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ASSEMBLY BILL NO. 456—COMMITTEE ON GOVERNMENT AFFAIRS

MARCH 24, 2003

Referred to Committee on Government Affairs

SUMMARY—Revises provisions relating to employment of certain persons in connection with redevelopment projects. (BDR 22-1295)

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.

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AN ACT relating to redevelopment; requiring a redevelopment agency to obligate certain lessees or purchasers of property to comply with an employment plan; requiring a proposal for a redevelopment project to include an employment plan unless the redevelopment agency makes certain findings; requiring a redevelopment agency to provide that certain obligations of a purchaser which relate to an employment plan are covenants and conditions running with the land; requiring that, before a legislative body may adopt a plan as the official redevelopment plan for a redevelopment area, the plan must contain adequate provisions for the employment of persons who are members of certain traditionally disadvantaged demographic groups; and providing other matters properly relating thereto.

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

- 1     **Section 1.** NRS 279.482 is hereby amended to read as follows:  
2     279.482 1. An agency ~~may~~ ***May*** :  
3     ***(a)*** ***May*** obligate lessees or purchasers of property acquired in a  
4     redevelopment project to:  
5     ~~***(1)***~~ ***(1)*** Use the property for the purpose designated in the  
6     redevelopment plans.



1 ~~[(b)]~~ (2) Begin the redevelopment of the area within a period of  
2 time which the agency fixes as reasonable.

3 ~~[(e)]~~ (3) Comply with other conditions which the agency deems  
4 necessary to carry out the purposes of NRS 279.382 to 279.685,  
5 inclusive, including, without limitation, the provisions of ~~an~~  
6 ~~employment plan or~~ a contract approved for a redevelopment  
7 project.

8 *(b) Shall obligate lessees or purchasers of property acquired in*  
9 *a redevelopment project to comply with the provisions of any*  
10 *applicable employment plan.*

11 2. ~~[As appropriate for the particular project, each]~~ *Each*  
12 *proposal for a redevelopment project must [also] include an*  
13 *employment plan [ ] unless the agency makes specific findings that*  
14 *an employment plan would not be appropriate for the particular*  
15 *redevelopment project.* The employment plan must include:

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

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

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

23 (1) Economically disadvantaged;

24 (2) Physically handicapped;

25 (3) Members of racial minorities;

26 (4) Veterans; or

27 (5) Women.

28 **Sec. 2.** NRS 279.484 is hereby amended to read as follows:

29 279.484 ~~[The]~~

30 1. *Except as otherwise provided in subsection 2, the* agency  
31 *may provide in the contract that any of the obligations of the*  
32 *purchaser are covenants or conditions running with the land, the*  
33 *breach of which [shall-cause] causes the fee to revert to the agency.*

34 2. *The agency shall provide in the contract that any of the*  
35 *obligations of the purchaser which are included within or related*  
36 *to an employment plan are covenants or conditions running with*  
37 *the land, the breach of which causes the fee to revert to the*  
38 *agency.*

39 3. *As used in this section, "employment plan" means the plan*  
40 *described in subsection 2 of NRS 279.482.*

41 **Sec. 3.** NRS 279.586 is hereby amended to read as follows:

42 279.586 1. If the legislative body determines that:

43 (a) The redevelopment area includes a blighted area, the  
44 redevelopment of which is necessary to effectuate the public  
45 purposes declared in NRS 279.382 to 279.685, inclusive;



1 (b) The redevelopment plan would redevelop the area in  
2 conformity with NRS 279.382 to 279.685, inclusive, and is in the  
3 interests of the peace, health, safety and welfare of the community;

4 (c) The redevelopment plan conforms to the general plan of the  
5 community;

6 (d) The condemnation of real property, if provided for in the  
7 redevelopment plan, is necessary to the execution of the  
8 redevelopment plan and adequate provisions have been made for  
9 payment for property to be acquired as provided by law;

10 (e) Adequate permanent housing is or will be made available in  
11 the community for displaced occupants of the redevelopment area at  
12 rents comparable to those in the community at the time of  
13 displacement, if the redevelopment plan may result in the temporary  
14 or permanent displacement of any occupants of housing in the  
15 redevelopment area;

16 (f) All noncontiguous areas of a redevelopment area are either  
17 blighted or necessary for effective redevelopment;

18 (g) Inclusion of any lands, buildings or improvements which are  
19 not detrimental to the public health, safety or welfare is necessary  
20 for the effective redevelopment of the area of which they are a part;

21 ~~and~~

22 (h) Adequate provisions have been made for the payment of the  
23 principal of and interest on any bonds which may be issued by the  
24 agency, if provided for in the redevelopment plan ~~and~~; *and*

25 *(i) Adequate provisions have been included in the*  
26 *redevelopment plan for the employment of persons described in*  
27 *paragraph (c) of subsection 2 of NRS 279.482,*

28 the legislative body may adopt, by ordinance, the plan as the official  
29 redevelopment plan for the redevelopment area.

30 2. The ordinance must:

31 (a) Contain a legal description of the boundaries of the  
32 redevelopment area covered by the redevelopment plan;

33 (b) Set forth the purposes and intent of the legislative body with  
34 respect to the redevelopment area;

35 (c) Designate the approved plan as the official redevelopment  
36 plan of the redevelopment area and incorporate it by reference; and

37 (d) Contain the determinations of the legislative body as set  
38 forth in subsection 1.

39 **Sec. 4.** This act becomes effective on July 1, 2003.

