

SENATE BILL NO. 360—SENATORS HORSFORD AND PARKS

MARCH 21, 2011

JOINT SPONSORS: ASSEMBLYMEN ATKINSON,
BOBZIEN, KIRKPATRICK AND NEAL

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing redevelopment agencies. (BDR 22-937)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in **bolded italics** is new; matter between brackets **[omitted material]** is material to be omitted.

AN ACT relating to redevelopment of communities; revising requirements for the submission of an employment plan; requiring a redevelopment agency to withhold a portion of any incentive provided to a developer unless the developer satisfies certain conditions; requiring the reporting of certain information relating to the redevelopment project by certain developers; requiring an employment plan to include information relating to preferences for hiring persons from the redevelopment area; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Under existing law, if a redevelopment agency provides property for development for less than the fair market value of the property or provides financial incentives of more than \$100,000 to a developer, the developer must comply with certain laws relating to the payment of a prevailing wage. (NRS 279.500) Additionally, a proposal for a redevelopment project must include an employment plan, if appropriate. (NRS 279.482)

Section 6 of this bill exempts public agencies who use redevelopment funds for a public work and private developers who do not construct a redevelopment project for a known owner from the requirement to submit an employment plan. **Section 7** of this bill requires an agency that proposes to provide an incentive to a developer to withhold payment of 10 percent of the incentive unless: (1) 15 percent of the employees of contractors, subcontractors, vendors and suppliers of the developer



are residents of the redevelopment area; (2) 15 percent of the jobs created by employers as a result of the redevelopment project are filled by residents of the redevelopment area; (3) the developer or build-to-suit owner or lessee complies with the requirements in the employment plan; and (4) the developer satisfies the reporting required by **section 8** of this bill. **Section 9** of this bill allows a developer to appeal a refusal to pay the amount provided for in **section 7** to the legislative body of the community.

Section 8 requires a developer that receives an incentive of more than \$100,000 to report to the redevelopment agency certain information relating to the redevelopment project. **Section 8** also requires a developer that receives \$100,000 or less in incentives to use its best efforts to report such information. Finally, **section 8** allows the redevelopment agency to refuse to pay all or a portion of the incentive or to require repayment of any incentive already paid if a developer fails to comply.

Section 11 of this bill requires the employment plan to include information about the preference for hiring persons living within the redevelopment area used by the developer and each employer who will be relocating a business into the area as a result of the redevelopment.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 279 of NRS is hereby amended by adding thereto the provisions set forth as sections 2 to 9, inclusive, of this act.

Sec. 2. *“Build-to-suit developer” means a private developer who constructs a redevelopment project in accordance with the customized specifications of a known owner or lessee to whom the developer will convey or lease the property upon completion of the project.*

Sec. 3. *“Build-to-suit owner or lessee” means the owner or lessee of a redevelopment project that has been constructed by a build-to-suit developer to the customized specifications of the owner or lessee.*

Sec. 4. *“Developer” means a person or entity that proposes to construct a redevelopment project which will receive financial assistance from an agency.*

Sec. 5. *“Southern Nevada Enterprise Community” means the area designated as the Southern Nevada Enterprise Community in section 5 of chapter 407, Statutes of Nevada 2007.*

Sec. 6. 1. *A public agency that uses redevelopment funds for the design or construction of a redevelopment project being built as a public work pursuant to chapter 338 of NRS is not required to submit an employment plan pursuant to NRS 279.482.*

2. *A developer who constructs a redevelopment project for the purpose of conveying or leasing the property to an unknown owner or lessee is not required to submit an employment plan*



1 pursuant to NRS 279.482 but may submit an employment plan
2 voluntarily.

3 **Sec. 7. 1.** Except as otherwise provided in subsection 2, if
4 an agency proposes to provide an incentive to a developer for a
5 redevelopment project, 10 percent of the amount of the proposed
6 incentive must be withheld by the agency and must not be paid to
7 the developer unless:

8 (a) At least 15 percent of all employees of contractors,
9 subcontractors, vendors and suppliers of the developer are bona
10 fide residents of the redevelopment area and, among such persons,
11 preference in hiring and contracting is given to residents of the
12 Southern Nevada Enterprise Community;

13 (b) At least 15 percent of all jobs created by employers who
14 relocate to the redevelopment area are filled by bona fide residents
15 of the redevelopment area and, among such persons, preference in
16 hiring is given to residents of the Southern Nevada Enterprise
17 Community;

18 (c) The developer or build-to-suit owner or lessee complies
19 with any requirements imposed by the agency relating to the
20 employment plan in the agreement for the redevelopment project;
21 and

22 (d) The developer satisfies all reporting requirements as
23 described in section 8 of this act.

24 2. If an agency provides nonmonetary incentives to a
25 developer for a redevelopment project, the developer shall deposit
26 an amount of money with the agency equal to 10 percent of the
27 value of the nonmonetary incentives as agreed upon between
28 the agency and the developer. If the developer satisfies the
29 requirements of paragraphs (a) to (d), inclusive, of subsection 1,
30 the agency shall return the deposit required by this subsection to
31 the developer.

32 **Sec. 8. 1.** Except as otherwise provided in subsection 2, a
33 developer that receives incentives from an agency for a
34 redevelopment project shall, upon completion of the project and
35 upon request of the agency, report, in a form prescribed by the
36 agency, information relating to:

37 (a) Outreach efforts that the developer has utilized, including,
38 without limitation, information relating to job fairs,
39 advertisements in publications that reach residents of the
40 redevelopment area and utilization of employment referral
41 agencies;

42 (b) Bonding, lines of credit and insurance; and

43 (c) The execution of the redevelopment, including, without
44 limitation, plans and the scope of services.



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2. If a developer receives incentives from an agency for a redevelopment project with a value of \$100,000 or less, the developer shall use its best efforts to satisfy the reporting requirements described in subsection 1.

3. If the developer fails to comply with the requirements of this section:

(a) The agency may refuse to pay all or any portion of an incentive; and

(b) The agency may require the developer to repay any incentive already paid to the developer.

Sec. 9. 1. A developer may appeal the refusal by an agency to pay the amount provided for in section 7 of this act to the legislative body of the community.

2. In an appeal, the developer has the burden of demonstrating that:

(a) Specific actions were taken to substantially fulfill the requirements of section 7 of this act;

(b) An insufficient number of significant opportunities for appropriate contractors, subcontractors, vendors or suppliers to perform a commercially useful function in the project existed; and

(c) Use of appropriate contractors, subcontractors, vendors or suppliers as required by section 7 of this act would have significantly and adversely affected the overall cost of the project.

3. If the legislative body finds that the developer's appeal has satisfied the requirements of subsection 2, the agency shall pay the developer the amount provided for in section 7 of this act.

Sec. 10. NRS 279.384 is hereby amended to read as follows:

279.384 As used in NRS 279.382 to 279.685, inclusive, *and sections 2 to 9, inclusive, of this act*, unless the context otherwise requires, the words and terms defined in NRS 279.386 to 279.414, inclusive, *and sections 2 to 5, inclusive, of this act* have the meanings ascribed to them in those sections.

Sec. 11. NRS 279.482 is hereby amended to read as follows:

279.482 1. An agency may obligate lessees or purchasers of property acquired in a redevelopment project to:

(a) Use the property for the purpose designated in the redevelopment plans.

(b) Begin the redevelopment of the area within a period of time which the agency fixes as reasonable.

(c) Comply with other conditions which the agency deems necessary to carry out the purposes of NRS 279.382 to 279.685, inclusive, including, without limitation, the provisions of an employment plan or a contract approved for a redevelopment project.



2. ~~[As]~~ *Except as otherwise provided in section 6 of this act,*
as appropriate for the particular project, each proposal for a
redevelopment project must also include an employment plan. The
employment plan must include:

(a) A description of the existing opportunities for employment
within the area;

(b) A projection of the effect that the redevelopment project will
have on opportunities for employment within the area; ~~[and]~~

(c) A description of the manner in which an employer relocating
a business into the area plans to employ persons living within the
area of operation who:

(1) Are economically disadvantaged;

(2) Have a physical disability;

(3) Are members of racial minorities;

(4) Are veterans; or

(5) Are women ~~[;]~~ *and*

(d) A description of the manner in which:

*(1) The developer will give a preference in hiring for
construction jobs for the project to persons living within the
redevelopment area and, among such persons, to persons living
within the Southern Nevada Enterprise Community; and*

*(2) Each employer relocating a business into the area plans
to give a preference in hiring to persons living within the
redevelopment area and, among such persons, to persons living
within the Southern Nevada Enterprise Community.*

Sec. 12. This act becomes effective on July 1, 2011.

