

MEETING MINUTES
Southern Nevada Regional Planning Coalition
Federal Lands Disposal Subcommittee

In Attendance: Mayor Michael L. Montandon, Chair, City of North Las Vegas
Mayor Oscar Goodman, City of Las Vegas
Mark Morse, Bureau of Land Management
Robert Abbey, Bureau of Land Management
Col. Michael Scott, Nellis AFB
Edward James, SNRPC

I. Call to Order; Notice of Agenda Conformance with Open Meeting Law requirements.

The meeting of the SNRPC Federal Lands Disposal Subcommittee was called to order by the City of North Las Vegas Mayor, Michael L. Montandon, Chairman, at 11:46 a.m. on Thursday, April 8, 2004, at the City of North Las Vegas, City Manager's Conference Room, 2200 Civic Center Drive, North Las Vegas, NV 89030. Donna M. Gamble, City of North Las Vegas, confirmed that the meeting was in conformance with Open Meeting Law requirements.

II. Approval of Agenda for April 8, 2004.

A motion was made to approve agenda. Agenda approved.

III. Approval of Minutes of the October 28, 2003.

A motion was made to approve minutes. Minutes from October 28, 2003, meeting approved.

IV. Discussion and or action to consider having only one land sale per year to meet needs of municipalities.

Bob Abbey, BLM, opened meeting on why he was at the meeting. The BLM is interested in finding out what is working and what improvements can be made to better serve the public.

Mark Morse, BLM - There are now two BLM land sales per year; one in June and one in November. The process is cumbersome for BLM and is taking a lot of time as the sales are getting bigger and more complex. The goal is to put land up for sale when the public wants it. Discussion has come up to have only one sale per year. It cuts down on duplication for BLM but the impact on municipalities is unknown. Between sales BLM is trying to work with working committees to outlay the dollars in a timely fashion.

Mayor Montandon encouraged planners to join the discussion and welcomed their remarks. Mayor Montandon reminded members that these discussions about number of land sales will need further research and today is just discussion only, no action will be taken. If 5-10,000 acres are put out at one sale, the per acre price will be lower. Mayor Montandon felt that lower prices would mean better communities. He commented that the market should bear affordable housing and not the builders being forced to factor in affordable housing. With lower per acre prices, more people would be able to afford houses.

Mayor Goodman - 4 ½ years ago the City was concerned about affordable housing and now they are concerned about attainable housing. For his entire 40 years he has never seen anything like this housing market. Unless more land is available there will be a crisis in Southern Nevada. Las Vegas is pro growth and the water and air issues

need to be resolved. The real problem is that people will not have a place to live if the land is not affordable. People will not move to Southern Nevada if houses are not affordable. People may sell property here and leave and purchase homes somewhere else. Zero growth will have a negative affect on the entire community.

Mayor Montandon mentioned that the Environmental Impact Study (EIS) will be updated reflecting the 2002 boundary changes. Mayor Montandon asked BLM if the EIS specifically addresses the rate at which land will be released or just the affect of the release of the total amount of lands on the valley.

Bob Abbey - Responded that the EIS affects the total release of lands. There will be some modeling to track trends. The study will not effect the desires of local government on how much lands should be disposed. BLM would like to hear directly from the municipalities about their desires for one sale per year versus two or three sales.

Mark Morse -For the previous North Las Vegas Sale, North Las Vegas was asked how many acres they could sell.

Mayor Montandon - Asked for time for the City to do an analysis. He has had recent conversations with the Interior people in Sacramento and Reno and they do not understand that municipalities do not build the infrastructure. Social infrastructure is provided (police and fire) but not hard infrastructures (streets, sewers, water); those items are provided by the developers. There is a great amount of work done to analyze how those costs have an impact on the price of the land.

Bob Abbey - BLM is concerned about quality of life. He wants all entities to look at what could be done to stabilize the property values so more people will be able to live in Southern Nevada.

Mayor Montandon - If one piece of land is the only available land at an auction, developers are forced to pay the high price to stay in business. If two or three pieces were available for sale at an auction, big players would have more options. They will not be forced to bid through the roof because they know there will be more land to bid on.

Mayor Goodman - I would not want to commit to a once a year sale. People who are the backbone of the community will not be able to afford homes anymore. Some people are moving to Pahrump. Mayor Goodman would like many people to be able to afford homes.

Mark Morse - June 2004 sale will be approximately 2500 acres; Fall 2004 sale will be 4000 acres. He would like a decision to be made regarding the number of sales to be made before June 2005.

Al Pinkerton, Clark County - If there is a once-a-year sale, there will be a once-a-year impact on Development Services. There will be a huge cycle of permits and applications at one time, verses twice a year. Clark County would much rather have the permits and applications spread out over a longer period of time.

Ron Gregory, Clark County - With a once-a-year sale Clark County would be concerned about the ability to respond to the public. Citizens would have to wait two years for land. Also, every sale would be huge.

Edward James, SNRPC - If issue of escalating prices cannot be addresses, there will be a self defeating process. Are there other techniques of putting fair market value on land instead of the current appraisal processes? Appraisers are not deducting for time and infrastructure costs. If the land keeps going up, we will be in a whole different ball game.

Mayor Montandon - The appraisal process is extremely complex and difficult. There is more involved than comps to other land in the area. There are several processes involved in an appraisal.

Stephanie Garcia-Vause, Henderson - It is good to hear that better quality of life is important. Escalating costs mean all residents do not have the same opportunities.

Mayor Goodman - Are we able to set conditions of sale so that a certain percentage of land must be market rate housing or does the private market dictate the housing costs?

Bob Abbey, BLM - BLM can no longer set conditions. BLM will be working with Dick Bryan and would like to meet with the entities in the next few weeks.

Michael Montandon - Under the SNPLMA law, land can be sold for less than appraised value for affordable housing. Right now the infrastructure costs to build affordable housing would prohibit the project from happening. Mayor Montandon mentioned that at the next sale, perhaps a percentage of a larger block could be set aside for affordable housing. Mayor Montandon suggested that Edward James, SNRPC coordinates planning and analysis of research from each entity and bring back to this committee at the next meeting.

Mark Morse, BLM - The Laughlin sale of 1280+ acres is a BACA sale. BACA is national act and not a local act. Other sales are going on in Nevada and joint selection will continue.

Bob Abbey, BLM - Some people are not interested in having BLM sell land. BLM recently lost a court case in Lincoln County. BLM will appeal the decision. The EIS is an important analysis for everyone and he hopes the study will be completed for the Fall sale, it may prevent future litigation.

V. Set next meeting date and location.

Next meeting will be scheduled in May or June 2004.

VI. Public Comments

No public comments.

VII. Adjournment.

Meeting adjourned at 12:53 p.m