

NRS 279.486 Purchase and construction of certain buildings, facilities and improvements; certain agencies to prepare report related to purchase and construction; contribution by and reimbursement of community or other governmental entity.

1. An agency may, with the consent of the legislative body and pursuant to a written agreement with one or more developers or other persons, pay all or part of the value of the land for and the cost of the construction of any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area.

2. Within 14 days before a meeting at which the legislative body of a city whose population is \$50,000 or more is scheduled to consider an action proposed by the agency of the city pursuant to subsection 1, the agency shall make available to the public a detailed report which includes, without limitation:

(a) A copy of any contract, memorandum of understanding or other agreement between the agency or the legislative body and any other person relating to the redevelopment project.

(b) A summary of the redevelopment project which includes, without limitation:

(i) A full and complete description of:

(I) The costs of the redevelopment project, including, without limitation, the costs of acquiring any real property, clearance costs, relocation costs, the costs of any improvements which will be paid by the agency and the amount of the anticipated interest on any bonds issued or sold to finance the project.

(II) The estimated current value of the real property interest to be conveyed or leased, determined at its highest and best use permitted under the redevelopment plan.

(III) The estimated value of the real property interest to be conveyed or leased, determined at the use and with the conditions, covenants and restrictions, and development costs required by the sale or lease, and the current purchase price or present value of the lease payments which the lessee is required to make during the term of the lease. If the sale price or present value of the total rental amount to be paid to the agency or legislative body is less than the fair market value of the real property interest to be conveyed or leased, determined at the highest and best use permitted under the redevelopment plan, the agency shall provide an explanation of the reason for the difference.

(2) An explanation of how the project will assist in the elimination of blight, including, without limitation, reference to all supporting facts and materials relied on in reaching the conclusions presented in the explanation.

3. Before the legislative body may give its consent to an action proposed by the agency pursuant to subsection 1, it must determine that:

(a) The buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located; and

(b) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.

NRS 279.416 Declaration of blight and declared that it is in the economic, financial, or social welfare of the people of this State.
(Added to NRS by 1949, 651)

NRS 279.418 Declaration of blight and declared that it is in the economic, financial, or social welfare of the people of this State.

1. The existence of blight in any area or communities in which they exist.

2. Such blighted areas are solely by regulatory processes of:

3. They contribute to and disproportionate expenditure treatment of juvenile delinquency, adequate police, fire and accident.

4. This menace is becoming.

5. The benefits which will accrue to all areas.

(Added to NRS by 1949, 651)

NRS 279.420 Declaration of blight and declared that it is in the economic, financial, or social welfare of the people of this State.

1. Conditions of blight tend to be incentive to the individual landowner or her property while the conditions of:

2. As a consequence the project or corrected except by redeveloping the:

3. Such conditions of blight are divided and widely scattered ownership private assembly of the land in blighted uneconomic and as a practical matter are and excessive costs.

4. The remedying of such conditions adequate areas, the clearance of the areas remaining buildings, and the redevelopment supervision, with appropriate planning, and

(Added to NRS by 1949, 651)