

**MINUTES OF THE
SENATE COMMITTEE ON NATURAL RESOURCES**

**Seventy-Seventh Session
May 30, 2013**

The Senate Committee on Natural Resources was called to order by Chair Aaron D. Ford at 4:12 p.m. on Thursday, May 30, 2013, in Room 2144 of the Legislative Building, Carson City, Nevada. [Exhibit A](#) is the Agenda. [Exhibit B](#) is the Attendance Roster. All exhibits are available and on file in the Research Library of the Legislative Counsel Bureau.

COMMITTEE MEMBERS PRESENT:

Senator Aaron D. Ford, Chair
Senator Mark A. Manendo, Vice Chair
Senator Tick Segerblom
Senator James A. Settelmeyer
Senator Pete Goicoechea

GUEST LEGISLATORS PRESENT:

Assemblywoman Marilyn Kirkpatrick, Assembly District No. 1

STAFF MEMBERS PRESENT:

Michael J. Stewart, Policy Analyst
Brenda Erdoes, Counsel
Lynn Berry, Committee Secretary

OTHERS PRESENT:

James R. Lawrence, Administrator and State Land Registrar, State Land Use Planning Agency, Division of State Lands, State Department of Conservation and Natural Resources

Chair Ford:

I will open the hearing on Assembly Bill (A.B.) 125.

ASSEMBLY BILL 125 (2nd Reprint): Revises provisions relating to governmental administration. (BDR 26-30)

Assemblywoman Marilyn Kirkpatrick (Assembly District No. 1):

We have been working on the premise of A.B. 125 for several years. In 2005, I met with then-Governor Kenny C. Guinn trying to ascertain how to turn our economic development around. He said we should utilize the assets that exist in the State first before we looked elsewhere. We have untapped resources within our State.

There are small remnants of land throughout the State for which we cannot obtain cell tower leases because of existing statutes. We have worked hard to ensure the intent of A.B. 125 is for economic development.

James R. Lawrence (Administrator and State Land Registrar, State Land Use Planning Agency, Division of State Lands, State Department of Conservation and Natural Resources):

I support A.B. 125. Existing statutes require that when the State leases land to private entities, two appraisals have to be done at the cost of the interested lessee. The State Land Registrar is then required to have a public auction or public bidding. This process has made it infeasible to do many land leases. This bill exempts leases that are less than 25,000 square feet of land. This exemption will cover the previously discussed cell tower requirement. People have come to my office who are interested in leasing small portions of State land for cell towers. When they look at the process, they go elsewhere.

This bill also provides, under certain criteria, economic development incentives for leasing State-owned land. Steve Hill, Executive Director, Office of Economic Development, was interested in an empty warehouse in Las Vegas that was previously used by the Purchasing Division, Department of Administration. It was vacated due to an infestation problem. The building is now a liability but is also an opportunity. The process of the appraisals and auction was cumbersome and not feasible in this case.

There is also an inventory component to ensure that State park lands and Wildlife Management Areas are identified and that available property is appropriate for developmental use. Many lands have reversionary clauses in the deeds and would not be eligible.

Senator Settlemeyer:

This is a good bill and makes sense. If there were any problems in the future, we could come back and address them. I would not want it abused. For

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example, if the State were competing with regular landowners for opportunities to lease land for cell sites, I would come back and revisit it.

SENATOR MANENDO MOVED TO DO PASS A.B. 125.

SENATOR SETTELMAYER SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

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Chair Ford:

There being no further business, the Senate Committee on Natural Resources is adjourned at 4:20 p.m.

RESPECTFULLY SUBMITTED:

Lynn Berry,
Committee Secretary

APPROVED BY:

Senator Aaron D. Ford, Chair

DATE: _____

<u>EXHIBITS</u>				
Bill	Exhibit		Witness / Agency	Description
	A	1		Agenda
	B	1		Attendance Roster