

ASSEMBLY BILL NO. 335—ASSEMBLYWOMAN SUMMERS-  
ARMSTRONG

MARCH 18, 2021

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing the redevelopment of communities. (BDR 22-852)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.  
Effect on the State: Yes.

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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; revising the requirements for the submission of an employment plan for a redevelopment project located in certain cities; requiring a developer and certain businesses to submit progress reports related to redevelopment projects in certain cities; requiring the Nevada Commission on Minority Affairs to provide an analysis of employment plans and progress reports related to certain redevelopment projects; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law requires each proposal for a redevelopment project undertaken in a  
2 redevelopment area of a city whose population is 500,000 or more (currently the  
3 City of Las Vegas), to include an employment plan which must include: (1) a  
4 description of the existing opportunities for employment within the area; (2) a  
5 projection of the effect that the redevelopment project will have on employment  
6 opportunities within the area; (3) a description of the manner in which an employer  
7 relocating a business into the area plans to employ certain persons; (4) a description  
8 of the manner in which the developer will, in hiring for construction jobs for the  
9 project, use its best efforts to hire certain persons; and (5) a description of the  
10 manner in which each employer relocating a business into the area will use its best  
11 efforts to hire certain persons living within certain areas. (NRS 279.482)

12 **Sections 2 and 5** of this bill reorganize existing requirements for an  
13 employment plan that apply to a redevelopment project undertaken in a  
14 redevelopment area of a city whose population is 500,000 or more (currently the  
15 City of Las Vegas). **Section 2** requires the employment plan to include a  
16 description of how the developer will seek the participation in the redevelopment  
17 project of local small business contractors and subcontractors who are licensed in  
18 this State and whose place of business is located within 100 miles of the project.



19 **Section 2** also requires that a redevelopment agency submit the employment plan to  
20 the Nevada Commission on Minority Affairs and the Southern Nevada Enterprise  
21 Community Board. **Section 2** further provides that an employment plan is a public  
22 record.

23 **Sections 3 and 4** of this bill require, respectively, developers and businesses  
24 that receive incentives from an agency for a redevelopment project undertaken in a  
25 redevelopment area of a city whose population is 500,000 or more (currently the  
26 City of Las Vegas) to submit progress reports on the employment plan to  
27 the agency. **Sections 3 and 4** also require the progress reports to be submitted by  
28 the agency to the Nevada Commission on Minority Affairs and the Southern  
29 Nevada Enterprise Community Board. **Sections 3 and 4** also provide that the  
30 progress reports are public records.

31 **Section 6** of this bill provides that **sections 2-4** apply only to a redevelopment  
32 project undertaken in a redevelopment area of a city whose population is 500,000  
33 or more (currently the City of Las Vegas).

34 Existing law requires a public agency that uses redevelopment funds for the  
35 design or construction of a redevelopment project being built as a public work in a  
36 redevelopment area of a city whose population is 500,000 or more (currently the  
37 City of Las Vegas) to submit an employment plan. (NRS 279.6094) **Section 7** of  
38 this bill provides that the employment plan must meet the requirements of  
39 **section 2**.

40 **Section 8** of this bill requires the Nevada Commission on Minority Affairs to  
41 analyze the information provided in the employment plans and progress reports that  
42 it receives pursuant to **sections 2-4**.

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

1 **Section 1.** Chapter 279 of NRS is hereby amended by adding  
2 thereto the provisions set forth as sections 2, 3 and 4 of this act.

3 **Sec. 2. 1. *Except as otherwise provided in NRS 279.6094, if***  
4 ***an agency proposes to provide an incentive to a developer for a***  
5 ***redevelopment project, the proposal for the redevelopment project***  
6 ***must include an employment plan. The employment plan must***  
7 ***include:***

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

10 ***(b) A projection of the effect that the redevelopment project***  
11 ***will have on opportunities for employment within the area;***

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

15 ***(1) Are economically disadvantaged;***

16 ***(2) Have a physical disability;***

17 ***(3) Are members of racial minorities;***

18 ***(4) Are veterans; or***

19 ***(5) Are women; and***

20 ***(d) A description of the manner in which:***



1           (1) *The developer will seek the participation in the*  
2 *redevelopment project of local small business contractors and*  
3 *subcontractors who are licensed in this State and whose place of*  
4 *business is located within 100 miles of the project;*

5           (2) *The developer will, in hiring for construction jobs for*  
6 *the project, use its best efforts to hire veterans and persons of both*  
7 *sexes and diverse ethnicities living within the redevelopment area,*  
8 *an area in the city for which the legislative body has adopted a*  
9 *specific plan for neighborhood revitalization or which is eligible*  
10 *for a community development block grant pursuant to 24 C.F.R.*  
11 *Part 570, or the Southern Nevada Enterprise Community; and*

12           (3) *Each employer relocating a business into the area will*  
13 *use its best efforts to hire veterans and persons of both sexes and*  
14 *diverse ethnicities living within any of the areas described in*  
15 *subparagraph (2).*

16           2. *A description provided pursuant to paragraph (d) of*  
17 *subsection 1 must include an agreement by the developer or*  
18 *employer to offer and conduct training for the residents described*  
19 *in that paragraph or make a good faith effort to provide such*  
20 *training through a program of training that is offered by a*  
21 *governmental agency and reasonably available to the developer or*  
22 *employer.*

23           3. *The agency shall submit the employment plan within 30*  
24 *days of receipt to:*

25           (a) *The Nevada Commission on Minority Affairs created by*  
26 *NRS 232.852; and*

27           (b) *If the redevelopment project is located within the Southern*  
28 *Nevada Enterprise Community, the Southern Nevada Enterprise*  
29 *Community Board. Upon request of the Board, a developer must*  
30 *present the employment plan to the Board.*

31           4. *An employment plan submitted to an agency pursuant to*  
32 *this section is a public record.*

33           **Sec. 3. 1.** *A developer that receives an incentive from an*  
34 *agency for a redevelopment project shall submit to the agency a*  
35 *progress report on the employment plan submitted pursuant to*  
36 *section 2 of this act:*

37           (a) *Not more than 120 days after the date on which the*  
38 *redevelopment project is 50 percent completed; and*

39           (b) *Not more than 120 days after the completion of the*  
40 *redevelopment project.*

41           2. *A progress report submitted pursuant to subsection 1 must*  
42 *include, without limitation:*

43           (a) *The number of persons who have worked on the*  
44 *redevelopment project who:*

45           (1) *Are economically disadvantaged;*



- (2) *Have a physical disability;*
- (3) *Are members of racial minorities;*
- (4) *Are veterans; or*
- (5) *Are women; and*

(b) *The number of persons who have worked on the redevelopment project who are residents of an area described in subparagraph (2) of paragraph (d) of subsection 1 of section 2 of this act;*

(c) *The number of local small business contractors and subcontractors who are licensed in this State and whose place of business is located within 100 miles of the redevelopment project who have worked on the redevelopment project; and*

(d) *A comparison between the information presented in the progress report and the information contained in the original employment plan submitted for the project pursuant to section 2 of this act.*

3. *The agency shall submit a progress report received pursuant to this section within 30 days of receipt to:*

(a) *The Nevada Commission on Minority Affairs created by NRS 232.852; and*

(b) *If the redevelopment project is located within the Southern Nevada Enterprise Community, the Southern Nevada Enterprise Community Board. Upon request of the Board, a developer shall present the progress report to the Board.*

4. *A progress report submitted pursuant to this section is a public record.*

**Sec. 4. 1.** *A business that receives an incentive to relocate into the redevelopment area must submit to the agency a progress report not more than 120 days after the opening of the business and annually thereafter for the term during which the business is receiving the incentive.*

2. *A progress report submitted pursuant to subsection 1 must include, without limitation:*

(a) *The number of persons employed by the business who:*

- (1) *Are economically disadvantaged;*
- (2) *Have a physical disability;*
- (3) *Are members of racial minorities;*
- (4) *Are veterans; or*
- (5) *Are women;*

(b) *The number of persons employed by the business who are residents of an area described in subparagraph (2) of paragraph (d) of subsection 1 of section 2 of this act;*

(c) *A comparison between the information presented in the progress report and the information included in the original*



1 *employment plan submitted for the project pursuant to section 2 of*  
2 *this act.*

3 *3. The agency shall submit a progress report received*  
4 *pursuant to this section within 30 days of receipt to:*

5 *(a) The Nevada Commission on Minority Affairs created by*  
6 *NRS 232.852; and*

7 *(b) If the redevelopment project is located within the Southern*  
8 *Nevada Enterprise Community, the Southern Nevada Enterprise*  
9 *Community Board. Upon request of the Board, a business must*  
10 *present the progress report to the Board.*

11 *4. A report submitted pursuant to this section is a public*  
12 *record.*

13 **Sec. 5.** NRS 279.482 is hereby amended to read as follows:

14 279.482 1. An agency may obligate lessees or purchasers of  
15 property acquired in a redevelopment project to:

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

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

20 (c) Comply with other conditions which the agency deems  
21 necessary to carry out the purposes of this chapter, including,  
22 without limitation, the provisions of an employment plan or a  
23 contract approved for a redevelopment project.

24 2. Except as otherwise provided in ~~[NRS 279.6094.]~~ *section 2*  
25 *of this act*, as appropriate for the particular project, each proposal  
26 for a redevelopment project must also include an employment plan.  
27 The employment plan must include:

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

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

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

35 (1) Are economically disadvantaged;

36 (2) Have a physical disability;

37 (3) Are members of racial minorities;

38 (4) Are veterans; or

39 (5) Are women . ~~[-; and~~

40 ~~—(d) For a redevelopment project undertaken in a redevelopment~~  
41 ~~area of a city whose population is 500,000 or more, a description of~~  
42 ~~the manner in which:~~

43 ~~—(1) The developer will, in hiring for construction jobs for the~~  
44 ~~project, use its best efforts to hire veterans and other persons of both~~  
45 ~~sexes and diverse ethnicities living within the redevelopment area;~~



~~an area in the city for which the legislative body has adopted a specific plan for neighborhood revitalization or which is eligible for a community development block grant pursuant to 24 C.F.R. Part 570, or the Southern Nevada Enterprise Community; and~~

~~(2) Each employer relocating a business into the area will use its best efforts to hire veterans and other persons of both sexes and diverse ethnicities living within any of the areas described in subparagraph (1).~~

~~3. A description provided pursuant to paragraph (d) of subsection 2 must include an agreement by the developer or employer to offer and conduct training for the residents described in that paragraph or make a good faith effort to provide such training through a program of training that is offered by a governmental agency and reasonably available to the developer or employer.]~~

**Sec. 6.** NRS 279.6092 is hereby amended to read as follows:

279.6092 The provisions of NRS 279.6092 to 279.6099, inclusive, *and sections 2, 3 and 4 of this act*, apply only to a redevelopment project undertaken in a redevelopment area of a city whose population is 500,000 or more.

**Sec. 7.** NRS 279.6094 is hereby amended to read as follows:

279.6094 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 shall submit an employment plan pursuant to ~~[NRS 279.482.]~~ *section 2 of this act.*

**Sec. 8.** NRS 232.860 is hereby amended to read as follows:

232.860 The Commission shall, within the limits of available money:

1. Study matters affecting the social and economic welfare and well-being of minorities residing in the State of Nevada;

2. Collect and disseminate information on activities, programs and essential services available to minorities in the State of Nevada;

3. Study the:

(a) Availability of employment for minorities in this State, and the manner in which minorities are employed;

(b) Manner in which minorities can be encouraged to start and manage their own businesses successfully; and

(c) Availability of affordable housing, as defined in NRS 278.0105, for minorities;

4. In cooperation with the Nevada Equal Rights Commission, act as a liaison to inform persons regarding:

(a) The laws of this State that prohibit discriminatory practices; and

(b) The procedures pursuant to which aggrieved persons may file complaints or otherwise take action to remedy such discriminatory practices;



1 5. To the extent practicable, strive to create networks within  
2 the business community between businesses that are owned by  
3 minorities and businesses that are not owned by minorities;

4 6. *Analyze the information provided in the employment plans*  
5 *and reports for a redevelopment project submitted pursuant to*  
6 *sections 2, 3 and 4 of this act.*

7 7. Advise the Governor on matters relating to minorities and of  
8 concern to minorities; and

9 ~~7.7~~ 8. Recommend proposed legislation to the Governor.

10 **Sec. 9.** The provisions of NRS 354.599 do not apply to any  
11 additional expenses of a local government that are related to the  
12 provisions of this act.

