



ANNUAL STATE OF THE COUNTIES

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Environmental & Groundwater Science
Materials Testing & Inspection Services



Copper



AT&T



SOUTHWEST GAS CORPORATION

smarter > greener > better



**CARSON TAHOE
HEALTH**



**American Battery
Technology Company**



NV Energy



Briggs Electric, Inc.

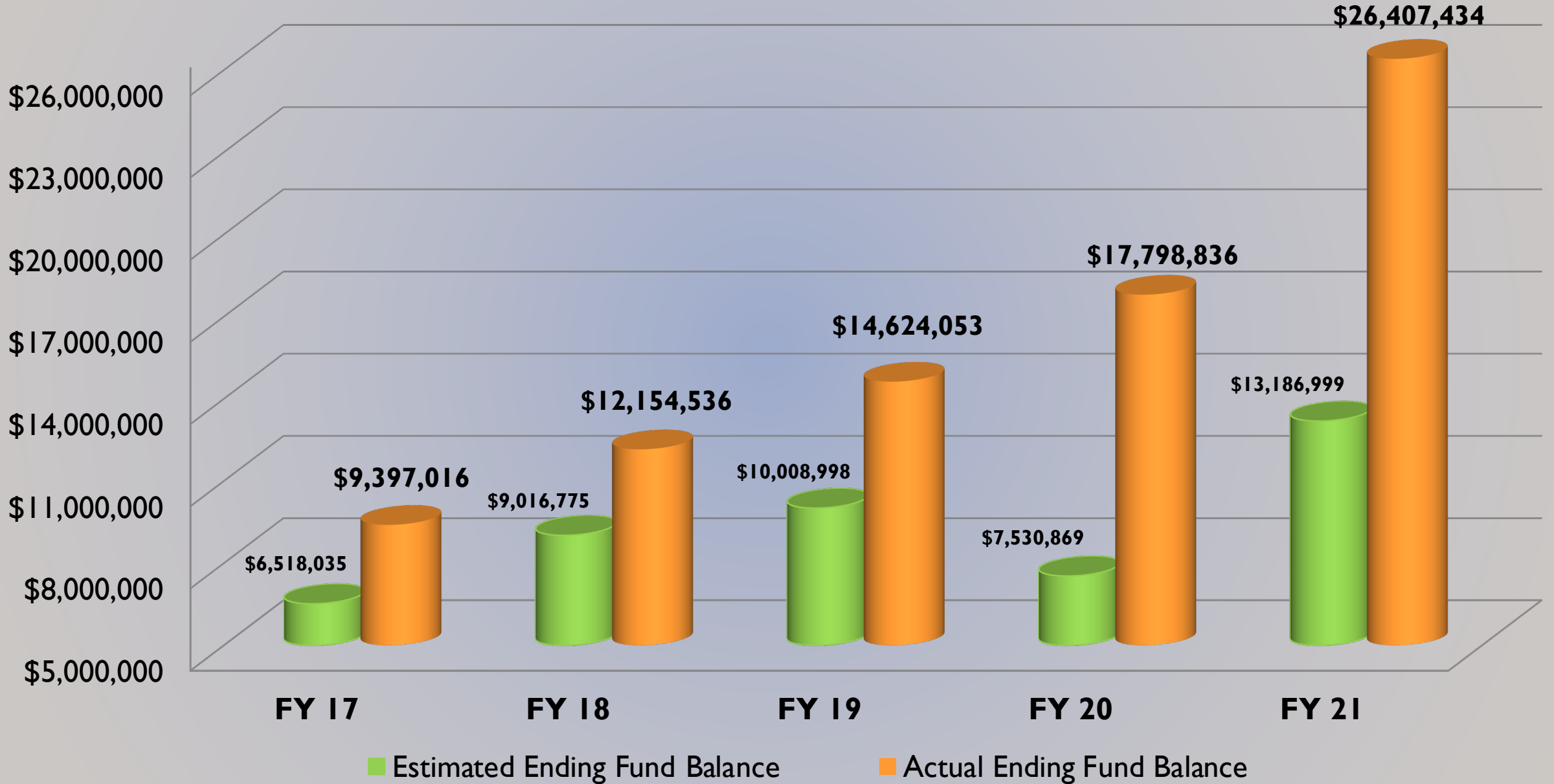
NNDA STATE OF THE COUNTIES CARSON CITY



Nancy Paulson, CPA
City Manager

January 26, 2022

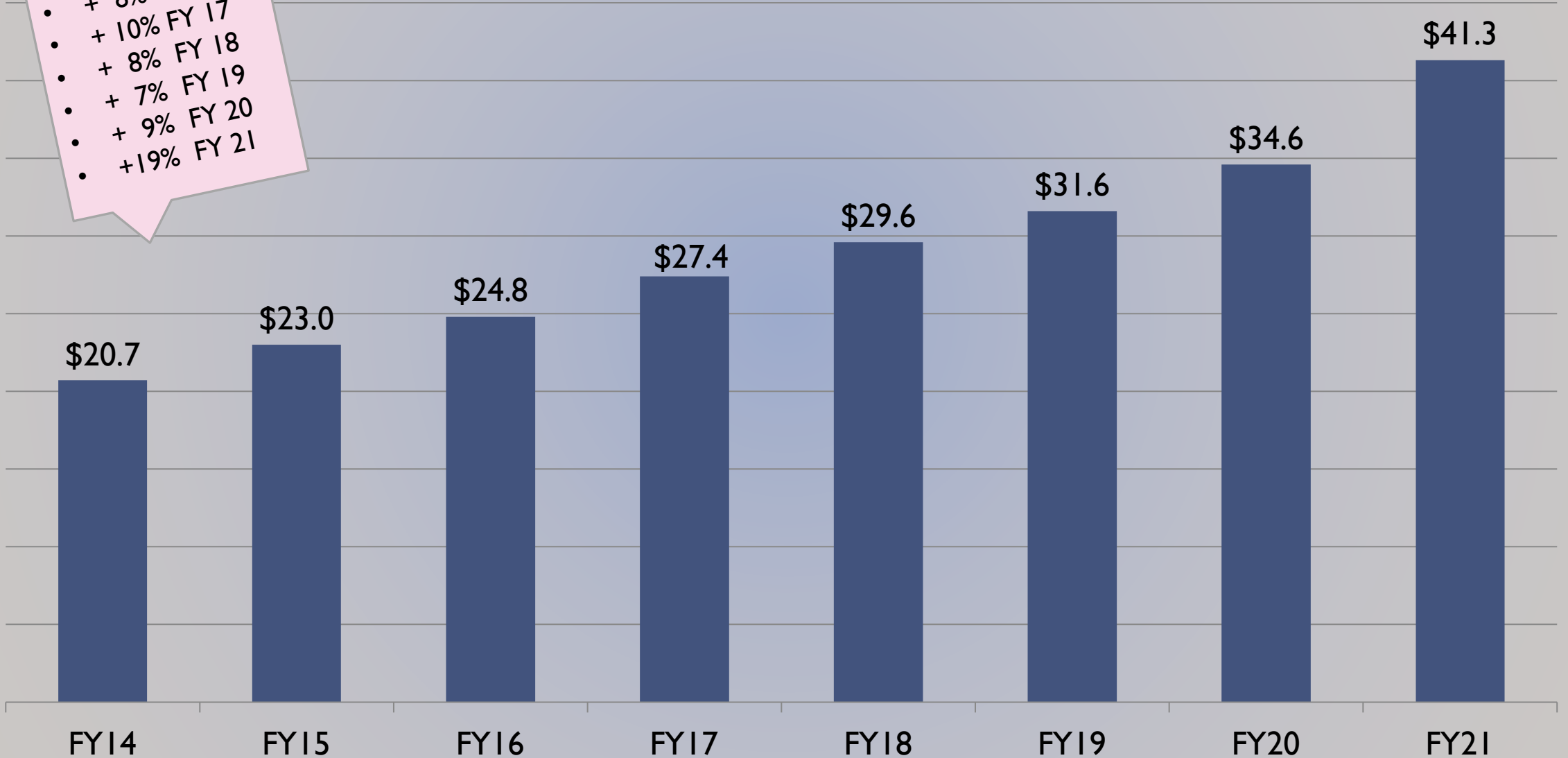
GENERAL FUND RESERVES



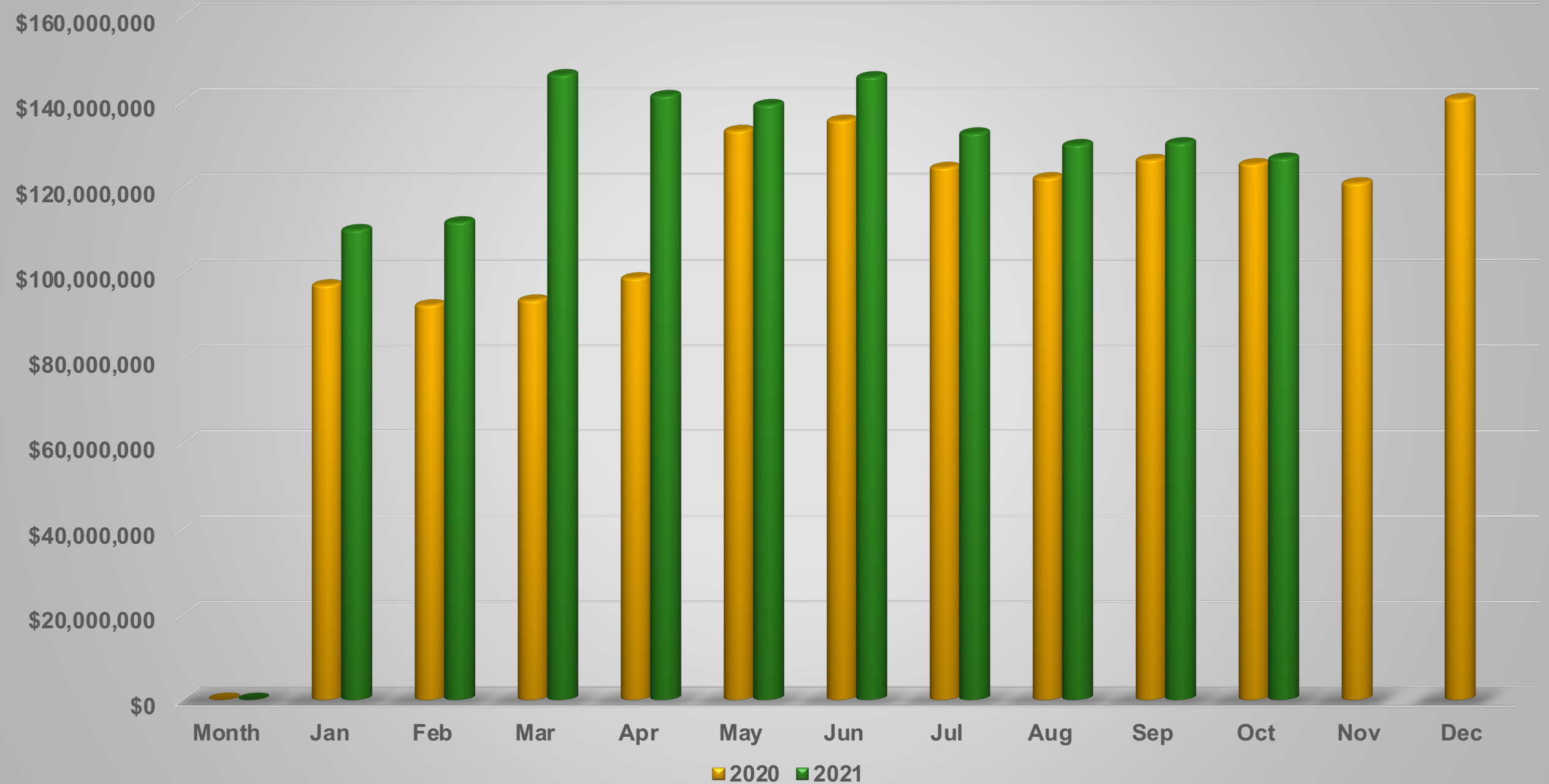
CONSOLIDATED TAX REVENUE (MILLIONS)

Annual Increases

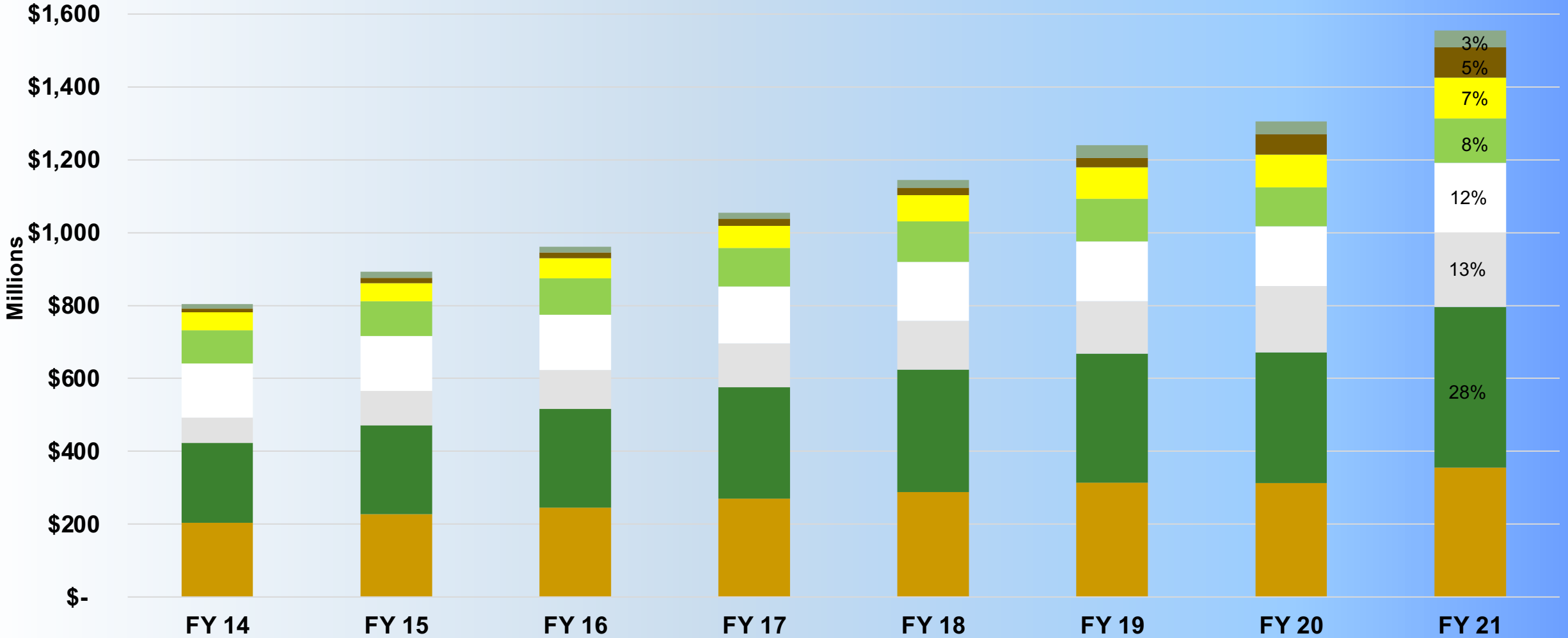
- + 11% FY 15
- + 8% FY 16
- + 10% FY 17
- + 8% FY 18
- + 7% FY 19
- + 9% FY 20
- +19% FY 21



Carson City Monthly Taxable Sales

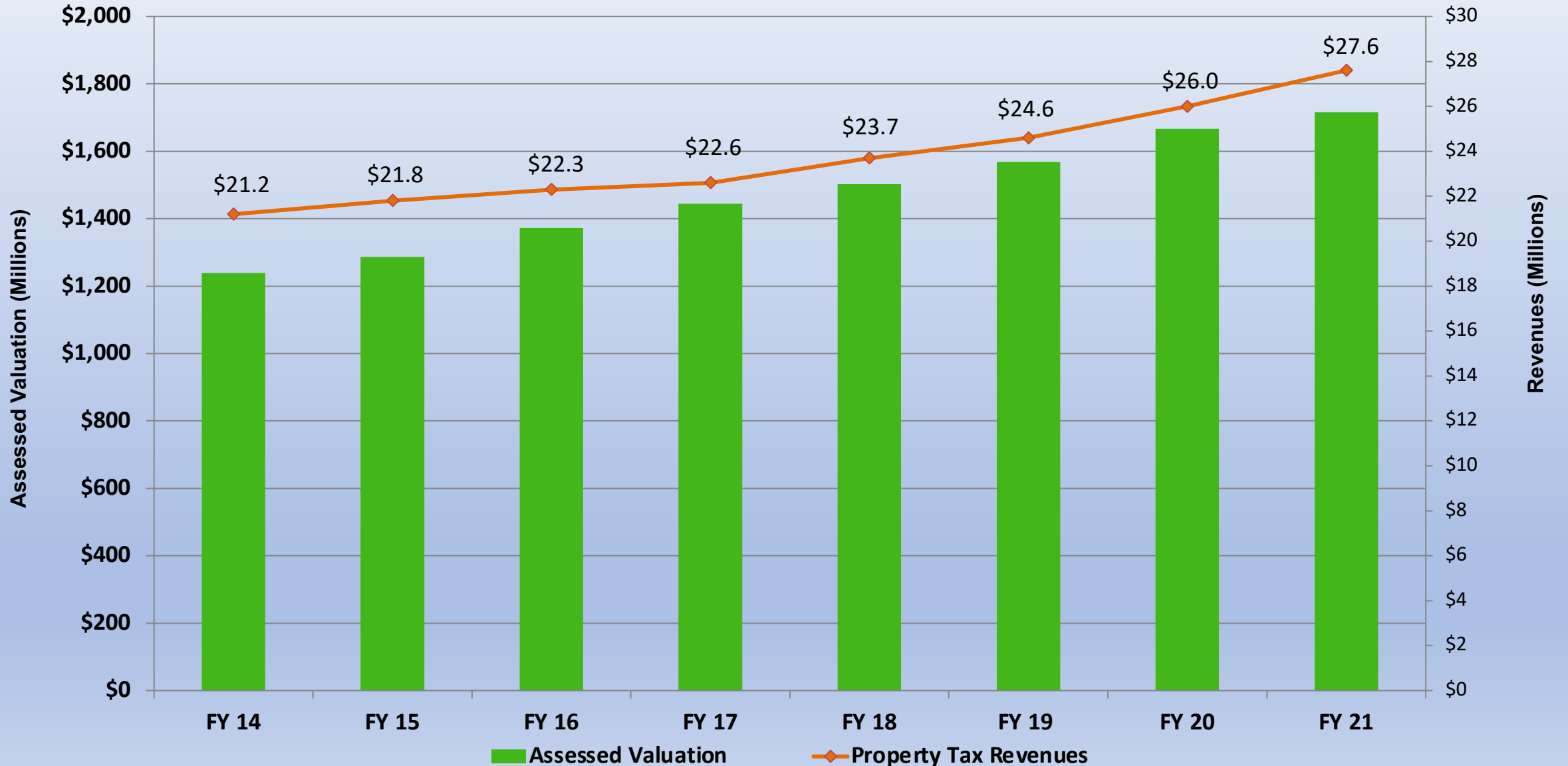


TAXABLE SALES BY CATEGORY



- All Others
- Building Material and Garden Equipment Suppliers
- Food Services and Drinking Places
- Nonstore Retailers
- Motor Vehicle and Parts Dealers
- General Merchandise Stores
- Merchant Wholesalers, Durable Goods
- Miscellaneous Store Retailers

General Fund Assessed Valuation & Property Tax Revenues

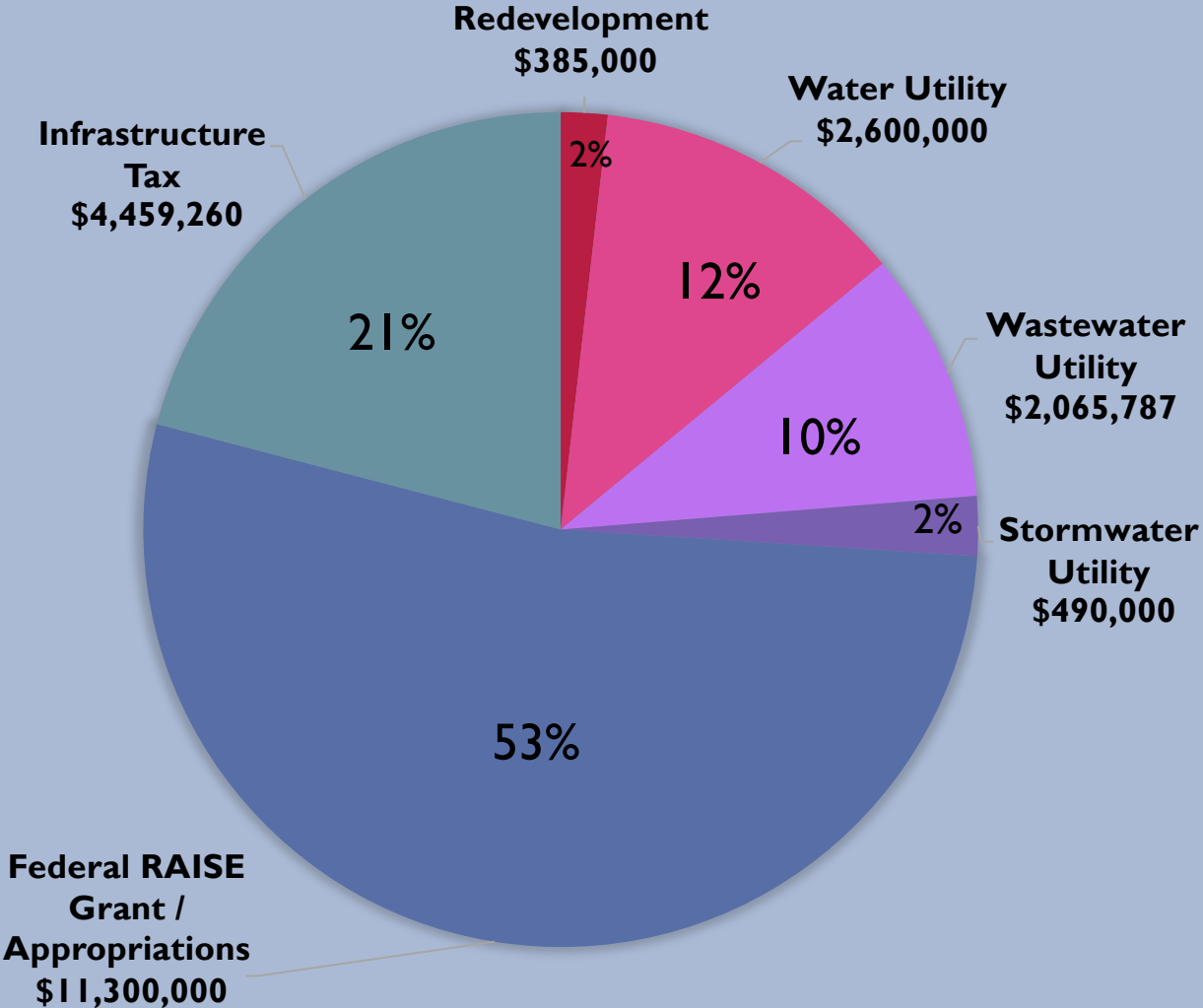


EAST WILLIAM STREET PROJECT

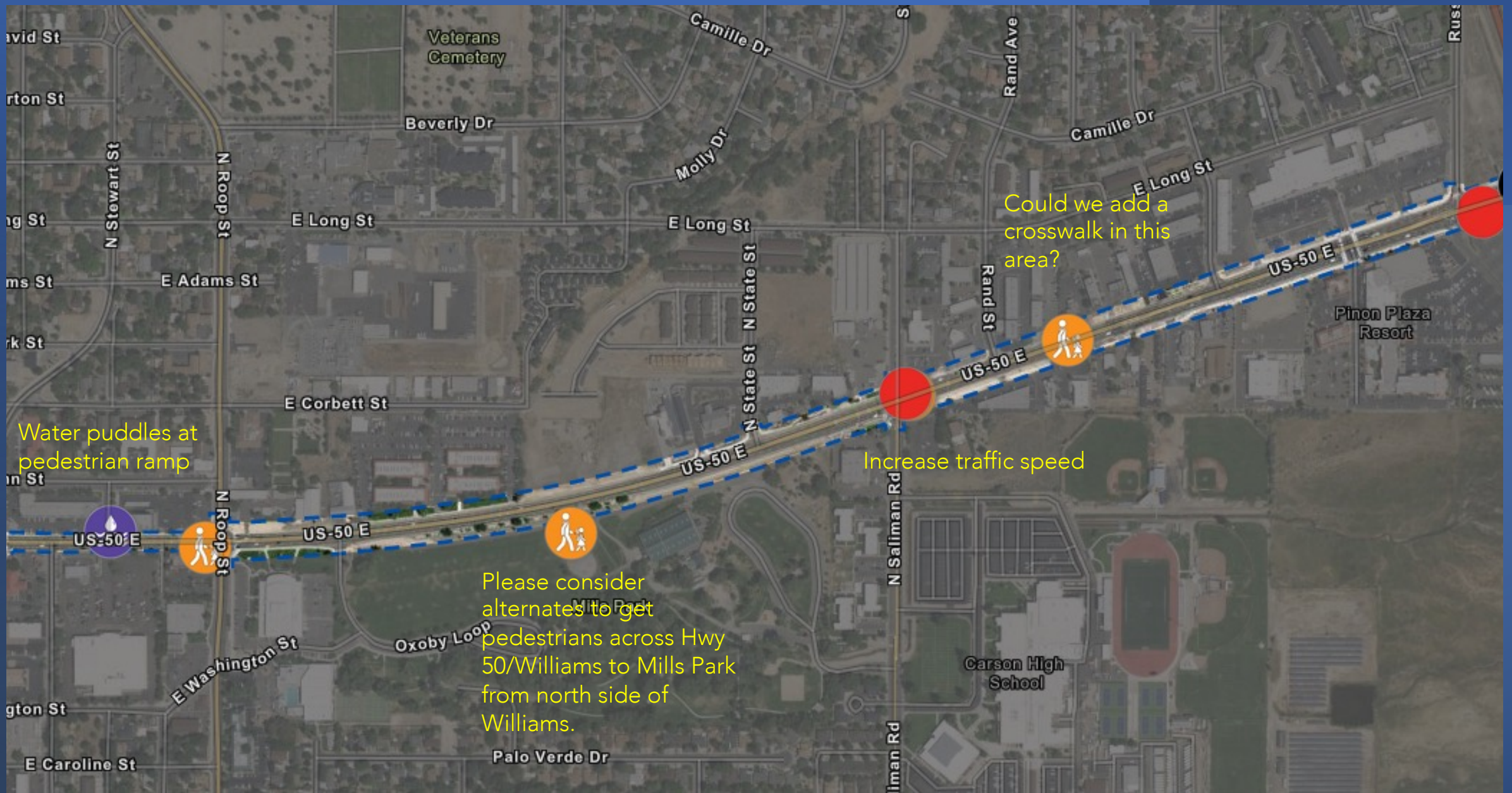
\$21.3 Million



FUNDING SOURCES



WE WANT TO HEAR FROM YOU! VISIT CARSONPROUD.COM





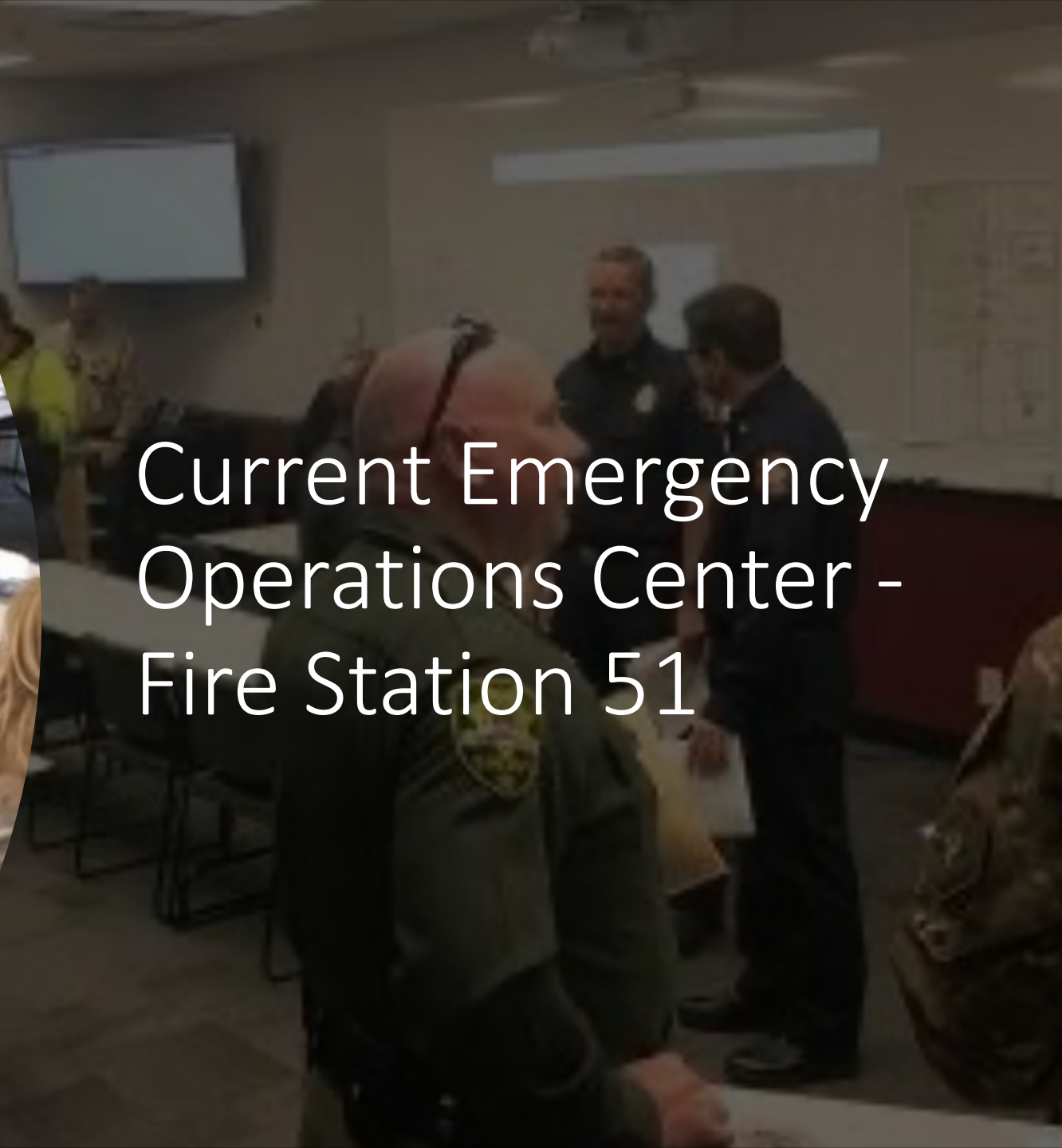
**QUILL WATER
TREATMENT PLANT
UPGRADE
\$12,500,000**



FUNDING SOURCES	AMOUNT
Water User Fees	\$1 million
Federal Appropriation	\$1.5 million
American Rescue Plan (ARPA)	\$3 million
Bond Proceeds	\$7 million



Current Emergency Operations Center - Fire Station 51





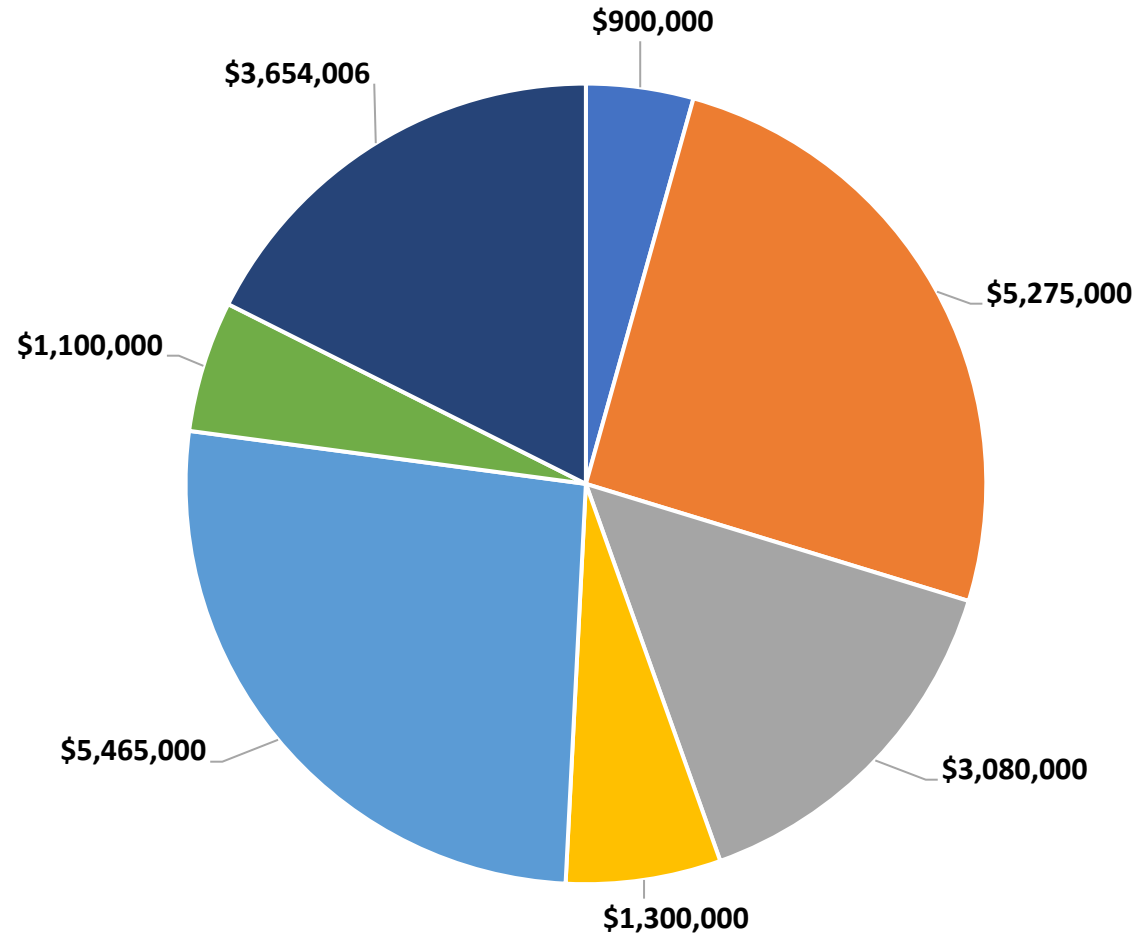
New Fire Station / EOC
/ Backup Dispatch Center
\$11.1 Million

FUNDING SOURCES

Federal Appropriations	- \$2 million
ARPA	- \$1.9 million
Bond Proceeds	- \$6.1 million
General Fund	- \$1.1 million

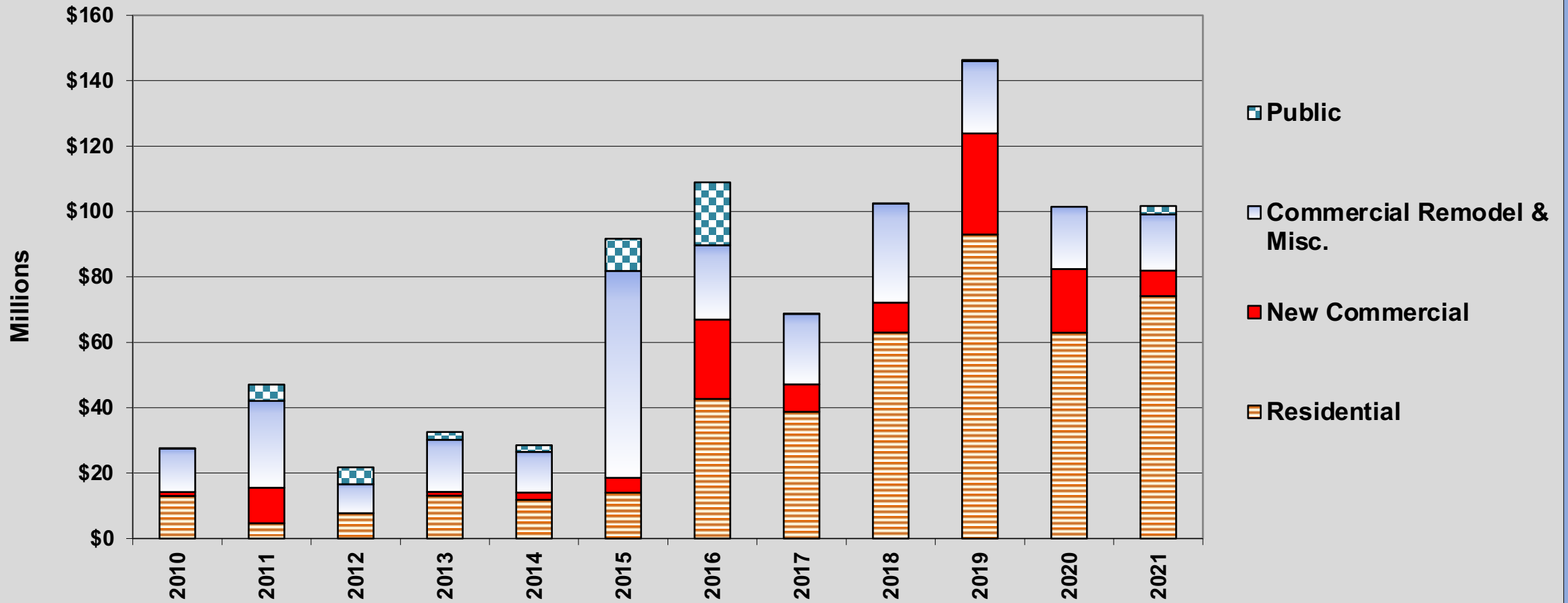
American Rescue Plan Act (ARPA)

\$20,774,006



- Carson City Health & Human Services
- Contain / Mitigate Spread of COVID-19
- Improving Outdoor Spaces
- Carson City Non-Profits
- Water, Sewer & Stormwater Infrastructure
- Broadband & Cybersecurity
- Undesignated

BUILDING PERMIT VALUATION



- **2021: \$102 Million**
- **2020: \$101 Million**

Carson Proud

[Community Improvement Projects](#) [Completed Projects](#) [Home](#) [Contact Us](#) [Q](#)



Keep Up-to-Date on Projects, and
Share Our Love For our City.



State of Douglas County - NNDA

**Patrick Cates
County Manager**

January 26, 2022



People in Numbers



Demographics

- Population
 - 49,488 per 2020 Census
 - 5.3% growth since 2010 (average of 0.5% per year)
 - Nevada growth 15% since 2010
- Aging
 - Over 65 years – 29.7%
 - National Average – 16.5%
- Retired or Retiring Soon
 - 60+ years – 36.9%
 - National Average – 21.8%
- Children
 - School Population Decline – 19% in last 11 years

County Revenue



Douglas County Revenue FY2020-21 vs FY2019-20

- Property Taxes – up 5.78%
- Consolidated Taxes – up 2.38%
- Room Taxes – up 3.39%
- Charges for Services – up 13.65%
- Room Tax Fund Charges for services – down 22.32%

American Rescue Plan Act

- Douglas County – \$9.5 million federal grant
 - Previously Funded:
 - Broadband Mapping Project – Western Nevada Development District
 - Body Scanner for Jail
 - Pending County Commission Action – Feb 3 Meeting
 - Staff Recommendation – reserve for future strategic priorities
- Deadline to Obligate – December 31, 2024
 - Recommendations – State, NACo, GFOA – take time, avoid duplication with State programs

Vacation Home Rentals



New VHR Ordinance 2021

- Culmination of several years of work – public outreach, surveys, task force
- Three tiered permit structure
- Tahoe Township only
- Numerous requirements related to occupancy, parking, noise, etc.
- VHR Advisory Board
- Staffing Plan for administration and enforcement
- Proposed legislative mandates unsuccessful
- Lawsuit currently in federal court

Business and Industry



Business Developments 2021

- Bently Light Industrial Subdivision Map
Heybourne & Airport – 35 parcels
- Symmetrix Composite Tooling
Move and major expansion from Carson City to Minden
- A&S Metals
Parcel rezoning from light to general industrial for regional metal recycler near Minden-Tahoe Airport
- Local Bounti
300,000 sq ft indoor agriculture facility planned for Heybourne & Johnson Lane
- Marson Foods
Future bakery and distribution center for waffles on Heybourne
- Shoe Tree Brewery
Located in Minden after zoning change to allow in commercial zoning

Bright Future



Coming Soon

- **Carson Valley Medical Center**
 - \$29 million expansion in progress
 - More capacity and new services
- **Barton Health**
 - Purchased shuttered Lakeside Inn & Casino
 - Expand medical services at Stateline
- **County Economic Vitality Plan**
 - Updated plan approved by County Commission in December
 - Many new projects – including support for Kahle Vision Plan, updating the Trails Plan, and support for arts and culture

Tahoe South Event Center



Tahoe Events Center Progress

- Under construction
 - Opening scheduled early 2023
- Funding partnership with Douglas County, Lake Tahoe Visitor's Authority, and Stateline casinos
- 6,000 seat multi-use events center
- World class venue for entertainment, sports, arts & culture, conventions and meetings
- Stimulate tourism and business travel during slow "shoulder" seasons
- Spectra Venue Management selected to manage facility

Kevin Boryczki – new General Manager

Conservation & Recreation



- Southern Nevada Public Land Management Act (SNPLMA) funding for conservation easements
 - Dangberg Ranch – 1,373 acres surrounding the Dangberg Home Ranch Historic Park
 - Van Sickle Station – 420 acres south of Genoa along West Fork of Carson River
- Martin Slough Multimodal Trail
 - Approx. 2 mile long paved trail
 - Connects Jake's Wetlands in Minden and Gilman Pond in Gardnerville
 - \$1.8 million construction contract approved in December
 - Amenity for residents and visitors

THANK YOU!!!



LYON COUNTY, NV

TELL US WHAT YOU WANT TO DO AND WE'LL SEE HOW WE CAN GET YOU
THERE!

POPULATION AND COMMUNITIES

- Population-59,235 14.0% Increase
- Dayton (Moundhouse, Silver City and Dayton) – 17,980 17.7% Increase
- Silver Springs/Stagecoach – 8,145 6.8% Increase
- Fernley -23,048 18.1% Increase
- Yerington/Mason Valley 8,231 4.4% Increase
- Smith Valley/Wellington 1,831 9.6% Increase
- Dayton
- Fernley (Incorporated 2001)
- Mason Valley
- Moundhouse
- Silver City
- Silver Springs
- Smith Valley
- Yerington (Inc. 1907-County Seat)

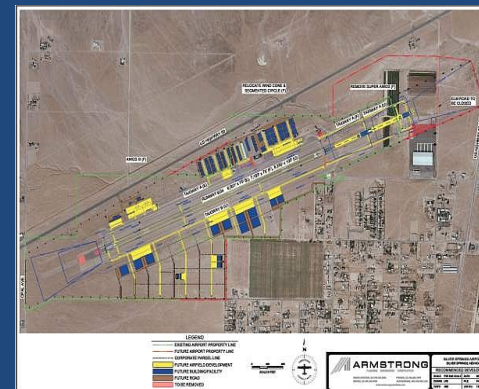
BUSINESS & INDUSTRY

- Agriculture
- Mining
- Manufacturing
- Retail
- Gaming



TRANSPORTATION

- Union Pacific Railroad
- I-80
- US95A
- US50
- USA Parkway
- Silver Springs Airport
- Yerington Municipal Airport



2021 ACCOMPLISHMENTS

- 2020 Master Plan Update
- Completion of William Pennington Senior Center in Fernley
- Completion of new Animal Shelter in Silver Springs
- Updated Land Use and Development Code
- Hiring of new Community Development Director
- Hiring of additional Senior Planner
- Established lot sizes of 9000 SQFT or less can be allowed in PUD or in certain districts only
- Revised Grading Permit process to improve commercial/industrial construction
- Implementing CD and plan review software.

2022 OUTLOOK

- Public Lands Bill-Unincorporated Lyon County
- Solid waste transportation and disposal Franchise
- Tiny Home ordinance
- Marijuana Consumption Lounges
- Enhanced Code Enforcement
- Local Roads Plan in partnership with NDOT
- Storm drainage mitigation
- Addressing Wildland Urban Interface Code compliance
- Enhancing Community Development process to enhance business growth

THANK YOU!!

Jeffery A. Page

Lyon County Manager

27 South Main Street

Yerington, NV 89447

jpage@lyon-county.org

(775) 463-6531

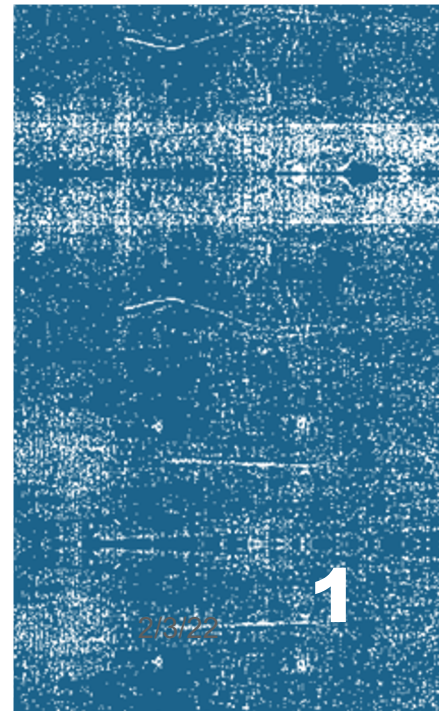


COMMISSIONER CASSIE HALL

Storey County



NNDA State of the County Address 2022





**Reinvention to
Reinvestment**

- Short History
- Fiscal Snapshot
- Regional Coordination
- Economic Growth
- Reinvestment

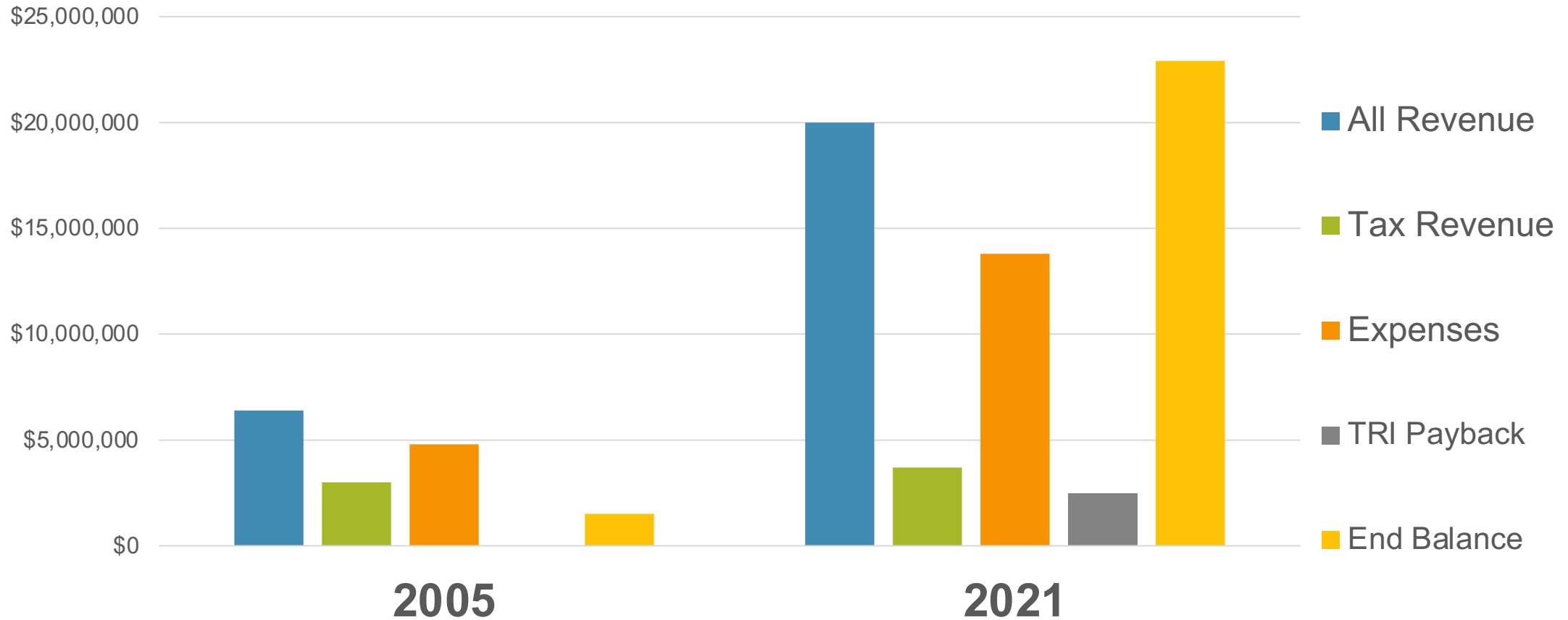


Fiscal Snapshot

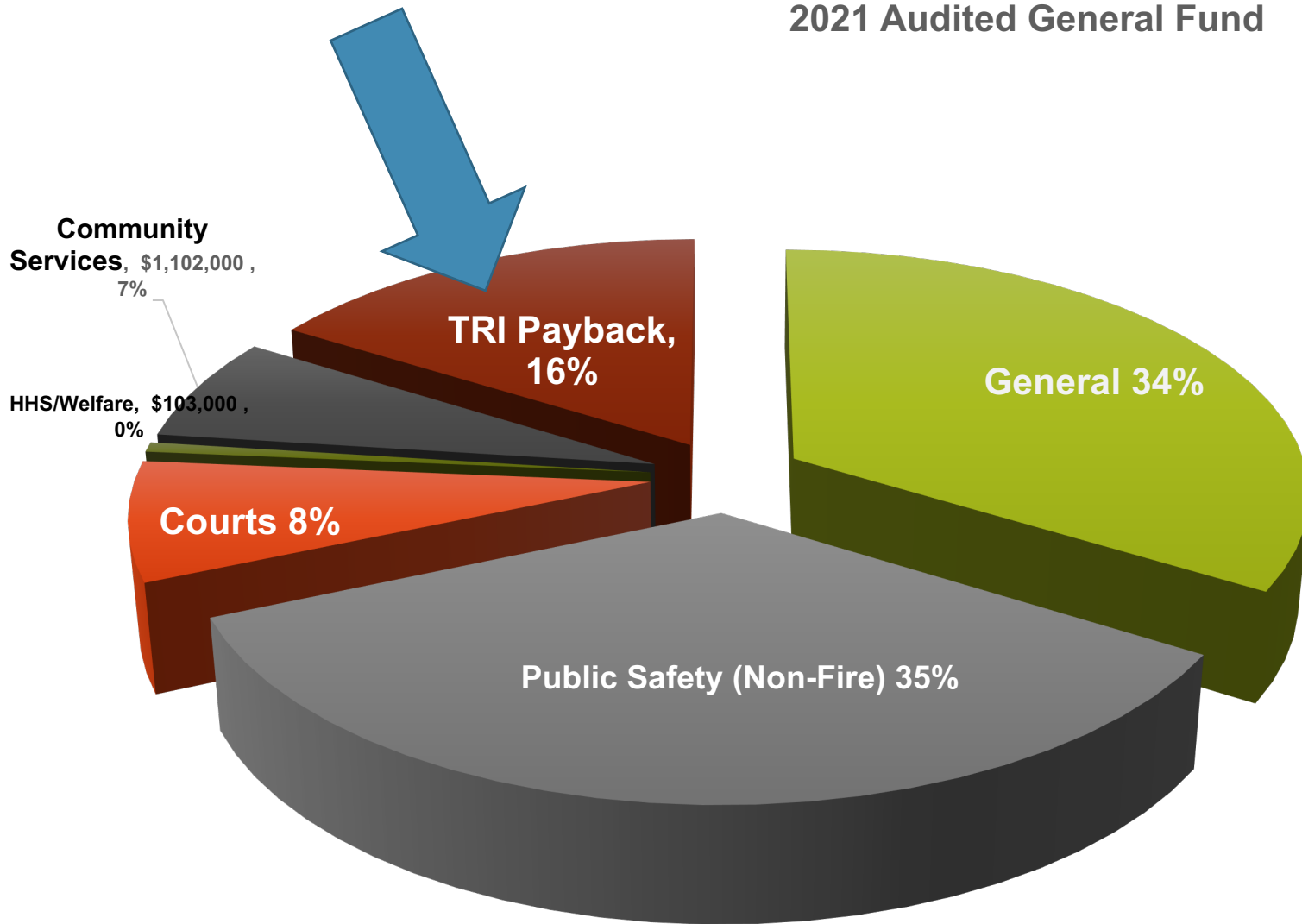
Fiscal Position Comparison

General Fund

Revenues & Expenses



2021 Audited General Fund



Expense Allocation (Millions)

- \$6.0.....Public Safety
- \$5.1.....General
- \$2.6.....TRI Infrastructure
- \$1.3.....Judicial
- \$1.3.....Comm. Services

Revenues v. Expenses

- \$20.0.....Revenues
- \$13.8.....Expenses

*TRI Payback based on budgeted numbers during 3-year audit.

Abated Taxes

- **Cumulative Tax Abatements** for Properties in Storey County

▪ Personal Property Tax	2008-2019	\$305 million
▪ Real Property Tax	2008-2019	\$111 million
▪ Total		\$416 million

- **2020 Tax Abatements** for Properties in Storey County

▪ Personal Property Tax	2020	\$39 million
▪ Real Property Tax	2020	\$6 million
▪ Sales and Use Tax	2020	\$23 million
▪ Total		\$68 million

***Includes SB1 data centers, Gigafactory, LEED, GOED qualified, and other abatements.**

**May include local, state, school, etc.*

**Data is estimated and for viewing purposes only.*

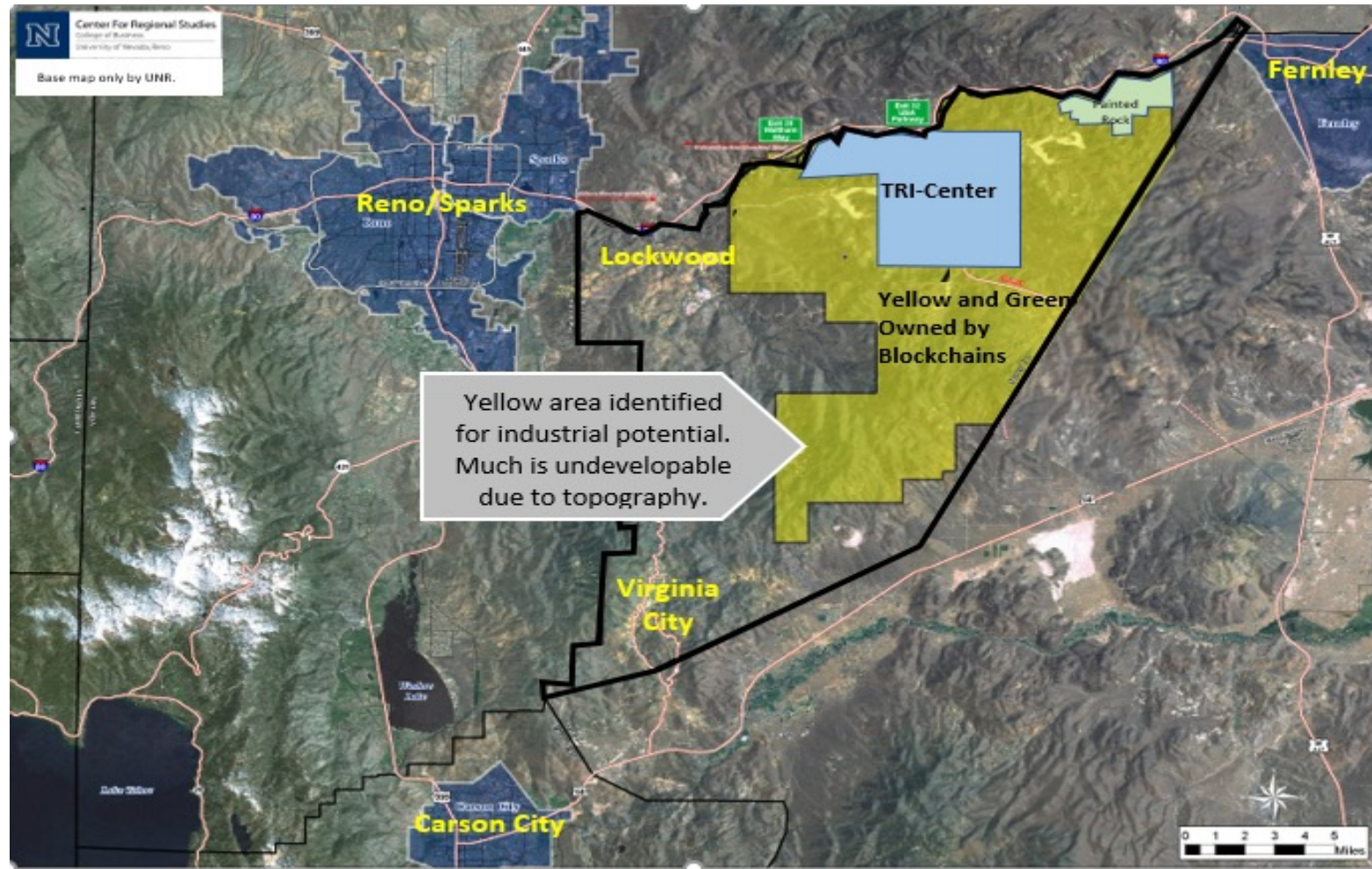
Gigafactory	Data Centers
100% Sales Tax 20yrs.	100% Sales Tax 20yrs.
100% Property Tax 10 yrs.	75% Personal Prop. Tax 20 yrs.



Economic Leadership

2000-2021

Private-Public Partnership



Features of the TRI- Development Agreement

50-Year
Agreement

Infrastructure
Up-Front

County Pays
Back
Infrastructure

Build to Suit

1999 Zoning
Frozen

1999 Fees
Frozen

GID
Water and
Sewer

Water
Conservation

Allowed Uses

Predictable & Consistent for 50 Years

Commercial

- Retail, food, beverage
- Gaming and entertainment
- Auto sales and maintenance

Industrial

- Manufacturing
- Lithium Production
- Energy Production
- Research & Development
- Biotechnology
- Data & Cloud Storage
- Distribution & Fulfillment
- Waste to Energy

Extended Lodging

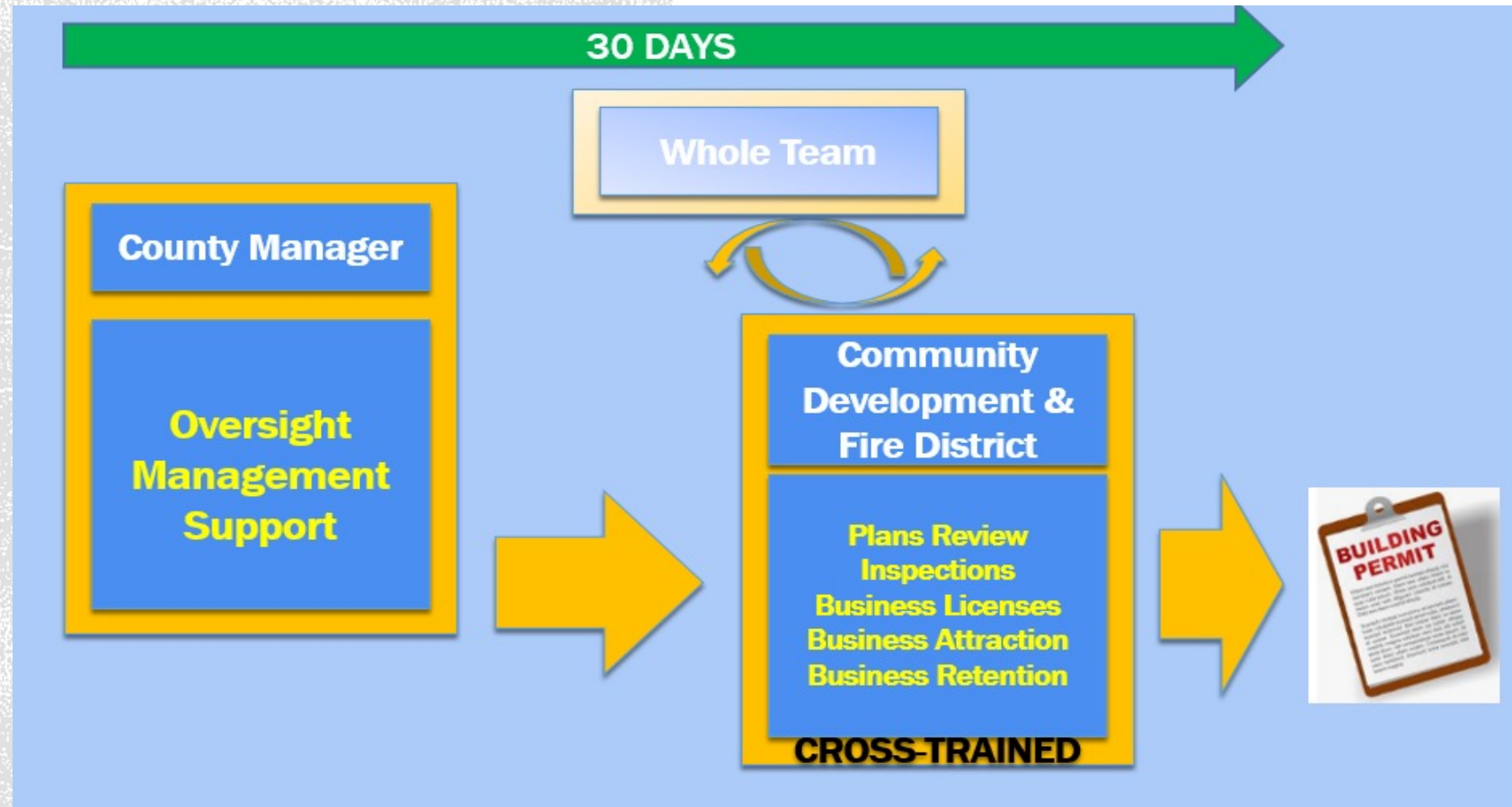
- Hotels
- Extended Stay Hotels
- Extended Stay RV Parks



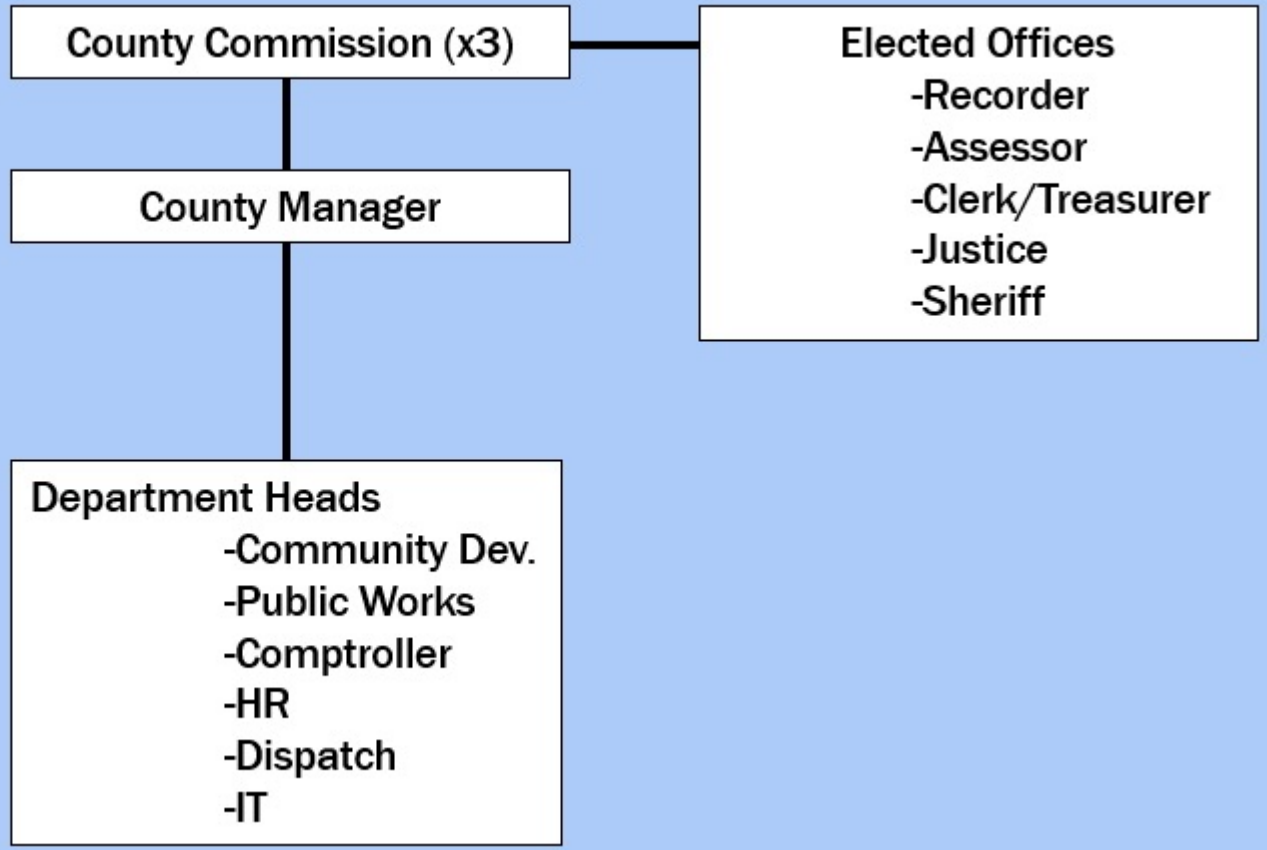
Studio 6 Extended Stay

Fast-Track Permitting

- 7-day grading permit
- 30-day building permit
- 24/7 accessible
- Direct line to senior officials
- Committed team
- Nimble and adaptable



Accessible



It's the Same for Everybody!



Reputation Far and Wide





Contributing Regional Partner

Wage & Career Performance

Average Wages Per Industry

Industry	Storey	Nevada
Construction	\$95,425	\$66,984
Manufacturing	\$84,765	\$72,845
Info. Tech.	\$103,509	\$78,353
Science Tech.	\$95,329	\$47,093

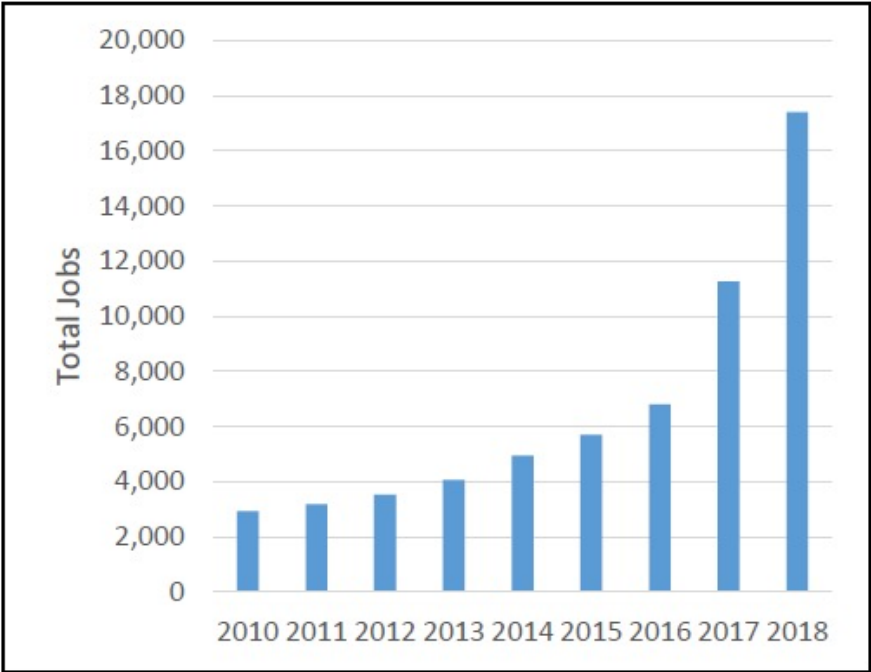
Storey Growth by Occupation

Industry	2010	2018
Management	113	1,070
Tech. and Math	16	289
Engineering	14	679
Office/Admin.	546	2,545
Production	323	5,656
Trans./Logistics	892	3,483

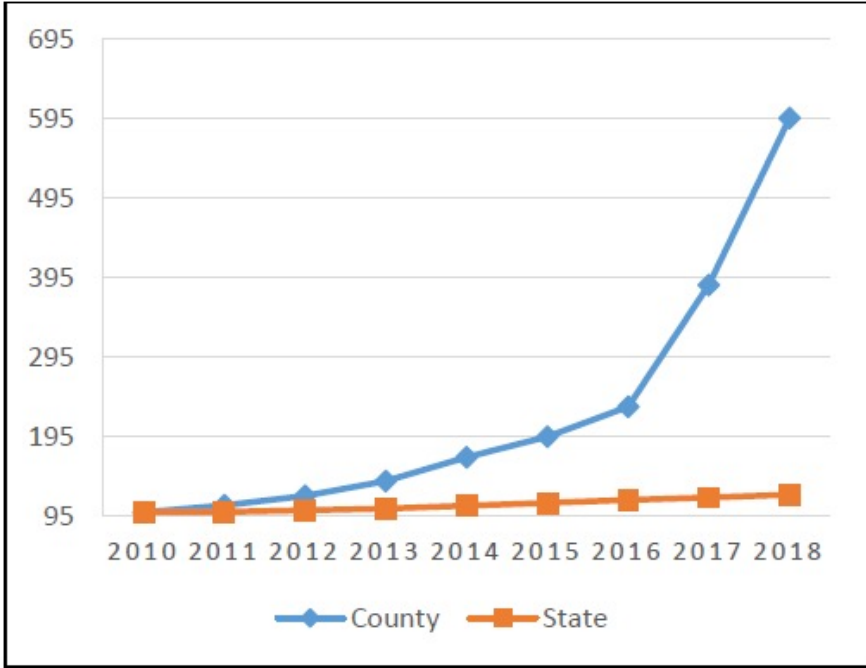
Source: Emsi 2019.4; QCEW, Self-Employed. Retrieved from UNR Cooperative Extension, National Economic Assessment Project, 2019

Job Growth Performance

Storey County Job Growth



Storey County v. Nevada Job Growth



Index 2010 = 100 (2,918 SC and 1,212,305 NV)

Source: Emsi 2019.4; QCEW, Self-Employed. Retrieved from UNR Cooperative Extension, National Economic Assessment Project, 2019

Regional Economic Output

Direct Output to Region

Activity from Tesla Operations	Regional Output
Tesla operations jobs	7,059
Tesla payroll	\$379 million annual
Tesla total output	\$2.2 billion annual
Tesla 20-year output	\$101 billion / 20 yrs.
Tesla 20-year employee spending	\$1.5 billion / 20 yrs.

Total Multiplier Effect on Region

Activity from Direct, Indirect, and Induced	Regional Output
Total jobs	15,296
Total payroll	\$845 million annual
Total output	\$3.5 billion annual
Manufacturing jobs	55% increase
<i>2018 estimate</i>	

Source: GOED (2018) Economic Impact of Tesla on Washoe and Storey Counties

Regional Economic Output

Tax Generation to Washoe and Storey

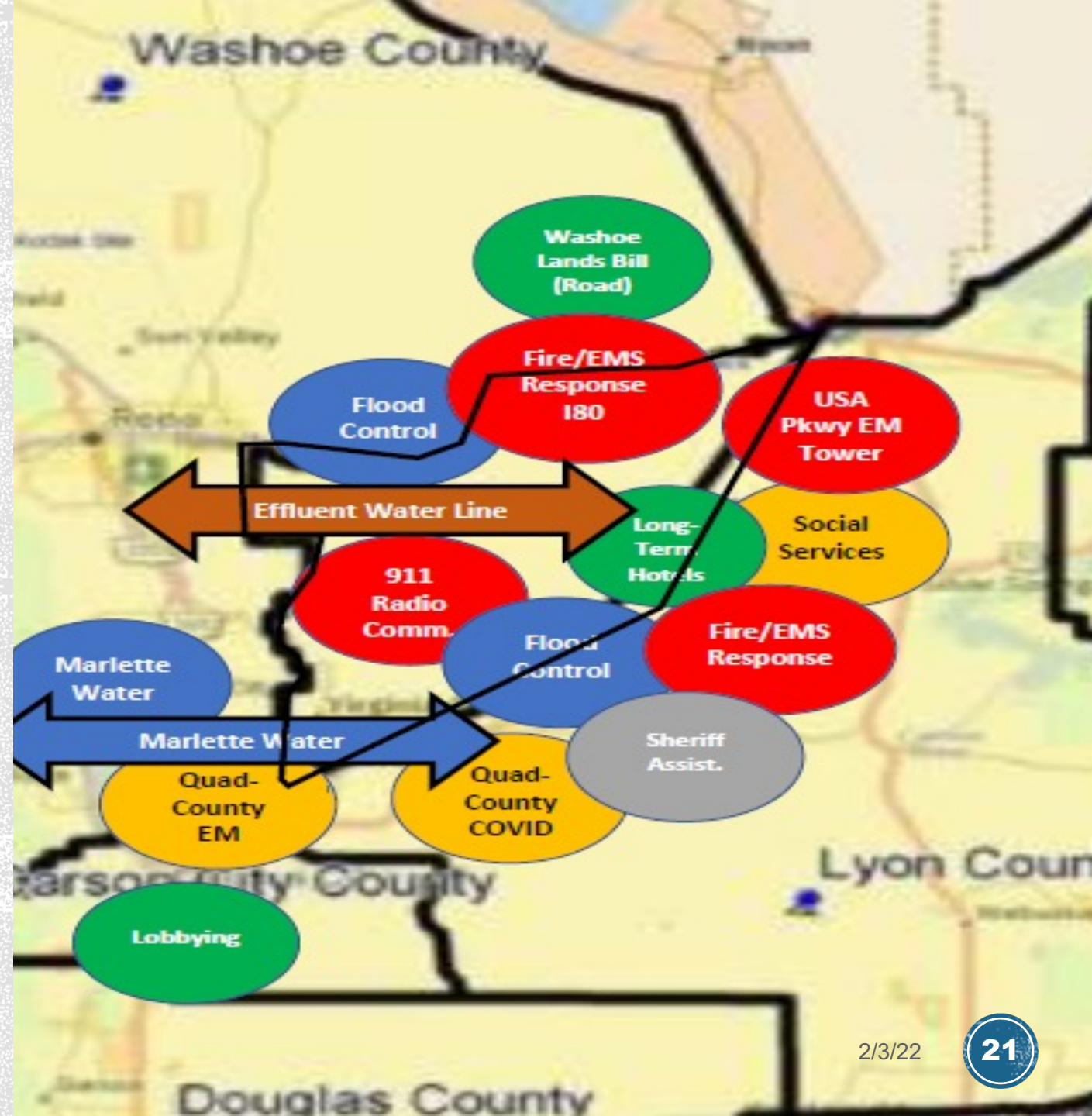
Tesla Operations	Spending and Other Output
Tesla indirect tax revenue to Washoe MSA	\$29 million annual
Tesla indirect tax revenue to state	\$12 million annual
Total state, local, and school revenue	\$58 million annual
<i>"Generated at full unabated rate"</i>	

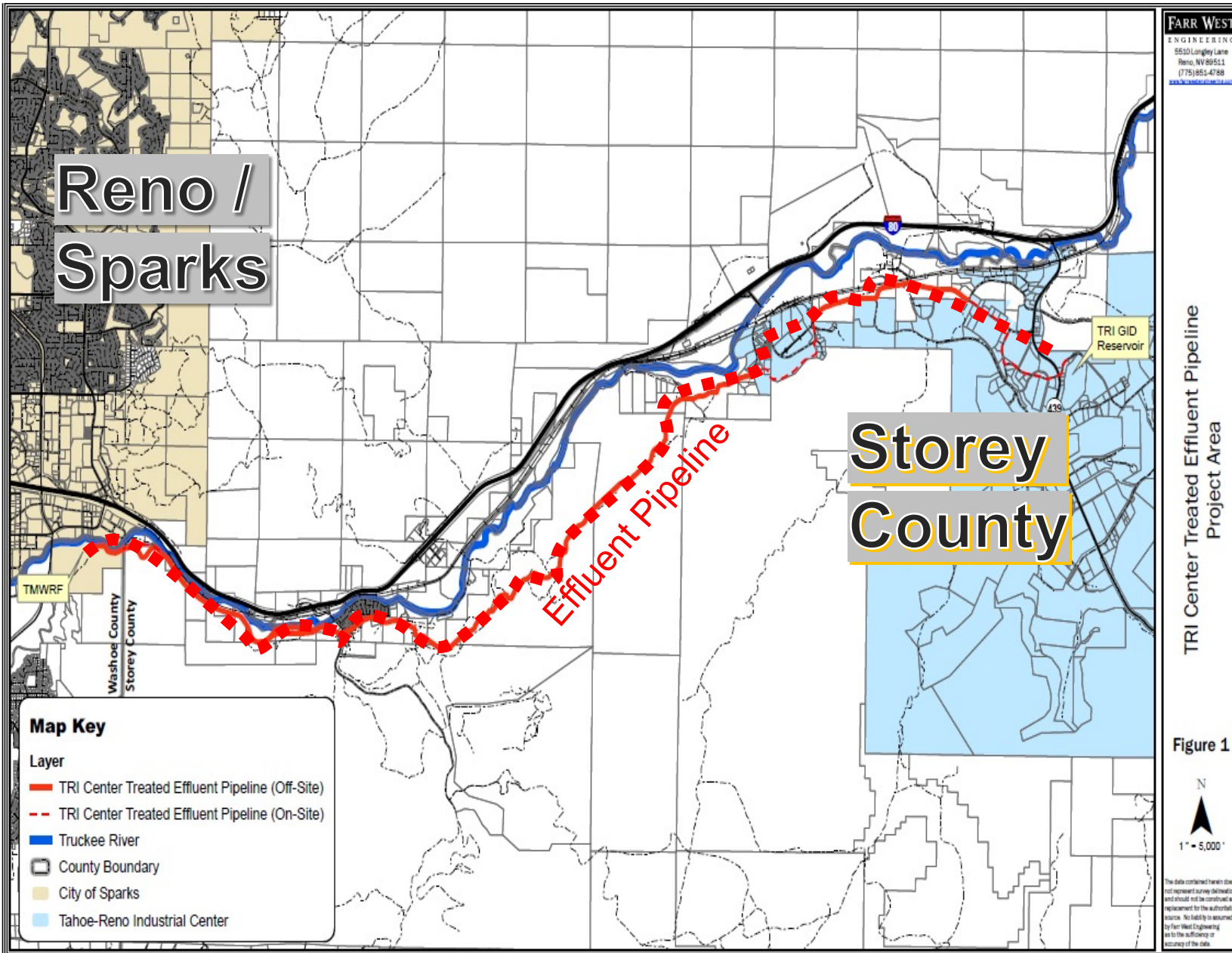


Source: GOED (2018) Economic Impact of Tesla on Washoe and Storey Counties

Regional Cooperation

- Carson Water Subconservancy District
- Carson-Truckee Conservancy District
- Lockwood and Mark Twain flood mitigation
- Effluent pipeline
- Fire and EMS aid agreements
- Emergency management
- 911 infrastructure
- Quad-Counties Health Coalition
- Adult and youth services
- Marlette water system
- Federal lands bills
- Transportation
- Quad-counties legislative representation





Effluent to Affluence

Through regional cooperation, a \$100 million effluent problem became a regional economic generator.

Source: Farr West Engineering, Engineer's Report for Storey County Tax Increment Area, TRI Center Treated Effluent Pipeline, 2018



Time for Reinvestment



Lake Tahoe

Marlette Lake



Virginia City

Water System

FINISHED

- Water Line from Top of Siphon
- Five Mile Reservoir
- Divide Reservoir
- 2 Storage Tanks
- Water Treatment Plant

\$11 million

NEEDED

- Water Line from I-580
- Town Distribution Lines
- 4 Storage Tanks
- Silver City Transmission Line
- Silver City Distribution Lines

\$14 million



Historic Buildings & Offices

- Electrical
- Seismic
- Fire Sprinklers
- Plumbing
- Hardware
- Finishes

\$7 million



Senior & Community Services

- **OLDEST NEVADA COUNTY**
- Facilities
- Food
- Meals on Wheels
- Homebound
- Internet
- Assistance
- Counseling
- Isolation

\$5 million



Public Works Facilities & Equipment

- Plows
- Vactor Truck
- Repair Bay
- Other Equipment
- North County Repair Shop

\$7.5 million



Emergency Response Facilities & Equipment

- TRI – 2 New Fire Stations
- VC – New Fire Station
- LW – Floodplain Fire Station
- MT – New Fire Station
- VCH – Expanded Station
- Safety and Necessity

Equipment	\$15 million
Facilities	\$28 million



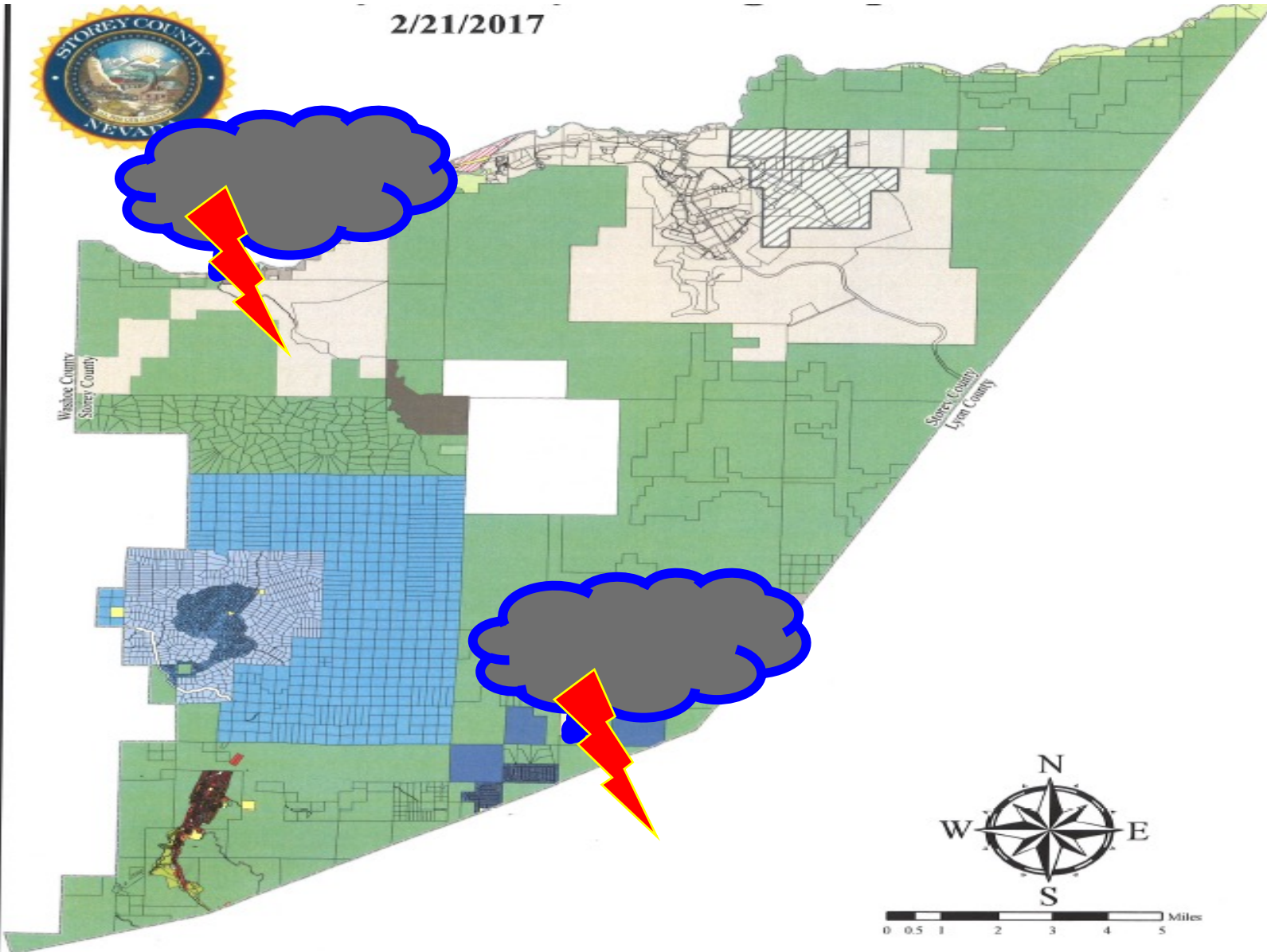
Transportation Facilities

- TRI Public Transportation
- TRI Transit Association
- Fairgrounds Shuttle
- Parking
- C Street Local Control
- Community Roads
- General Roads

<i>C Street Needs</i>	<i>\$10 million</i>
<i>TRI Transit</i>	<i>\$ Planning</i>
<i>General Equipment</i>	<i>\$7 million</i>



2/21/2017



Flood Mitigation

- **Lockwood**
 - Coordinated with TMFMA
 - Truckee River Restoration
 - Begin Alt. Planning
- **Mark Twain**
 - Coordinated with CWSD and Lyon County
- **Community Challenges**
 - Fed. Regulations
 - Seniors
 - Fixed Income Residents
 - Benefit-Cost Ratio

\$20 million



Housing Investment



**The Path is
Prepared for
Developers**

Housing Plans

- 5 Master Plan Communities (in-fill and new)

Housing Types

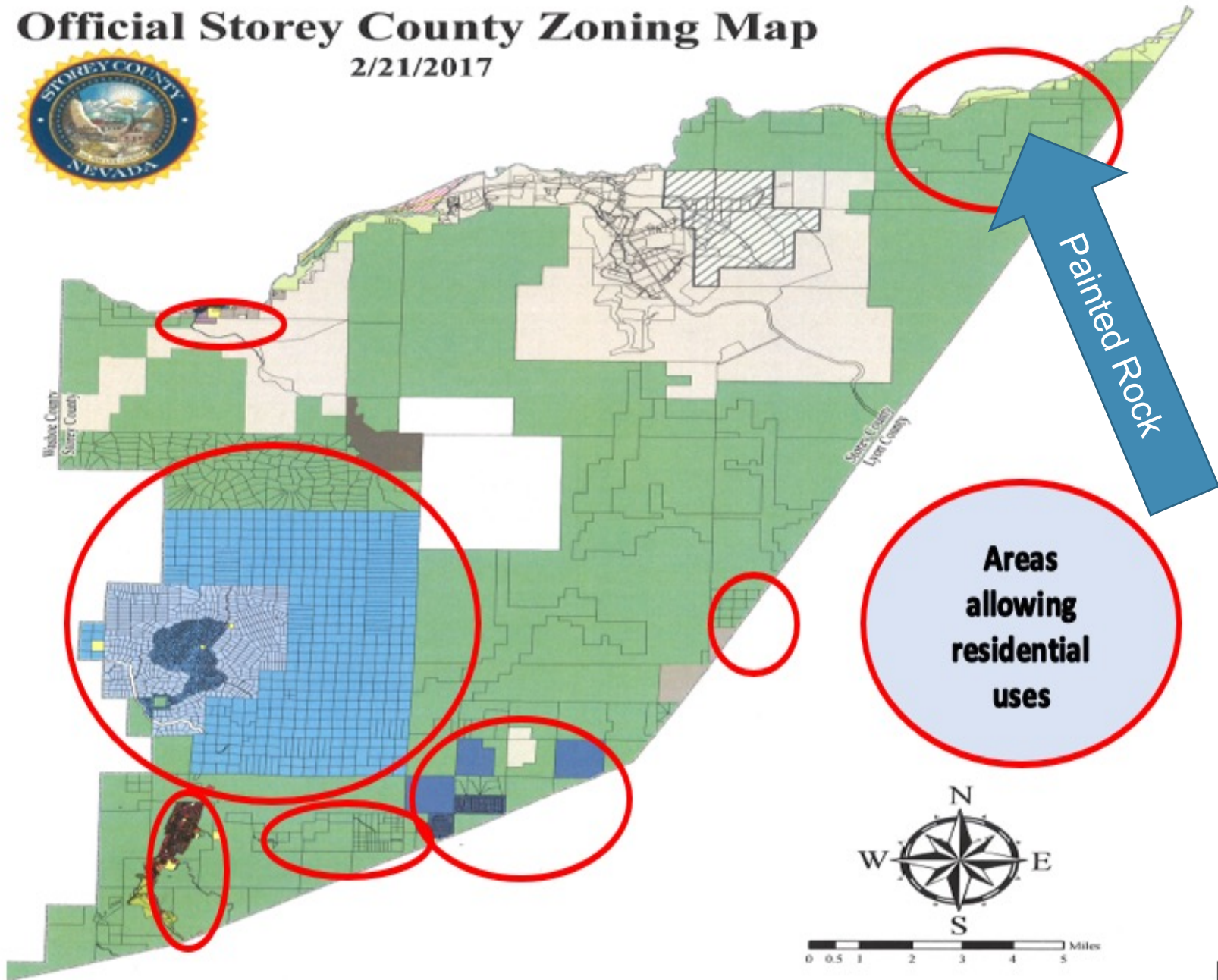
- Rural and SFR residential
- Mixed-use historic
- Mixed-use modern
- High-density, large-scale mixed-use
- Extended stay hotel & RV (non-residential)

Housing Affordability

- Increased density
- Mixed-use
- Live-work
- Multi-generational
- Accessory dwelling units (ADUs)
- Tiny-house
- Manufactured & modular
- NRHA options for Lockwood

Official Storey County Zoning Map

2/21/2017

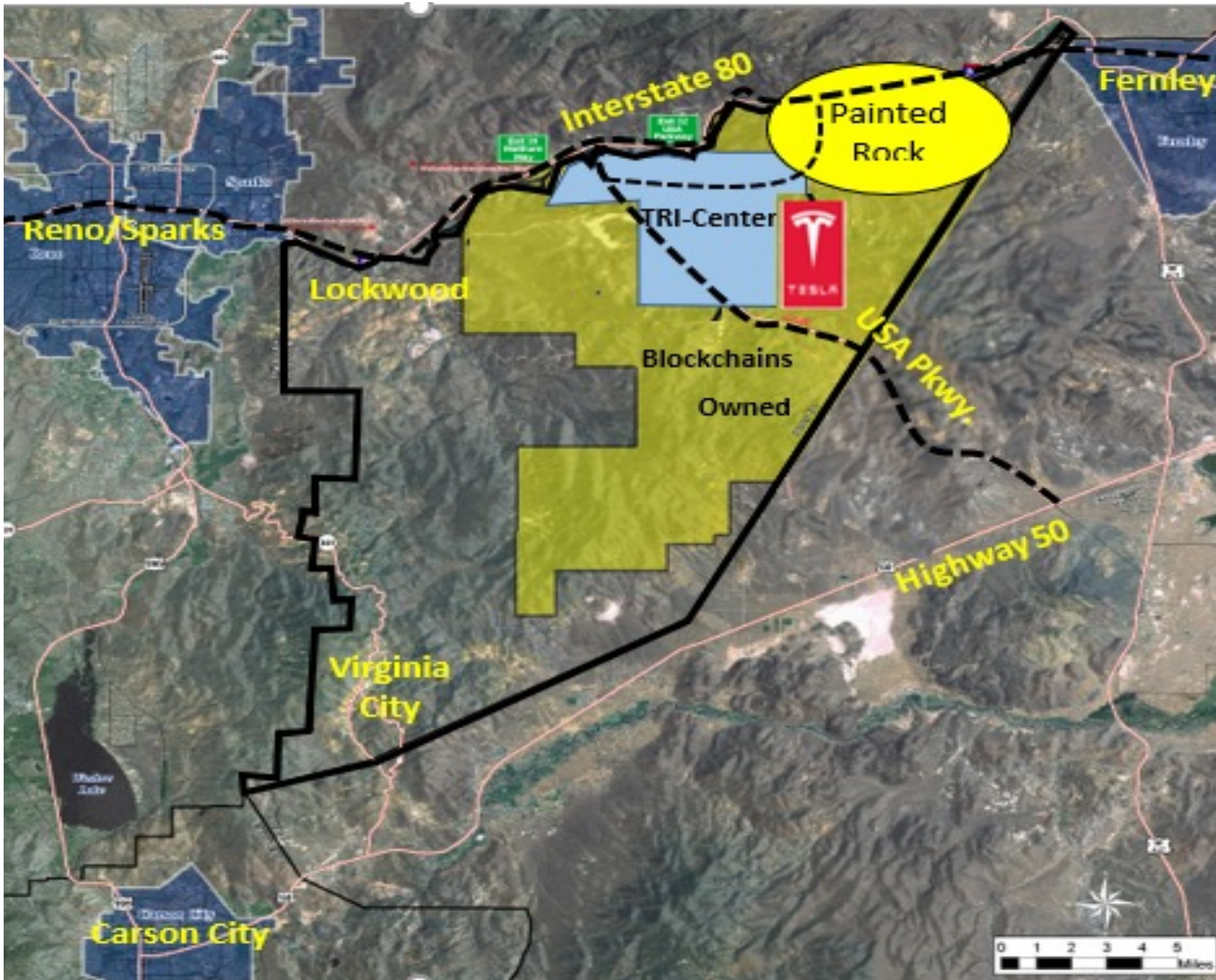


Residential Planning

Residential Parcels

- Virginia City* 1,200
- Highlands 1,500
- Lockwood 1,000
- Mark Twain 500
- Other 200
- Painted Rock PUD Approval

*Virginia City and Gold Hill



Residential Planning – Painted Rock

- 16 miles east of Sparks
- 8 miles west of Fernley
- 8 miles drive from TRI
- 4 miles potential from TRI



The image portrays the built living environment that a planned unit development in Painted Rock should achieve. *Source: American Planning Association (APA), North Carolina Chapter, "Great Places", 2015*

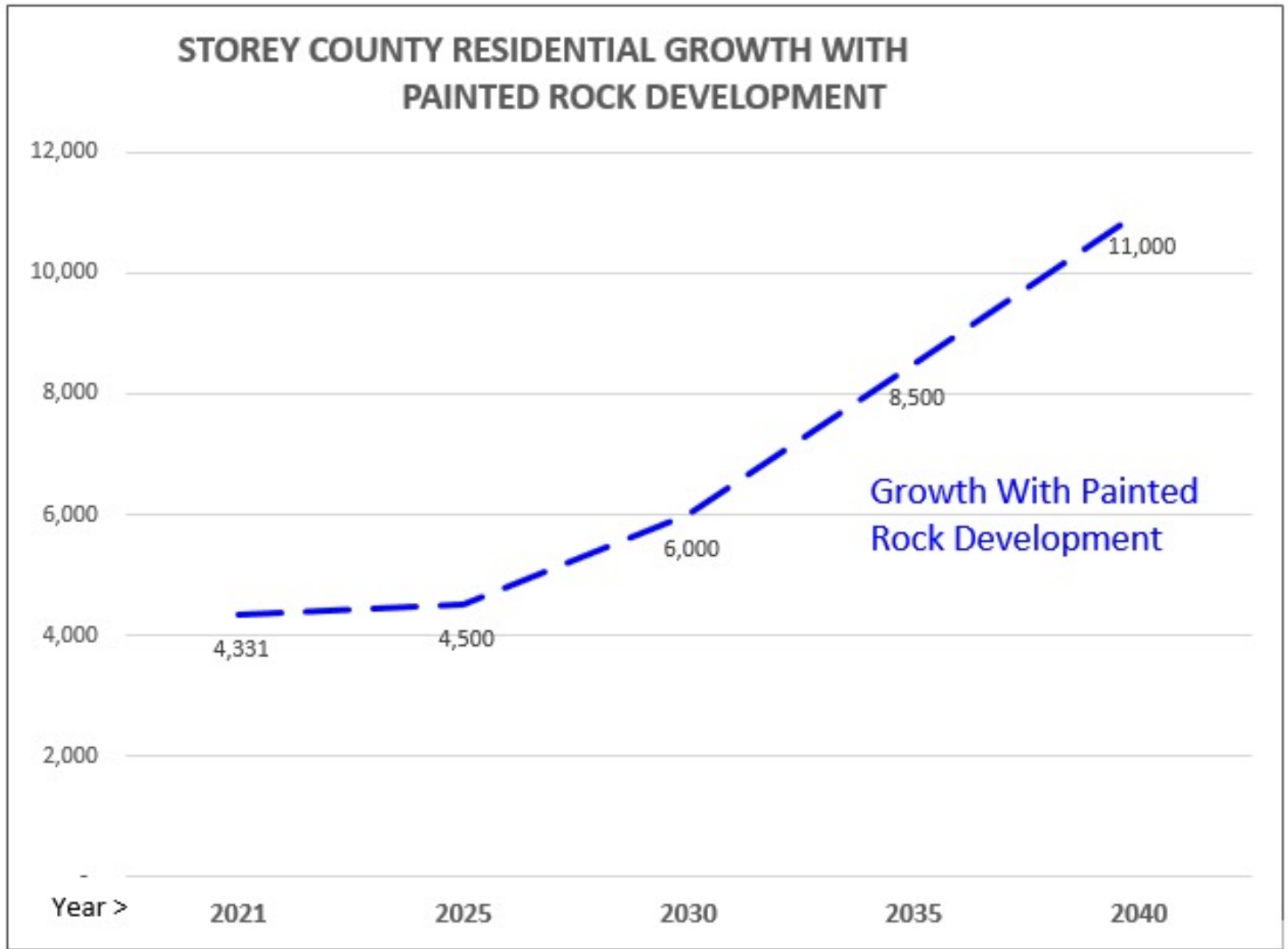
Excerpt from 2016 Storey County Master Plan

Residential Planning – Painted Rock

GOALS

- Diversify uses
- Mixed-uses
- Clustered density
- Avoid “urban sprawl”
- “Complete Streets”
- Rail / multi-modal
- Community schools
- Direct connection to TRI-Center

Potential Population Outlook



- **Storey County**
 - 150% 20-Year Growth
 - 4.2% Annual Avg. Growth

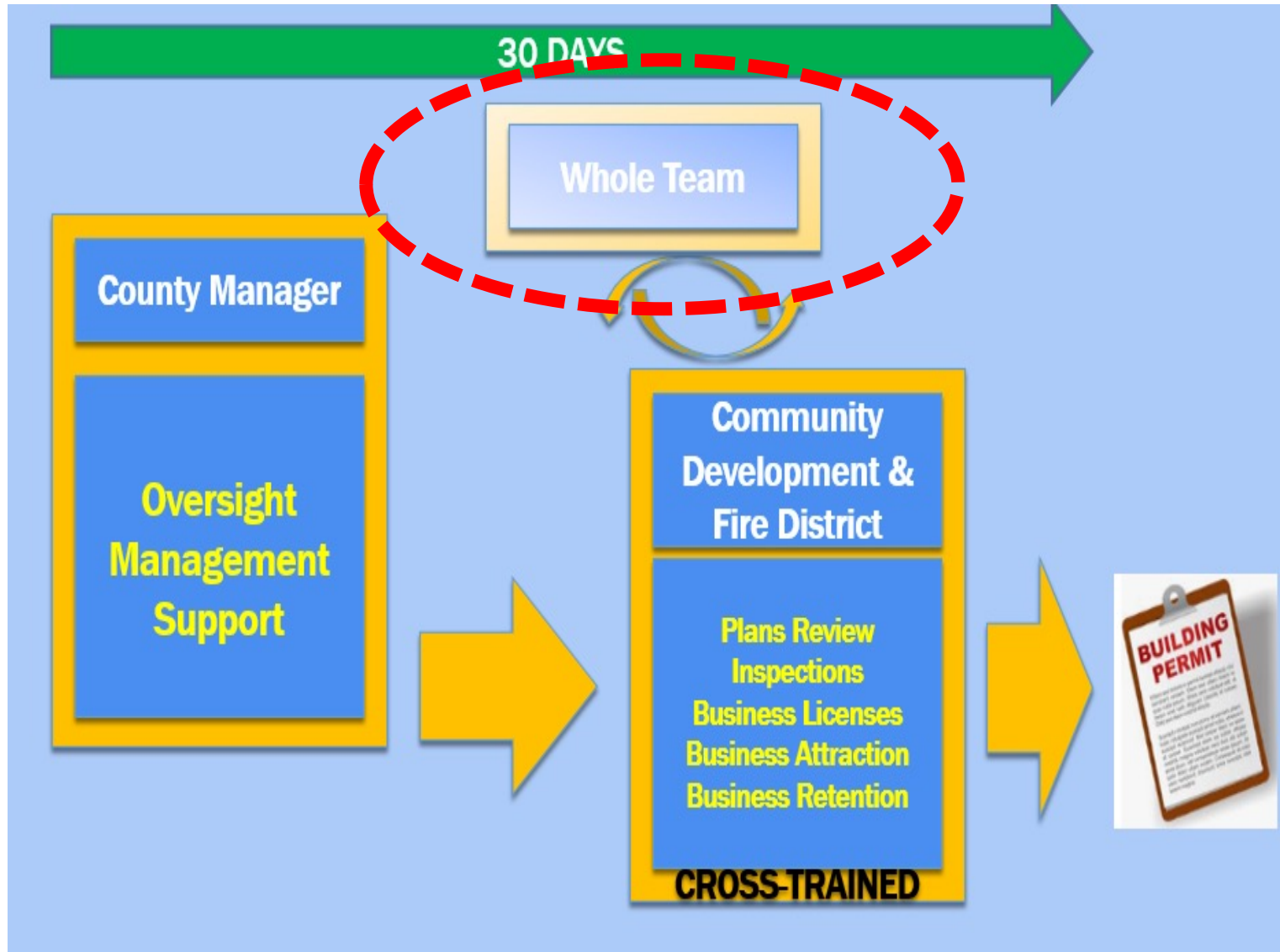
Projections based on data from the 2021 legislative season.





Tying it Together

Economic Sustainability Officer



- **Job Duties**
- Attraction and Retention
- Resource to EDAs
- Workforce development
- Marketing
- Data
- Transportation and RTC
- Housing
- Website and PIO
- Site visits and tours
- Redevelopment

- **Regional coordination**

Regional
Economic
Impact Report



Coming In 2022

Fiscal Impact Report

***Ready for your
reading
pleasure in
2022!***



Rainbow Bend PUD,
Lockwood 2016

Questions



Contact

- Austin Osborne
- Storey County Manager
- 775.847.0968
- commissioners@storeycounty.org

NDA



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