

# THANK YOU TO OUR SPONSORS



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**Converse Consultants**

Geotechnical Engineering & Consulting  
Environmental & Groundwater Science  
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*Copper*



**BANK OF THE WEST  
BNP PARIBAS**



**WESTERN  
NEVADA  
COLLEGE**



**SILVER  
STATE  
GOVERNMENT RELATIONS**

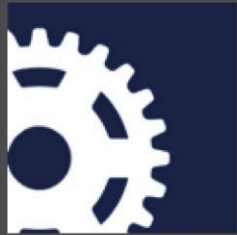


**SOUTHWEST GAS**



# ANNUAL STATE OF THE COUNTIES

**NDA**



**THE  
BUSINESS  
EDGE™**

**ANNUAL  
STATE OF THE  
COUNTIES**



*Austin Osborne*

**STOREY COUNTY**

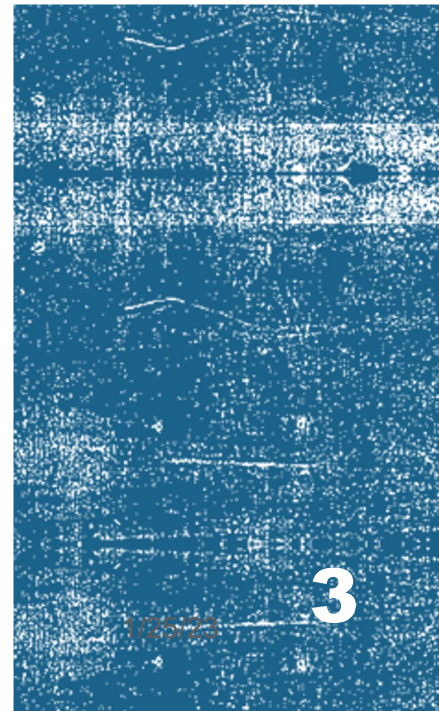
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# Storey County



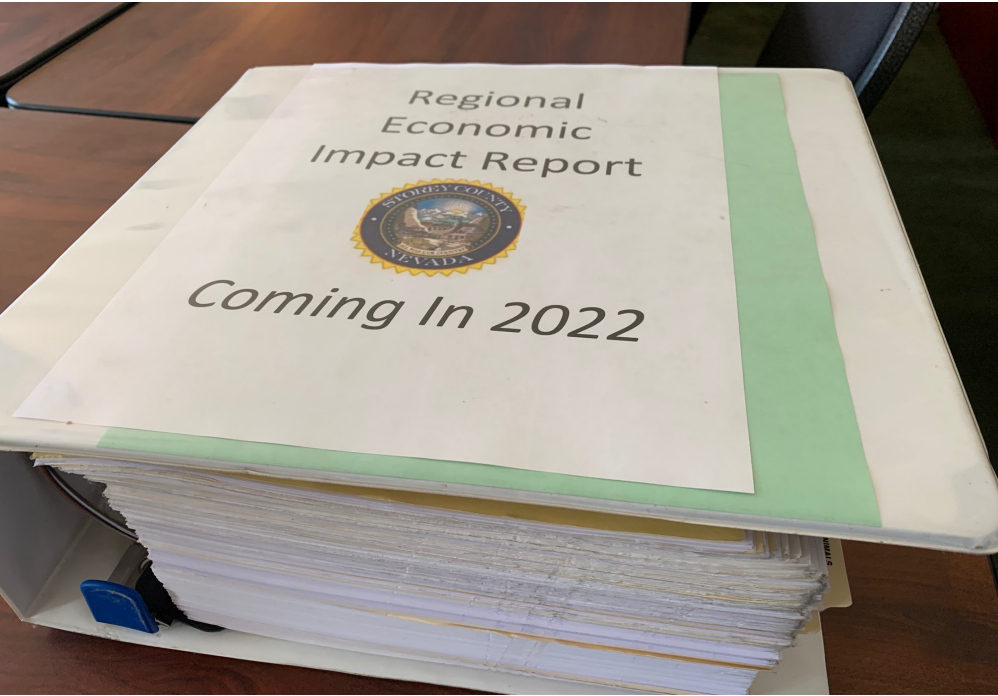
## NNDA State of the County Address 2023

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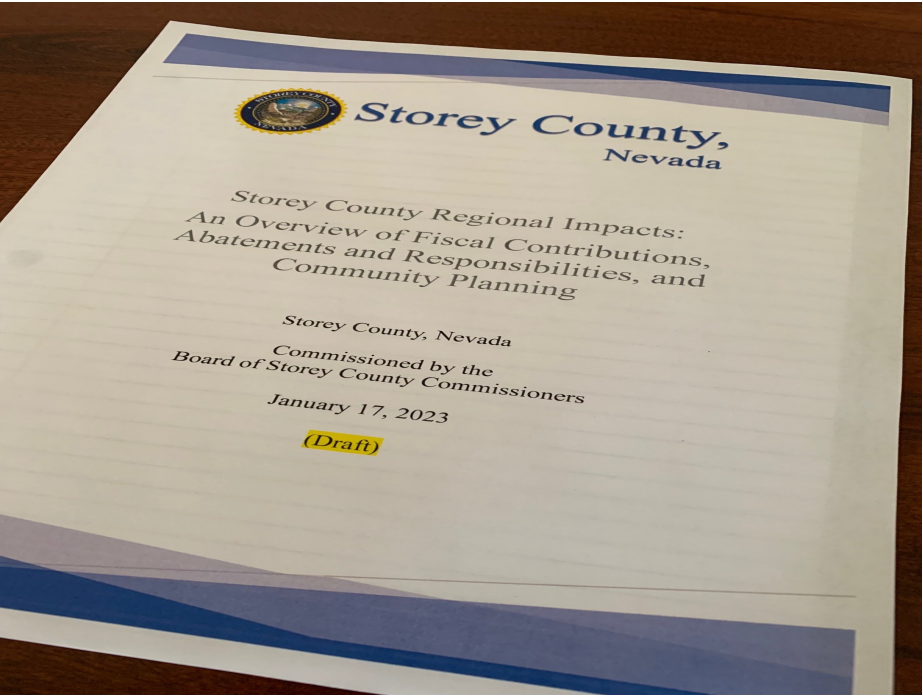


# The Fiscal Impact Report

*It was coming...*



*Now it's here...*





## Reinvention to Reinvestment

- Fiscal Conditions
- Capital Improvements
- Abatements
- Economic Output to Region
- Regional Coordination
- Housing, Population, and Transportation
- Capital Improvements

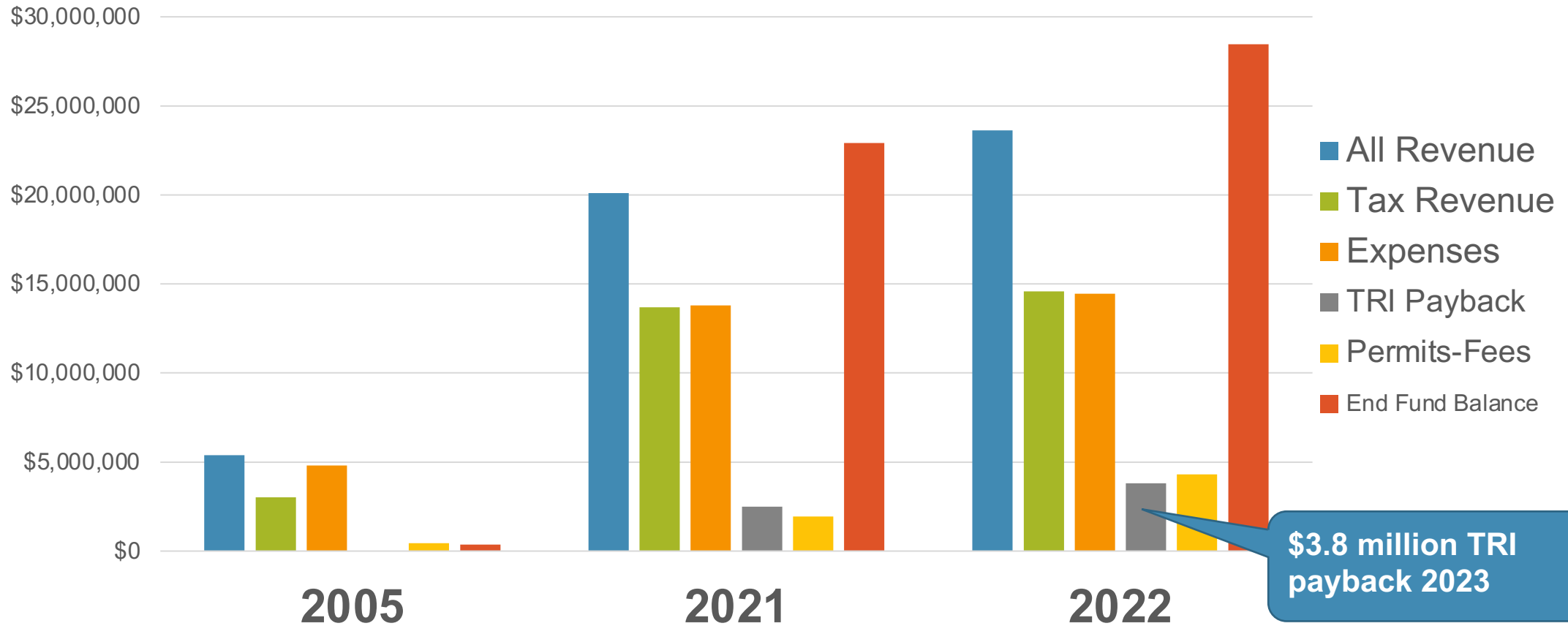


# Fiscal Conditions

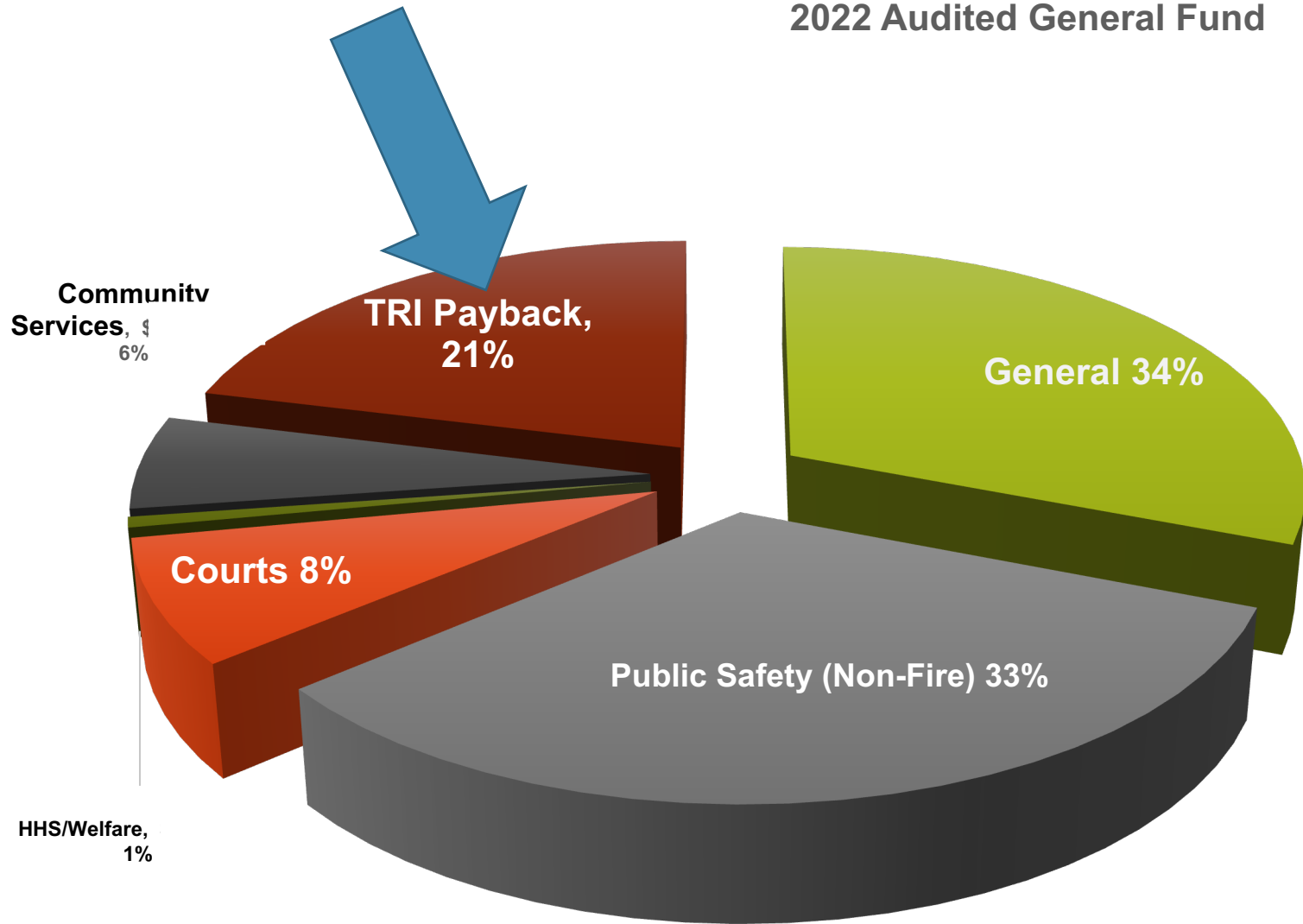
# Fiscal Position Comparison

## General Fund

### Revenues & Expenses



2022 Audited General Fund



# Expense Allocation

(Millions)

- \$6.0.....Public Safety
- \$5.5.....General
- \$3.8.....TRI Infrastructure
- \$1.5.....Judicial
- \$1.2.....Comm. Services

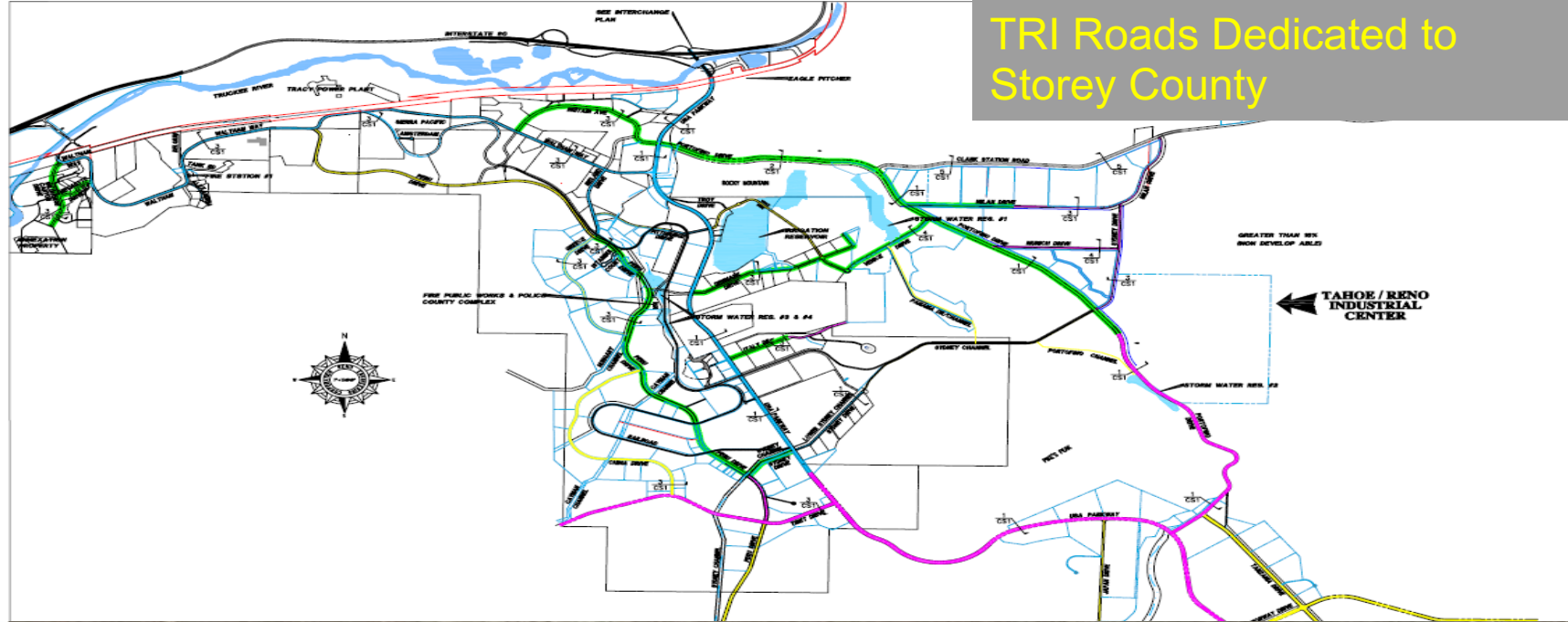
## Revenues v. Expenses

- \$24.....Revenues
- \$14.....Expenses

*Note: TRI-Payback is separate from general fund.*



## TRI Roads Dedicated to Storey County



# Infrastructure Payback

**\$48 million owed back to TRI Developer**

- \$11 m – I80 Interchange
- \$17 m – USA Parkway
- \$17 m – Other Roads
- \$3 m – Fire Station 75 / Offices
- \$2 m – Fire Station 76 (future)
- \$2 m – Fire Station 77 (future)



USA Parkway Interchange

# TRI Payback Formula

## Revenues from TRI-Center Activity

- Real property tax
- Personal property tax
- Sales and use tax
- Permits, licenses, and fees
- Franchise fees
- Other

## Revenues Subject to Payback

$$(Revenue) - (Operations Costs) \times 35\%$$

- **Payment for 2023: \$3.8 million**

# Tax Abatements & The Future



Estimated Tesla property tax and fee abatements in Storey County are:

- |        |                             |               |          |
|--------|-----------------------------|---------------|----------|
| • 100% | Personal property tax       | \$882 million | 10 years |
| • 100% | Real property tax           | \$180 million | 10 years |
| • 100% | Permit and plan review fees | \$27 million  | 10 years |

Estimated Tesla and Switch sales and use tax abatements in Storey County are:

- |        |                   |               |          |
|--------|-------------------|---------------|----------|
| • 100% | Sales and use tax | \$240 million | 20 years |
|--------|-------------------|---------------|----------|

Estimated Redwood Materials property, and sales and use tax abatements in Storey County, subject to approval by the Governor's Office of Economic Development in spring 2023, are:

- |        |                   |              |          |
|--------|-------------------|--------------|----------|
| • 75%  | Property tax      | \$54 million | 10 years |
| • 100% | Sales and use tax | \$47 million | 15 years |

*(Source: December 2, 2022, Redwood GOED application for \$1B tax incentive).*

*Redwood Materials' sales and use tax abatements exclude voter-approved 0.25% Infrastructure, Tourism, and V&T Railroad categories.*

# Tax Abatements

County	Number of Businesses	*Total Partial Tax Abatements	** Population	Amount Per Resident
Storey	38	\$1,342,454,458	4,143	\$324,029
Clark	145	\$432,153,818	2,292,476	\$188
Washoe	62	\$164,336,434	493,392	\$333
Lyon	14	\$8,800,757	60,903	\$144
Carson	3	\$983,521	58,993	\$16

\*Source: Governor's Office of Economic Development (GOED). 2010 through 2022 both New and Expansion.

\*\*US Census Populating Estimate, July 1, 2021 (www.census.gov)

***Storey County is Nevada's leader in tax abatements.***

**Exceeds Approx:**

- Clark by \$1 billion
- Washoe by \$1.2 billion

- **Gigafactory**
  - SB1 \$3.5 billion investment
  - SB1 negotiated agreement to defray cost:
    - \$6.5 million (2021-2024) general
    - \$2.7 million (2021-2024) roads
- **Redwood Materials**
  - SB1 \$1.0 billion investment
  - Infrastructure financing
    - Special Assessment District
    - Tax Increment Area
    - State Financed
    - County Paid
  - Agreement pending

# SB1 Cost Reimbursement Agreement

## \$3.5 Billion Investment

- Property tax 100% (10 years)
- Sales tax 100% (20 years)

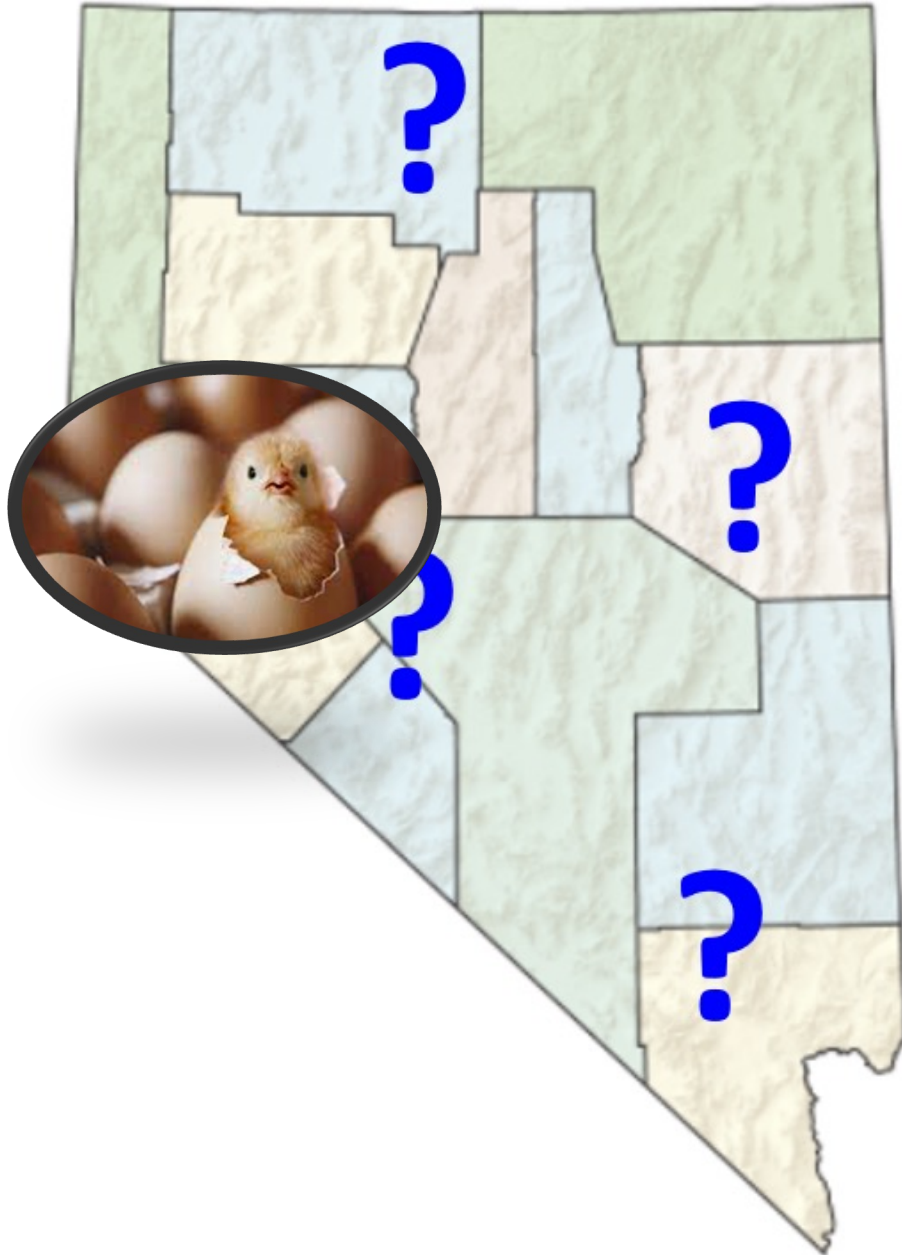
## \$1 Billion Investment

- Property tax 75% (10 years)
- Sales tax 100% (15 years)

# Local Challenges with SB1 Abatements

*BE PREPARED FOR WHEN IT'S YOUR TURN!*

- Limited outreach
- Host county not at table during approval
- Revenues are later
- Impacts are now
- **Will revenues arrive?**
- **Will revenues be taken?**



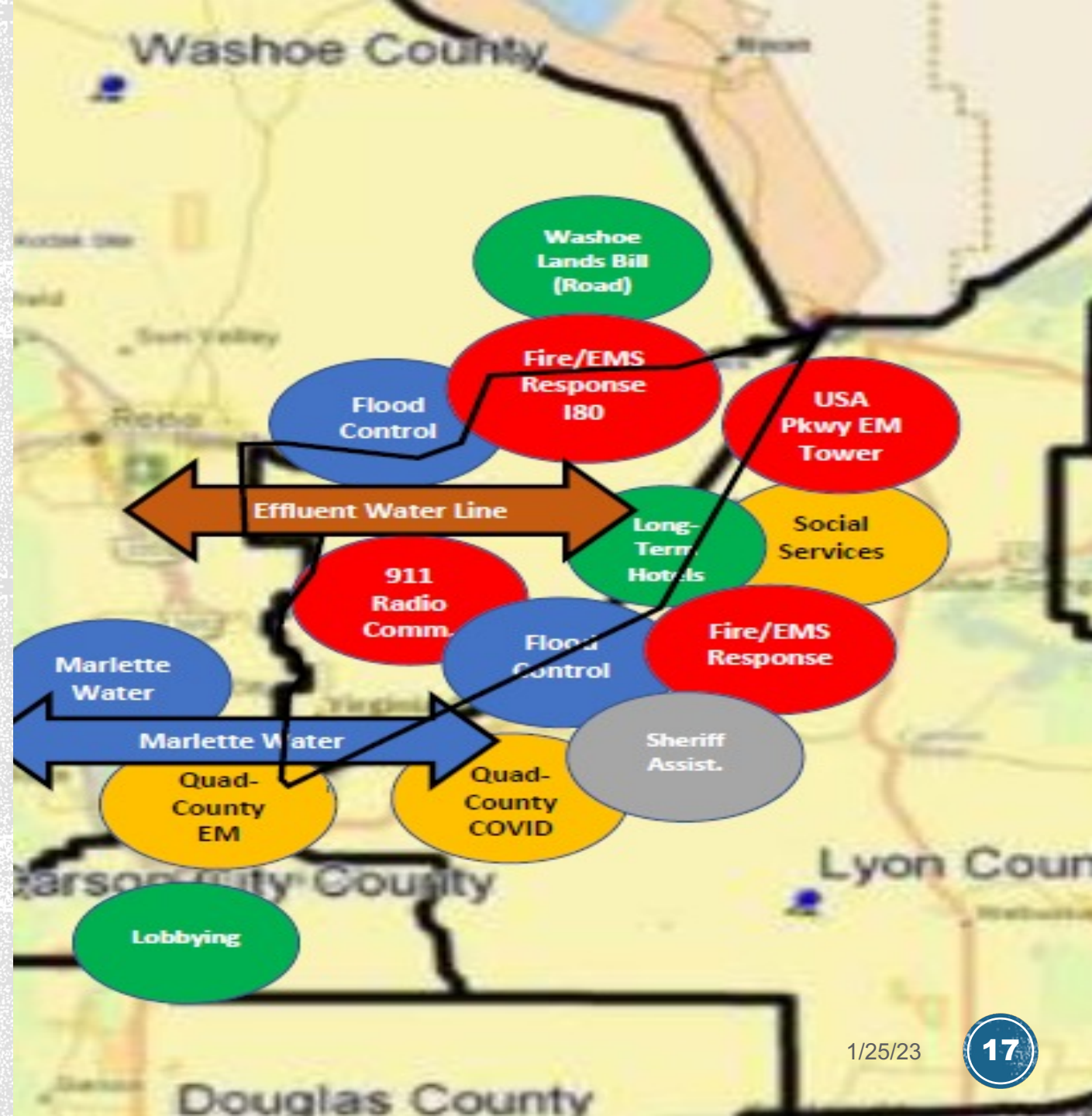


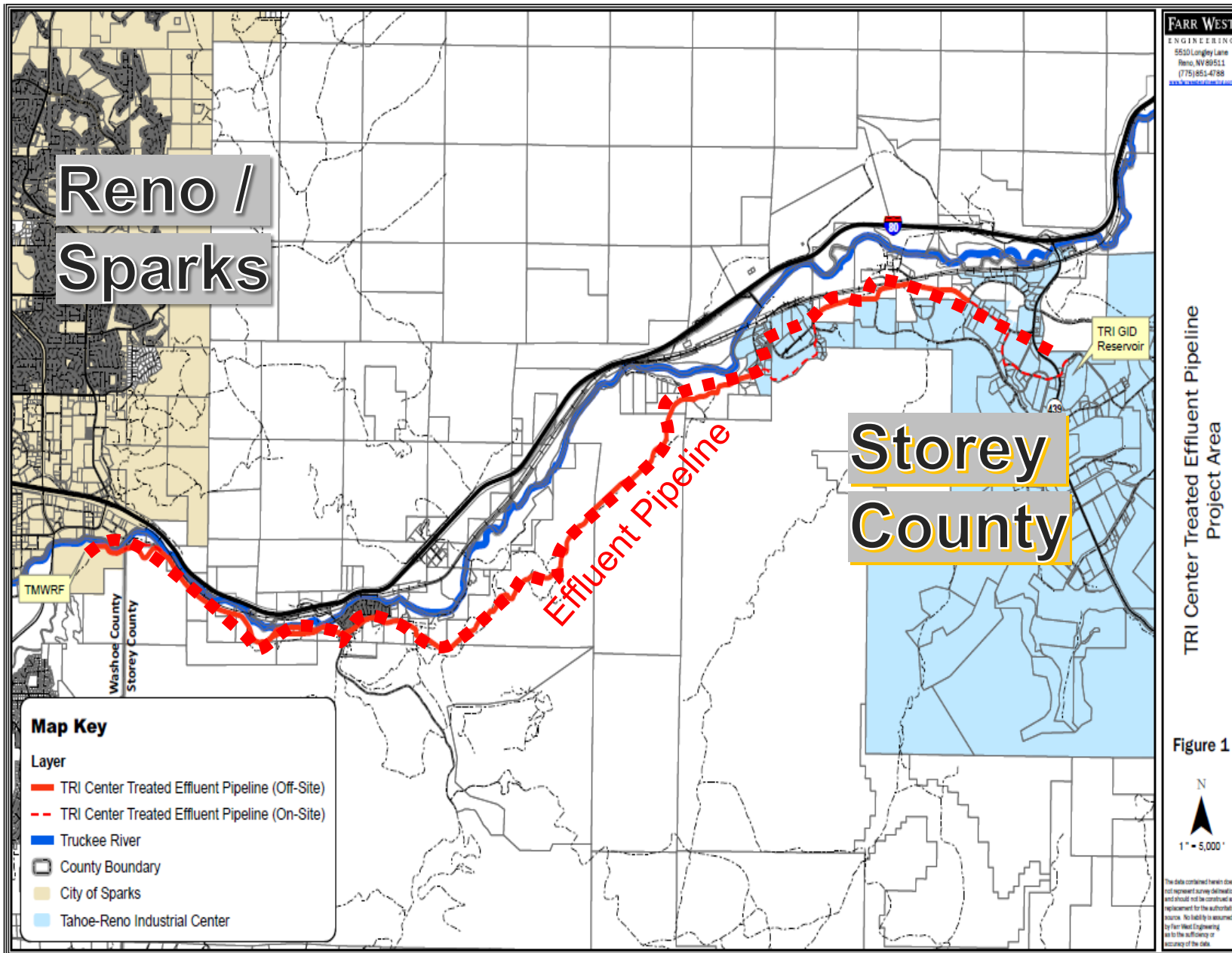
# Contributing Regional Partner



# Regional Cooperation

- Conservation
- Lockwood and Washoe Flood
- Mark Twain and Lyon Flood
- Effluent Pipeline
- Fire and EMS
- Emergency Management
- 911 infrastructure
- Law Enforcement
- Quad-Counties Health Coalition
- Adult and Youth
- Senior Services
- Marlette Water
- Federal Lands Bills
- Transportation





# 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

Storey County Fire District Out-of-District Calls		
2021 Out-of-County Response	Mutual Aid	Auto Aid
Carson City Fire Department	1	
Central Lyon County Fire Protection District	47	27
East Fork Fire Protection District	3	1
North Lyon County Fire Protection District	4	1
Pyramid Lake Fire Department	3	7
REMSA - Regional Emergency Medical Services Authority	38	19
Reno Fire Department	1	1
Sparks Fire Department	18	10
Truckee Meadows Fire Protection District	54	294
<b>TOTAL</b>	<b>169</b>	<b>360</b>
* Mutual Aid = Aid given upon request. Auto Aid = Aid automatically given without being requested.		

**Out of 2,036 Total Calls**

# Storey County Fire

**Out of District Calls:**

- *Reno*
- *Sparks*
- *Truckee Meadows*
- *Lyon*
- *Other*

# Leaky ZIP-Code

## SALES & USE TAX REVENUE

### Annual Increase with ZIP 89434

- 1.98%
- \$1.9 million

### Annual Increase with ZIP 89437

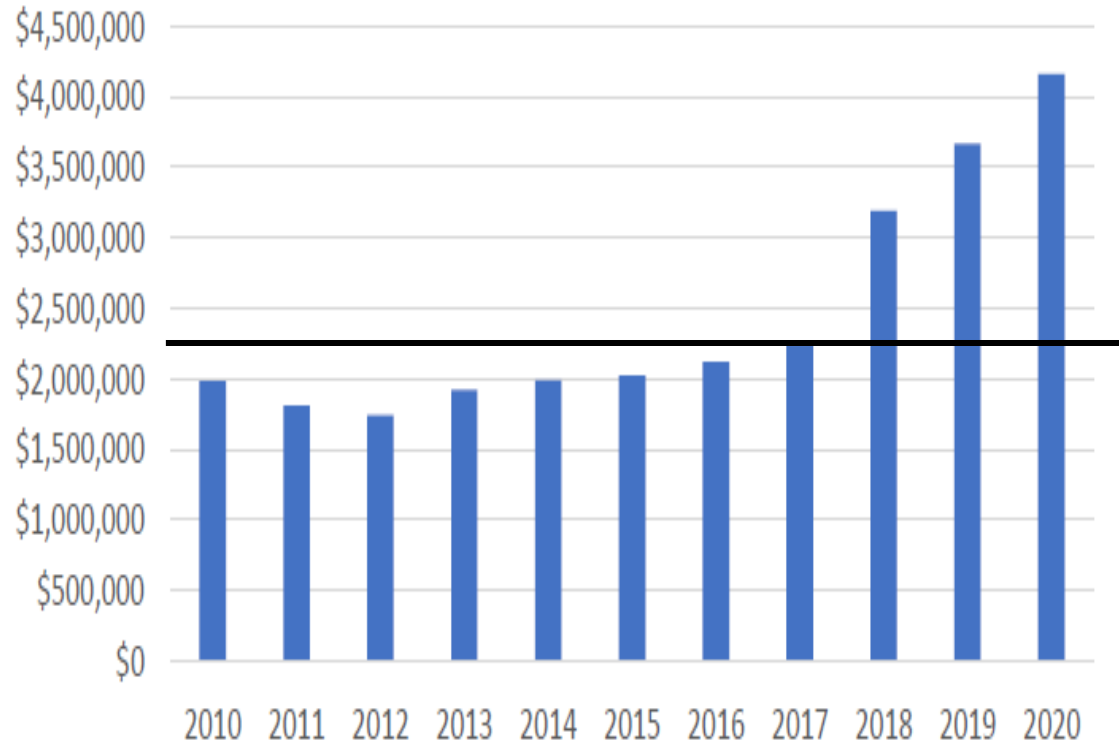
- 23.5%
- \$3.6 million

### Potential Annual Leakage

\$1 million (2018)

\$2 million (2020)

Sales Tax Revenue -ZIP Code Effect



# Employee Spending & Economic Outputs



## Gigafactory Outputs to Washoe County

Manufacturing jobs up 55%

\$3 billion from employees and families

4,000 jobs: Restaurants, auto, retail, hospitality



## Not Counting

8,000 more Gigafactory employees since 2018

15,000 more employees at TRI-Center

Multiplier... 2.5%

# 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

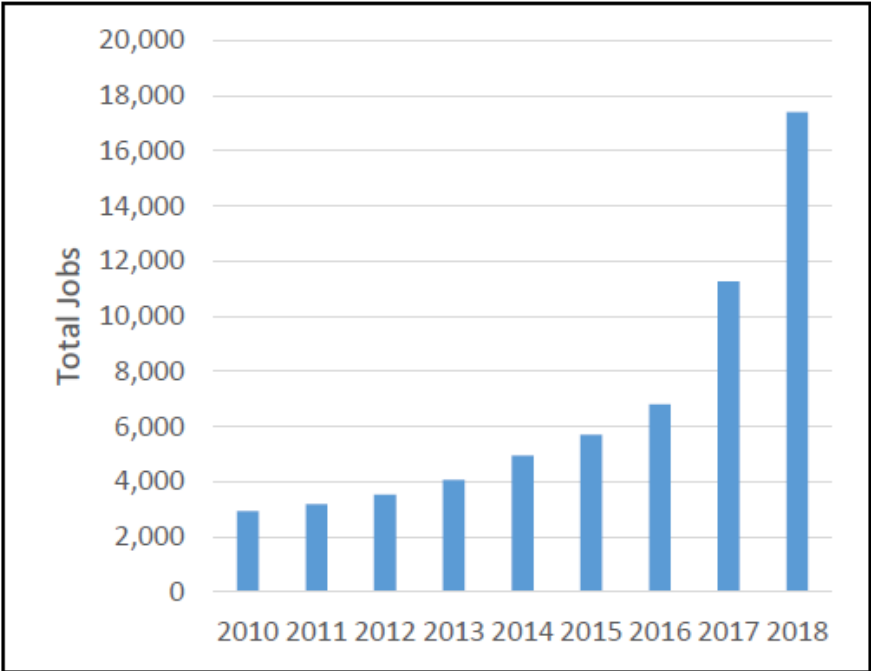
## Storey Growth by Occupation

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

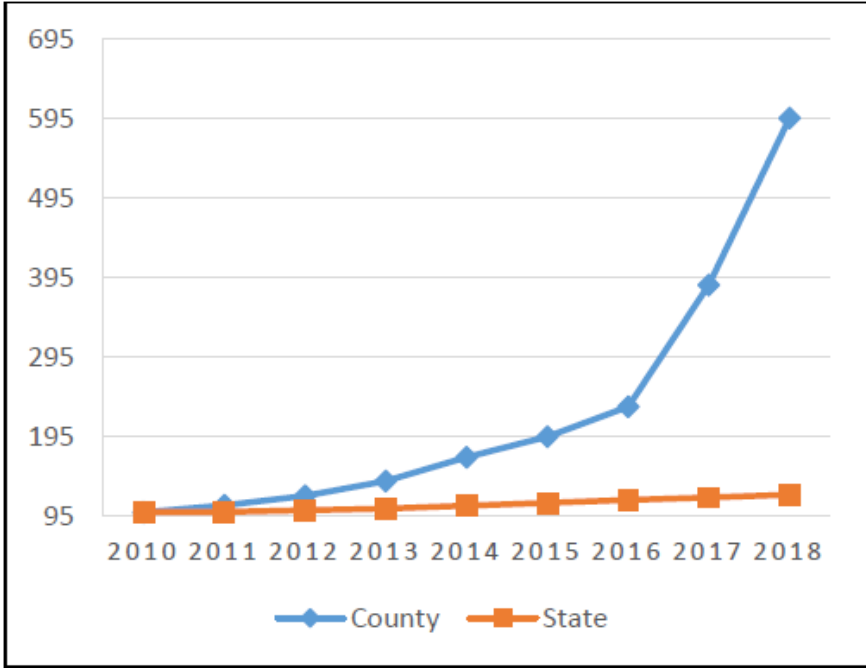
Source: Emsi 2019.4; QCEW, Self-Employed. Retrieved from UNR Cooperative Extension, National Economic Assessment Project, 2019

# 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
<b>Tesla payroll</b>	<b>\$379 million annual</b>
<b>Tesla total output</b>	<b>\$2.2 billion annual</b>
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
<b>Total payroll</b>	<b>\$845 million annual</b>
<b>Total output</b>	<b>\$3.5 billion annual</b>
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
<b>Total state, local, and school revenue</b>	<b>\$58 million annual</b>

*"Generated at full unabated rate"*



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

# Assembly Bill 63

- Storey County
- I-80 “Safety Corridor”
- Sparks to Fernley
- Regional Coordination
  
- Short-Term Goal
  - 2024 Funding
- Long-Term Goal
  - Planning





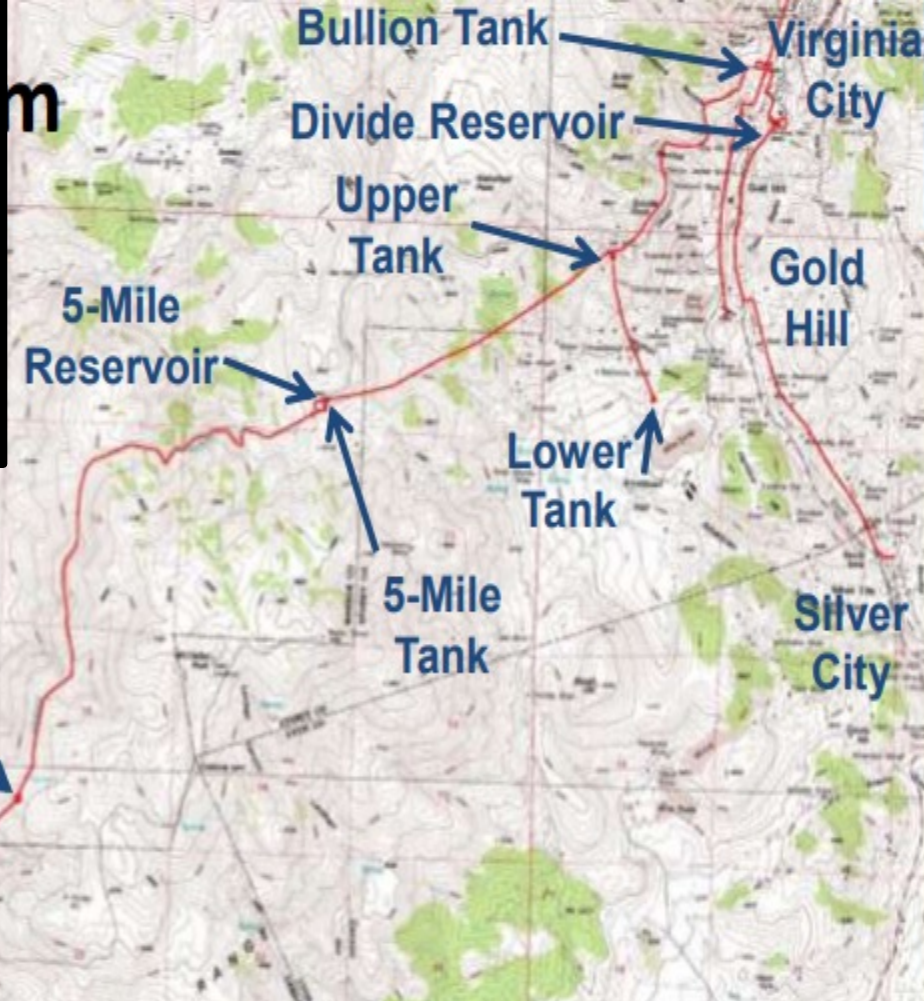
# Time for Reinvestment

Year	Amount	Critical Projects
2023	9 million	<ul style="list-style-type: none"> <li>• Water transmission</li> <li>• Water distribution</li> <li>• Water tanks</li> <li>• Gold Hill sewer lines</li> <li>• Earthquake proof historic offices</li> <li>• 2 more fire stations at TRI-Center</li> <li>• Sheriff and court facilities</li> <li>• Annual road rehabilitation</li> <li>• Replace 1964 swimming pool</li> <li>• Senior / community center</li> </ul>
2024	8 million	
2025	58 million	
2026	41 million	
2027	26 million	
<b>TOTAL</b>	<b>\$142 million</b>	

# Capital Improvement Plan

*\$600 million over 10 years*





Source: Nevada State Dept. Public Administration, Public Works, 2017

# Our Water System

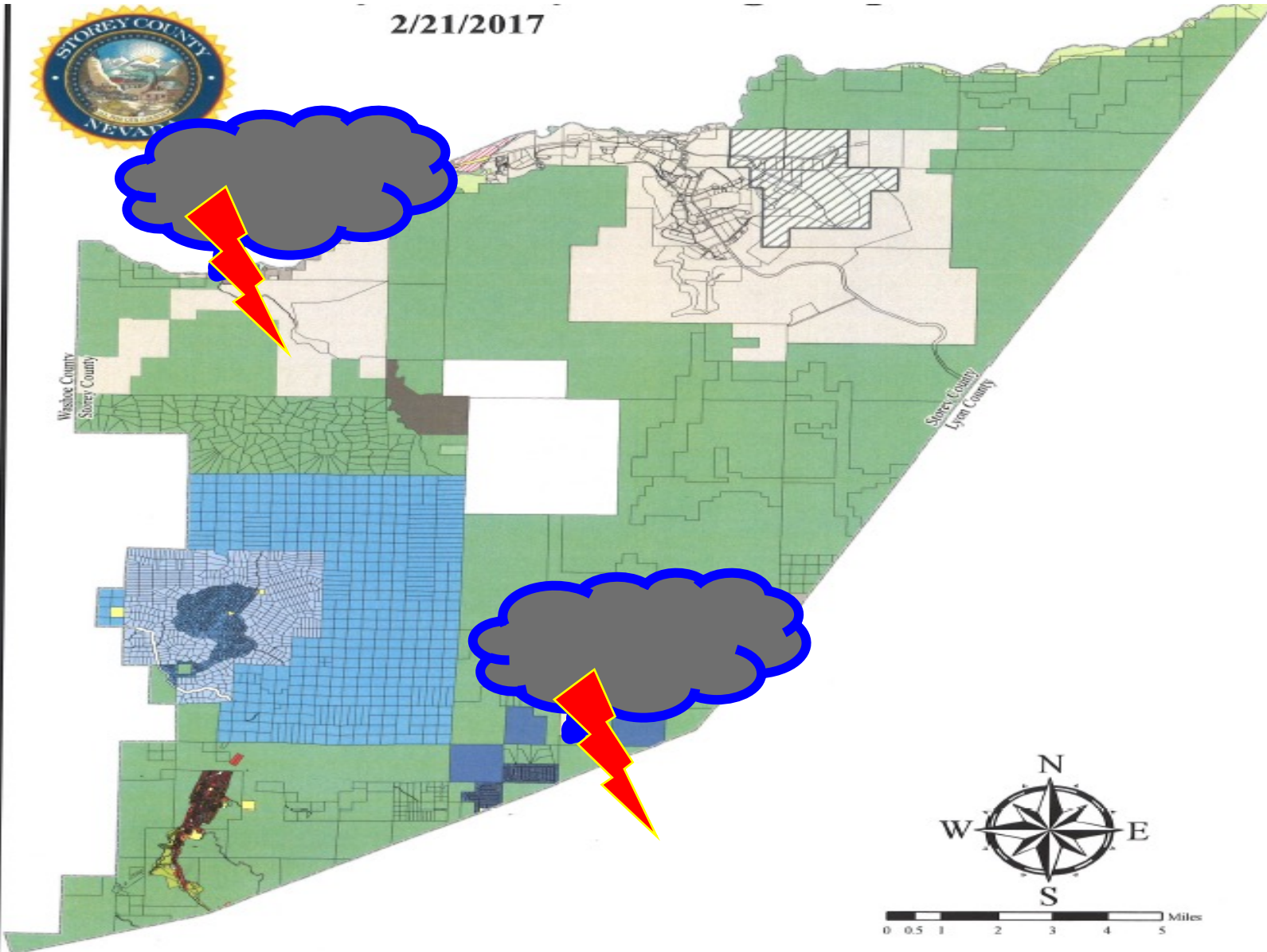
## FINISHED

- 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**

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

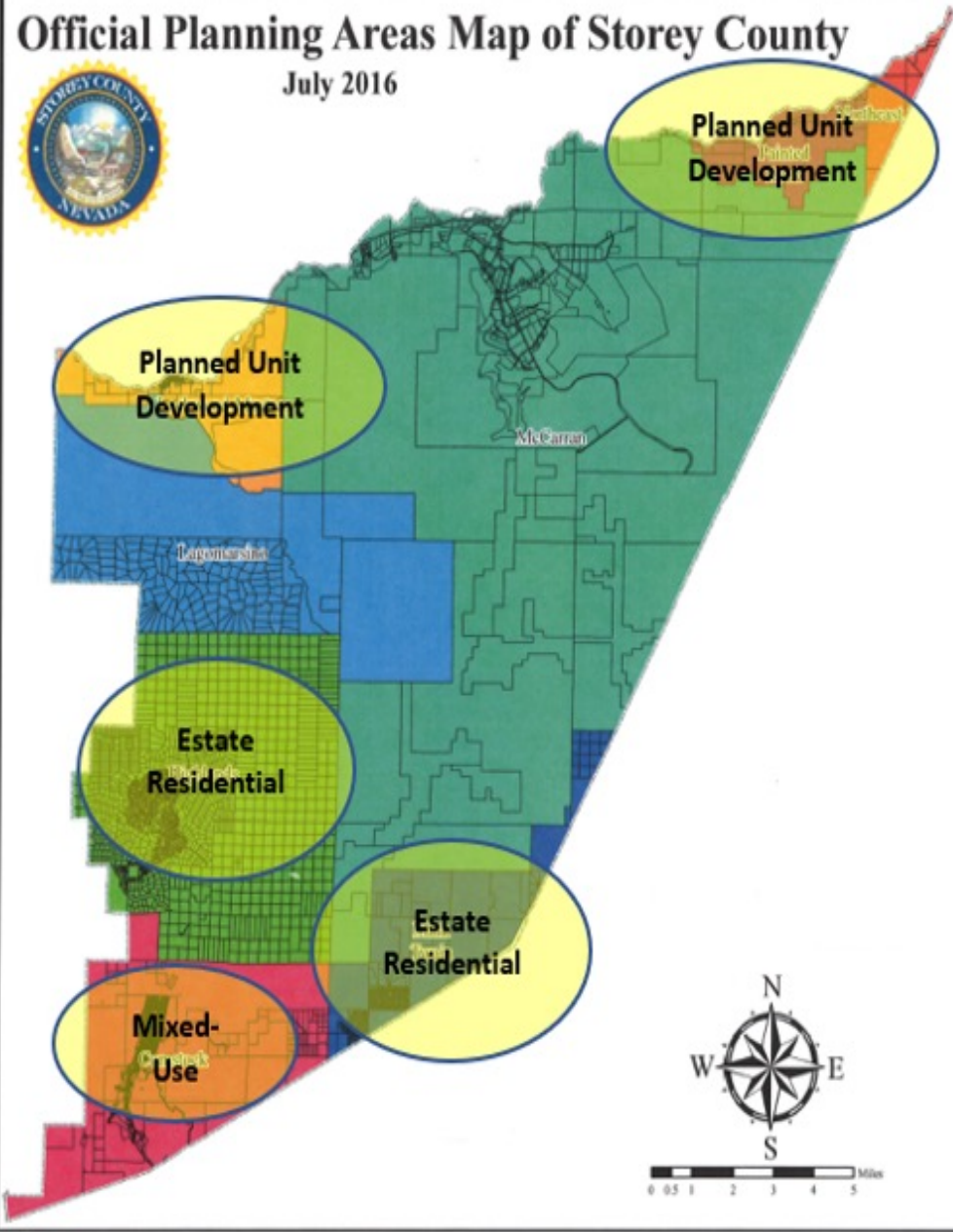
**\$20 million**



# Housing, Population & Transportation

# Official Planning Areas Map of Storey County

July 2016



## Planning Area

- Comstock
- Highlands
- Lagomarsino
- Lockwood-Mustang
- Mark Twain
- McCarran
- Northeast
- Painted Rock



The data contained herein has been compiled on a Geographic Information System for the use of Storey County. The data does not represent a survey measurement and should not be considered as a replacement for the authoritative source, plat maps, deeds, easements, etc. No liability is assumed by Storey County as to the sufficiency or accuracy of the data.

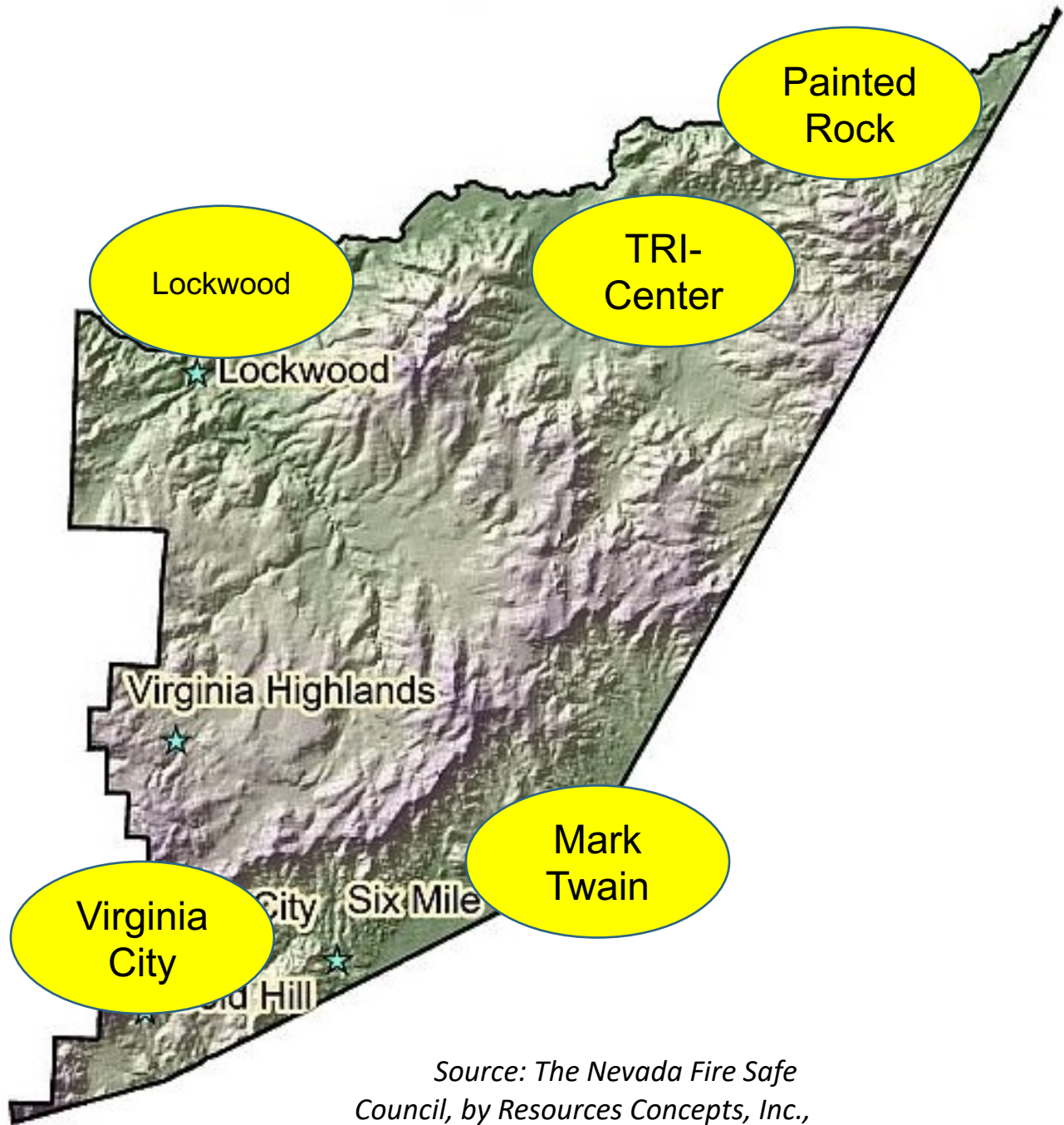
This is to certify that this is the Official Master Plan Map of Storey County

*Jan Hinkle* 8/4/16  
 Storey County Planning & Development Director Date

*Lyndi Rowland* 8-4-16  
 Storey County Planning & Development Director Date

# Existing Housing Areas

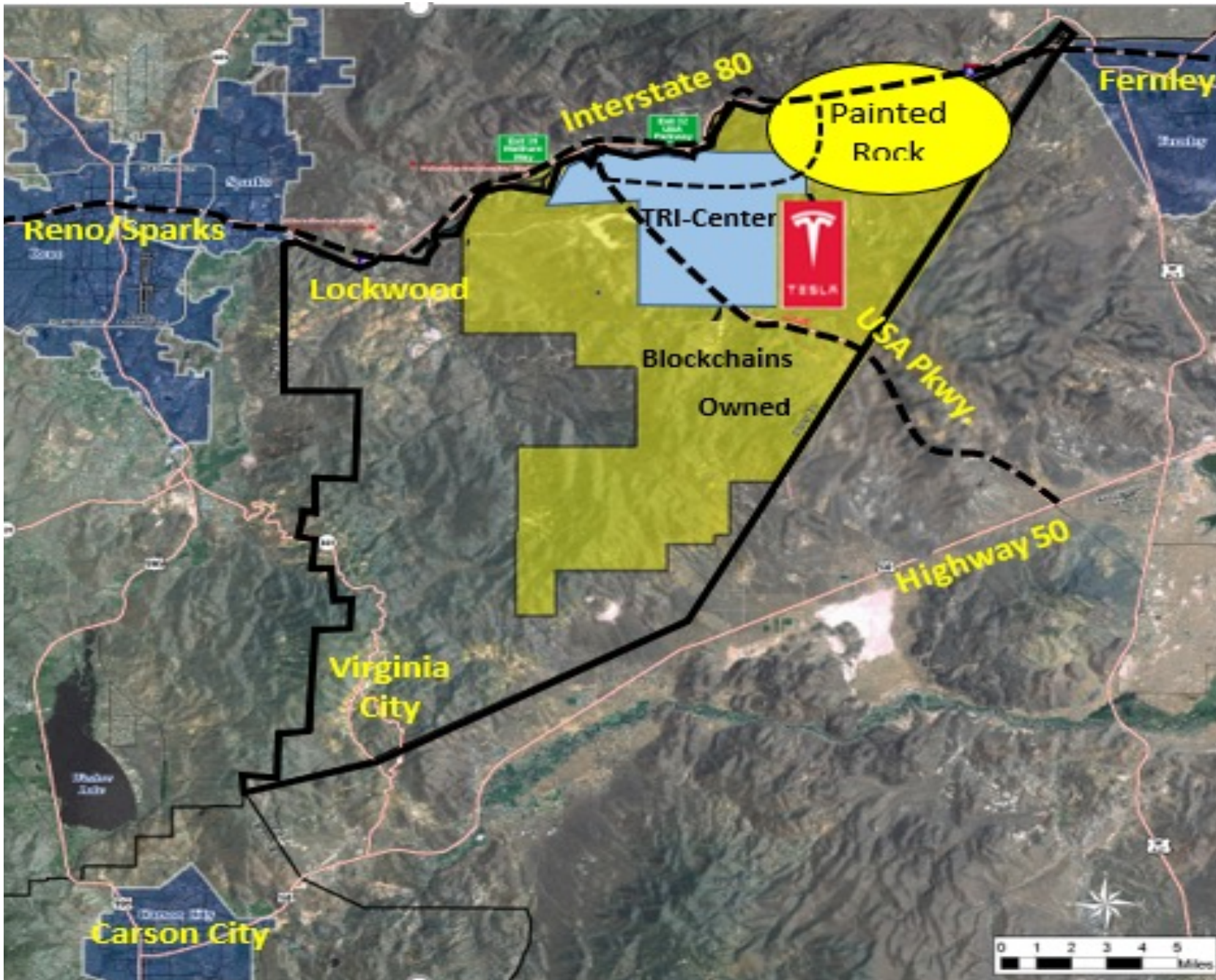




Source: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022

# Land Constraints

- Topography
- Access
- Infrastructure
- Distance between communities
- Federal lands
- Clouded land title
- Development agreements



# 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

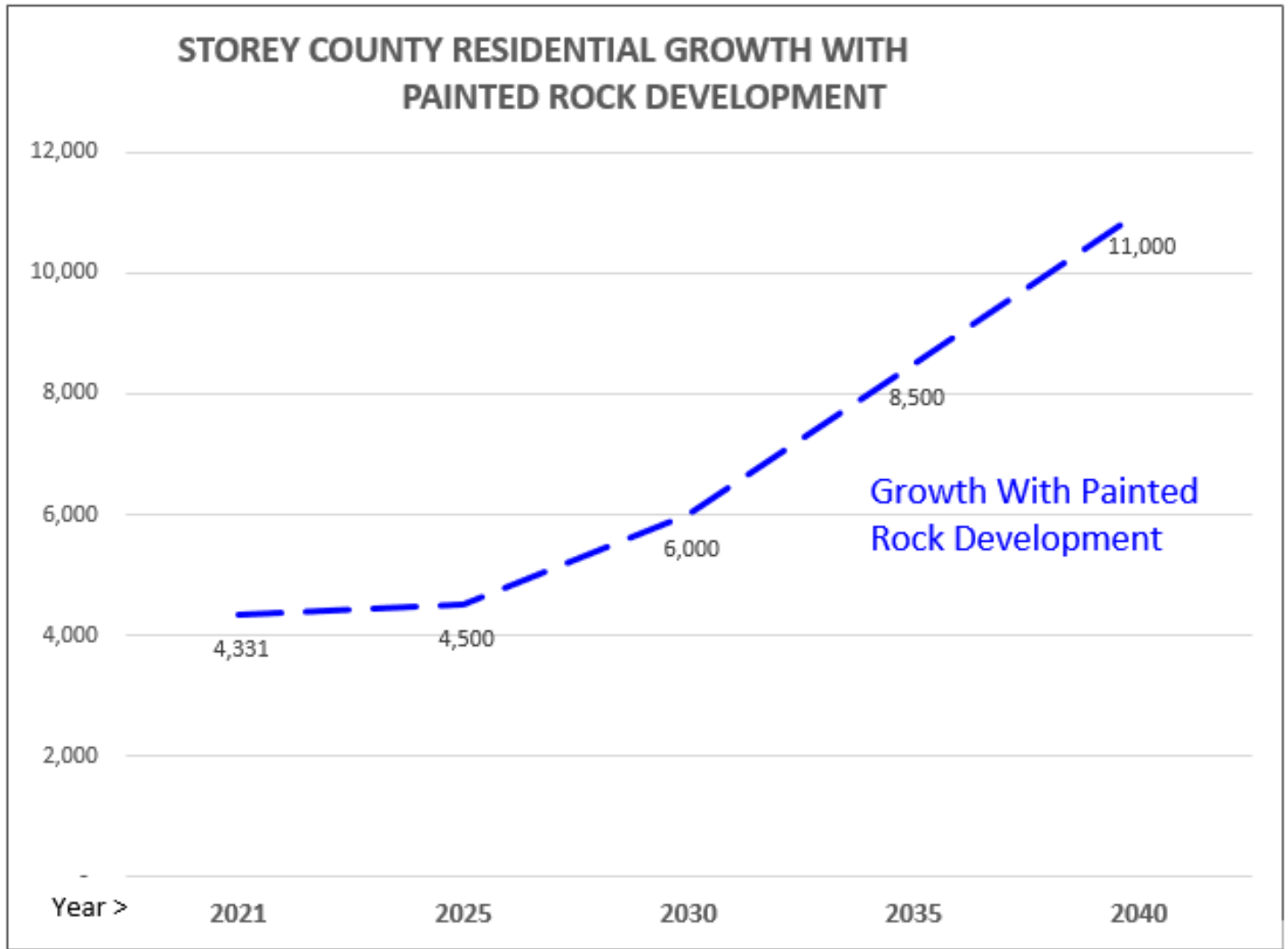
*Excerpt from 2016 Storey County Master Plan*

# 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
  
- **Washoe County Comparison**
  - 21%             20-Year Growth
  - 0.97%          Annual Avg. Growth

*Projections based on data from the 2021 legislative season.*





- **Master Plan – 2016**
- **Development Codes – 2016 - 2022**
  - Increased density
  - TDRs
  - Setbacks reduced
  - Building and lot size reduced
  - “Tiny houses”
  - Accessory dwellings
  - Mixed-use expansion
  - PUD entitlements
  - Alternative building
- ***Development is Developer-Driven!***

# Alternative Housing at TRI-Center

500 + Cars off the Road

- 100 complete hotel units
- 100 complete RV units
- 135 near-complete hotel units
- 50 near-complete RV units
- 200 more coming





# Transportation Alternatives

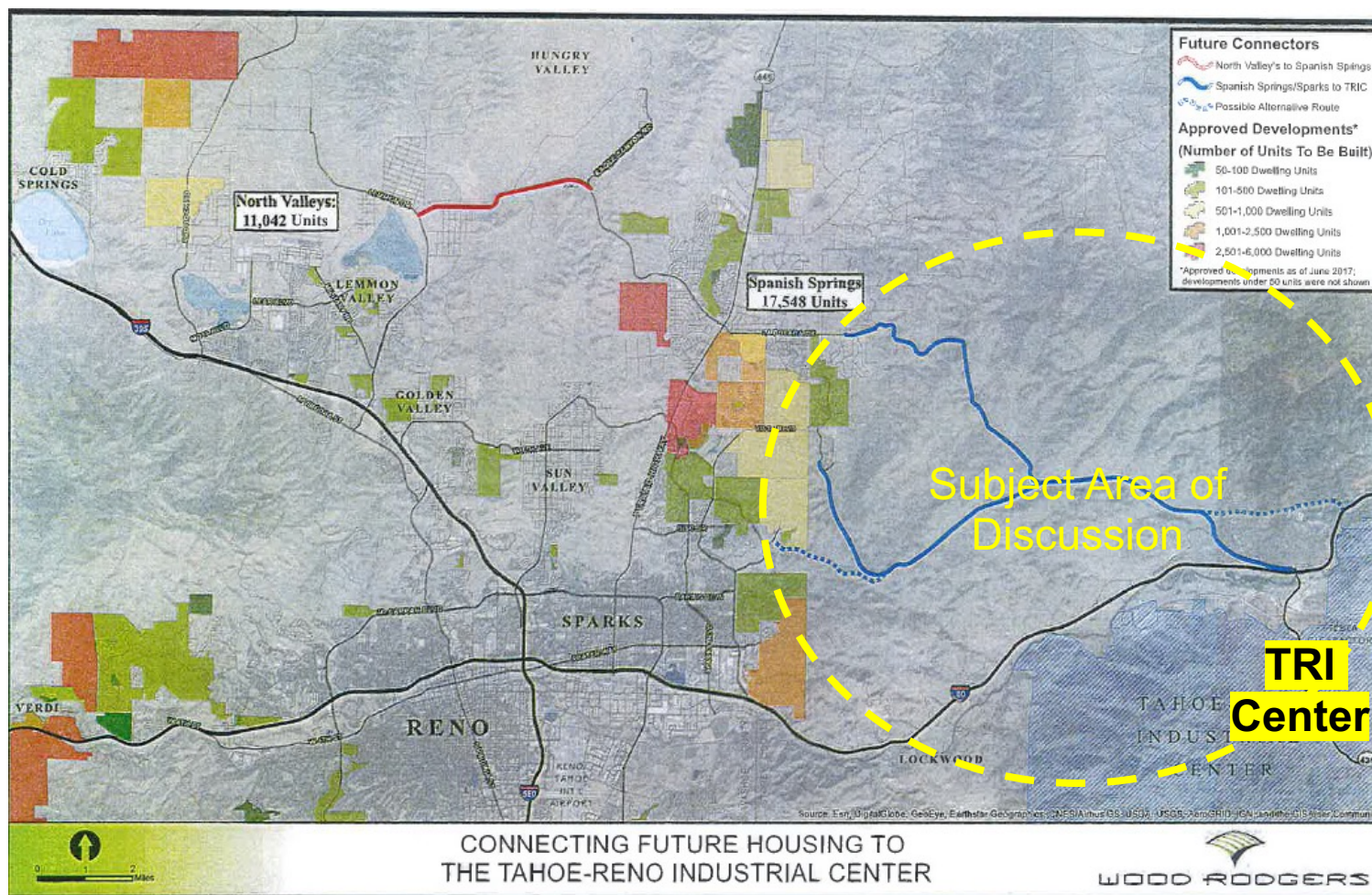
# Interstate-80 Traffic Alternatives

- **Widening and Improving I-80**
  - Constraints
    - Truckee River
    - Union Pacific Railroad
    - Jet fuel pipeline
    - Natural gas pipeline
    - Mountains
  - 10 years environmental review
  - Recommended: Begin environmental review now



# Interstate-80 Traffic Alternatives

- “La Posada Connector”
  - Potentially most practical
  - Dependent on Truckee Meadows Lands Bill
  - Storey County resolution supported lands bill



*Potential road alignments between USA Parkway and Spanish Springs.*

*Source of Base Map: Wood Rodgers, 2022, obtained from EDAWN, Nov. 2022*

# Interstate-80 Traffic Alternatives

- **Highway Transit**
  - Vanpools
  - Ride-share
- **Fixed Route Bus**
  - TRI-Center geography
- **Rail**
  - Fright vs. light rail
- **Shift the Shifts?**
  - Trucking and logistics
- **Other Ideas**
  - Northern Nevada Transportation Management Association





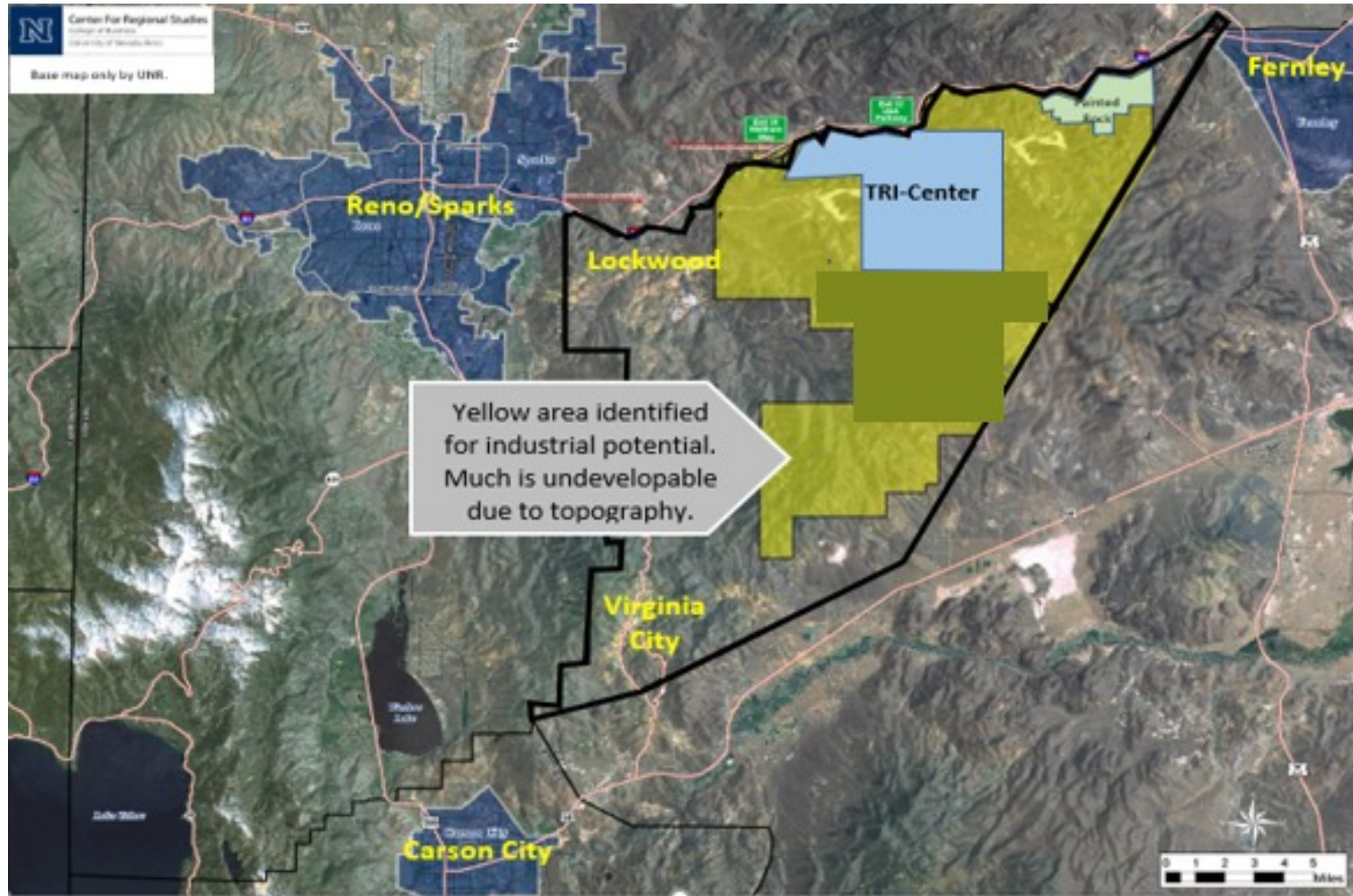
# What Could a Region Do?



Source: Continental Carbonic Products, Inc.

**There's  
no secret  
sauce  
here...**

# Private-Public Partnership



TAHOE RENO  
INDUSTRIAL CENTER

# Set Allowed Uses

## Commercial

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

## 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

Predictable &  
Consistent

# 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

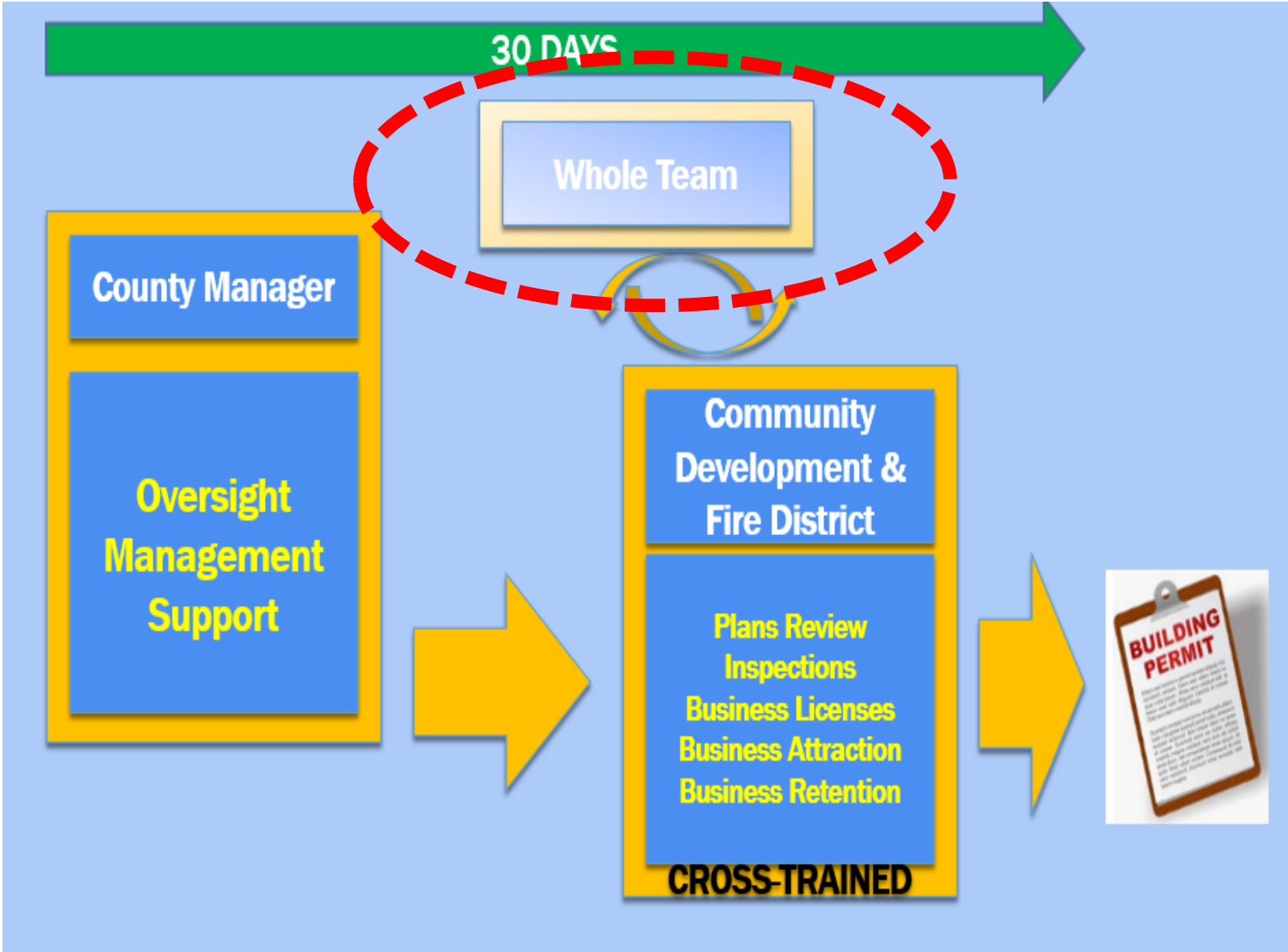
GID  
Water and  
Sewer

Water  
Conservation

Speed-to-Vertical

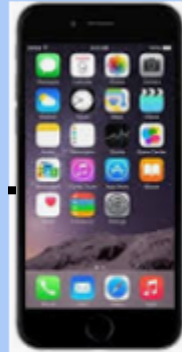
# Streamlined Permitting

- 7-Day Grading Permit
- 30-Day Building Permit
- *Guaranteed!*





# Accessible Team



County Commission (x3)

County Manager

Department Heads

- Community Dev.
- Public Works
- Comptroller
- HR
- Dispatch
- IT

Elected Offices

- Recorder
- Assessor
- Clerk/Treasurer
- Justice
- Sheriff

Business Development Officer



**Storey County,**  
Nevada

*Storey County Regional Impacts:  
An Overview of Fiscal Contributions,  
Abatements and Responsibilities, and  
Community Planning*

Storey County, Nevada

Commissioned by the  
Board of Storey County Commissioners

January 17, 2023

**(Draft)**

1/25/23

# Recommendations

- **Familiarize** state and local leaders about economic outputs and impacts
- **Further study** regional economic outputs and community planning actions
- **Continue working as region** to resolve challenges



Rainbow Bend PUD,  
Lockwood 2016

# Questions



## Contact

- Austin Osborne
- Storey County Manager
- 775.847.0968
- [countymanager@storeycounty.org](mailto:countymanager@storeycounty.org)

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COUNTIES**



*Cassie Hall*

**MINERAL COUNTY**

# State of Mineral County

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NNDA

State of the Counties Breakfast

January 25, 2023

# Progress

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- Recreation & Community Development Department
  - Recreation Advancements
    - Softball & Field
    - Golf Course & Water
    - Pickleball
    - Disc Golf
    - Stock Car Racing
    - Basketball
  - Community Development Concepts
    - Main Street Program
    - Community Conversation



# Progress

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- Grants Administrator
  - ARPA Funding
  - LATCF Funding
  - CDBG Grants
  - NVORA & OHV Grant

# Progress

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- Certified Development Site
  - Master Plan & Rezoning
  - NNDA & Converse Consultants





# Progress

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- Public Health Preparedness
- Disease Investigation
- Public Health Nursing
- Environmental Health
- Disease Prevention

# Progress

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- Building Department
  - Property Improvement
  - Volunteer Program
  - Housing Crisis



# Updates

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- Luning Solar Plant Expansion
- Medicinal Marijuana Cultivation
- Department Efficiency Analysis
- ARPA Wage Increases
- Proactive Government

# THANK YOU!

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NNDA

State of the Counties Breakfast

January 25, 2023

**NDA**



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**ANNUAL  
STATE OF THE  
COUNTIES**



*Andrew Haskin*

**LYON COUNTY**



**County Manager**

NNDA State of the Counties

1/25/2023



# Agenda

- Brief Financial Overview
- County Projects
- Building Permits
- Development Code Amendments
- New Development



**County Manager**

# Financial Overview





# Financial Summary

	General Fund	
	For the year ended June 30, 2022	
	(With Comparative Totals for the Year Ended June 30, 2021	
	2022	2021
Revenues		
Ad Valorem Taxes	\$ 13,049,864.00	\$ 12,304,702.00
Licenses, Permits, and Fees	\$ 4,225,699.00	\$ 3,504,144.00
Intergovernmental Revenues	\$ 21,030,354.00	\$ 23,151,787.00
Charges for Services	\$ 2,891,433.00	\$ 3,249,559.00
Fines and Forfeitures	\$ 562,946.00	\$ 693,278.00
Other Revenues	\$ 745,674.00	\$ 754,035.00
<u>Total Revenues</u>	<u>\$ 42,505,970.00</u>	<u>\$ 43,657,505.00</u>



# Financial Summary

	2022	2021
Expenses		
General Government	\$ 10,862,672.00	\$ 9,823,464.00
Public Safety	\$ 17,632,899.00	\$ 17,586,457.00
Judicial	\$ 9,281,691.00	\$ 8,011,600.00
Health and Welfare	\$ 773,106.00	\$ 823,323.00
Cultural and Recreation	\$ 1,658,166.00	\$ 1,291,457.00
<u>Total Expenditures</u>	<u>\$ 40,208,534.00</u>	<u>\$ 37,536,301.00</u>
Other Financing Sources (Uses)		
<u>Net Other Financing (uses)</u>	<u>\$ (2,991,704.00)</u>	<u>\$ (3,984,856.00)</u>
Excess (deficiency) of revenues over expenditures and other uses	\$ (694,268.00)	\$ 2,136,348.00
Fund Balance, June 30	<u>\$ 10,778,380.00</u>	<u>\$ 11,472,648.00</u>



**County Manager**

County Projects

# Aspen Creek Rapid Infiltration Basins

**Project :** Aspen Creek Rapid Infiltration Basins (RIBs)



**Description:** The project will provide effluent disposal capacity matching with the Rolling A Plant Phase 4 Expansion. Scope includes construction of a new 1.4 million gallon per day Rapid Infiltration Basin (RIB) facility, 12-inch forcemain from Rolling A plant to the RIB facility, and upgrade to the existing Rolling A effluent pump station.

# Rolling A Wastewater Treatment Expansion

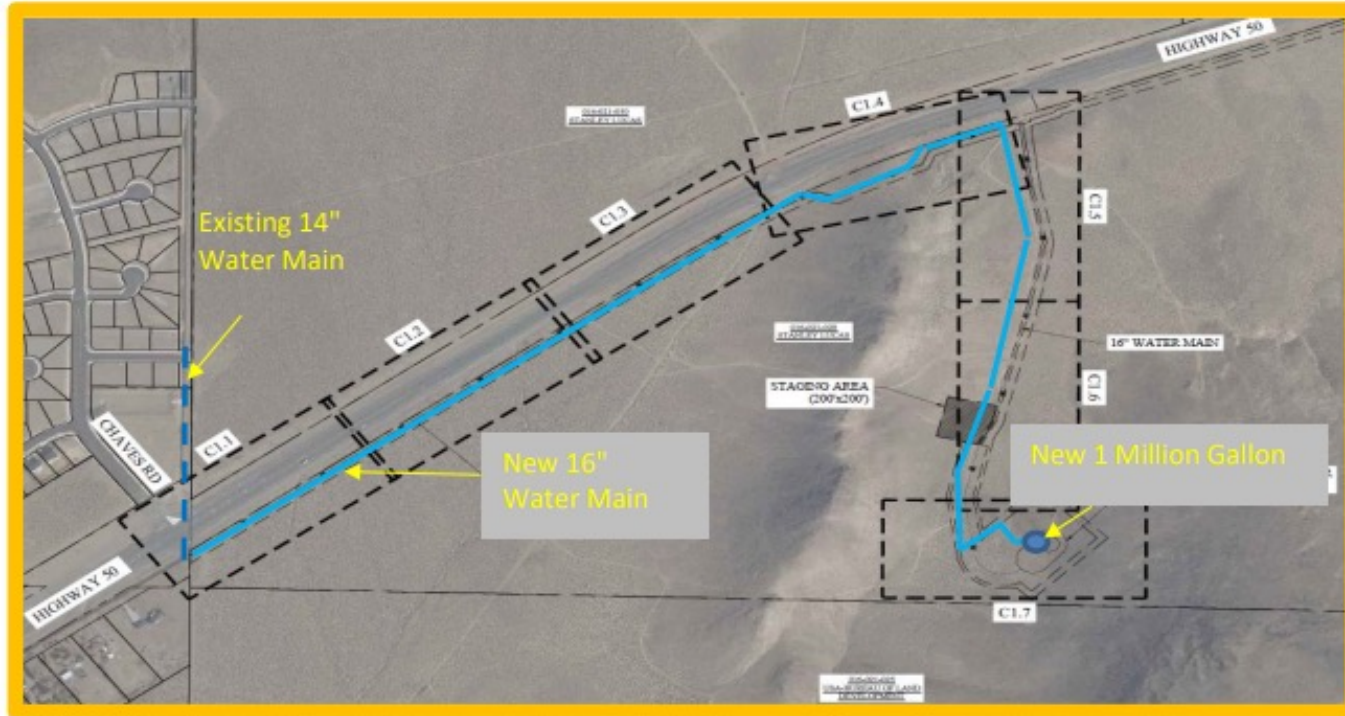
**Project:** Rolling A Wastewater Treatment Facility Phase 4 Expansion



**Description:** The project will increase plant annual average treatment capacity from 1.0 Million gallons per day to 1.4 million gallons per day. Scope includes, (1) construction of new equalization tank, flow splitting structure, two sequencing batch reactors, thickening unit, and a dewatering unit and (2) rehabilitation of existing headworks and sequencing batch reactor.

# 10 Mile Hill Water Tank

Project: 10-Mile Hill Tank

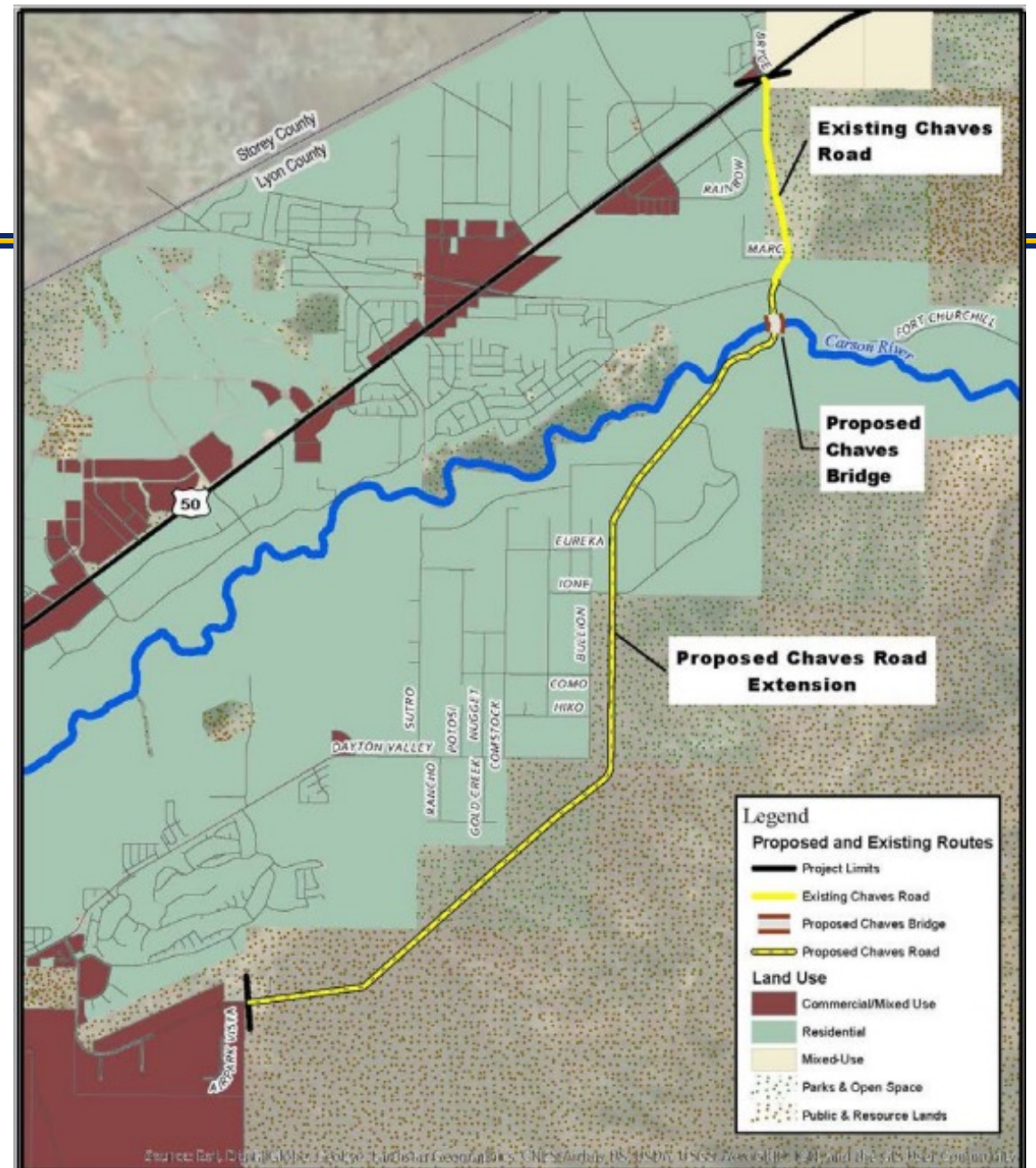


**Description:** 10-Mile Hill Tank project scope includes construction of a 1.0 million gallon welded steel water storage tank with access road from Hwy 50, approximately 6,500 linear feet of 16-inch water transmission main (C905 PVC), electrical and telemetry system.



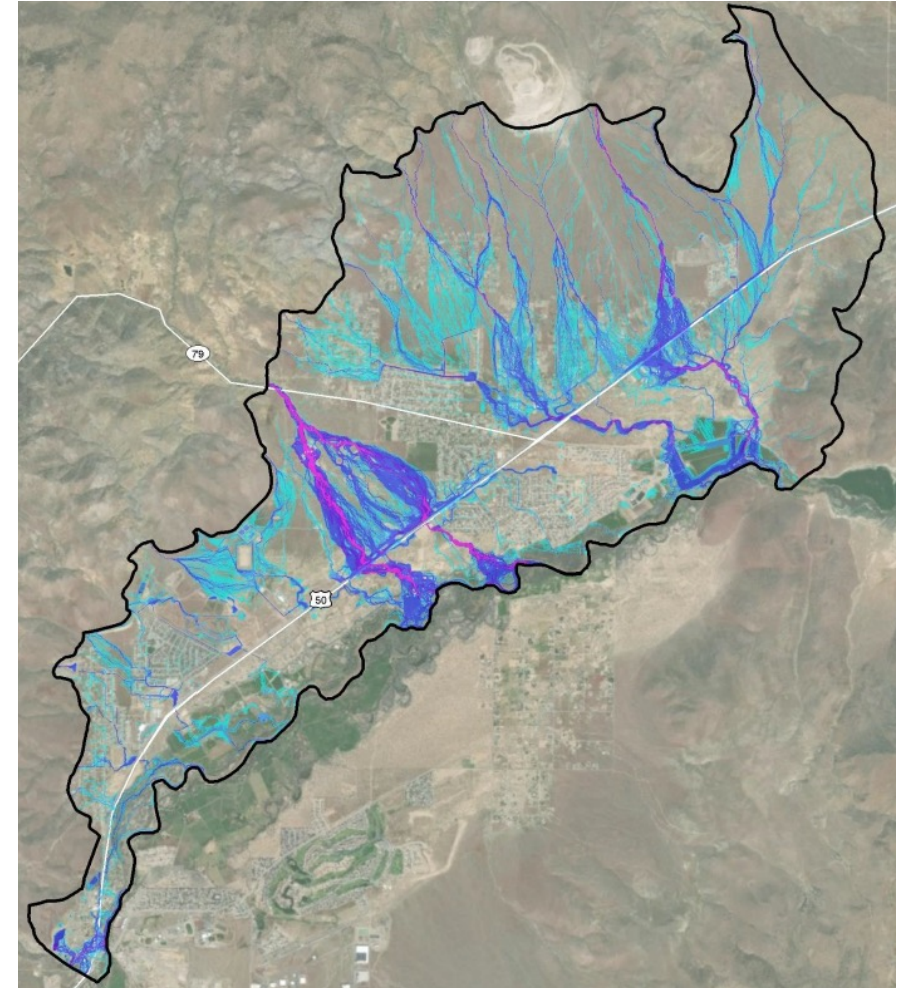
# Second Bridge

- A 300 foot bridge at the far east end of Dayton Valley connecting to the planned extension of Chaves Road.
- Right of way through BLM property and proposed developments.
- May be possible to combine portions of the project with the South Dayton Drainage improvements
- Working to identify funding for design and construction.



# Area Drainage Master Plans

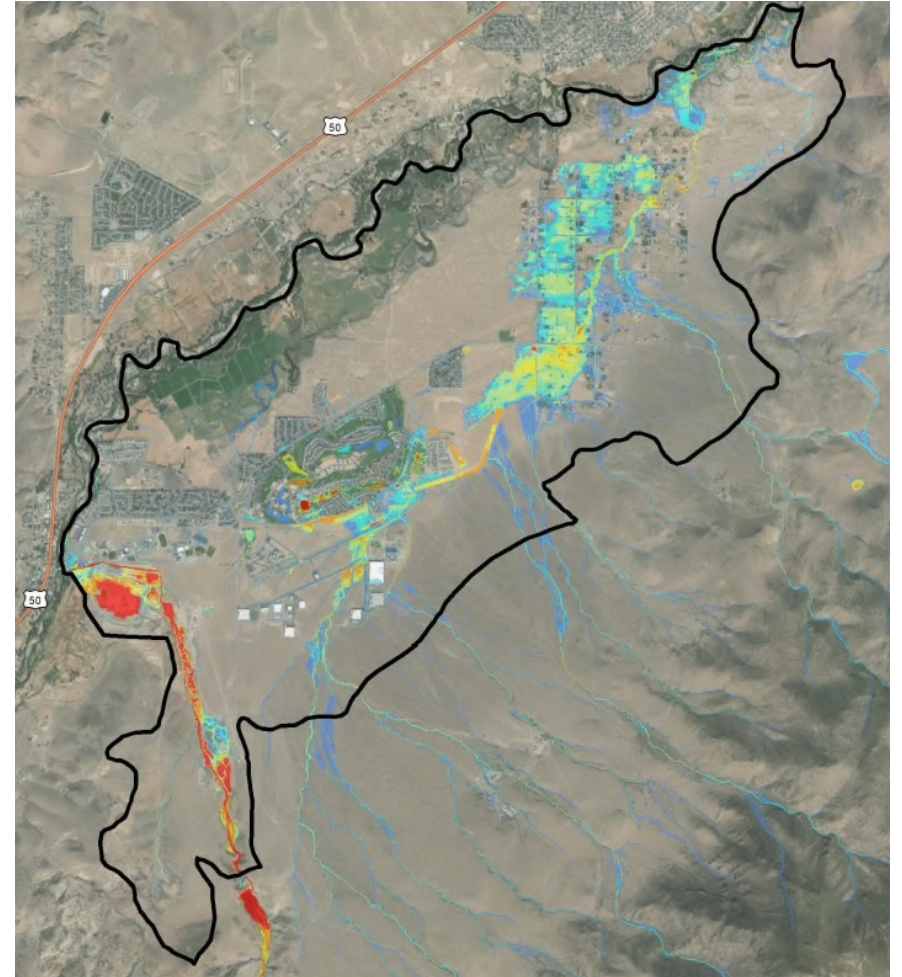
- The Carson Water Subconservancy District received grant funding to prepare the 2018 North and South Dayton Area Drainage Master Plans. Both plans were adopted in 2022.
- Used LiDAR and flow2D modeling to create an accurate model of potential flooding for 25 and 100 year storms.
- Provided alternatives for mitigation projects to reduce flooding risk.





# Area Drainage Master Plans

- Updating our Drainage guidelines to reflect the Area Drainage Masterplans.
- Allows the county to provide flow data to developers
  - Saves time and money because they don't have to pay for the modeling
  - Ensures that drainage facilities are designed system-wide rather than individually.
- Developing ADMPs for Stagecoach and North Silver Springs.





**County Manager**

# Building Permits

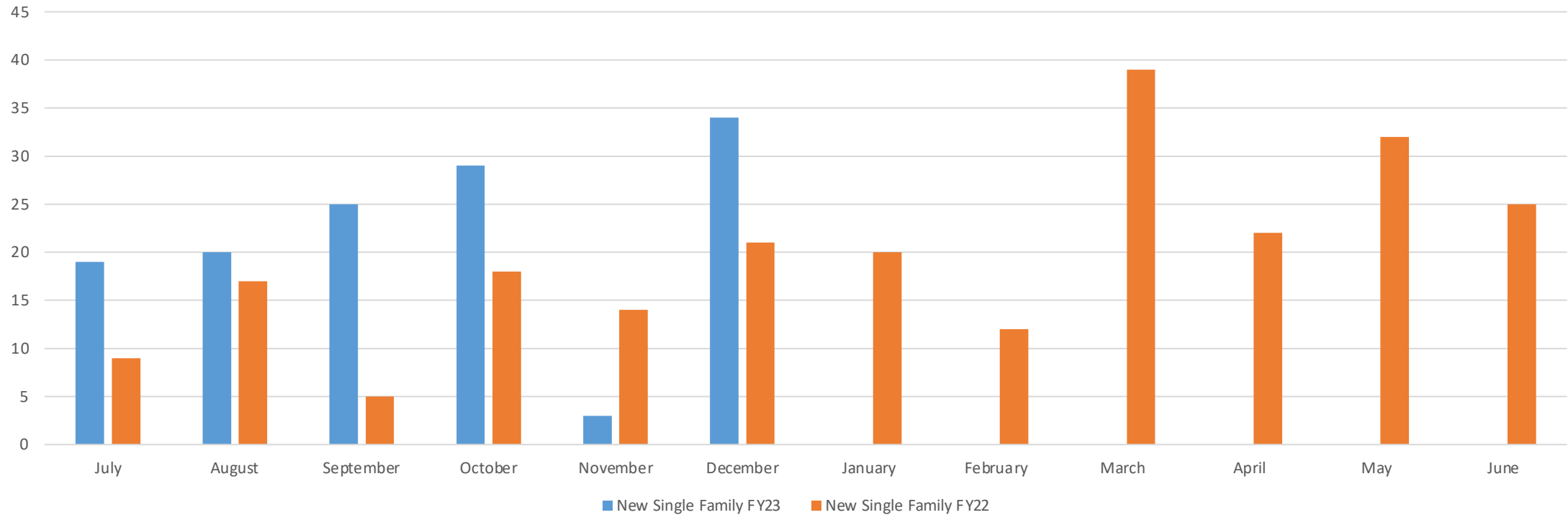


# Single Family Residential Permits

**130 Permits so far  
in Fiscal Year 2023**

New Single Family Permits  
Year Over Year Comparison  
FY22/FY23

**234 permits in Fiscal  
Year 2022**



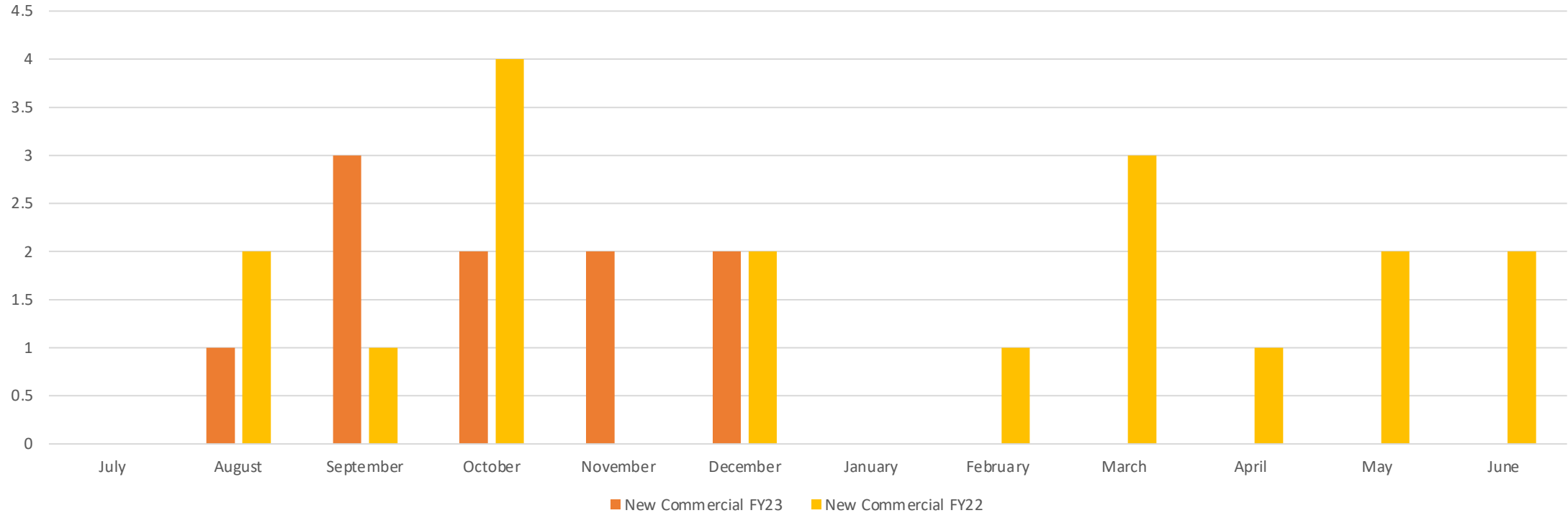


# New Commercial Construction Permits

**10 Permits so far in  
Fiscal Year 2023**

**New Commercial Permits  
Year Over Year Comparison  
FY22/FY23**

**18 permits in  
Fiscal Year 2022**





**County Manager**

# Development Code Amendments



# Development Code Updates

- Mass grading permits for commercial and industrial projects
  - Allows for grading permits to be issued prior to a building permit.
- Community Development Director approving final maps
  - Final maps no longer need to go to the BOCC, speeding up processing.
- Agricultural tourism ordinance
  - Added agricultural tourism as an allowed use on lots down to 5 acres.
- Amended the allowed uses in the Resource Land zoning district
  - Added trap and skeet ranges, and archery ranges as conditional uses.



**County Manager**

New Development



# Webstaurant Expansion

- 620,000 Sqft expansion in Dayton
- Combined with their existing 350,000 Sqft they now have just under 1 Million Sqft in Dayton







# Traditions

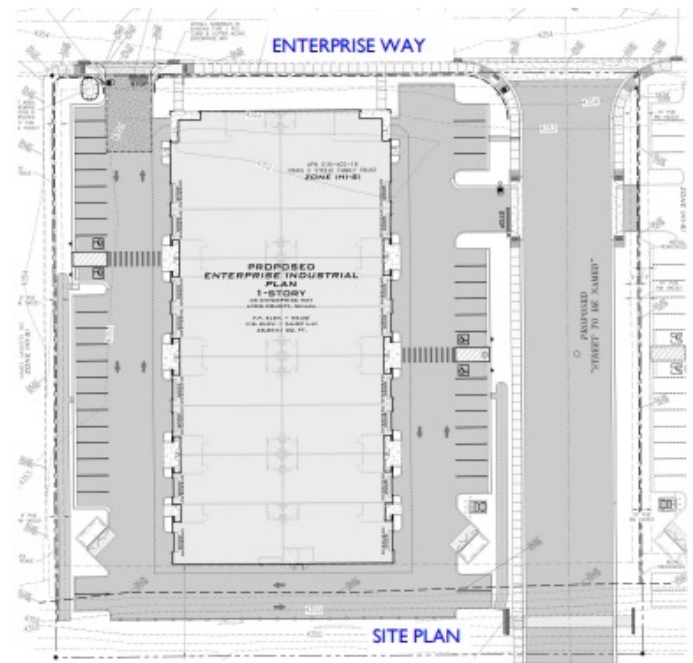




# Traditions – Residential

- Phases 1 and 5 (122 lots) are owned by DR Horton.
- DR Horton has received and/or applied for 44 residential building permits.
- Site Improvements are being made on Phase 2 (65 lots), the developer plans to begin work on Phase 3 site improvements soon (61 lots).



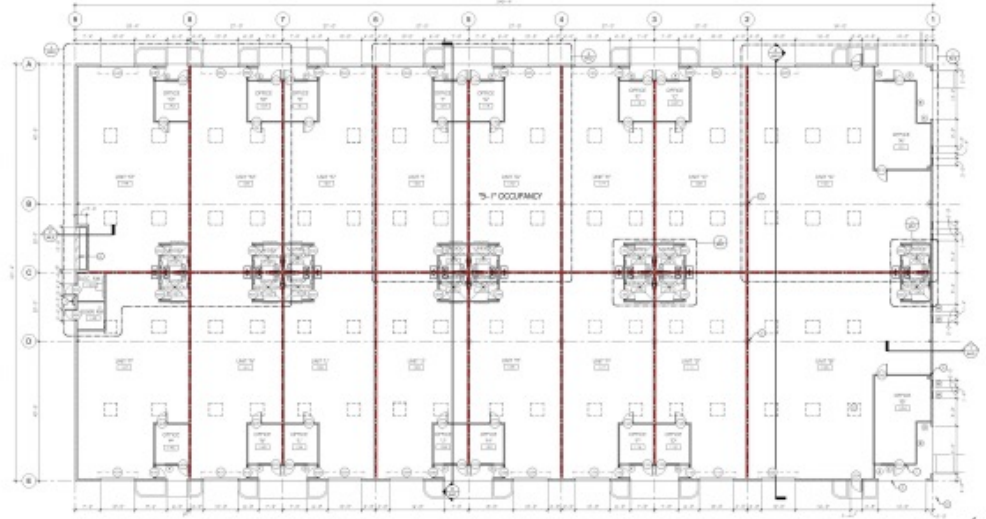


### 35 ENTERPRISE

35 ENTERPRISE WAY - DAYTON - NEVADA - 89403

#### INDUSTRIAL FLEX SPACE COMPRISED OF 16 UNITS

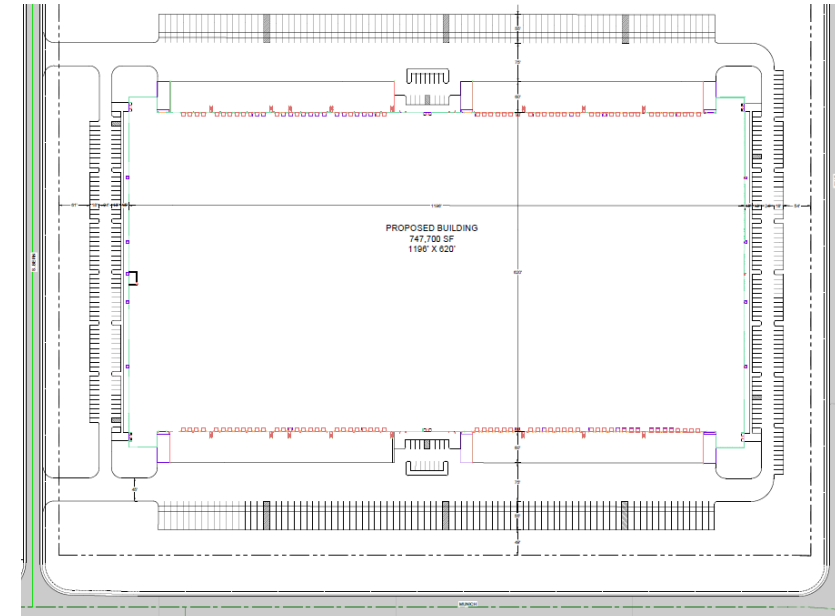
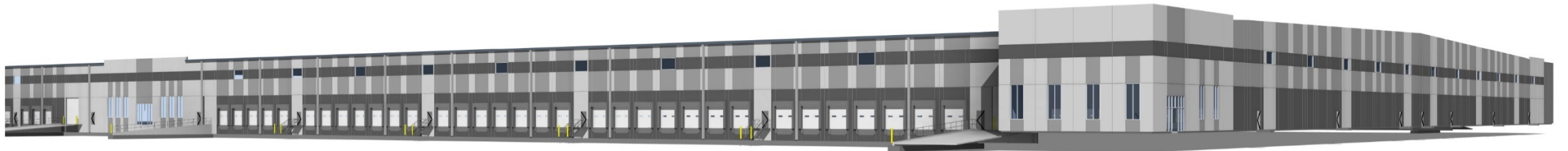
1 UNIT - 1,557 SQ. FT. / 1 UNIT - 1,651 SQ. FT. / 2 UNITS - 2,588 SQ. FT. / 6 UNITS - 1,338 SQ. FT.



OVERALL FLOOR PLAN



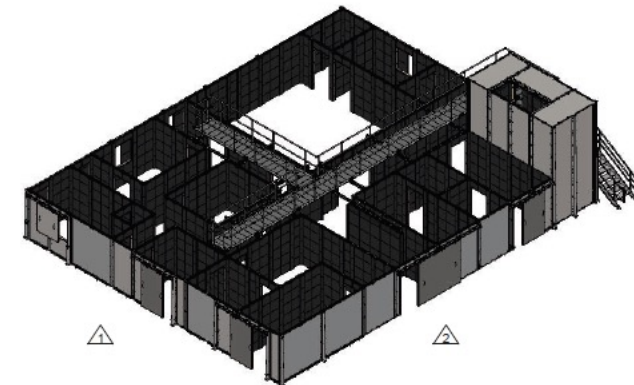
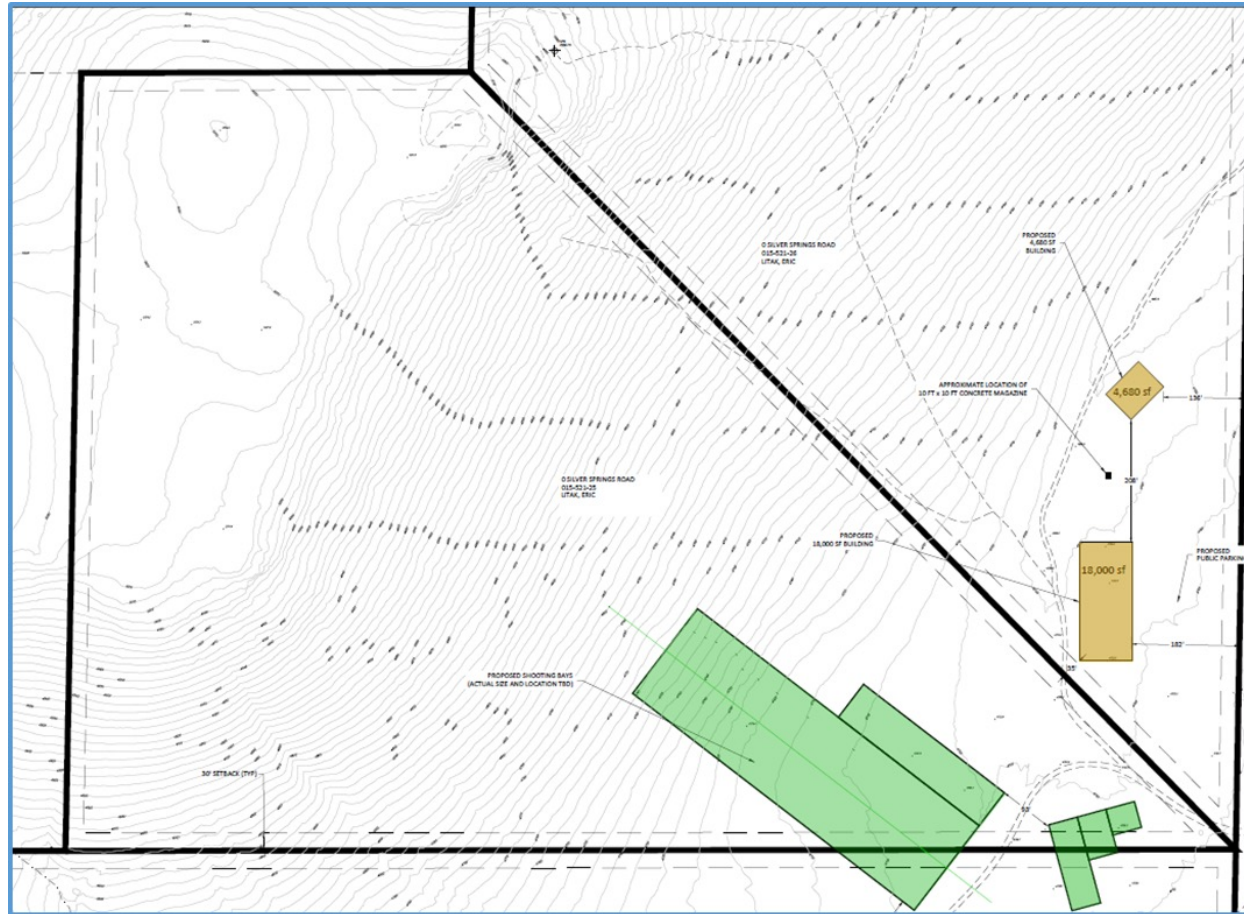
# Northern Nevada Industrial Center



Building A Sustainable County



# Sierra Range Consultants Stagecoach Range





**County Manager**

Thank you

# NDA



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EDGE™

# ANNUAL STATE OF THE COUNTIES



*Patrick Cates*

**DOUGLAS COUNTY**



# Douglas County State of Douglas County - NNDA

**Patrick Cates  
County Manager**

**January 25, 2023**





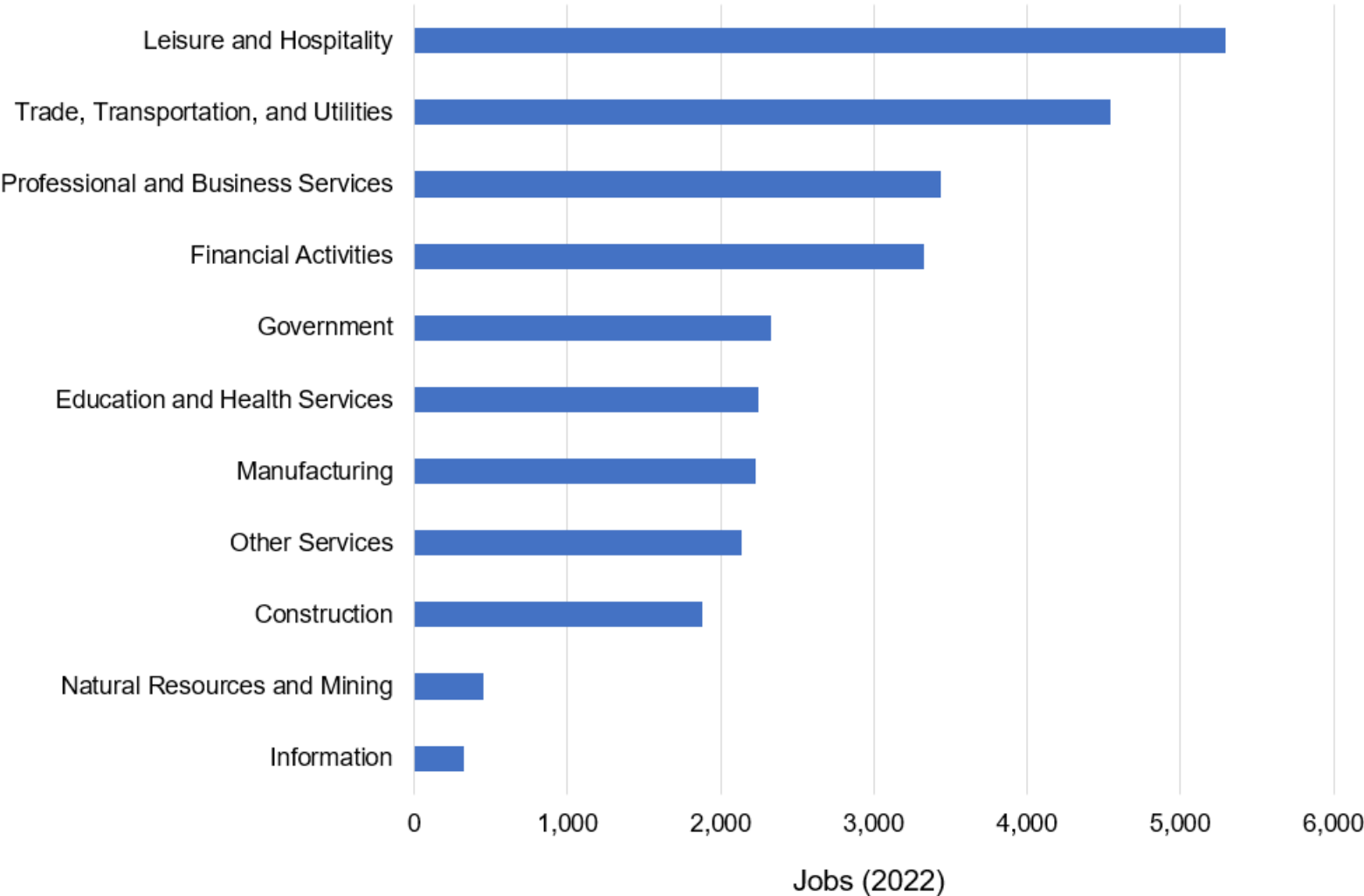
# People in Numbers



# Demographics

- Population
  - 49,488 per 2020 Census
  - 5.3% growth since 2010 (average of 0.5% per year)
  - Statewide growth 15% since 2010
- Aging (Older than 65)
  - Douglas County – 26.4%
  - National Average – 15.2%
- Retired or Retiring Soon (Older than 60)
  - Douglas County – 38.7%
  - National Average – 22.3%
- Children
  - School Population Decline – 19.4% in last 12 years

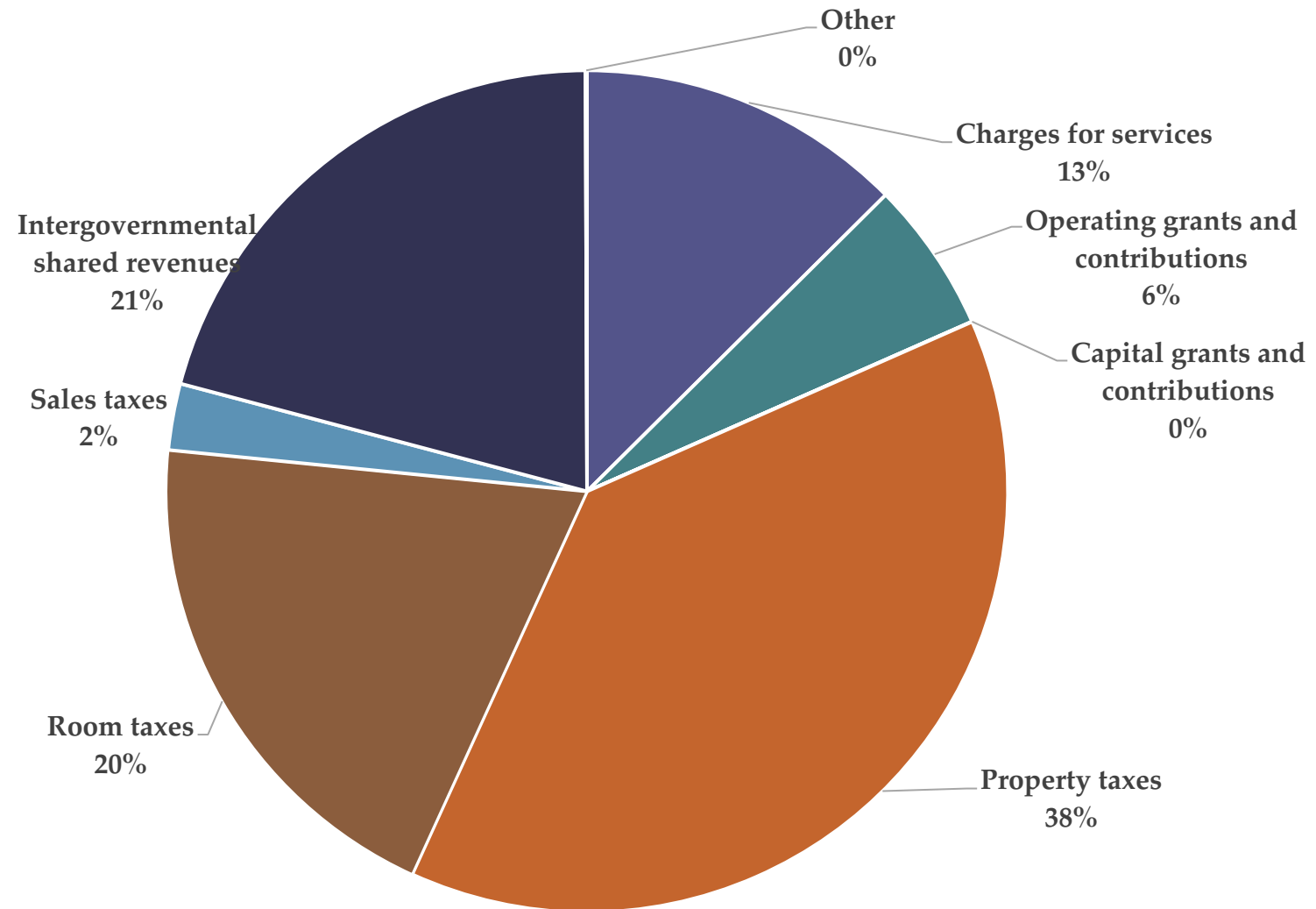
# Douglas County Industry Mix



# County Finances



Revenues by Source-Governmental Activities -FY 2021/22



# Douglas County Revenue FY2022 vs FY2019

- Property Taxes – up 19%
- Room Taxes – up 49%
- Taxable Sales – up 35%
- Consolidated Tax Distributions – up 13%

# Sales Tax

- Receiving County – State guarantee for rurals
- FY 2023 – Point of Origin County
- All sales tax collected in Douglas to remain in Douglas
- \$1 million+ in new revenue
- Downside Risk

# Douglas County Expenses

- Inflation
- Human Capital Risk Assessment
- 9% pay increase all employees
- Law Enforcement Union  
Negotiations – Deputies & Sergeants



# American Rescue Plan Act

- Projects

- Public Radio System - \$1,450,000

- Financial System - \$1 million

- Muller Parkway NEPA Assessment - \$500,000

- Broadband Matching Funds - \$500,000

- Ranchos Multimodal Trail Connector - \$509,000

- Document Scanning - \$600,000

- Grant Writing - \$380,000

- Deadline to Obligate – December 31, 2024

# Business and Industry



# Healthcare

- Carson Valley Medical Center

- 54,000 sq. ft. expansion in progress

- More capacity and new services



- Barton Health – Regional Expansion

- Expanding medical services at Stateline – former Lakeside Inn & Casino

- Developing plans for a new hospital in Nevada

# Coming Soon

- American AVK Company Expansion
  - GOED approved almost \$1 million in tax abatements in December
  - AVK makes water valves and fire hydrants that are sold nationwide as well as in Canada, Mexico and the Caribbean
  - New 130,000 sq. ft. casting factory
  - Add 60 jobs
  - Reshoring from China
  - Plans to be operational late spring 2024

# PROJECTS



# TAHOE *Blue* CENTER



# TAHOE *Blue* CENTER

- Under construction
  - Opening July 2023
- Multi-use venue for entertainment, sports, arts & culture, conventions and meetings
- 5,500 seat arena with an additional 10,000 sq. ft of meeting room space
- Expected to create more than 200 part-time positions for local residents
- 10 confirmed conferences, trade shows and consumer shows
- Transportation Mitigation Requirement – Micro Transit

# Muller Parkway

- Major Collector Road between S. Gardnerville & N. Minden connecting US 395
- Alleviate congestion on US 395 through towns
- Requirement to connect 2 lanes per Park Ranch Development Agreement
- All funding in place (no debt financing)
- Breaking ground this year
- Continue to seek grant funding to expand to four lanes w/ multimodal trail



# Kahle Complete Streets



# Kahle Complete Streets

- Kahle Drive near intersection of US 50 and NV 207 (Kingsbury) – Gateway to Tahoe
- Kahle Drive – originally dirt road to airport
- Significant infrastructure
- Storm Runoff – Rabe Meadows and Tahoe
- Nevada Tahoe Conservation District Leadership
- Multiple funding partners
- Federal Community Projects funding - \$1.4 million

- **Trails Master Plan Update**

  - Wood Rodgers team hired

  - Update underway (prior plan 20 years old)

  - Stakeholder engagements and public survey planned

  - 80+ miles of new trails added in last 12 years

- **Martin Slough**

  - Multimodal Trail**

  - Dedicated August 2022

  - Connects Jake's Wetlands

  - in Minden and Gilman

  - Pond in Gardnerville



- Façade Improvement Program



- Art in Public Places Project



# JUDICIAL CENTER PROJECT



- Purchase complete on 57 acres
  - \$5 million (includes 19 acres donated)
  - Buckeye Road – 1 mile east of Hwy 395
  - Site for Judicial Center Project
  - Future county complex and/or other public facilities
    - site master plan to be developed
- Design & Engineering contract approved - \$3.5 million contract approved to complete design
  - 12-18 months
- Debt Financing for Construction
  - Total project cost - \$41 million (\$31 million construction)

**THANK YOU!!!**



**NDA**



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**ANNUAL  
STATE OF THE  
COUNTIES**



*Nancy Paulson*

**CARSON CITY**



*NNDA State of the Counties*

# *Carson City*

January 25, 2023

Nancy Paulson, CPA  
City Manager

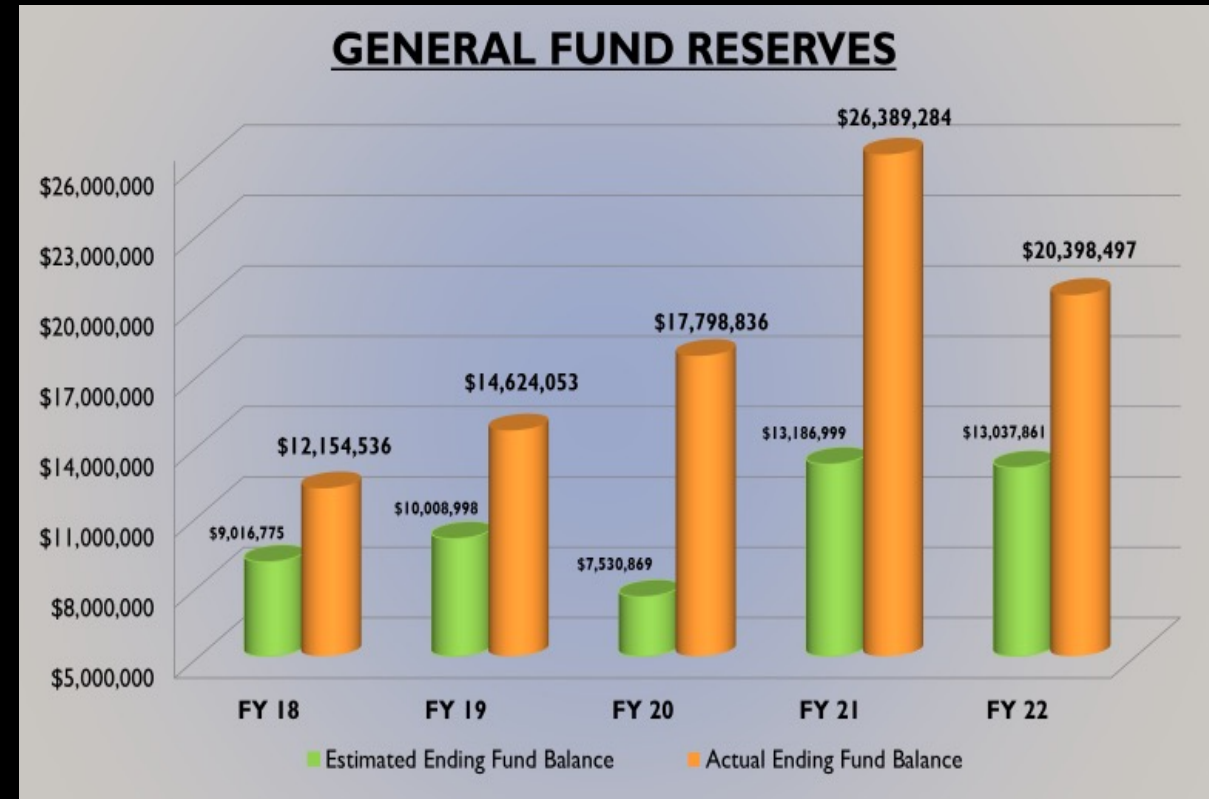
# The State of Carson City is:




# Financially Strong



- General Fund FY 22 Ending Fund Balance higher than estimates
- Maintaining adequate reserves
- Bond Rating increases:
  - Standard and Poor's AA- to AA
  - Moody's A1 to AA3





**Standard  
and Poor's  
and Moody's  
Upgrade  
Carson City's  
Bond  
Ratings:**

## **Standard & Poor's:**

“Carson City's financial profile is strong, reflected in positive budget results and rising reserve balances in the past several years. Carson City was well positioned heading into the COVID-19 pandemic and was able to sustain its positive momentum in fiscal years 2020 and 2021 despite weaker global and regional economic conditions.”

## **Moody's:**

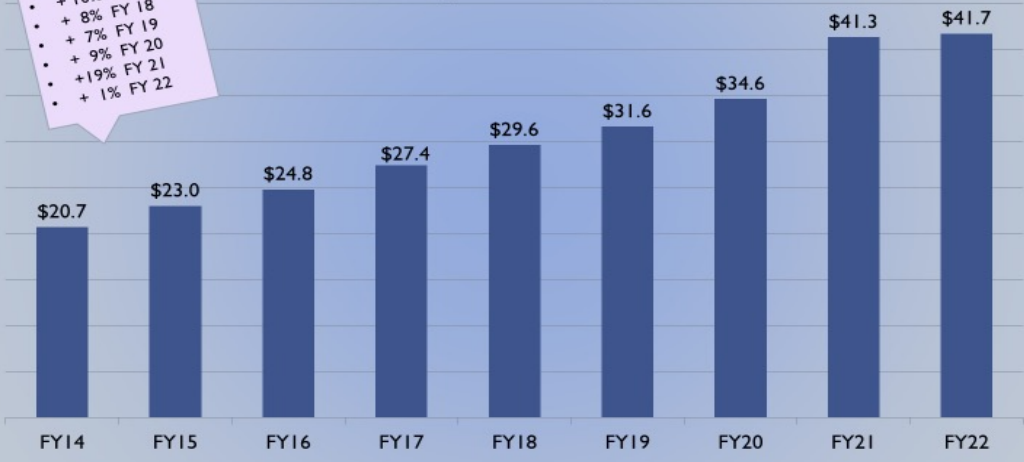
“The upgrade to Aa3 from A1 on the city's issuer and GOLT ratings reflects improved financial performance that will remain sound, supported by ongoing property and sales tax revenue increases. Population and housing growth within Nevada's capital city as well as surrounding regional economic expansion will also continue. Improved finances will remain sound, supported by the city's conservative budgeting practices and progress toward increasing annual budgeted contingency reserves.”



Show me the Money!

- Annual Increases
- + 11% FY 15
  - + 8% FY 16
  - + 10% FY 17
  - + 8% FY 18
  - + 7% FY 19
  - + 9% FY 20
  - + 19% FY 21
  - + 1% FY 22

### CONSOLIDATED TAX REVENUE (MILLIONS)



### TAXABLE SALES BY CATEGORY





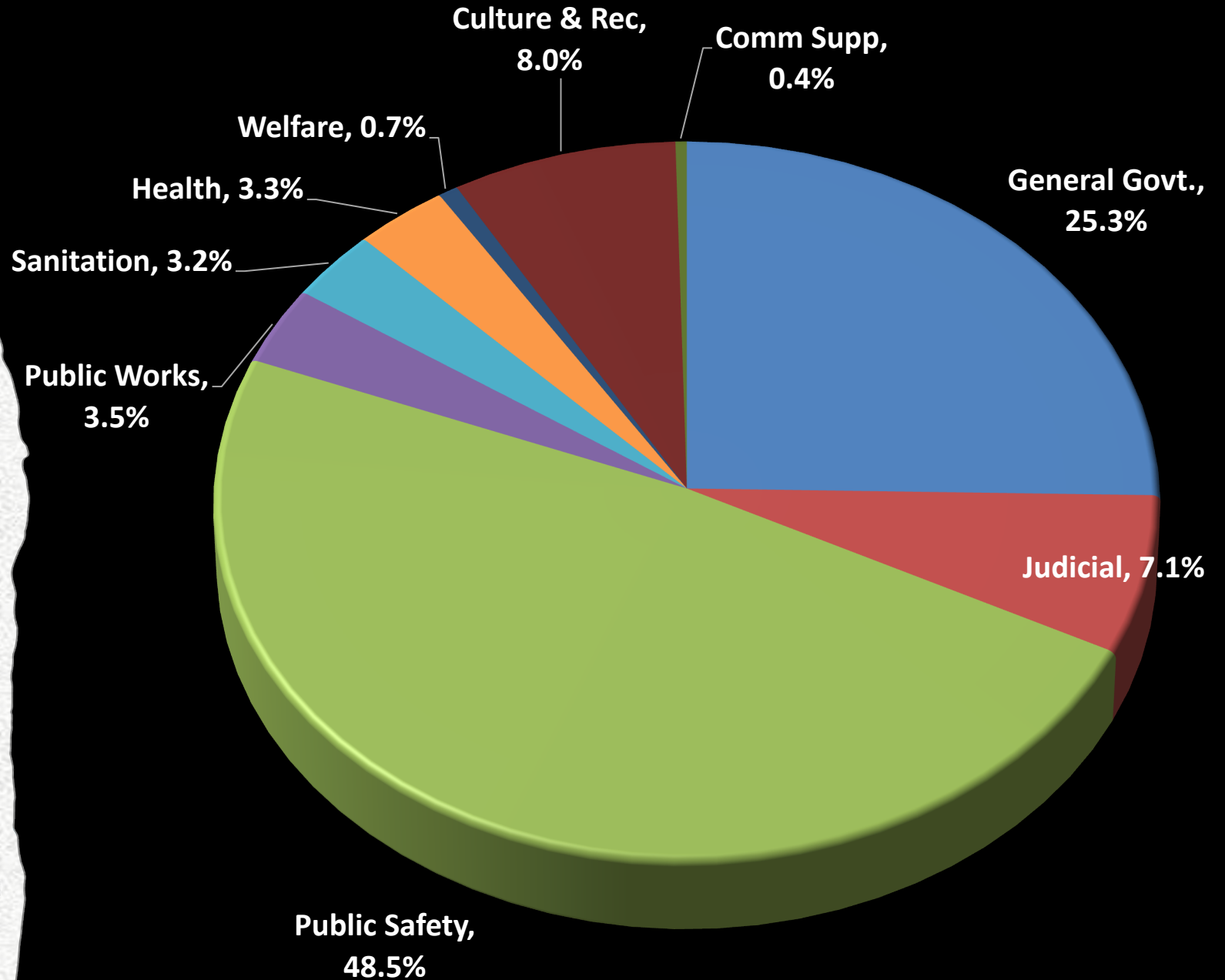
General Fund Assessed Valuation & Property Tax Revenues



Nothing is  
certain but  
Death &  
Taxes!

# Where did all the Money Go???

## General Fund Expenditures



## FY 2022 TACTICS\*



On Track/Complete

\*Fiscal Year tactics include tactics that are ongoing.

### Carson City FY 2022-2026 Strategic Plan

#### Vision

To be a leader among cities as an inviting, prosperous community where people live, work and play.

#### Mission

To preserve and enhance the quality of life and heritage of Carson City for present and future generations of residents, workers, and visitors.

#### Values

##### Customer Service

We value our residents, businesses, and visitors by committing to provide efficient and effective customer service.

##### Organizational Culture

We value an environment that fosters a proactive, team-oriented approach to delivering solutions.

##### Integrity

We value an ethical and accountable government that is open, accessible, and a responsible steward of public funds.

[Download the Strategic Plan](#)

### STRATEGIC PLAN GOALS

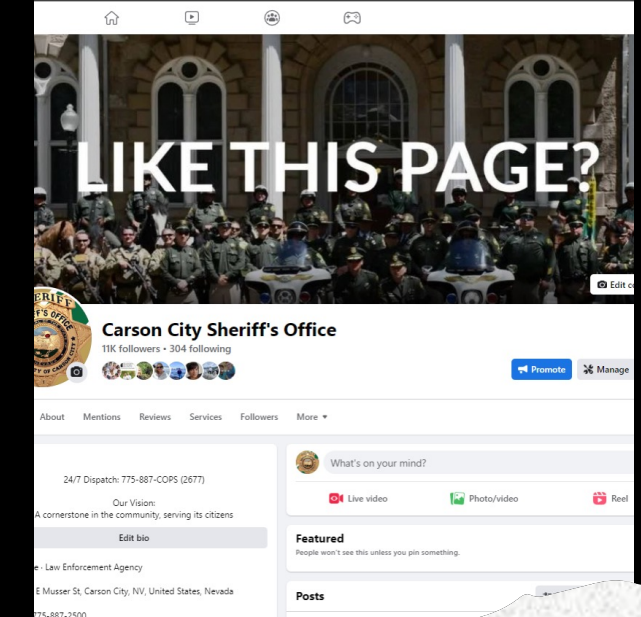
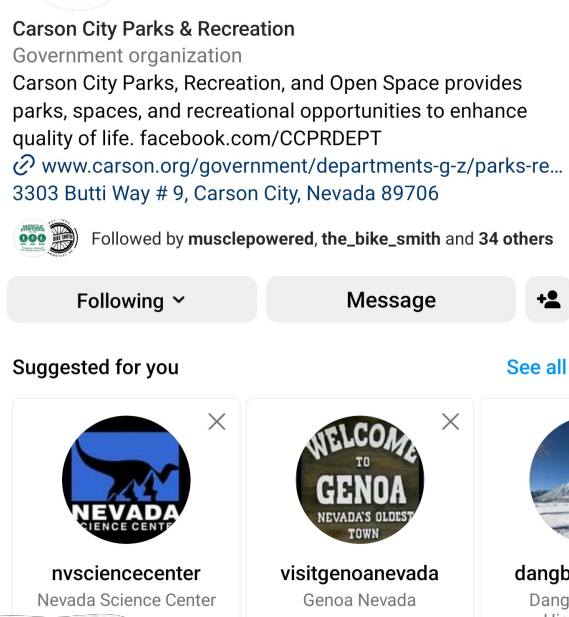
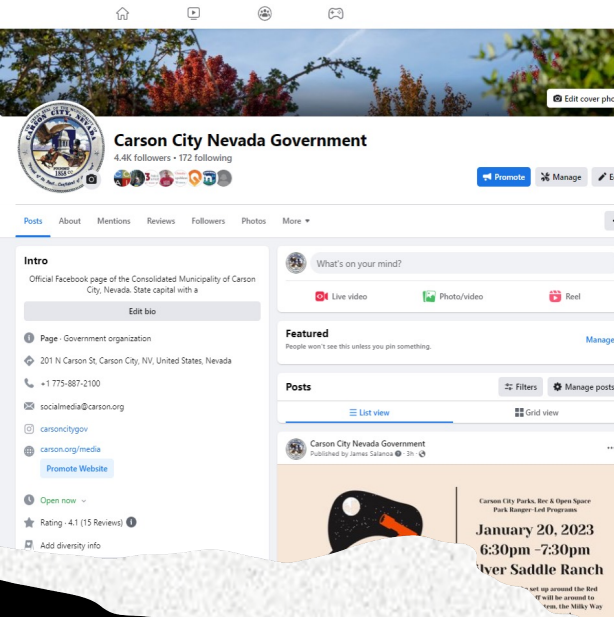
CLICK ON GOALS FOR DETAILS



# Planning for the Future

- Developed every 5 years to set priorities.
- Outlines where City should focus energy & resources.
- A roadmap to guide where we are going, and the actions that are needed to get there.





# Communications

Carson City has been working on a comprehensive Communications Plan to provide a guideline for the effective delivery of information to the general public and strengthen direction for internal and external communication by City Departments.

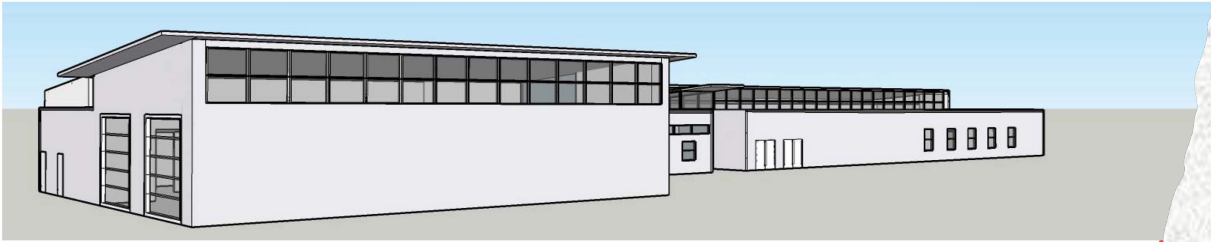
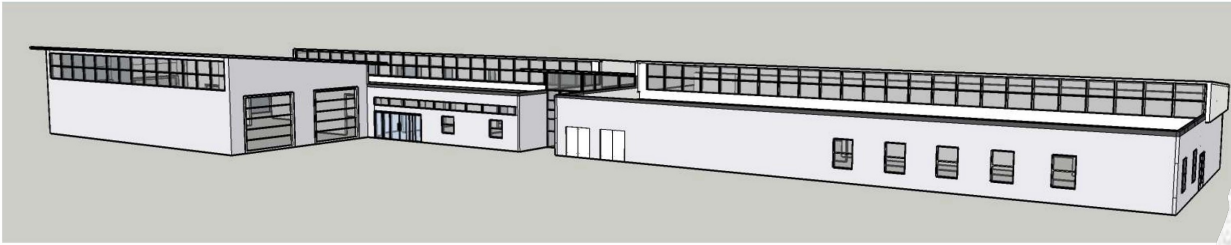
# Quill Water Treatment Plant Upgrade

Status:

- 60% Design Stage
- Construction to start Fall 2023



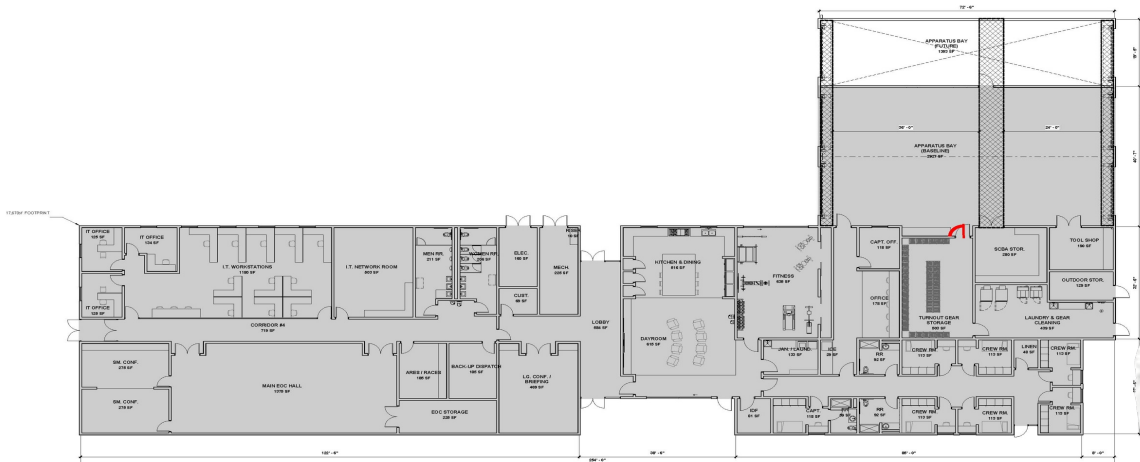
### 3D BUILDING VIEW



21-073 CARSON CITY FIRE STATION AND EOC

# Fire Station / EOC / IT Offices / Backup Dispatch

### DESIGNED FLOOR PLAN



21-073 CARSON CITY FIRE STATION AND EOC



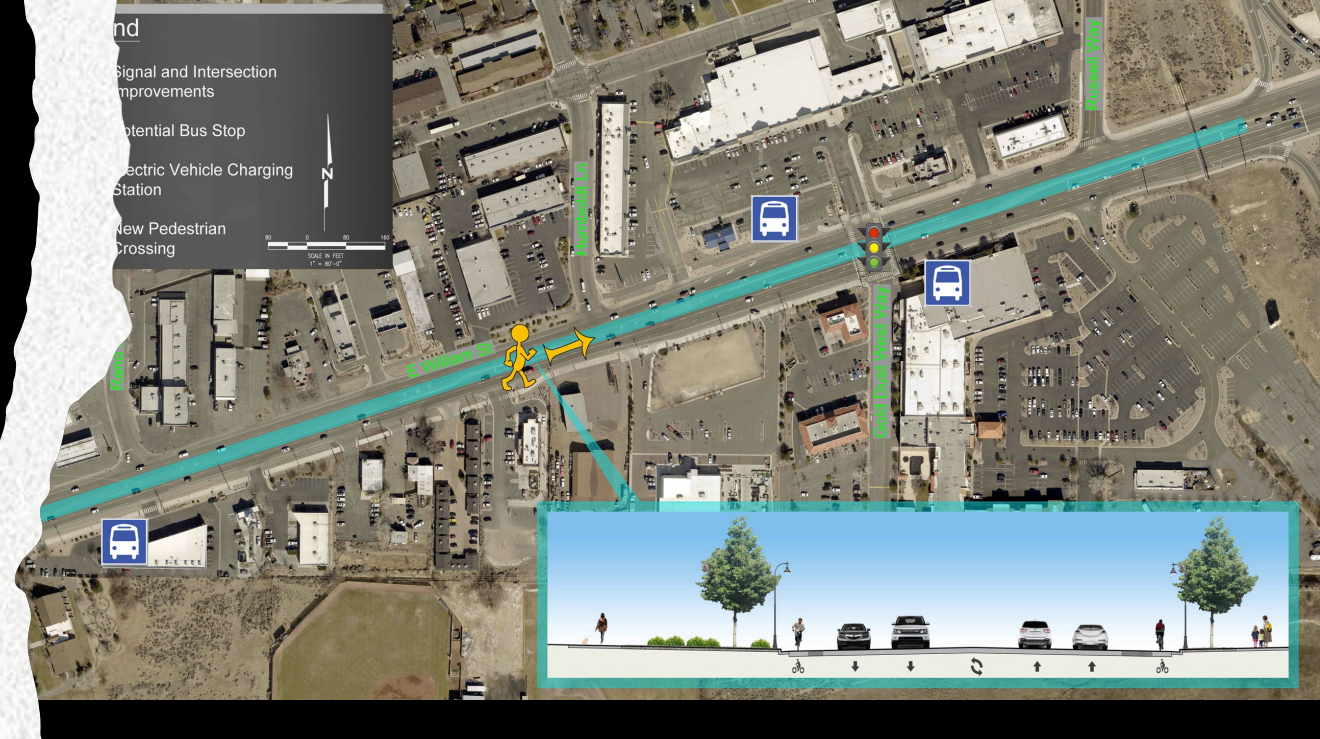
### Status:

- 10% Design Stage
- Construction to start early 2024

# East William Complete Streets Project

Status:

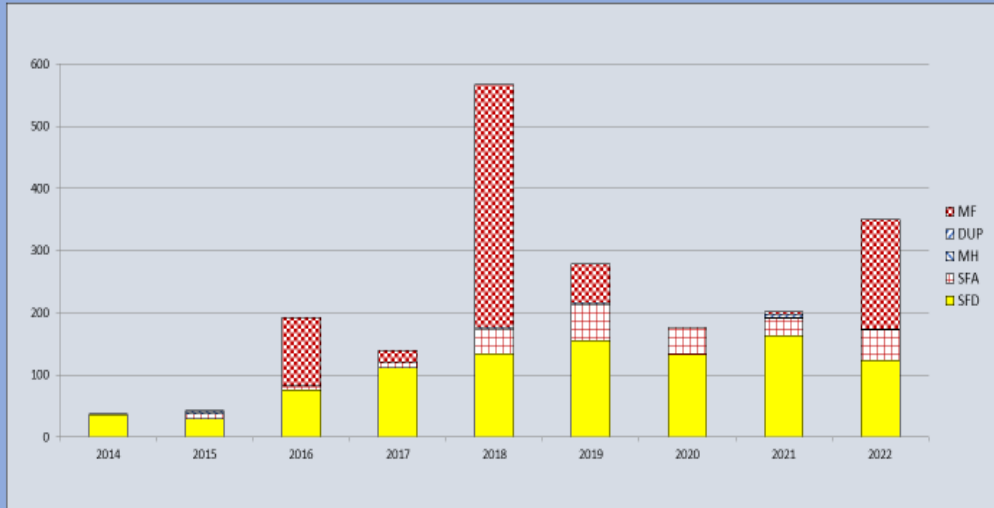
- 30% Design Stage
- Construction to start early 2024



# CONNECTING



## RESIDENTIAL PERMITS



MF – Multi-Family (3+ attached units)  
DUP – Duplex  
MH – Manufactured Home  
SFA – Single Family Attached  
SFD – Single Family Detached

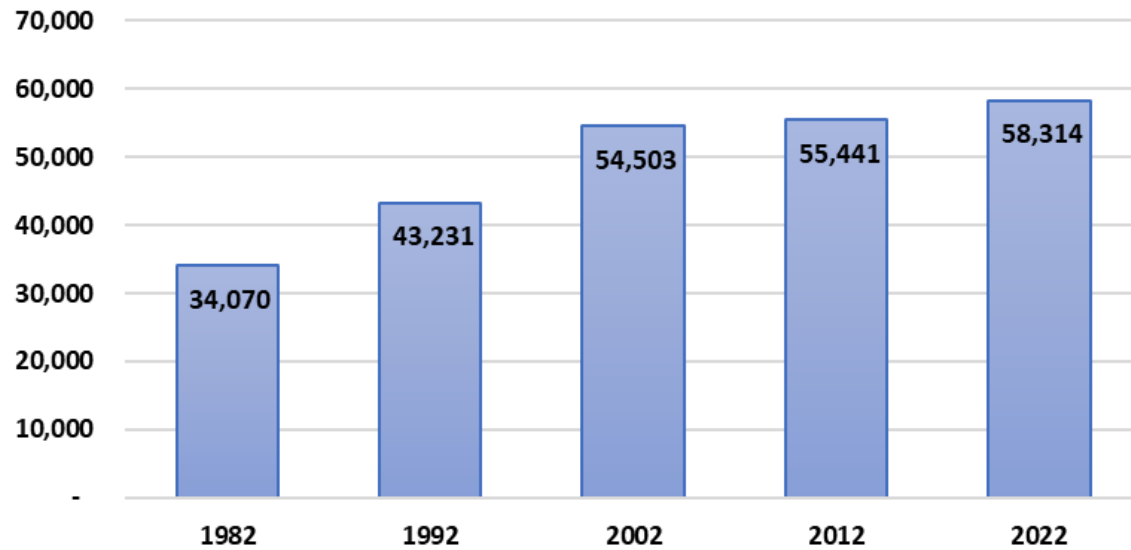
- 2021: 201 Permits
- 2022: 350 Permits

# Residential Development



*Carson City continues to grow in population.*

### *Population Change by Decade*



*Together, we will continue to make Carson City a great place to live, work, play and raise a family.*

- Continued reinvestment in aging infrastructure
- Outdoor Recreation Program
- Prison Hill OHV
- Opened 6 new miles of trails in 2022





Thank  
you

Nancy Paulson, CPA  
Carson City Manager  
[npaulson@carson.org](mailto:npaulson@carson.org)







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# ANNUAL STATE OF THE COUNTIES