



City of Fernley Redevelopment Study

Presentation of the Draft Owner Participation Agreement/Rules and Draft Redevelopment Plan

City of Fernley City Council

December 5, 2018

Public Outreach

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

Public Outreach

A Community Process:

- Approximately 200 emails and phone calls from property owners, business owners, and residents within the study area answered and replied to.
- Presentation to the Fernley Chamber of Commerce on March 13, 2018.
- Meetings with Lyon County, the Lyon County School District, and North Lyon Fire Protection District; outreach to the Fernley Pool District, State of Nevada (Treasurer and Department of Taxation), Lyon County Assessor, and Lyon County Treasurer.
- Presentation to the Lyon County Board of County Commissioners on October 18, 2018.
- Presentation to the Lyon County School Board on October 23, 2018.

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 Been Accomplished?

Work-to-Date:

- Successful passage of a Resolution establishing the Redevelopment Agency by the Fernley City Council on October 17, 2018 for the purposes of complying with NRS 279.526 and NRS 279.576.
- ***Rules Governing Participation and Assistance by Property Owners in City of Fernley Redevelopment Project Area No. 1*** (Draft), UCED Technical Report 2018/19-01
- ***City of Fernley Redevelopment Agency, Redevelopment Plan for Redevelopment Project Area No. 1*** (Draft), UCED Technical Report 2017/18-13

What's Left to Do?

Coming Up (Tentative Schedule):

- ***Delivery and Presentation of the Preliminary Redevelopment Plan and the Preliminary Owner Participation Agreement/Rules to the City of Fernley Planning Commission (November 2018)***
- ***Delivery and Presentation of the Preliminary Redevelopment Plan and the Preliminary Owner Participation Agreement/Rules to the City of Fernley City Council (December 2018)***
- FIRST Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley Planning Commission (December 2018).
- FIRST Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley City Council, Reading of the Ordinance to Adopt (December 2018).

What's Left to Do?

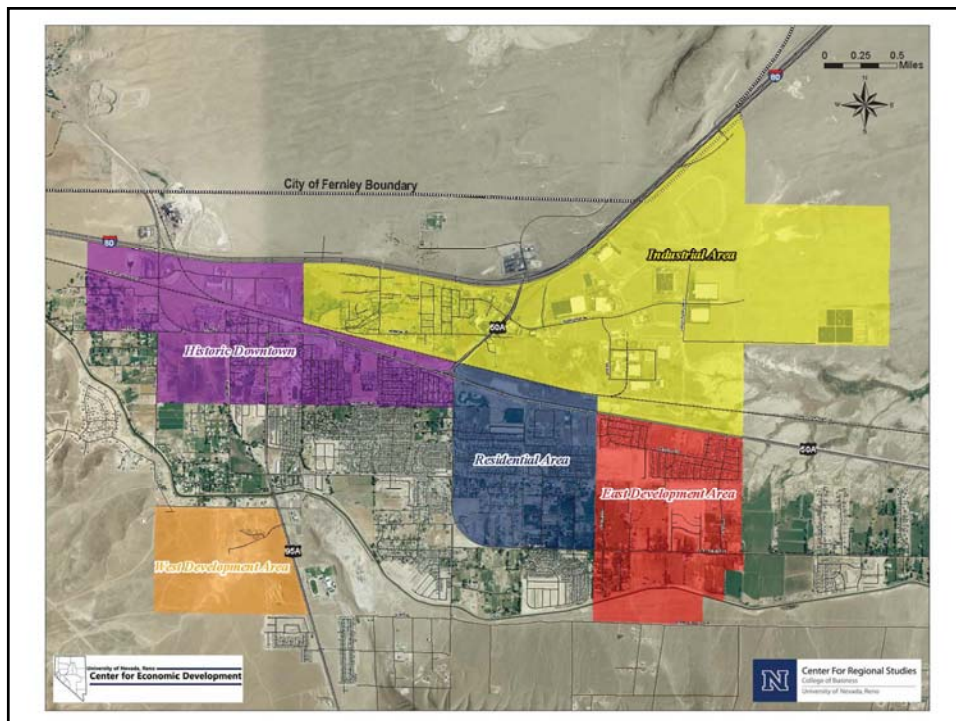
Coming Up (Tentative Schedule):

- SECOND and FINAL Adoption of the Final Redevelopment Plan and OPA/Rules to the City of Fernley Planning Commission (February 2019).
- 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 (February 2019).
- **IF** adopted and approved, beginning of the mandatory 90-day Challenge Period (February through April 2019).
- **IF** adopted and approved, and **IF** the 90-day Challenge Period is successful, **DAY 1** of the **Fernley Redevelopment Agency** (May 2019).

The Purpose of Tonight's Meeting

- NRS 279.528: **Submission of preliminary plan to agency; analysis.** The planning commission shall submit the preliminary plan for each redevelopment area to the agency. The agency shall make an analysis of the preliminary plan and include the analysis in its report to the legislative body.
- NRS 279.578: **Submission of redevelopment plan to legislative body; report required.**
 1. After the formation of a redevelopment plan and its submission to the planning commission of the community, the agency shall submit it to the legislative body.
 2. Every redevelopment plan submitted to the legislative body must be accompanied by a report containing:
 - a) The reasons for the selection of the redevelopment area;
 - b) A description of the physical, social and economic conditions existing in the area;
 - c) A description of the proposed method of financing the redevelopment plan in sufficient detail so that the legislative body may determine the economic feasibility of the plan;
 - d) A method or plan for the relocation of persons and families temporarily or permanently displaced from housing facilities in the redevelopment area;
 - e) An analysis of the preliminary plan; and
 - f) The report and recommendations of the planning commission, if any.

The Fernley Redevelopment Study



The Draft Owner Participation Agreement/Rules

Ten Sections:

- Section 100: Purpose and Intent
- Section 200: Definitions
- Section 300: Eligibility
- Section 400: Types of Participation
- Section 500: Conforming Owners
- Section 600: Owner Participation Agreements
- Section 700: Notice to Owners; Time to Enter into Owner Participation Agreement
- Section 800: Contents of Owner Participation Agreements
- Section 900: Limitations on Acquisition of Property by the Agency
- Section 1000: Amendment of Rules

The Draft Redevelopment Plan

Seven Sections:

- Section 100: Introduction and Overview
- Section 200: Description of the Redevelopment Area
- Section 300: Inventory of Existing Blight Conditions within the Redevelopment Area
- Section 400: Fiscal and Economic Feasibility Projections
- Section 500: Possible Permitted and Prohibited Redevelopment Agency Activities
- Section 600: Land Use and Development Requirements
- Section 700: Implementation

What's Left to Do?

Three Questions That Need Answering:

1. Is there sufficient blight (physical, social, and economic) within the study area to merit creation of the Redevelopment District and establishment of the Redevelopment Agency?
2. Is the (draft) Redevelopment Plan consistent with the City of Fernley's current Masterplan?
3. Is it economically and financially feasible to create the Redevelopment District and establish the Redevelopment Agency?

These questions will be answered during the upcoming public hearings.

For Tonight...

Do you have any questions or suggestions regarding the following areas:

1. Would you like to see any of the areas identified in the study area (Historical Downtown, Industrial, West Development, Residential, East Development) added to or taken out or any of the boundaries of the study area changed?
2. Is there any additional analysis presented in the draft redevelopment plan you would like to see expanded upon?
3. Do you have any additional general concerns or comments regarding the draft Owner Participation Agreement/Rules and/or draft Redevelopment Plan?



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