

Amendment No. 461

Assembly Amendment to Assembly Bill No. 335	(BDR 22-852)
Proposed by: Assembly Committee on Government Affairs	
Amendment Box: Replaces Amendment No. 335.	
Amends: Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: Yes	

ASSEMBLY ACTION		Initial and Date	SENATE ACTION		Initial and Date
Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	Adopted	<input type="checkbox"/>
				Lost	<input type="checkbox"/>
Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	Concurred In	<input type="checkbox"/>
				Not	<input type="checkbox"/>
Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	Receded	<input type="checkbox"/>
				Not	<input type="checkbox"/>

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of green bold underlining is language proposed to be added in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) orange double underlining is deleted language in the original bill proposed to be retained in this amendment.



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:

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

Sections 2 and 5 of this bill reorganize existing requirements for an employment plan that apply to a redevelopment project undertaken in a redevelopment area of a city whose population is 500,000 or more (currently the City of Las Vegas). **Section 2** requires the employment plan to include **:(1) certain information about persons with any disability; and (2)** a description of how the developer will seek the participation in the redevelopment project 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 project. **Section 2** also requires that a redevelopment agency submit the employment plan to the Nevada Commission on Minority Affairs and the Southern Nevada Enterprise Community Board. **Section 2** further provides that an employment plan is a public record.

Sections 3 and 4 of this bill require, respectively, developers and businesses that receive incentives from an agency for a redevelopment project undertaken in a redevelopment area of a city whose population is 500,000 or more (currently the City of Las Vegas) to submit progress reports on the employment plan to the agency. **Sections 3 and 4** also require the

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26 progress reports to be submitted by the agency to the Nevada Commission on Minority Affairs
 27 and the Southern Nevada Enterprise Community Board. **Sections 3 and 4** also provide that
 28 the progress reports are public records.

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

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

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

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 thereto the
 2 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 an agency**
 4 **proposes to provide an incentive to a developer for a redevelopment project, the**
 5 **proposal for the redevelopment project must include an employment plan. The**
 6 **employment plan must include:**

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

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

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

- 13 (1) *Are economically disadvantaged;*
- 14 (2) *Have ~~to physical~~ any disability;*
- 15 (3) *Are members of racial minorities;*
- 16 (4) *Are veterans; or*
- 17 (5) *Are women; and*

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

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

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

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

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

1 3. The agency shall submit the employment plan within 30 days after receipt
2 to:

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

5 (b) If the redevelopment project is located within the Southern Nevada
6 Enterprise Community, the Southern Nevada Enterprise Community Board.
7 Upon request of the Board, a developer must present the employment plan to the
8 Board.

9 4. An employment plan submitted to an agency pursuant to this section is a
10 public record.

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

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

16 (b) Not more than 120 days after the completion of the redevelopment
17 project.

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

20 (a) The number of persons who have worked on the redevelopment project
21 who:

22 (1) Are economically disadvantaged;

23 (2) Have ~~any physical~~ any disability;

24 (3) Are members of racial minorities;

25 (4) Are veterans; or

26 (5) Are women; and

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

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

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

36 3. The agency shall submit a progress report received pursuant to this
37 section within 30 days after receipt to:

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

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

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

45 **Sec. 4.** 1. A business that receives an incentive to relocate into the
46 redevelopment area must submit to the agency a progress report not more than
47 120 days after the opening of the business and annually thereafter for the term
48 during which the business is receiving the incentive.

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

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

52 (1) Are economically disadvantaged;

53 (2) Have ~~any physical~~ any disability;

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

2 (4) *Are veterans; or*

3 (5) *Are women;*

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

7 ***(c) A comparison between the information presented in the progress report***
 8 ***and the information included in the original employment plan submitted for the***
 9 ***project pursuant to section 2 of this act.***

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

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

14 ***(b) If the redevelopment project is located within the Southern Nevada***
 15 ***Enterprise Community, the Southern Nevada Enterprise Community Board.***
 16 ***Upon request of the Board, a business must present the progress report to the***
 17 ***Board.***

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

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

20 279.482 1. An agency may obligate lessees or purchasers of property
 21 acquired in a redevelopment project to:

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

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

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

28 2. Except as otherwise provided in ~~NRS 279.6094,~~ ***section 2 of this act,*** as
 29 appropriate for the particular project, each proposal for a redevelopment project
 30 must also include an employment plan. The employment plan must include:

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

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

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

36 (1) Are economically disadvantaged;

37 (2) Have ~~any~~ ***any*** disability;

38 (3) Are members of racial minorities;

39 (4) Are veterans; or

40 (5) Are women. ~~;~~ ***and***

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

43 ~~— (1) The developer will, in hiring for construction jobs for the project, use~~
 44 ~~its best efforts to hire veterans and other persons of both sexes and diverse~~
 45 ~~ethnicities living within the redevelopment area, an area in the city for which the~~
 46 ~~legislative body has adopted a specific plan for neighborhood revitalization or~~
 47 ~~which is eligible for a community development block grant pursuant to 24 C.F.R.~~
 48 ~~Part 570, or the Southern Nevada Enterprise Community; and~~

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

52 ~~— 3. A description provided pursuant to paragraph (d) of subsection 2 must~~
 53 ~~include an agreement by the developer or employer to offer and conduct training~~

1 ~~for the residents described in that paragraph or make a good faith effort to provide~~
2 ~~such training through a program of training that is offered by a governmental~~
3 ~~agency and reasonably available to the developer or employer.]~~

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

5 279.6092 The provisions of NRS 279.6092 to 279.6099, inclusive, *and*
6 *sections 2, 3 and 4 of this act*, apply only to a redevelopment project undertaken in
7 a redevelopment area of a city whose population is 500,000 or more.

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

9 279.6094 A public agency that uses redevelopment funds for the design or
10 construction of a redevelopment project being built as a public work pursuant to
11 chapter 338 of NRS shall submit an employment plan pursuant to ~~[NRS 279.482.]~~
12 *section 2 of this act.*

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

14 232.860 The Commission shall, within the limits of available money:

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

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

19 3. Study the:

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

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

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

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

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

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

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

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

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

38 ~~[7.]~~ 8. Recommend proposed legislation to the Governor.

39 **Sec. 9.** ~~[The provisions of NRS 354.599 do not apply to any additional~~
40 ~~expenses of a local government that are related to the provisions of this act.]~~
41 (Deleted by amendment.)