Chapter 279, Redevelopment of Communities.

- Specifically, NRS 279.440 through NRS 279.450.

- Subject to NRS 241 Meetings of State and Local Agencies and all other applicable state and federal laws.

Structure of Redevelopment Agencies in Nevada

- NRS 279.440: Appointment of members; exceptions.
  - Except as otherwise provided in NRS 279.443 and 279.444, when the legislative body adopts a resolution declaring the need for an agency, the mayor or other executive officer of a city or chair of the board of county commissioners, with the approval of the legislative body, shall appoint five resident electors of the community as members of the agency.

- NRS 279.442: Restriction on appointment of members.
  - A member may not be an employee of the community, but notwithstanding any other law, he or she may be a member or employee of any other agency or authority, or created for, the community.
Structure of Redevelopment Agencies in Nevada

- NRS 279.443: Alternative method of appointment of members; staggering of terms of resident electors; successors; vacancies.

1. 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 279.444:
   a) At the time of the adoption of a resolution pursuant to NRS 279.428, the legislative body may appoint not more than 11 of the following persons as members of the agency:
      1) Resident electors of the community;
      2) Members of the legislative body; or
      3) A combination of resident electors of the community and members of the legislative body.
   b) At any time after the adoption of a resolution pursuant to NRS 279.428, the legislative body may direct the mayor or other executive officer of the city or chair of the board of county commissioners to appoint not more than 11 of the following persons as members of the agency:
      a) Resident electors of the community;
      b) Members of the legislative body; or
      c) A combination of resident electors of the community and members of the legislative body.

2. The terms of any resident electors of the community first appointed as members of the agency pursuant to paragraph (a) or (b) of subsection 1 must be staggered in substantially the same proportion as the terms of members are staggered pursuant to NRS 279.446. The successors of the members first appointed must be appointed for 4-year terms. Vacancies occurring during a term must be filled for the unexpired term. A member shall hold office until his or her successor is appointed and qualified.

- NRS 279.464: Services and facilities available to the agency. For the purposes of the agency, it shall have access to the services and facilities of the planning commission, the city engineer and other departments and offices of the community.

- NRS 279.466: An agency may select, appoint and employ such permanent and temporary officers, agents, counsel and employees as it requires, and determine their qualifications, duties, benefits and compensation, subject only to the conditions and restrictions imposed by the legislative body on the expenditure or encumbrance of the funds appropriated to the community redevelopment agency administrative fund.

Something to Think About...

Vision without action is a daydream.

Action without vision is a nightmare.

- Japanese Proverb
What is Vision?

“Vision is the art of seeing the invisible.” – Johnathan Swift

– Vision helps focus the future on what you want to achieve.
– Expresses the hopes and dreams for a region.
– Describes what you want the region to be.

Features of a Strong Vision Statement:

– Focuses on the future.
– Gives overall shape and direction to the future.
– Highlights its purposes and values.
– Inspires people, groups, and communities.
– Remains relevant for many years (beyond the scope of a strategic economic development plan).

Five Steps in Building a Shared Vision:

– Step 1: Determine the focus of your vision statement.
  • Your regional team? Economic development? Quality of life?
– Step 2: Seek input on hopes and aspirations for the region.
  • Your team, key leaders and groups, area/regional residents, etc.
– Step 3: Determine common themes then prioritize.
  • Determine which themes to keep and remove ideas that are less relevant.
– Step 4: Draft a vision statement from a key theme.
  • Share draft with others and seek input.
– Step 5: Finalize your vision statement.
Examples of Other Vision Statements

- **The Western Potomac Economic Partnership:**
  The Western Potomac Economic Partnership will be a magnet for economic growth by attracting new, diverse businesses and investments from around the world. The region’s economy will enjoy a global status that ensures superior job opportunities for residents.

- **New Mexico:**
  Develop a regionally integrated economy while honoring and protecting natural resources, rural lifestyles, “small town” values, traditions, and culture.

- **Colorado:**
  The Raton Basin Region is a model of economic prosperity and a healthy rural lifestyle throughout a multi-state and diverse cultural area. The Region thrives by cooperatively and collaboratively embracing cultural, economic, educational, technological, and social endeavors.

**EXERCISE: Creating Expectations**

Complete the Following Two Steps in Developing a Shared Vision Statement:

1. **Individually (10 Minutes):** Reflect and answer the following questions:
   - What will the Redevelopment Study Area be like in 20 to 30 years?
   - What are your personal hopes and aspirations for the Redevelopment Study Area?
   - What ‘things’ would you like a possible Redevelopment Agency to accomplish over the next 20 to 30 years?

2. **In Small Groups at Your Table (15 Minutes):** Share your ideas and write down your conclusions on the following ideas:
   - Discuss your ideas from the previous step.
   - Determine and identify common themes.
   - Select the most important themes for the work of the possible Redevelopment Agency.