

6/21/2023

Recently A Question was posed by a business Owner at Commercial Center.

Why do we need a business Association? Is CCBA a real association? The County should be cleaning and providing Security. What Does the Association do?

Merriam Webster: Association: the act of associating, Combination, Relationship: an organization of persons having a common interest: Society.

Synonyms: affiliation, partnership, relationship, collaboration, cooperation

Business: a usually commercial or mercantile activity engaged in as a means of livelihood: TRADE, LINE, a commercial or sometimes an industrial enterprise, dealings or transactions especially of an economic nature: PATRONAGE, an immediate task or objective: MISSION

Synonyms: traffic, marketplace, retailing, merchandising, trade.

What is CCBA? We are a group of Business Owners Voluntarily in affiliation and partnership with each other in community, to cooperatively collaborate for the benefit of our Powerful Historic Business District, & to improve our livelihood and to reach our common goals and objectives.

We are for the benefit of the group "Community" we must focus on the group if the Shopping Center & Area Dies, the Individual Business Dies. We cannot put the needs of one, over the needs of the group. The group is there to help the individual business succeed.

Commercial Center Business Association was started by Paula Sadler in 2005, to clean up Commercial Center, and improve business. At the time, it was considered a Blight for several years, and was slated for Demolition through The Redevelopment Agency.

Paula fought to save the Commercial Center from the Wrecking Ball of Eminent Domain. After a few years of hard work, cleaning up the area and becoming a unified voice for the Commercial Center, in 2009 The Redevelopment Agency closed, and Commercial Center was saved.

From 2005-2023 Paula has organized a group of business owners by voluntary contributions, usually between 10-20 ongoing members, to help pay for parking lot cleanup and security. Because of her efforts and the donations from business owners, she has created a safe and welcoming atmosphere and social media presence.

She created and maintained the first community website and social media for the Commercial Center, without that Commercial Center had no presence online. Only individual businesses advertised themselves.

She answers google reviews and maintains a DBA for CCBA and Commercial Center and phone lines.

Business Owners and Property Owners ask. Why doesn't Clark County do more?

Her Answer is she asked for more assistance since 2005. The Answer Commercial Center is privately Owned by over 25 property owners and over 150 business owners. Clark County holds the Deed for the Parking Lot and sidewalks only-and the parking Lot is considered a public right of way-just like the Sahara Ave, and other streets and sidewalks. They provide the same amount of service to our streets and sidewalks as throughout Clark County.

They upkeep the maintenance of lights, signs, sidewalks, public drains and sewers, paving, & striping as needed or as reported.

They do what they are legally responsible for doing. We pay our taxes they provide services. There is no legal obligation for them to provide 24-hour or daytime security, or Personal porter throughout the week, why should Commercial Center receive that level of service that is not provided to anyone else on public streets or parking lots. If they provided these services for us, they would have to do it for everyone that asks. If you feel you can make that happen, then by all



means do so and report back to us and let us know when the cleaning and security will be provided-Commercial Center supports businesses being responsible for themselves and the Community as a whole.

So, we must be responsible for ourselves. Each business and property owner is responsible to clean up their storefronts and sidewalks. The General Parking area is used by all, and used by the customers who pay us, who we clean up after. So, we are cleaning up after “Our Own Customers”, who pay us, not Clark County.

We don’t have to have security, to help move homeless along, trespass RV’s, watch for loitering, and report safety issues, we don’t have to have cleaning to pick up the voluminous trash that collects throughout the week from the wind and “Our Customers”, paint our curbs, remove graffiti quickly.

These workers are also a friendly face to Customers who are the most important to us. How do you think Customers feel when they see a Security Guard walking around, they feel safe, how do they feel when they see a Porter cleaning and picking up trash.

These workers are our most valuable asset to our safety and public image. We must be clean and safe.

So that is who Commercial Center Business Association is. Do you want to be a part of helping clean up the area that your customers use? Are you okay with letting others business owners do all the hard work? Why wouldn’t everyone want to join in?

You pay Cams, you say! Common Area Maintenance. Read your leases, I don’t think it includes a provision for security or cleaning the entire 18-acre parking lot. If it does, talk to your management.

In the meantime, we have real needs and immediate concerns. Your help is needed to maintain our Parking Lot and Shopping Center for Our Customers who without them returning we would surely die.

We will never be able to force everyone to join an association, not like a homeowner’s association, if that is the direction you think should be taken, you are encouraged to try, and report back to us. Due to multiple ownership and lease agreements this is not viable.

Property Owners could also create a partnership together and provide security and cleaning which would result in higher cam fees more than most could afford, a voluntary contribution is more likely to be less than additional Cam Fees. Also this probably would not happen, as can be shown by experience over the past 20 years. The benefit to contributing is direct contact with a porter, & security as they are available throughout the week to your doorstep as needed. Security provided by property owners in the past has resulted in patrol only or a cumbersome process to get help right away.

If we all work together, we could have two security shifts 7 days a week and cleaning 7 days a week.

The Choice is yours.

Sincerely, Your Neighbors

702-791-2368 CCBA Member Line

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www.commercialcenterdistrict.com

