

# NDA



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BUSINESS  
EDGE™

# ANNUAL STATE OF THE COUNTIES

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# ANNUAL STATE OF THE COUNTIES



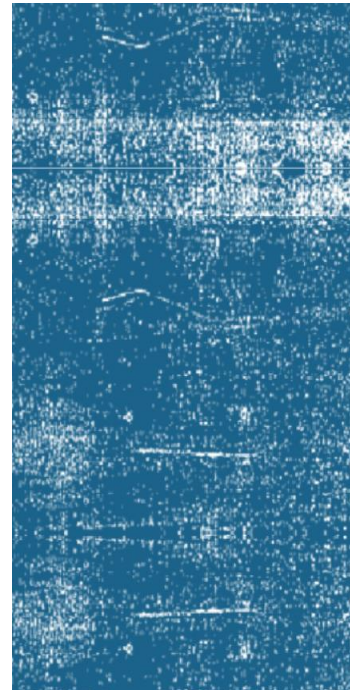
*Austin Osborne*

**STOREY COUNTY**

## Bold Ideas That Build Nevada



## NNDA State of the County Address 2024







- Fiscal Conditions
- Post-Tesla Revenues
- Responsibilities
- Regional Coordination
- Housing
- Transportation





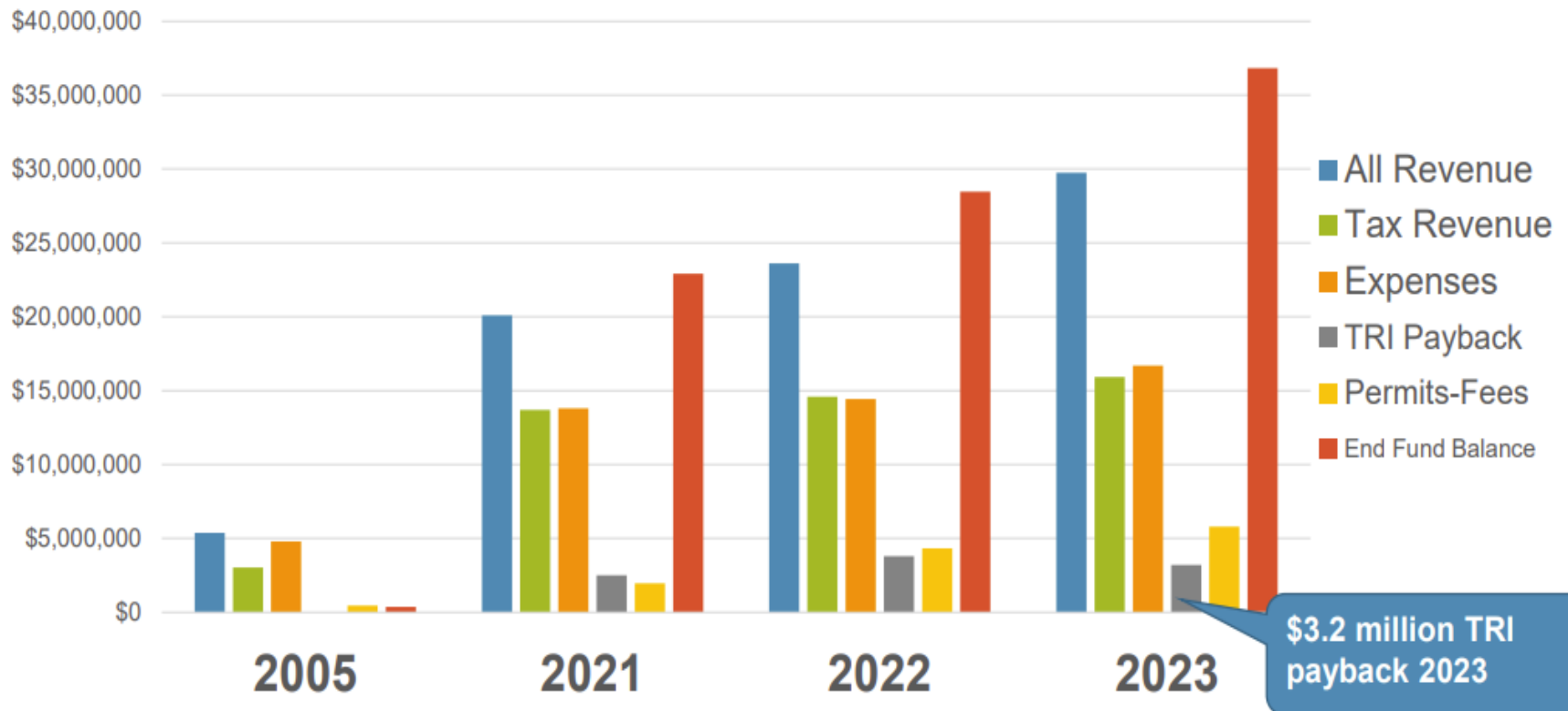
# Fiscal Conditions



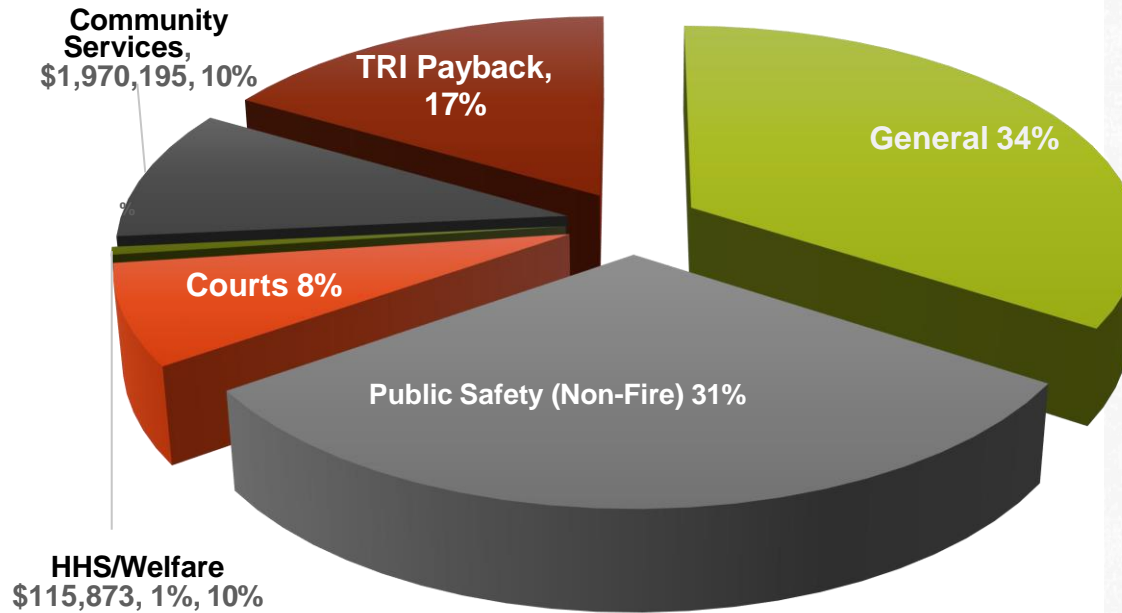
# Fiscal Position Comparison

## General Fund

### Revenues & Expenses



# 2023 Audited General Fund



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

## Expense Allocation

(Millions)

- \$6.....Public Safety
- \$7.....General
- \$3.....TRI Infrastructure
- \$2.....Judicial
- \$2.....Comm. Services

## Revenues v. Expenses

- \$16.....Revenues (tax)
- \$16.....Expenses





# Tax Abatements

County	Number of Businesses	*Total Partial Tax Abate-ments	** 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.*

***\$1.3 billion, Storey**  
**\$432 million, Clark**  
**\$164 million, Washoe***



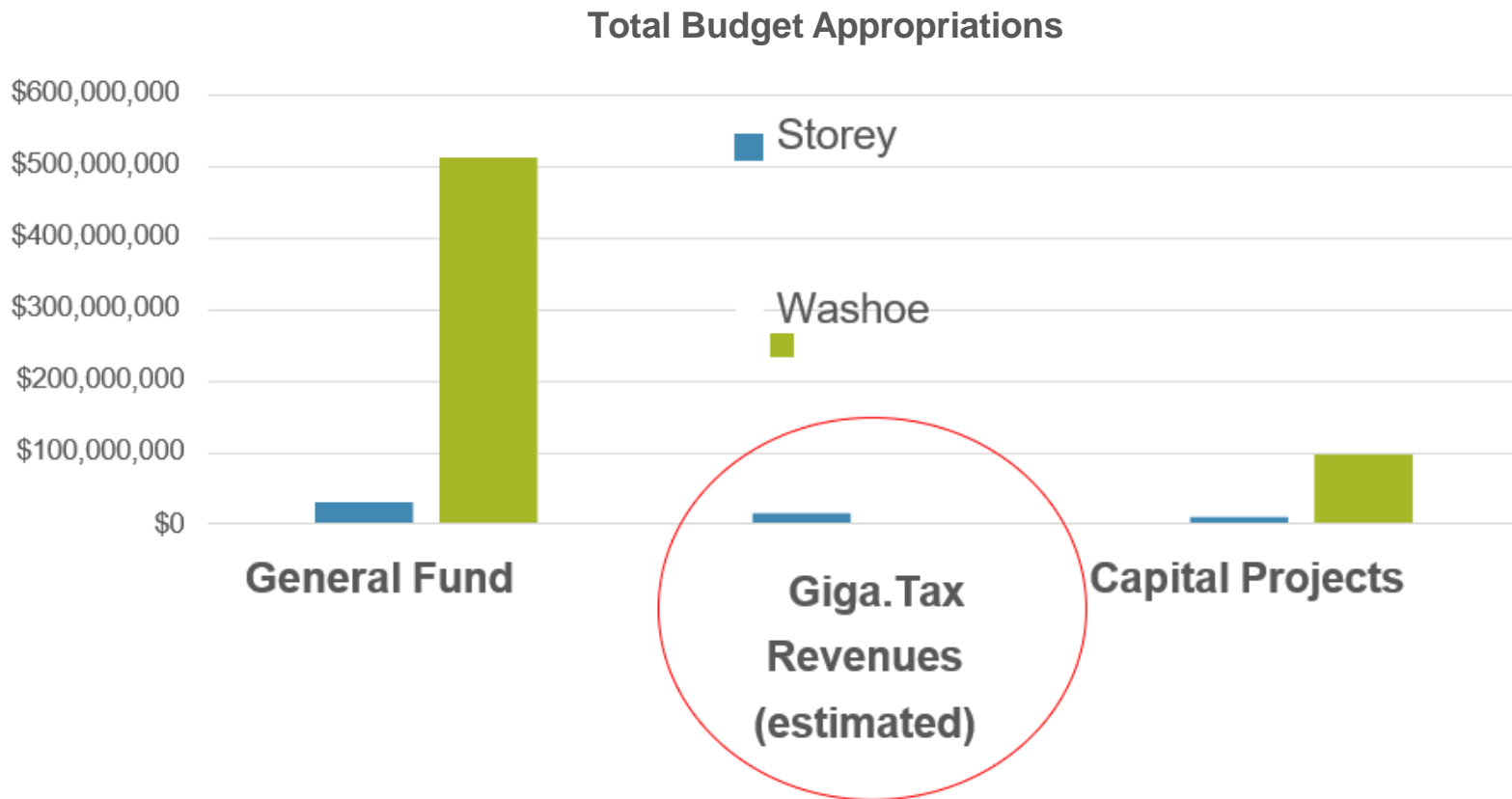
# Tax Abatements

***\$1.3 billion***

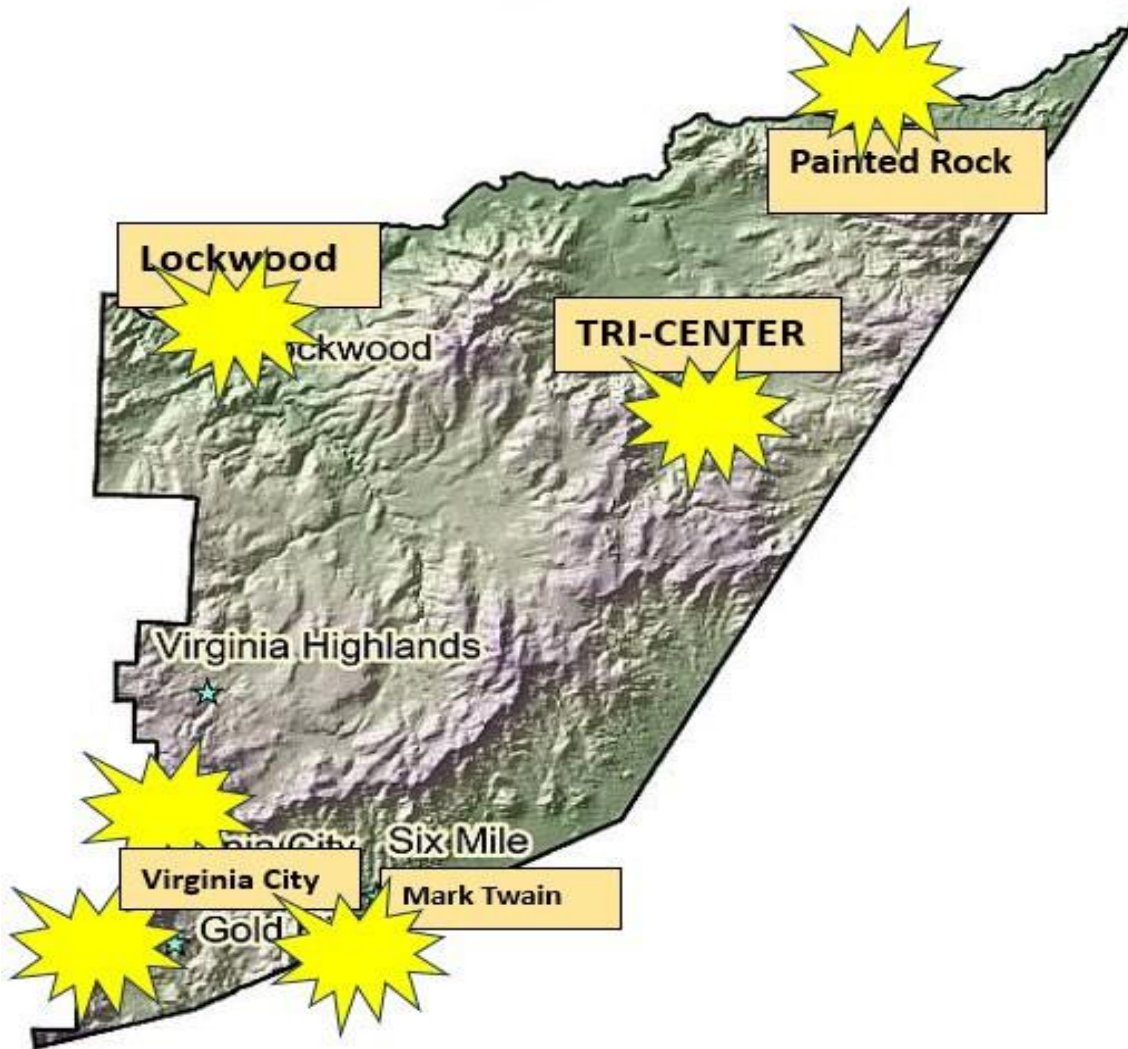
<b>Gigafactory</b>			
100%	Personal Property	<b>\$1.06 billion</b>	10 years
100%	Permit Fees	<b>\$27 million</b>	10 years
<b>Data Centers</b>			
100%	Sales & Use	<b>\$240 million</b>	20 years
75%	Real Property		
<b>Redwood</b>			
75%	Property	<b>\$54 million</b>	10 years
100%	Sales & Use	<b>\$47 million</b>	15 years



# What About that Big Post-Abatement Money?







## Where will some of that money go?

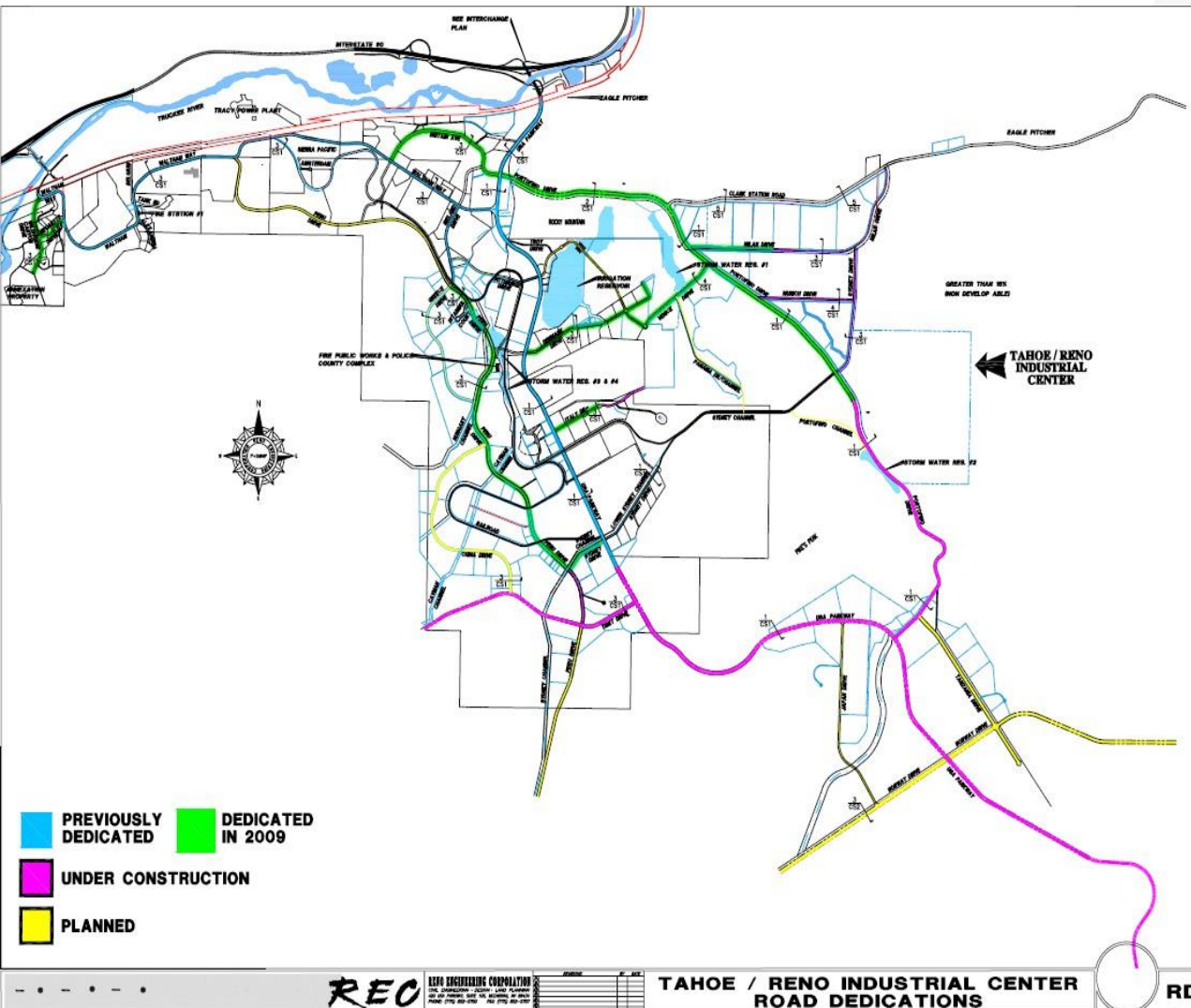
- Capital Needs  
&  
▪ Obligations



# TRI-Center Infrastructure Payback

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

**\$90 million more future  
obligations**







## Some Needed Improvements





Fiscal Year	Critical Projects
2024 - 2025	<ul style="list-style-type: none"> <li>• Water Upgrades</li> <li>• Virginia City Fire Station</li> <li>• TRI-Center Public Works Shop</li> <li>• TRI-Center Sheriff's Substation</li> <li>• Roads</li> <li>• Senior Center</li> <li>• Stormwater Drainage</li> <li>• Generators</li> </ul>
	<b>\$24 million</b>
	<ul style="list-style-type: none"> <li>• Sweeper</li> <li>• Plow</li> <li>• Dump Truck</li> <li>• Tractor</li> <li>• Vehicle Rotation</li> </ul>
	<b>\$2 million</b>

# Capital Improvement Plan

**2025**

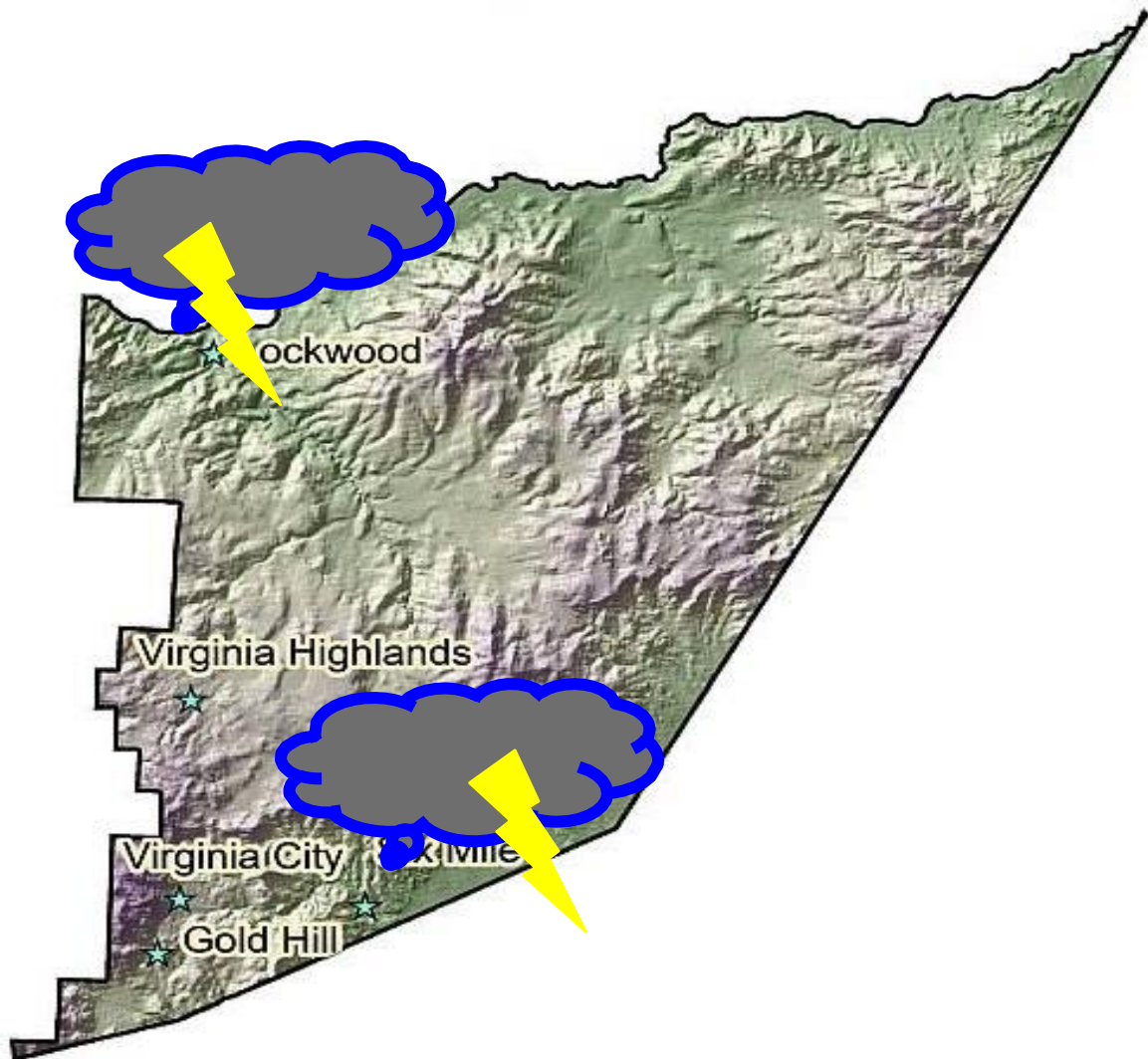
Fiscal Year	Critical Projects
2025 - 2030	<ul style="list-style-type: none"> <li>• Water</li> <li>• Sewer</li> <li>• Seismic</li> <li>• 2 Fire Stations (TRI-Center)</li> <li>• Sheriff</li> <li>• EOC</li> <li>• Roads</li> <li>• Senior Center</li> <li>• Community Center</li> <li>• Offices</li> </ul>
	<b>\$140 million (5 years)</b>
	<b>\$600 million (10 years)</b>

# Capital Improvement Plan

**2025-2030**

***\$140 million in critical need projects***





# Flood Mitigation

- **Lockwood**
  - Coordination
  - Washoe (TRFMA)
- **Mark Twain**
  - Coordination
  - Lyon County
  - Carson Water Sub. Dist.

---

**\$20 million**



# Water System Upgrades

(Millions)

- \$12                      Transmission
- \$6                        Distribution
- \$43                      Residential buildout
- **\$61 million urgent projects**
  
- \$127                    Transmission to Highlands
- \$22                      Transmission to Mark Twain
- **\$210 million total projects**



Photo: Silver City Transmission Line. Blowouts, boil-water notices, and conserve mandates occur often, sometimes weekly.





# The Region





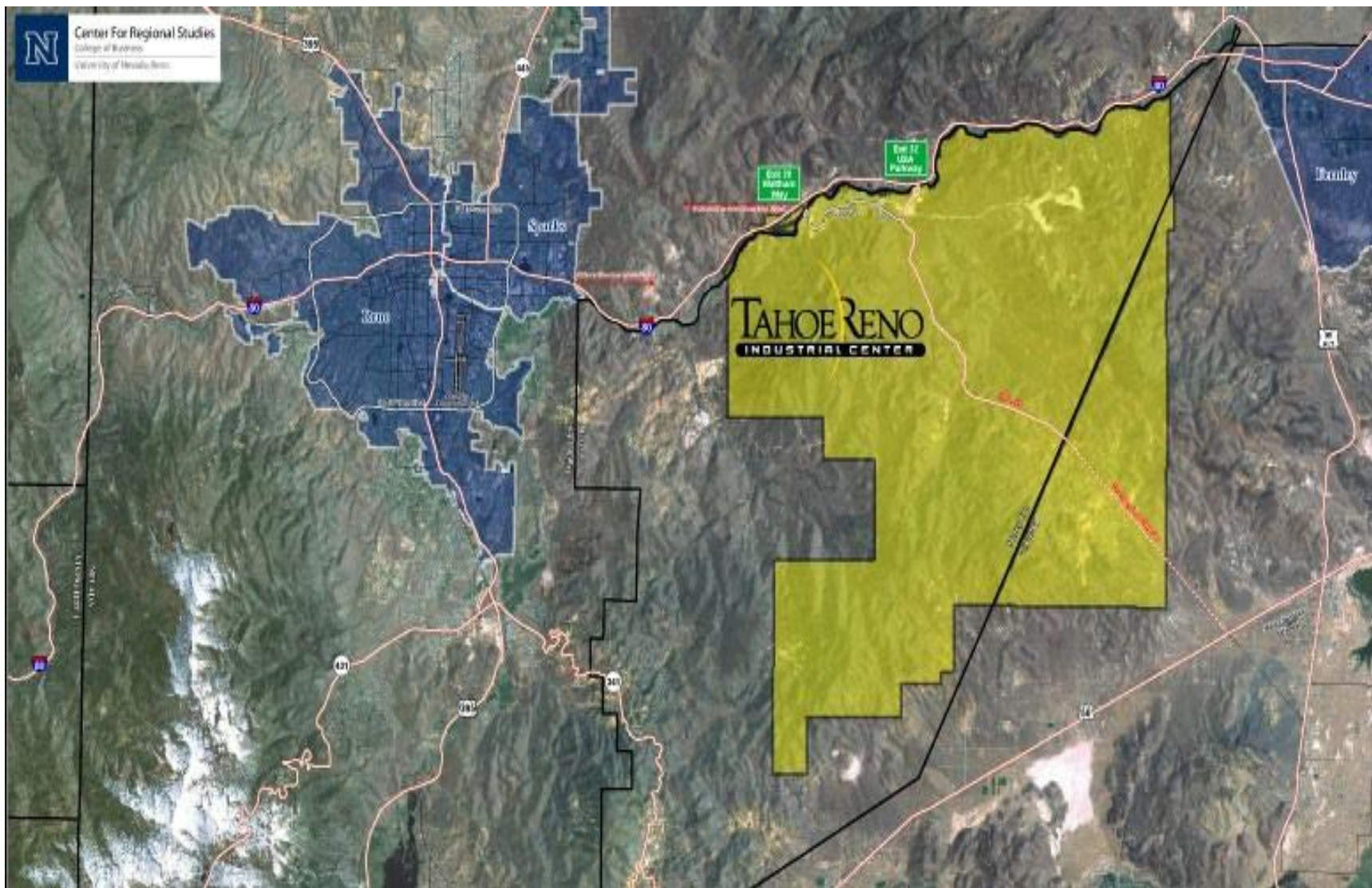
# Scale

# &

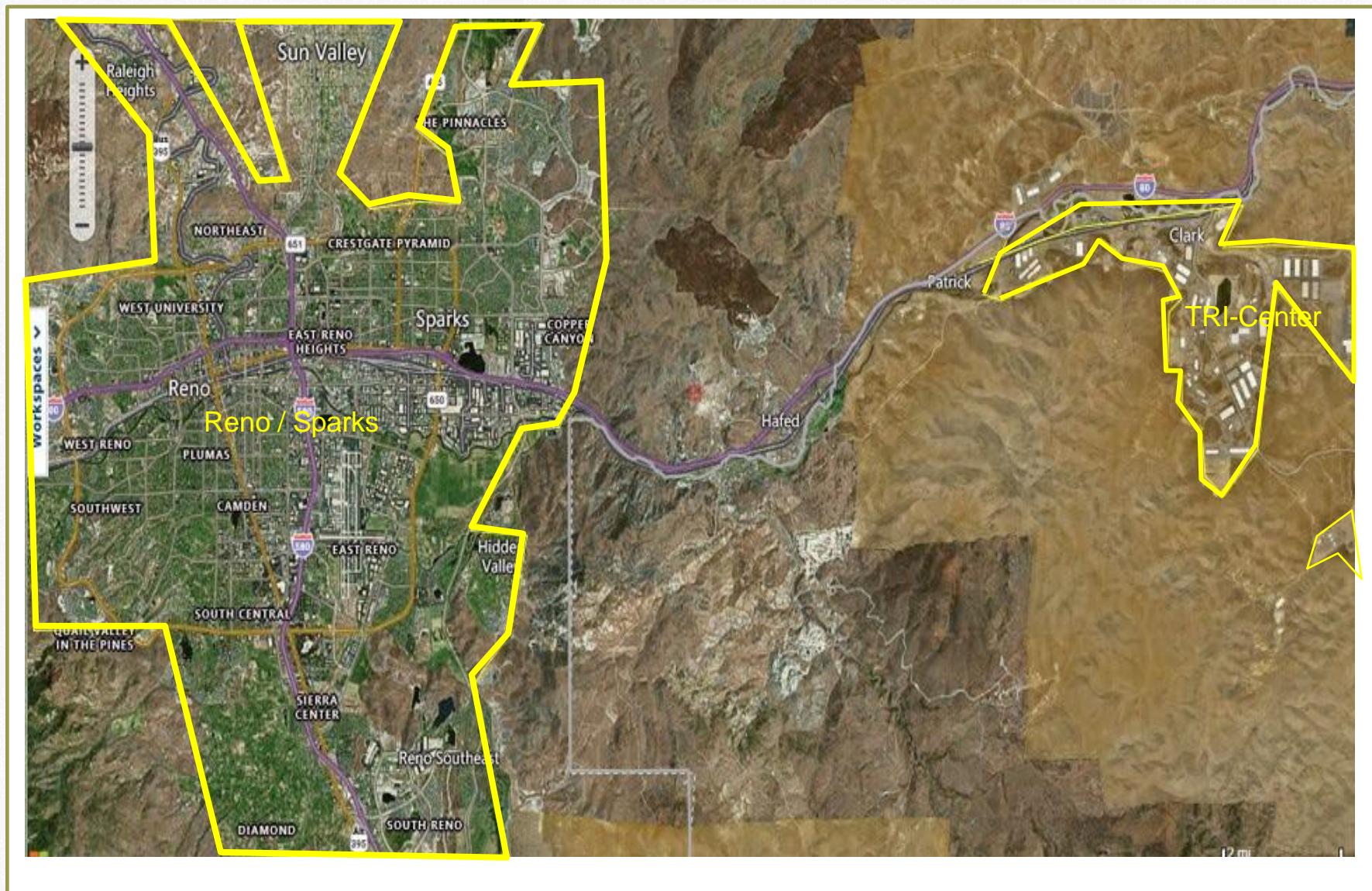
# A Rising Tide







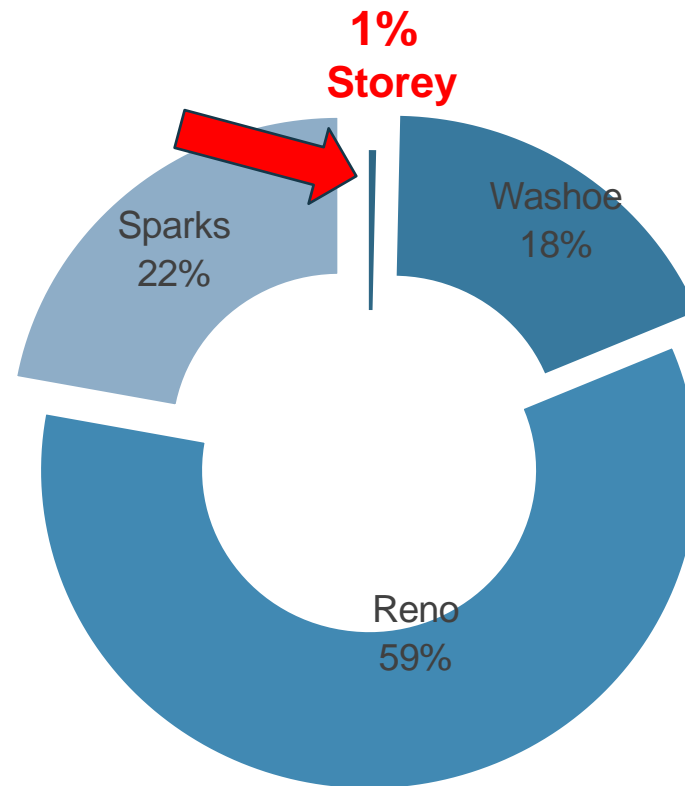




# New Nevada Companies

**2023**

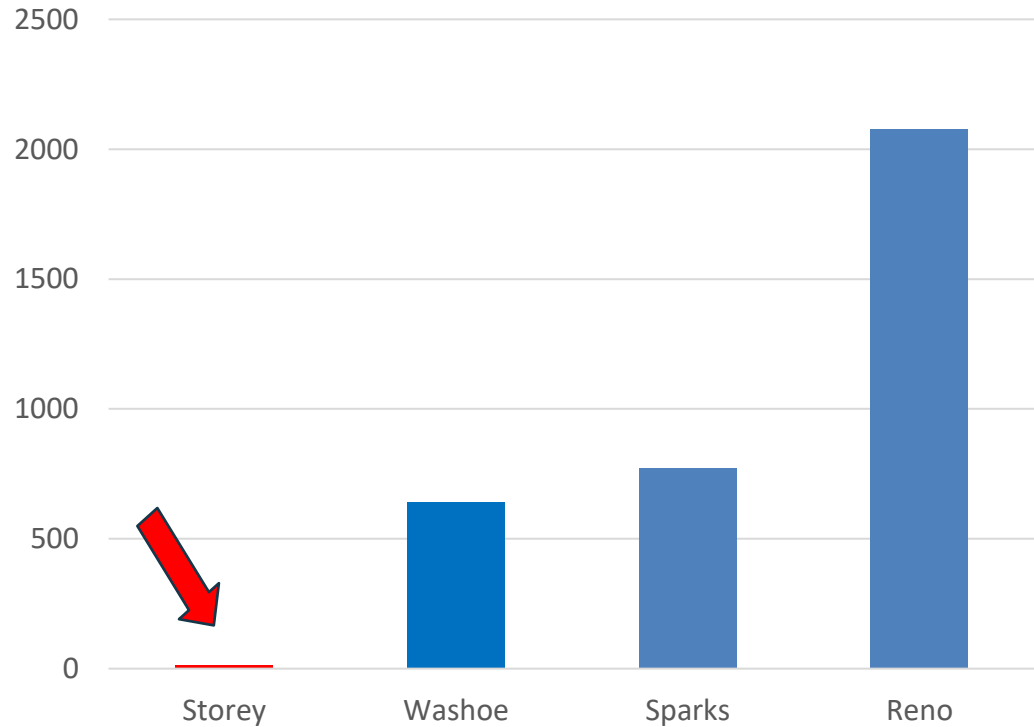
- Reno: 2,076
- Sparks: 774
- Washoe: 641
- Storey: 12



# New Nevada Companies

**2023**

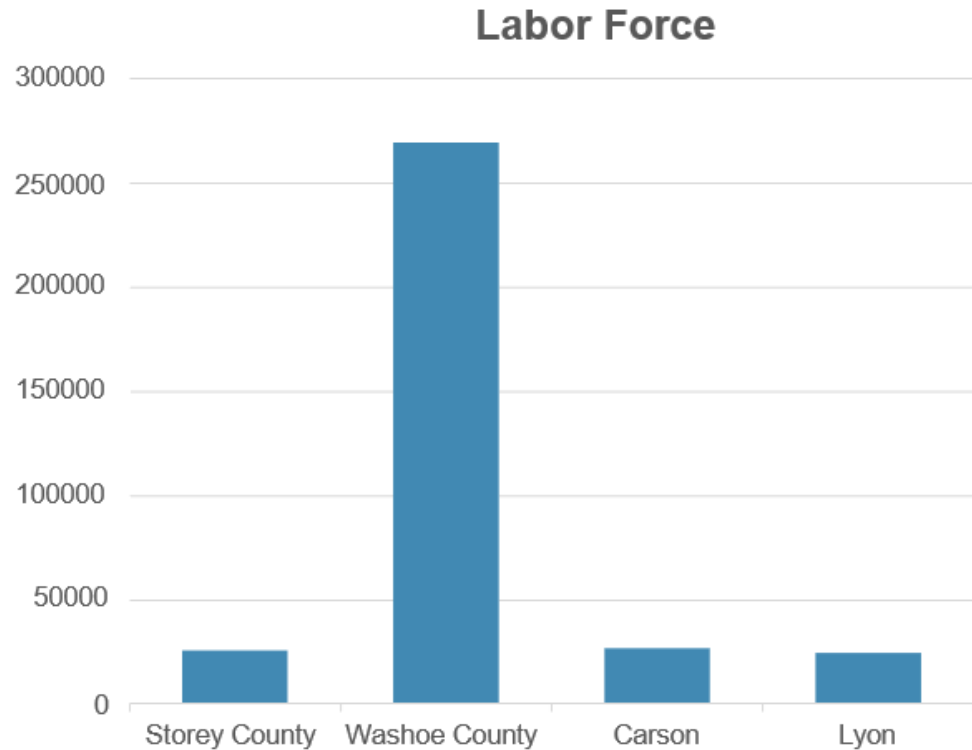
- **Reno:** 2,076
- **Sparks:** 774
- **Washoe:** 641
- **Storey:** 12



# Labor Force Comparison

■ Carson	26,158
■ Lyon	23,918
■ Storey	25,000*
■ Washoe:	268,890

\*Business License Data



Source: DETR 2023





# Regional Cooperation



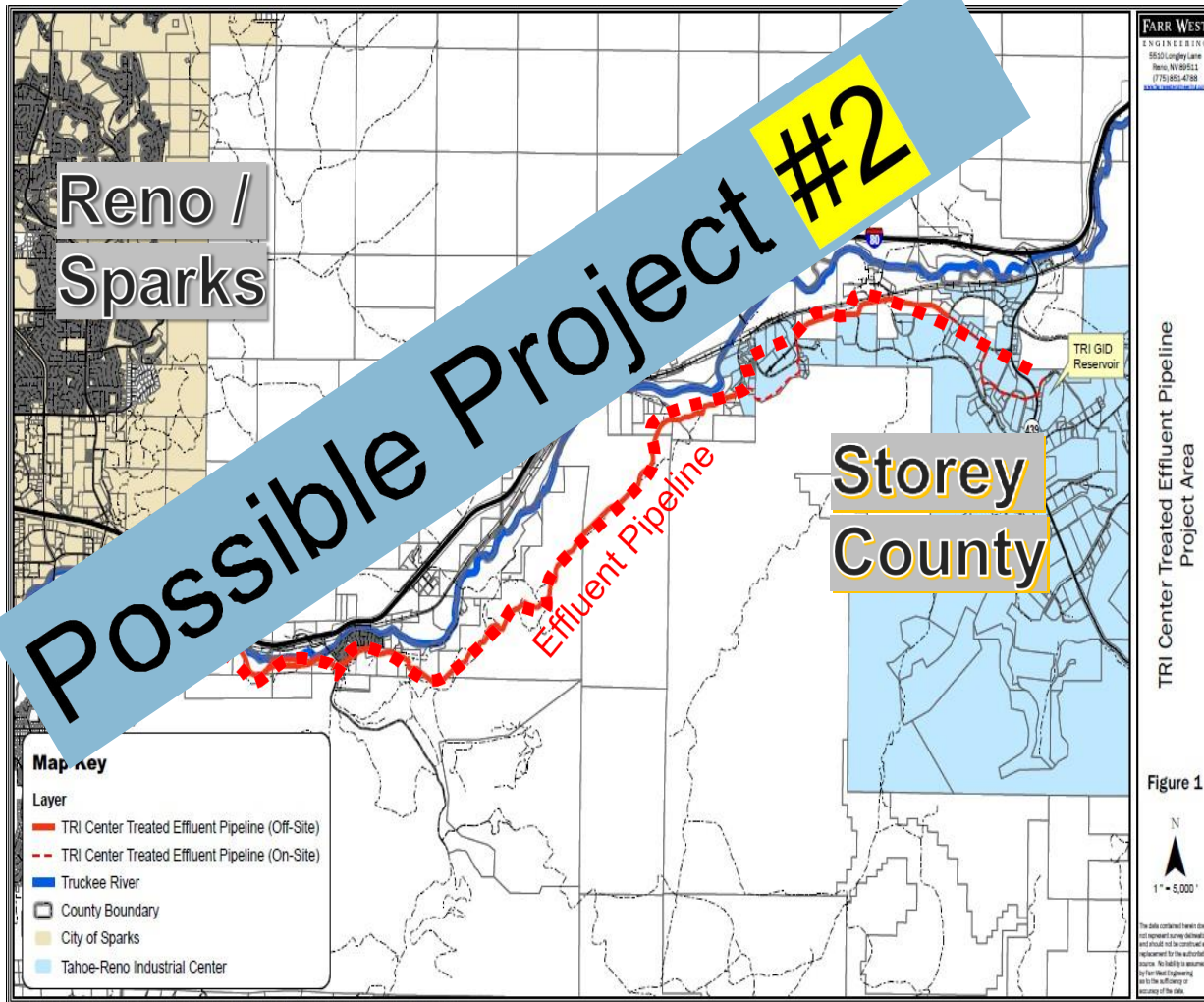
## Existing

- Conservation
- Marlette Water System
- Flood Mitigation
- Effluent Pipeline
- Fire, EMS, EM
- Law Enforcement
- Quad-Counties Health Coalition
- Adult and Youth Programs
- Transportation
- Master Planning

## New

- TRI-Center Offices
  - NHP
  - Health District
  - Employ NV
- I-80 Widening Mega Grant
- 2024 Master Plan Update
- Housing
- Health & Human Services
- NDOT Snow





# Regional Effluent Line

*Washoe County  
Saved \$150 million.*

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



# Transportation



AB63 I-80 Safety Bill (2023)



I-80 Widening Project  
(NDOT Mega Grant)

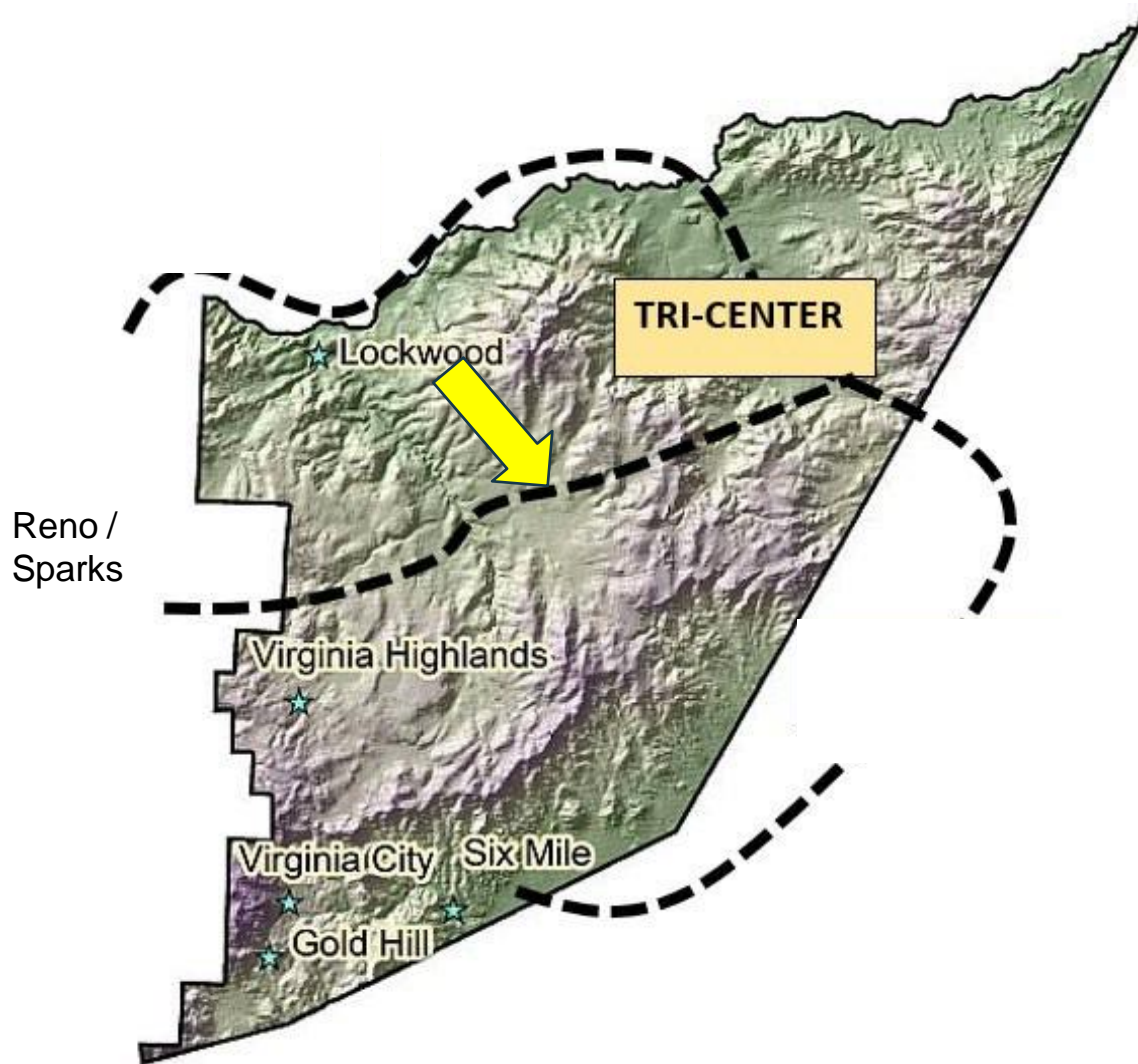


RTC Coordination



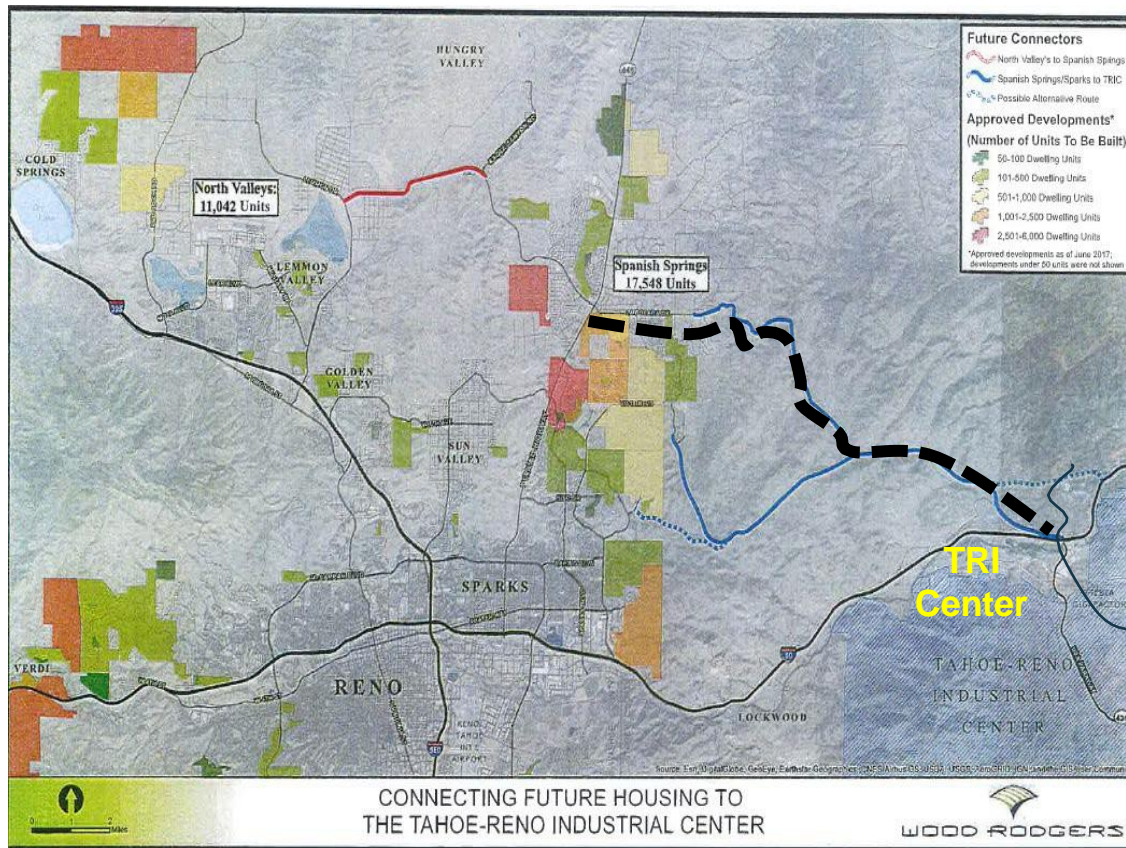


# “East-West Connector”

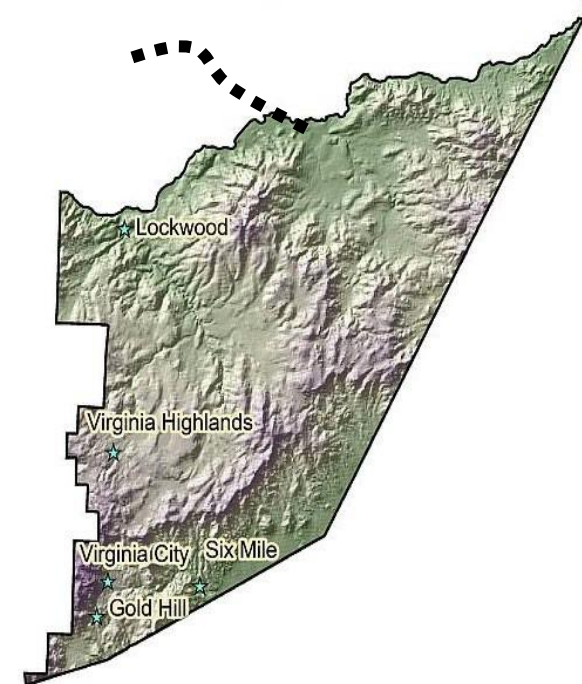




# “La Posada Connector”



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

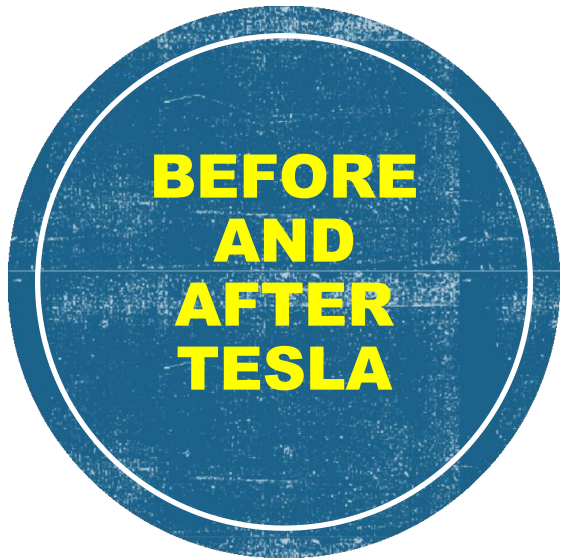


# Revenues to N. Nevada

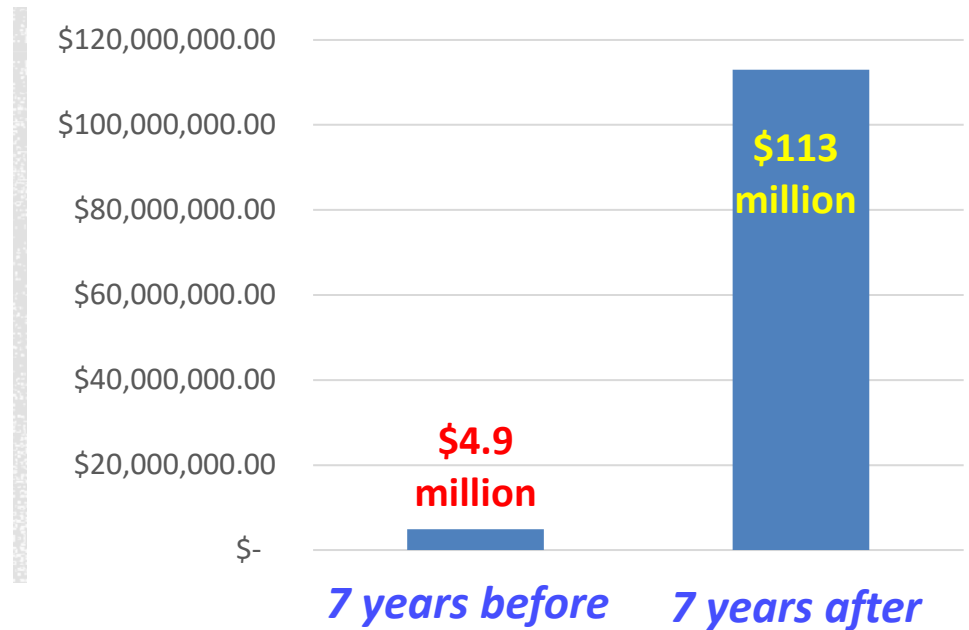


Source: "Tesla Gigafactory Nevada Economic and Fiscal Impact Analysis 2022"





## Washoe County Revenues



# Revenues to N. Nevada

## Washoe Revenue Increases

- 22% Median Household Income
- 24% Higher per-capital income
- 43% Assessed valuation
- 61% Taxable sales
- 6.3% Average annual sales taxes
- 6.2% Projected property tax revenue
- 4.5% C-Tax revenue

**Source:** Washoe County Budget, FY22





# Housing Revenues



Net Positive Revenues Are Generated			
Single-Family Detached	IN	Reno Sparks Washoe County	FOR
Single-Family Attached			
Multi-Family			
			General Fund Fire Fund Roads Fund

Note: In Sparks, street funds sometimes are made whole from general fund transfers. City officials consider a project a “positive impact” if general funds can cover the street fund. Storey County operates similarly.

# Regional Economic Benefits

## Tax Generation to Washoe and Storey

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>
<i>"Generated at full unabated rate"</i>	

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



# Regional Benefits

*“...economic diversification beyond the gaming and tourism industry was essential” to the region’s success, and that efforts by area counties and economic development agencies “resulted in notable success including decisions by Apple, Tesla, Switch, Google, Amazon, Zulily, BlocWatch, Rackspace and other major companies to locate significant plants and business operations in Northern Nevada”*

*--Washoe County Budget, FY22, p. 24*





# **Housing & Transportation**







## **Goals for Master Plan Update**

- **Extended-Stays, TRI-Center**
- **Overlap**
  - Washoe Regional Plan Update
  - Washoe RTC
- **Dayton Valley / Mark Twain**
- **Lands Bills**
- **East-West Connector**
- **LaPosada Connector**





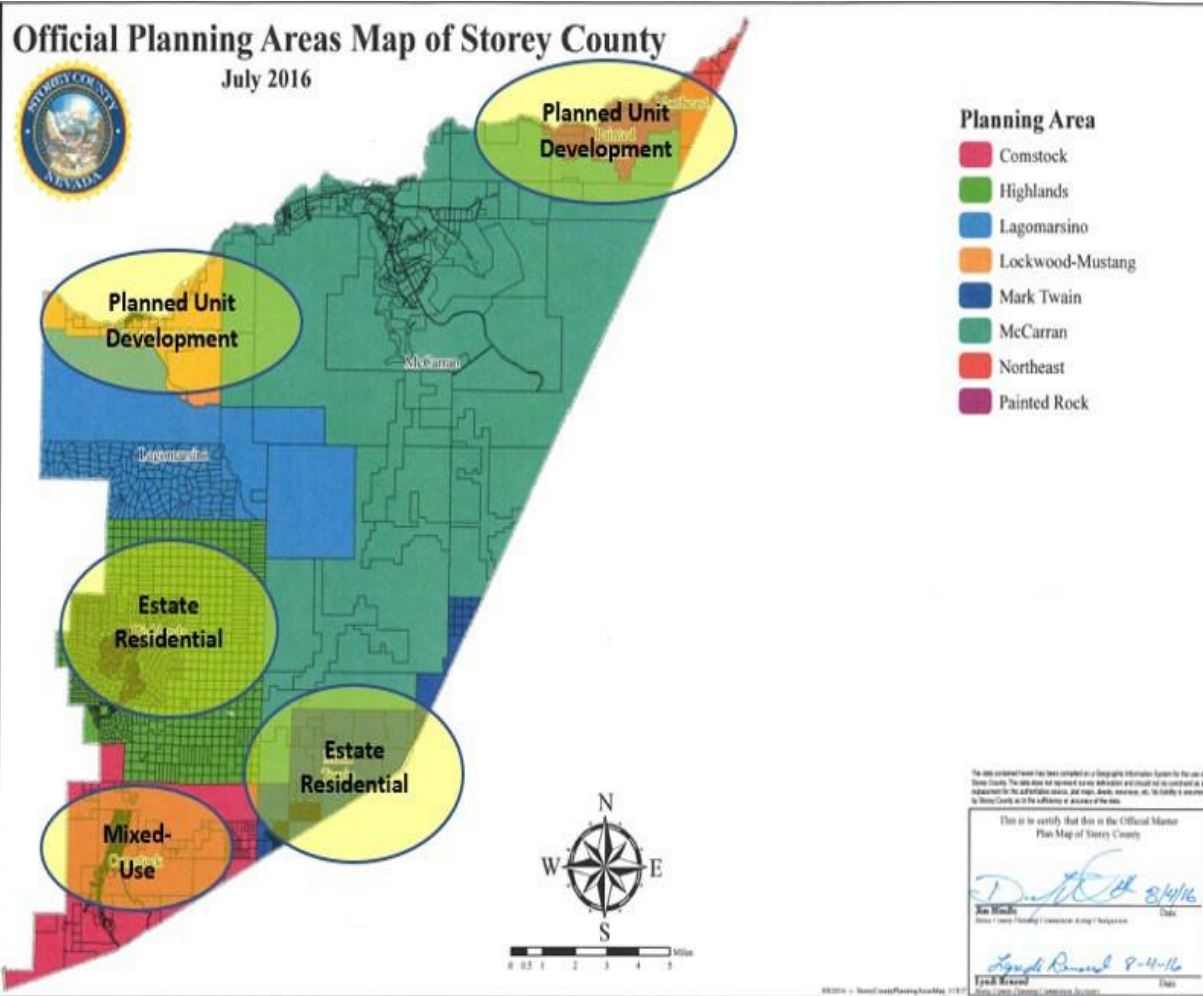
## Housing Needs Assessment

- Infrastructure Financing
  - SAD
  - TIA
- In-Fill
- Suburban
- Mixed-Use



# Official Planning Areas Map of Storey County

July 2016

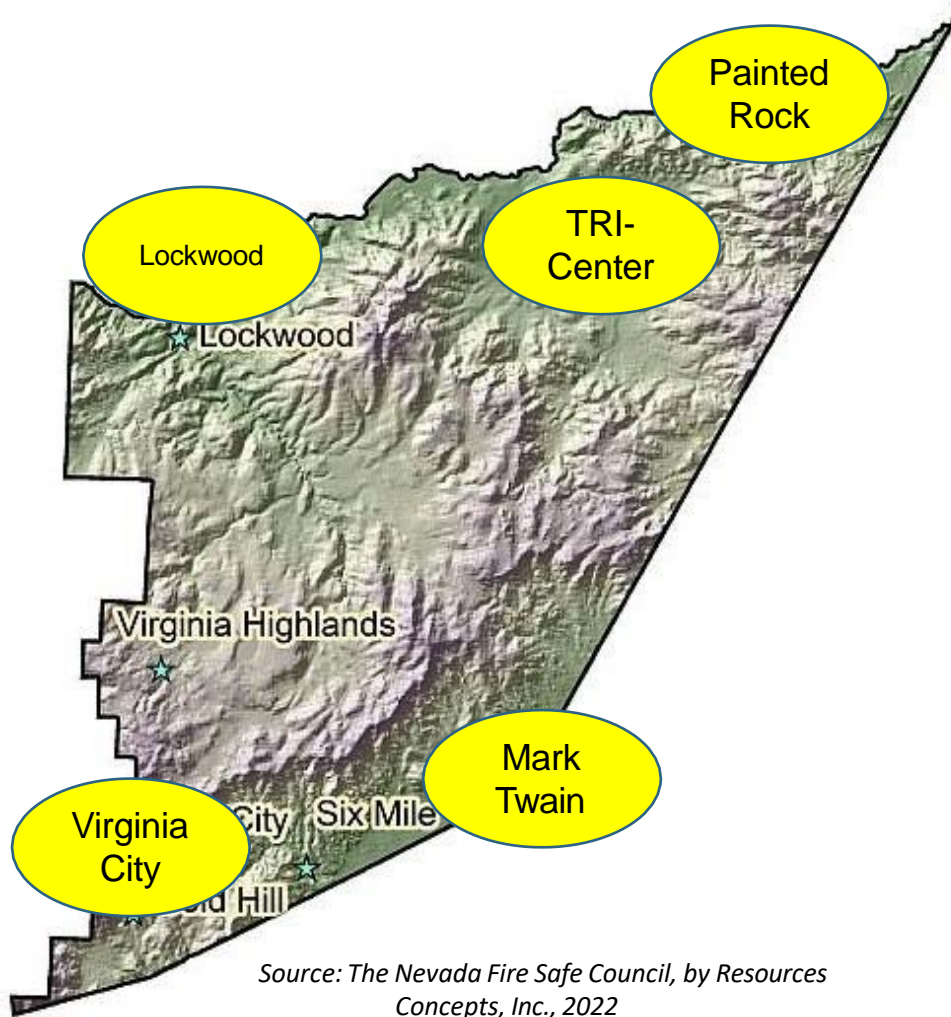


## Housing Areas



# Challenges & Opportunities

- Topography
- Access
- Infrastructure
- Distance
- Federal lands
- Clouded land title
- Development agreements
- Past Actions



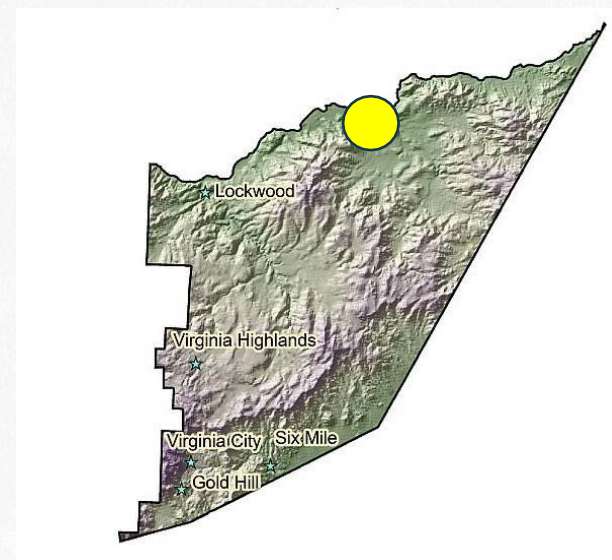
Source: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022







# Tracy



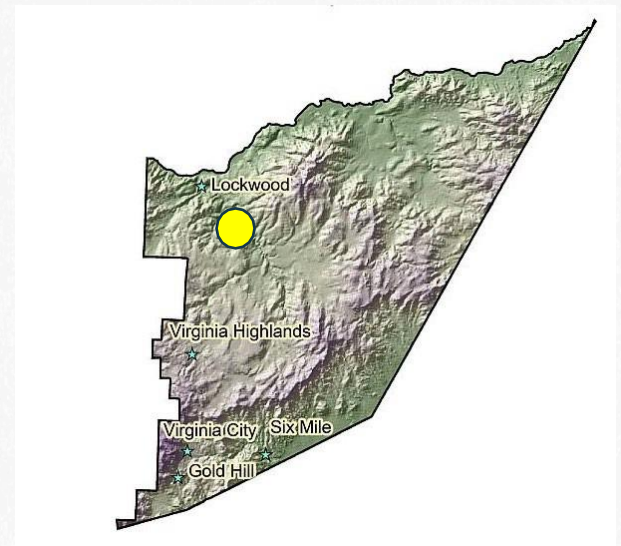
*Map Source: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022; Subject: Oral History Former BOC Chair.*







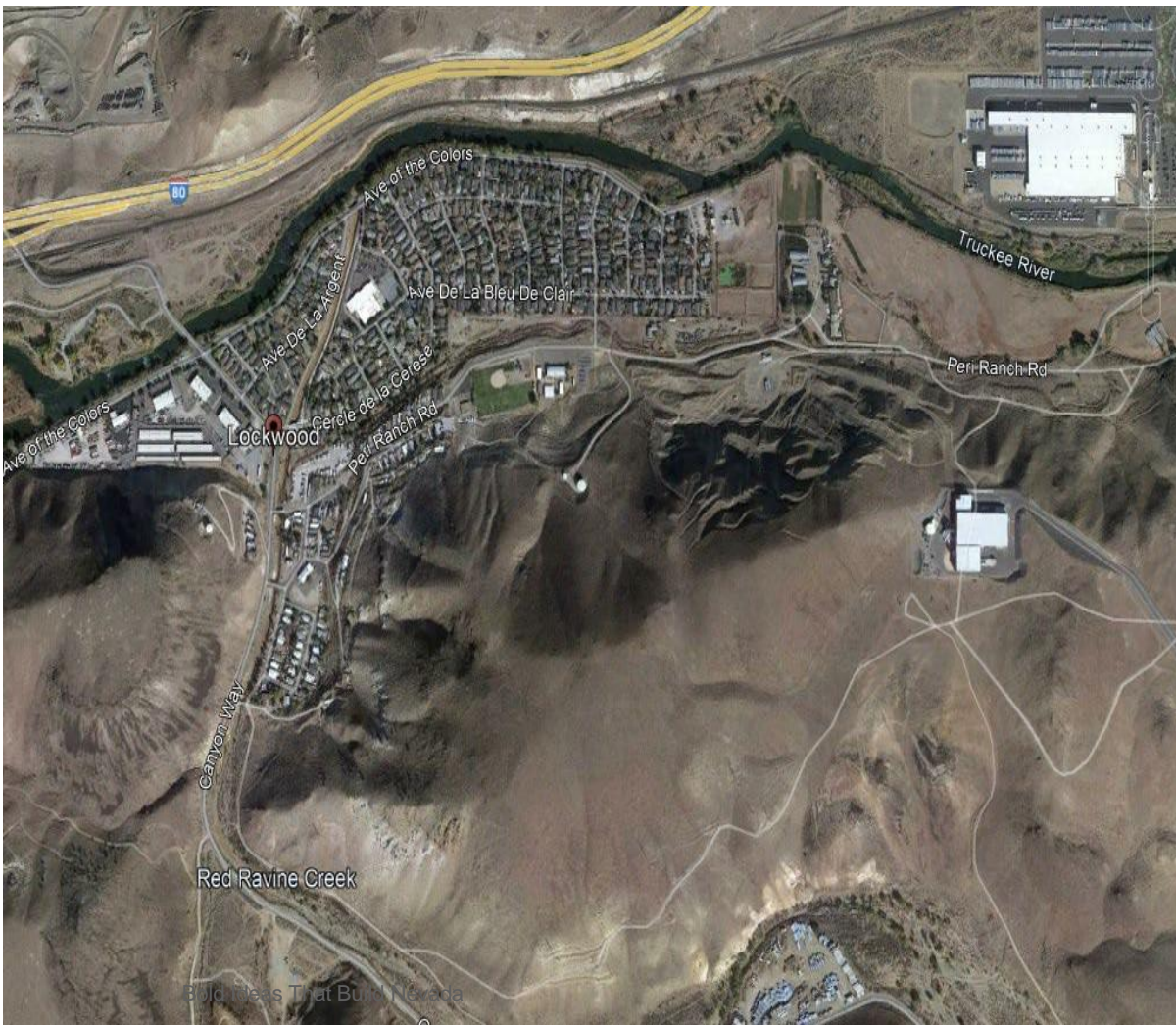
# Lockwood



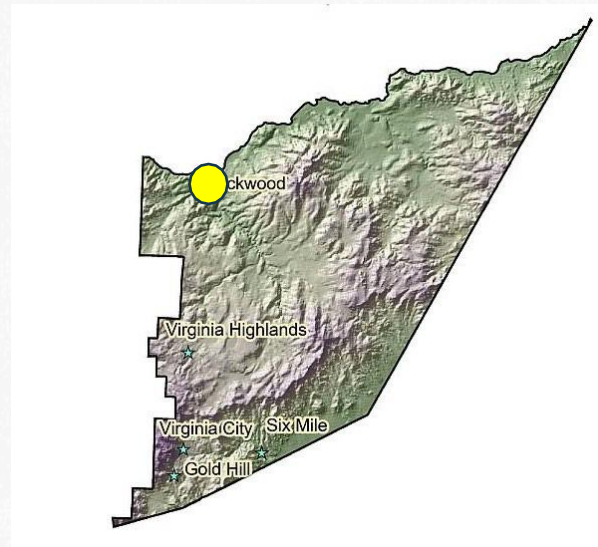
*Base Topo Map: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022; Subject: Oral History Former BOC Chair.*







# Lockwood



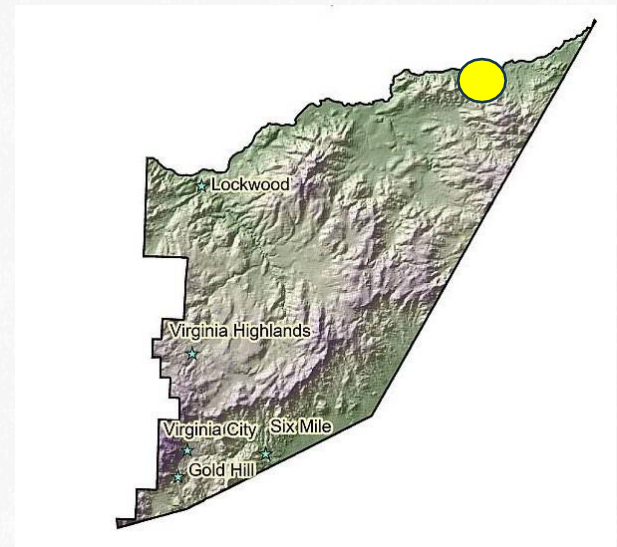
*Base Map: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022*







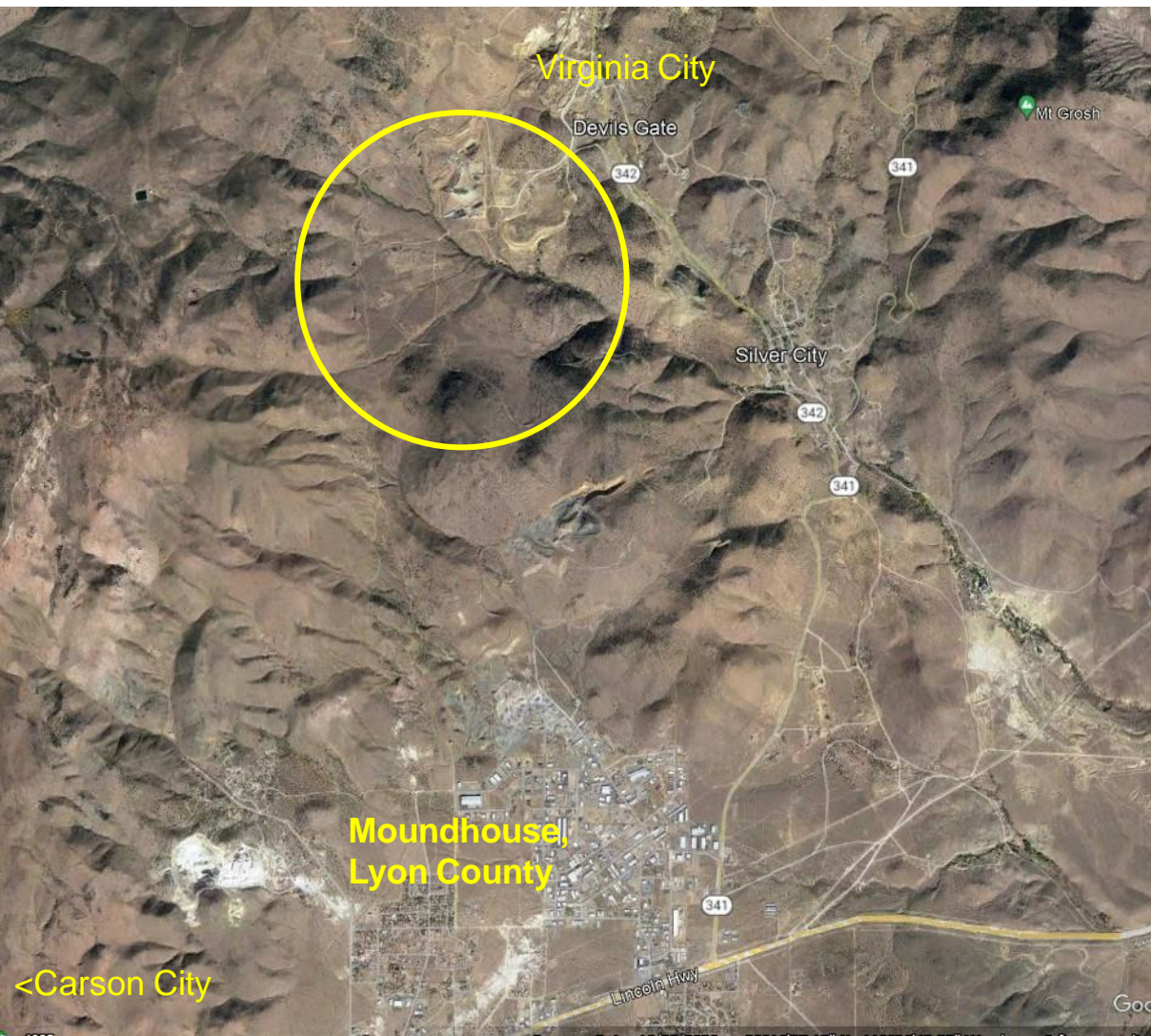
# Painted Rock



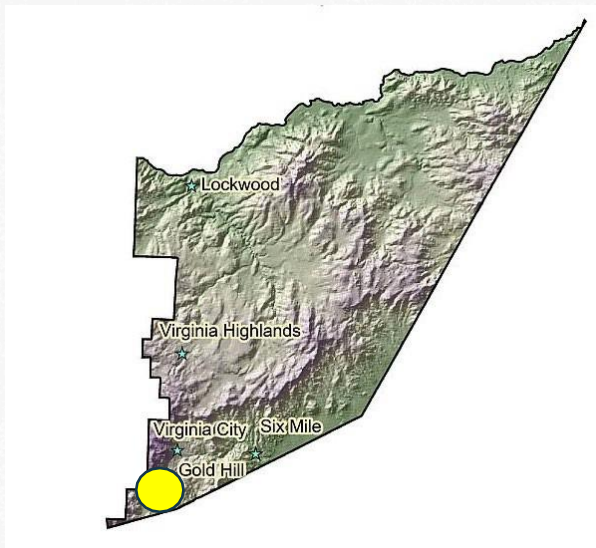
*Map Source: The Nevada  
Fire Safe Council, by Resources  
Concepts, Inc., 2022*







# American Flat



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

# Official Storey County Zoning Map

12/4/2012



TRI-Center

## Zoning Categories

- F (Forestry)
- A (Agriculture)
- NR (Natural Resources)
- SPR (Special Planning Review)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- I3 (Heavy Industrial)
- IS (Special Industrial)
- E (Estates - 1, 2-1/2, 5, 10, & 40 Acre)
- E1 VCH (1 Acre Estates, Virginia City Highlands)
- E10 HR (10 Acre Estates, Highland Ranches)
- E40 VR (40 Acre Estates, Virginia Ranches)
- PUD (Planned Unit Development)
- R1 (Residential)
- R2 (Multi-Family Residential)
- MHP (Mobile Home Park)
- CR (Commercial Residential)
- P (Public)



The data contained herein has been compiled on a geographic information system for the use of Storey County. The data does not represent survey definition and should not be construed as a replacement for the authoritative source, plat maps, deeds, surveys, etc. No liability is assumed by Storey County as to the sufficiency or accuracy of the data.

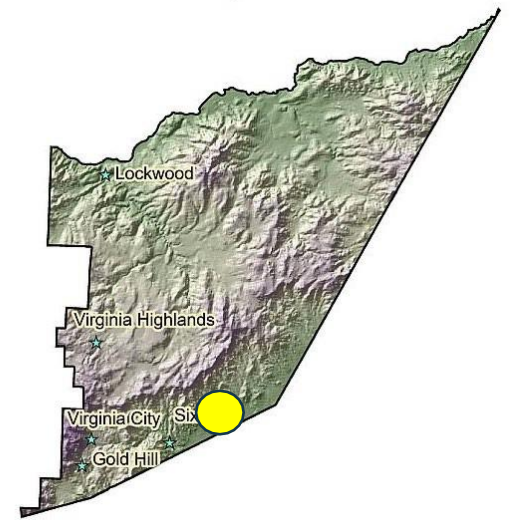
10/15/2012 -- T:\04\Map\Plate #1 11x17.mxd

This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.020 of the Zoning Ordinance of Storey County, Nevada.

*Robert Kershaw* 12-4-2012  
Storey County Commissioner Date

*Vanessa DeFries* 12-4-12  
Storey County Clerk Date

# Mark Twain

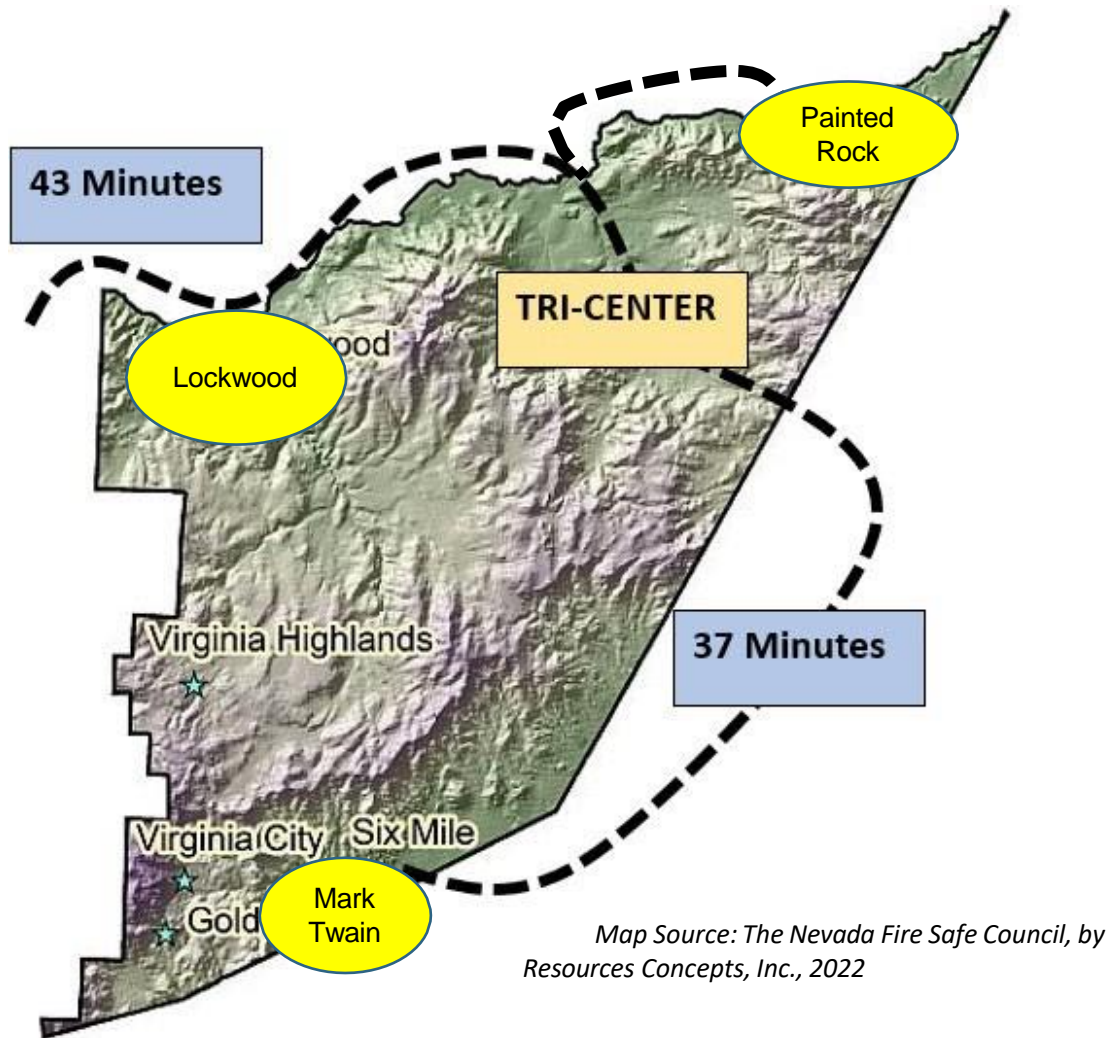


Map Source: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022





# Distance From TRI-Center to Residential Areas



Bold Ideas That Build Nevada

1/19/2024





# Extended Stay at TRI-Center

600 Units\*







## Development Codes Updates

- 5,000' lots
- Small Houses (>401 sq')
- Tiny Houses (<400 sq')
- Accessory Dwelling Units (ADU)
- Zero setbacks
- Mixed use
- High density
- Multi-family
- Single-family
- Manufactured
- Alternative construction





# **What About Economic Development?**

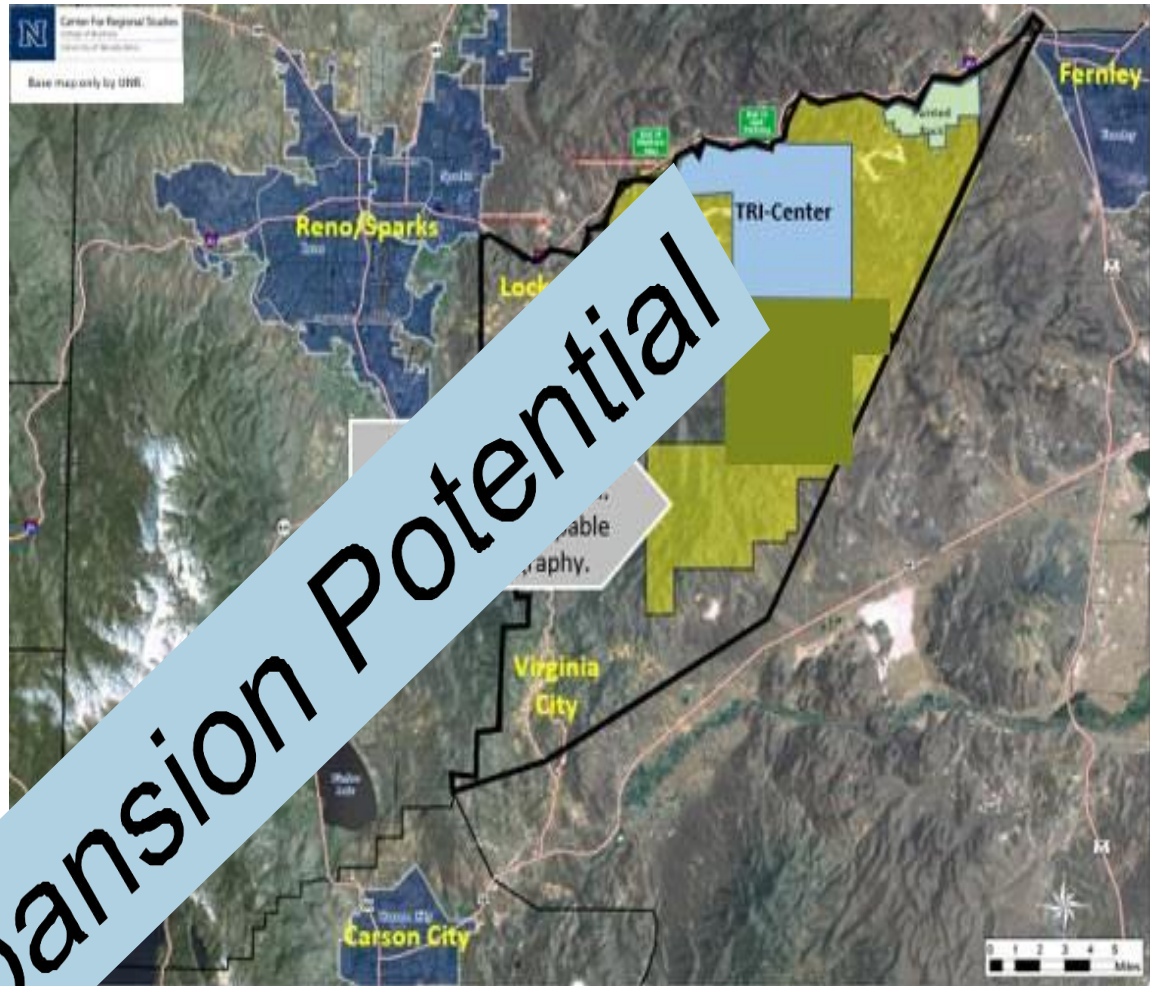
Bold Ideas That Build Nevada

1/19/2024





Expansion Potential





# 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

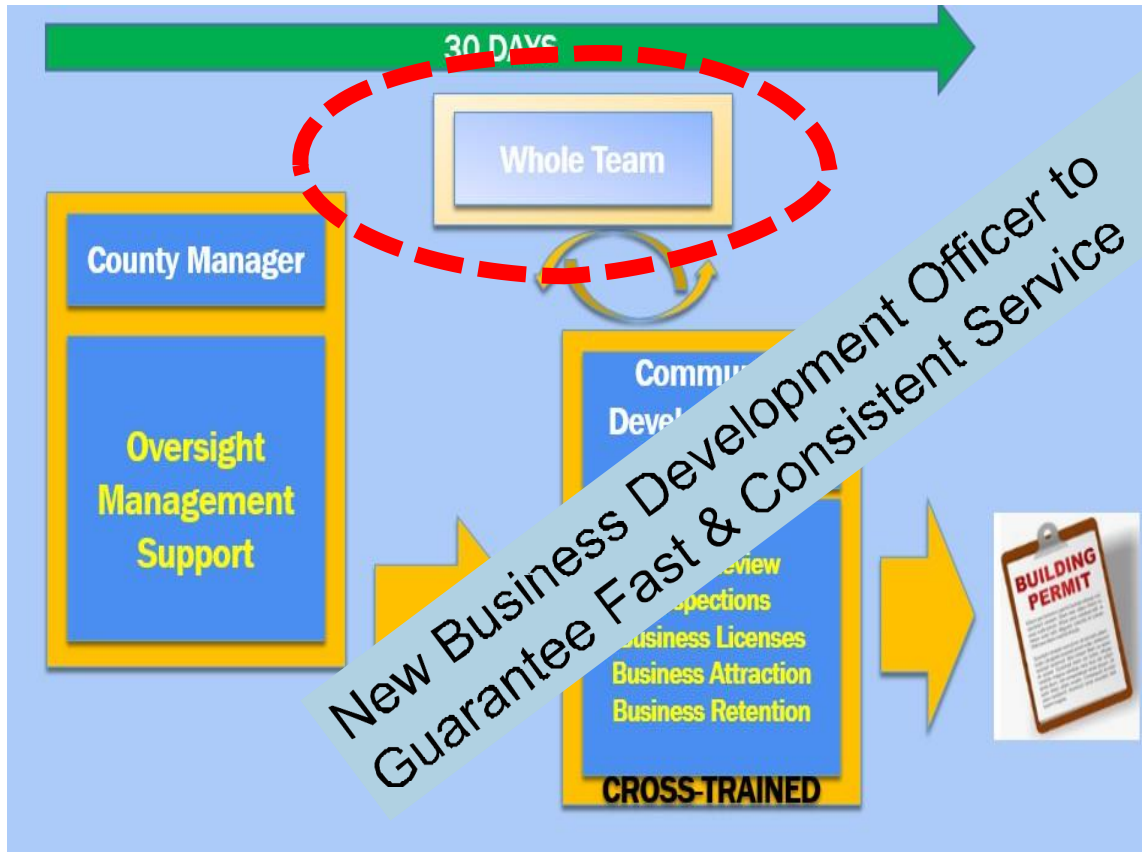
Hotels  
Extended Stay Hotels  
Extended Stay P

Development Agreement  
Guaranteed





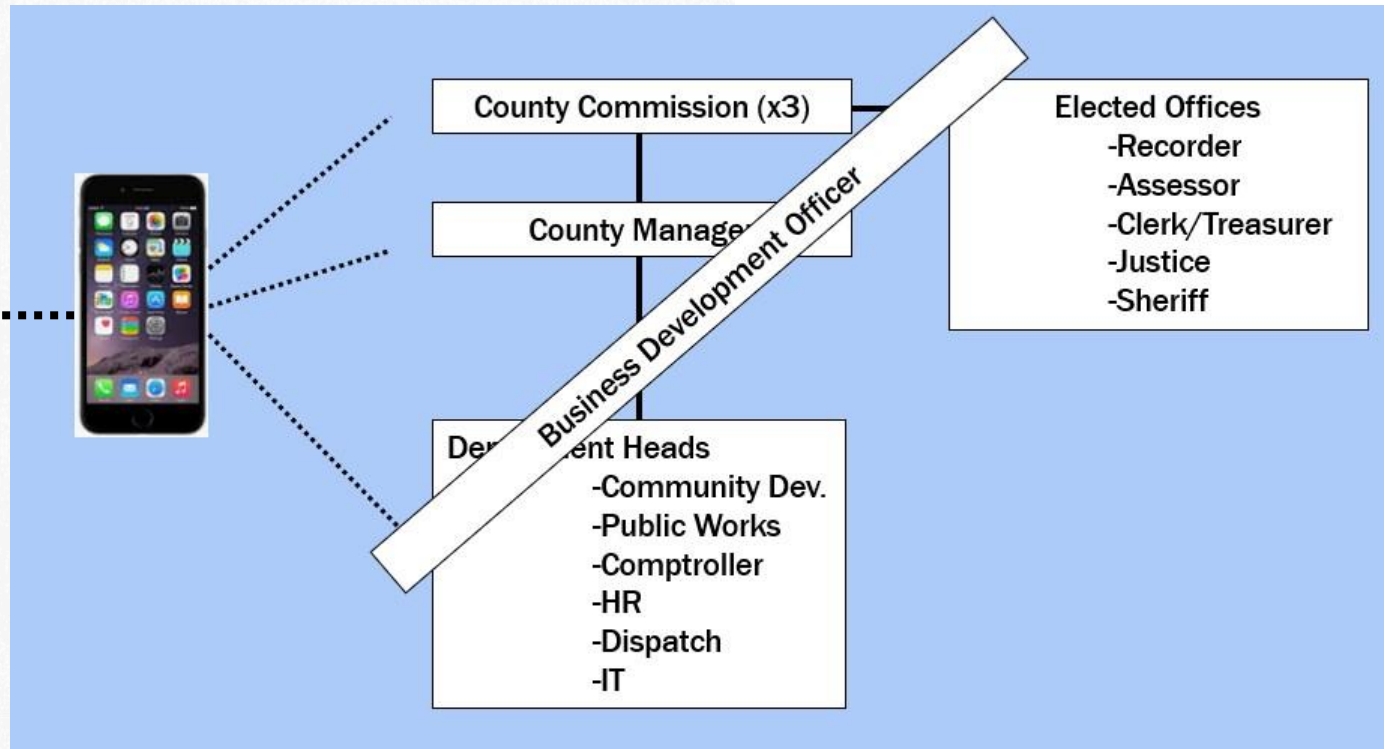
# Streamlined Permitting



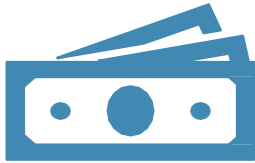
- 7-Day Grading Permit
- 30-Day Building Permit
- ***Guaranteed!***



# Accessible Team



# What's New?



Business license  
fees reduced to  
\$25



New Plan  
Review  
Technology



Storey County  
Chamber of  
Commerce



# Bold Ideas That Build Nevada



## Contact

Austin Osborne

Storey County Manager

775.847.0968

[countymanager@storeycounty.org](mailto:countymanager@storeycounty.org)







# ANNUAL STATE OF THE COUNTIES



*Jenifer Davidson*

**DOUGLAS COUNTY**





# DOUGLAS COUNTY

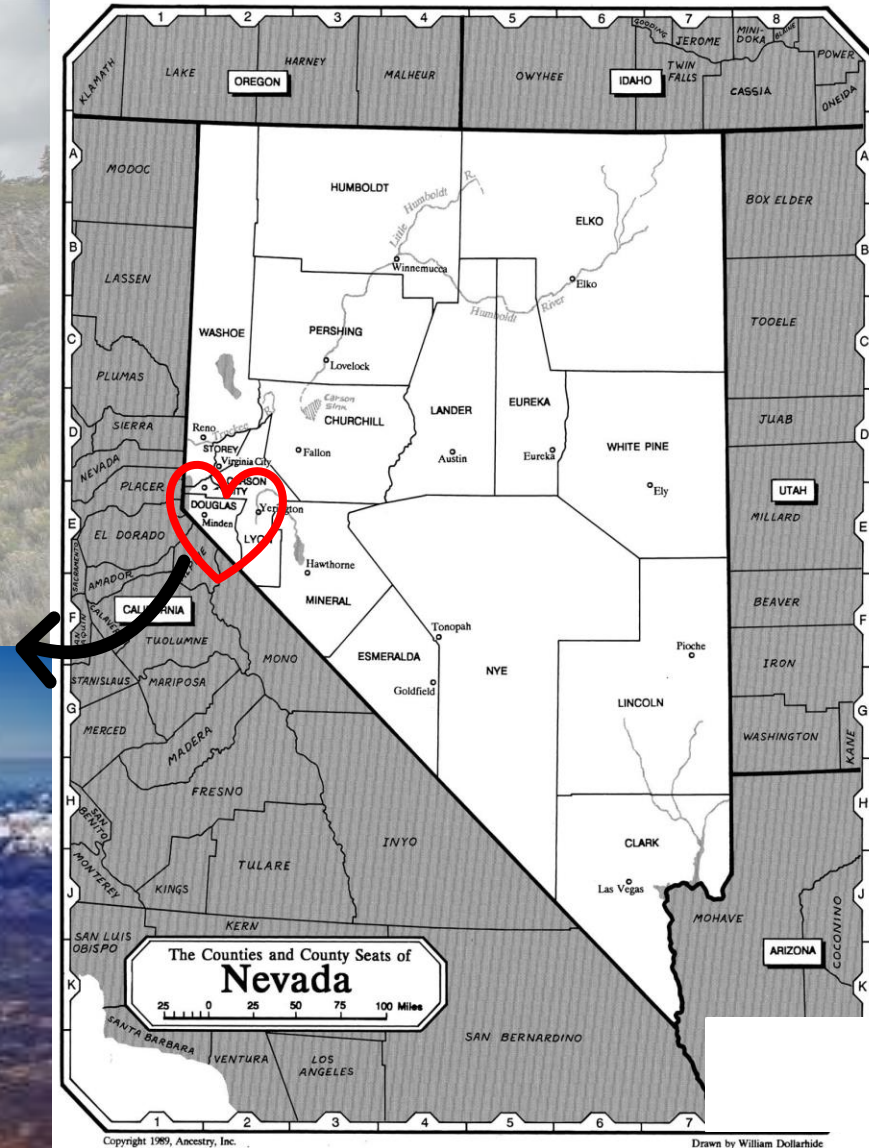
## 2024 NNDA State of the County



Presented by  
County Manager Jenifer Davidson



Douglas County covers approximately 751 square miles and has elevations ranging from 4,625 feet on the valley floor to 9,500 feet at East Peak.





# About Douglas County

Centrally located 15 minutes south of Nevada's state capital and bordering the truly one-of-a-kind Lake Tahoe with all its summer and winter activities, Douglas County is recognized as the gem of Northern Nevada. On Nevada's western border, framed by the Carson Range of the Sierra Nevada and Pine Nut Mountains, Douglas County unfolds. Here you can still find miles of open space, expansive ranches and farms, many historical sites and displays, along with a wealth of outdoor recreation activities.

## Overall Population- Per 2022 Census

- 49,628 residents
- .3% growth since 2020
- Statewide growth at 1.7% YOY since 22 v 23

## Aging Population (Older than 65)

- Douglas County – 32.7%
- National Average – 17.3%

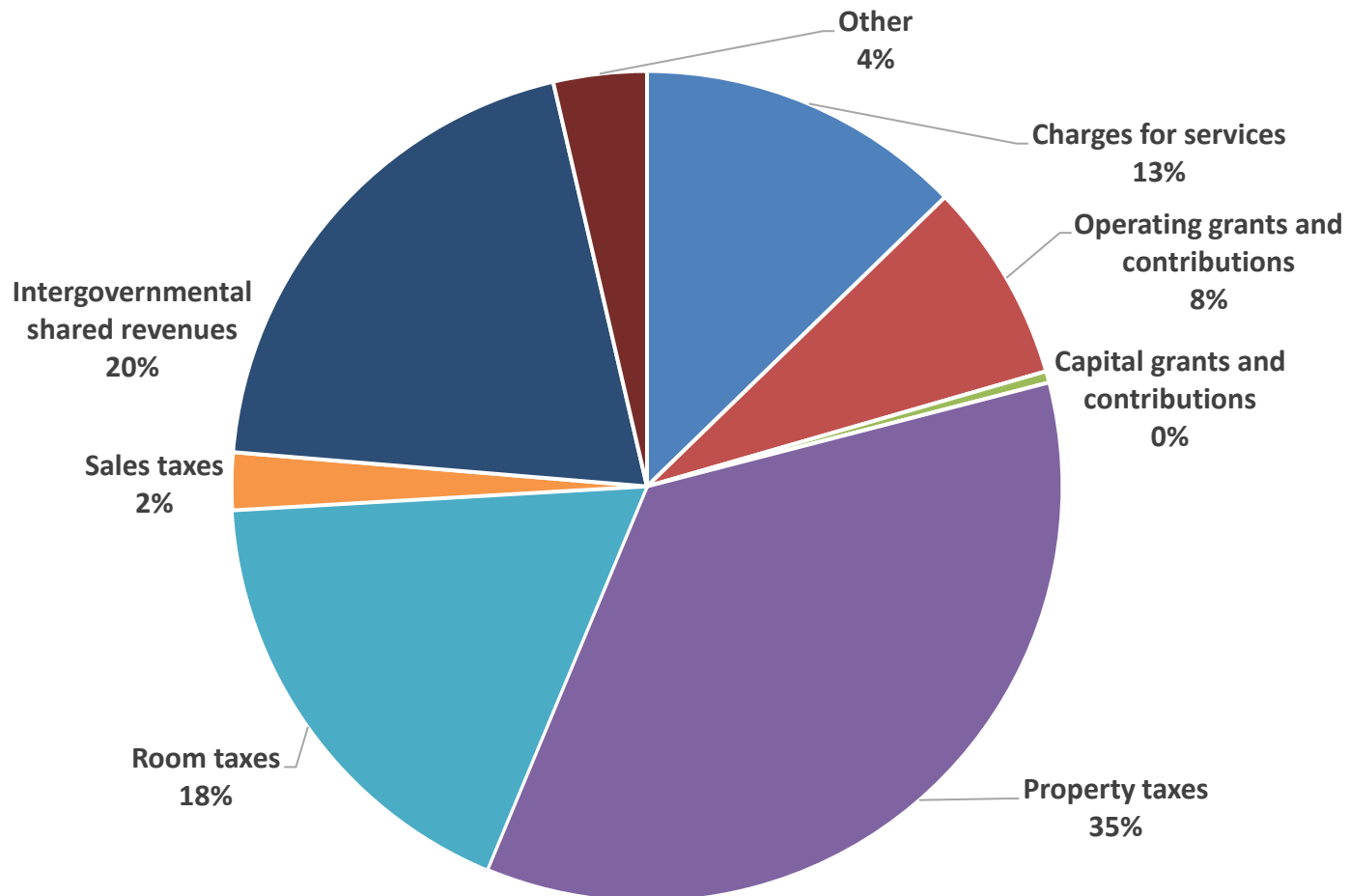
## Children (18 and under) Population

- Douglas County - 14.9%
- National Average - 22.1%
- School Enrollment down 3.8% in 2023

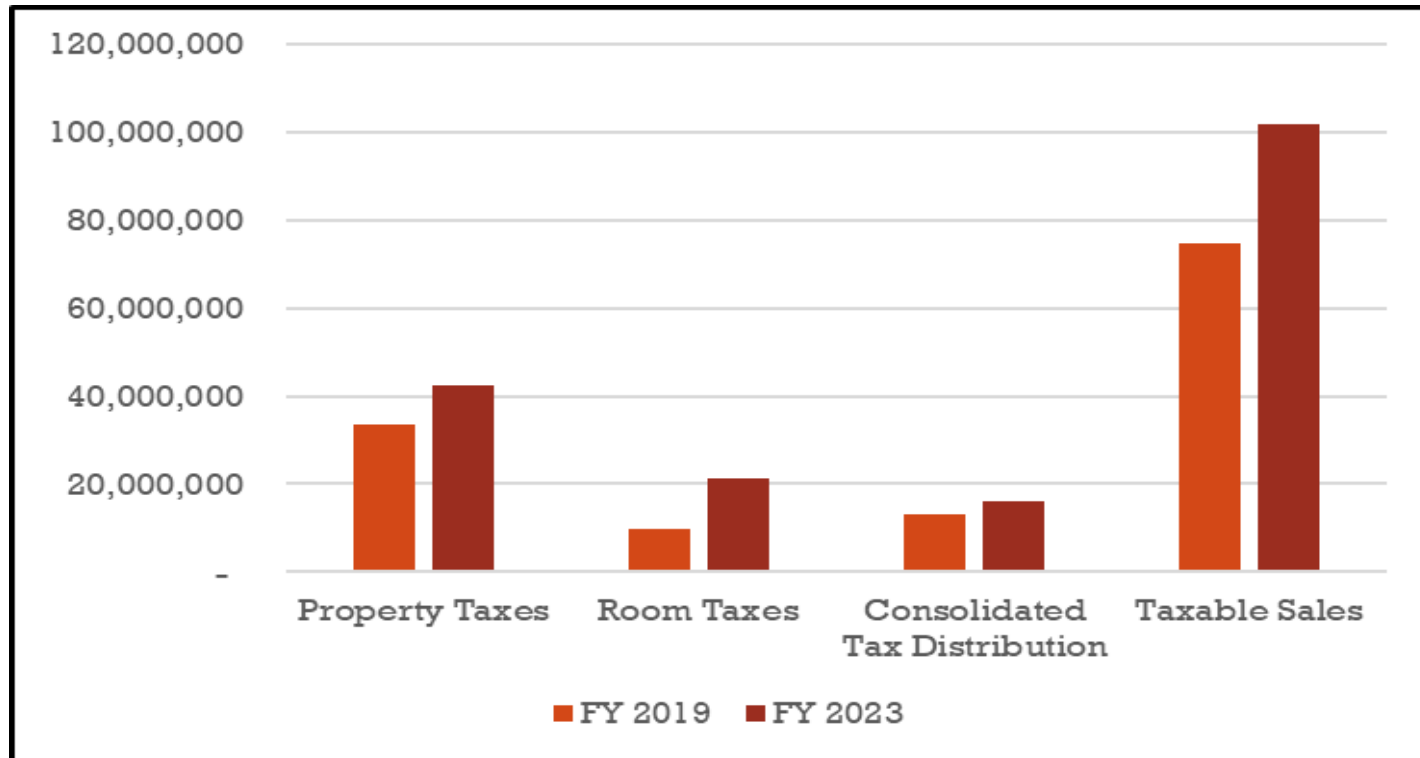


# County Finances

Revenues by Source-Governmental Activities -FY 2022/23



# REVENUE : FY2023 VS FY2019



Property Taxes – up 27%

Room Taxes – up 116%

Taxable Sales – up 36%

Consolidated Tax Distributions – up 21%







# EXPENSES

**Receiving County** – State guarantee for rural.

**FY 2023** – Point of Origin County.

Sales tax collected in Douglas remains in Douglas.

\$1 million+ in new revenue.

Downside risk.

Inflation stabilizing after increasing in FY 2023.

Land purchased for Justice Center in FY 2022-23.

Proposed debt issuance for construction (2024).

Negotiations completed for law enforcement and general service employees.



# AMERICAN RESCUE PLAN ACT

## Projects & Funding

- 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

Interim Final Rule issued August 2023 with expanded uses.



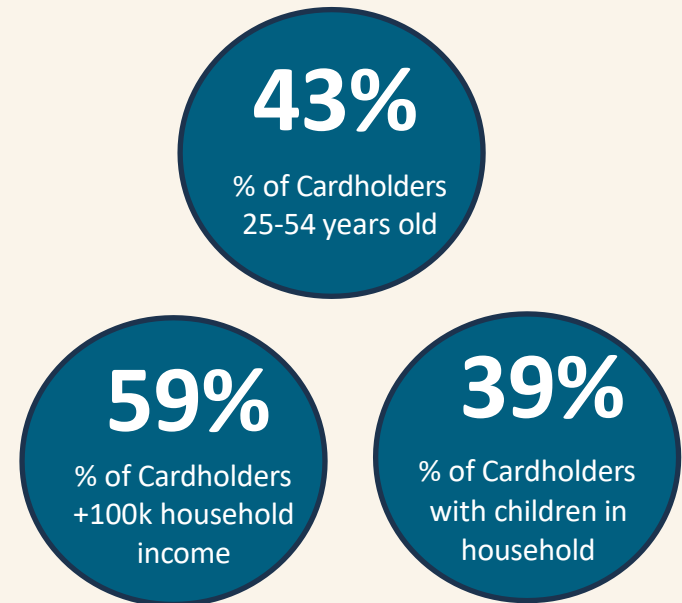
# State of the Tourism Economy

## Share of Total Spend from Visitors

• Overall	16%
• Accommodations	85%
• Attractions	28%
• Nightlife	26%
• Retail	25%
• Transportation	21%
• Gas & Service Stations	20%

Share of spend allows us to understand what percentage of revenue at key businesses is being supplied by visitors. For example, if \$100 was spent at accommodations, \$85 of that would be from visitors, \$15 from residents.

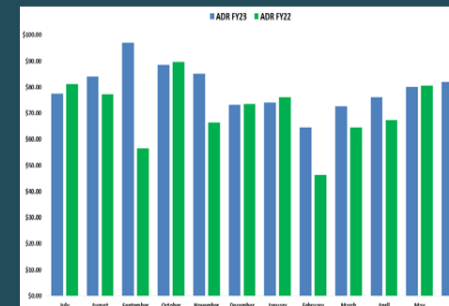
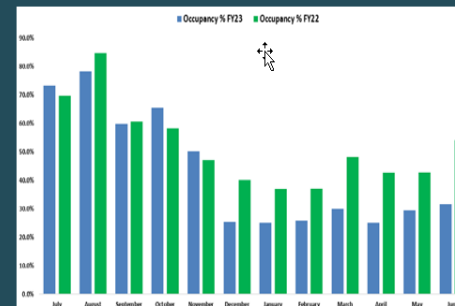
## Visitor Spend Demographics



## Douglas County Room Tax Reporting

FY 2023

FY 2022





# Business & Community Development



## New Business:

-UPS: Building 168,000-square-foot distribution center located along Heybourne Road. The expansion is projected to create 150 jobs over the first two years it's in operation after being approved for \$965,509 in tax abatements by the Governor's Office of Economic Development.

## Transportation:

1. Intersection Improvement: Update intersections to improve traffic flows through monitoring and assessment.
  2. Parking: Prepare feasibility report for paid parking in the Tahoe Basin.
  3. Road Maintenance & Development: Prepare a feasibility report for Road Maintenance Districts.
    - NDOT installation of drainage and conduit lines along 395 to prepare for future reconstruction. It has been 20 years since this roadway was rebuilt.
- Mueller Parkway



## Workforce:

DETR August 2023 reports: 22,2762 active, 21,611 employed, 1,151 unemployed (5.1%) in Douglas County.



-Find a job Friday at High School, Job Fair at Community Center, Collaboration with JOIN

## How are we supporting our Business Community?

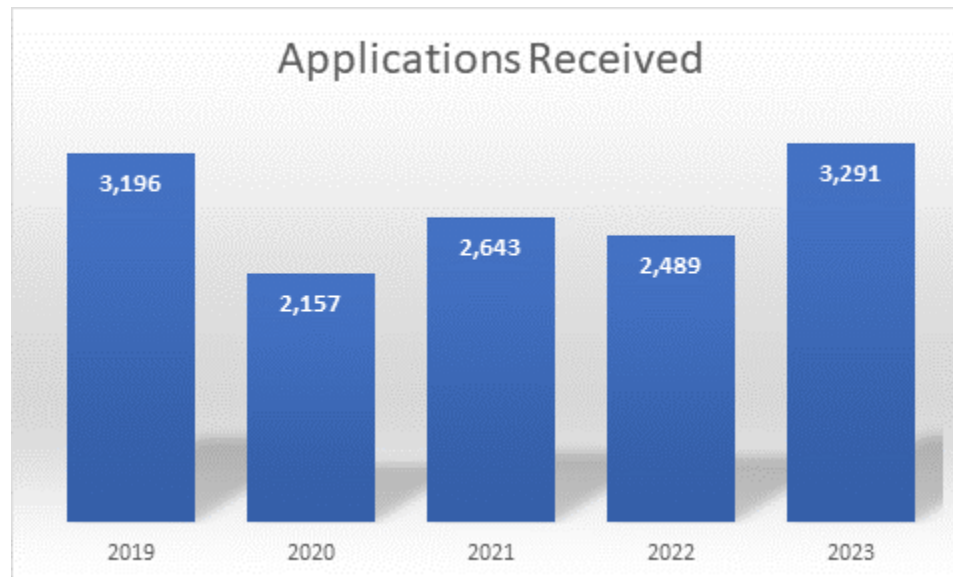


- Developed strategic goals to address feedback that it is hard to do business in Douglas County. **Goal:** Create a business toolkit for new businesses and streamline permitting processes.
- Revising Title 20 and appendix B to be more business friendly.
- Updating Building/Permit Fee Schedule in partnership with the business community to reflect actual costs.
- Façade Project revitalize Main Street, phase 3 applications will be available soon.
- Addressing affordable housing in our Strategic Plan and discussing, what does affordable housing look like for Douglas County?

# Douglas County Retention and Recruitment



- Separations down 16% in 2023 from the prior year
- Attrition down from 25% in 2022 to 20% in 2023
- Received 3,291 applications in 2023
- Applicant quality is increasing substantially, more applicants possess the qualifications and experience we are seeking
- Conducted law enforcement recruitment day effort which yielded 42 applicants, 10% of which were moved forward to background screening.





# Douglas County Organizational Human Capital Health

Douglas County values its employees and works to develop a workforce that serves and is valued by County citizens.

- Increased employee compensation by 17% since April 2021
- Invested over \$9 million in employee compensation since April 2021
- Reached a 4.5 year labor agreement with the general employee labor association, providing long term stability and forecasting for both parties.





## Since opening on September 1st, 2023:

Hosted 74 events with 124 event days scheduled for FY24 and an estimated attendance of 70,000.

FY25 looks strong with events booking through 2028.

Will exceed financial projections for FY24 and anticipates to contribute over \$350k to transportation services.

Programming has assisted with shoulder season visitation.

Sold-out events: Pitbull, Billy Strings, and Adam Sandler.

Supporting local, regional, and state events:

- National Association of State Park Directors
- Nevada Hospital Association
- Douglas County Business Council Critical Issues Conference.

Supporting regional and state youth sports:

- local youth ice hockey tournament
- cheer fundraiser and competitions
- basketball, volleyball, and boxing/MMA

## Announced in November!

Lake Tahoe's first professional sports team, the ECHL Tahoe Knight Monsters, dropping the puck in October 2024 with 36 home games.



## Smith Travel Research

FY 2023

56%

Occupancy

\$178

ADR

YoY

FY 2022

50.8%

Occupancy

\$167

ADR

## State of the Tourism Economy

### Share of Total Spend from Visitors

- Overall 17%
- Attractions 40%
- Nightlife 35%
- Restaurants 25%
- Outdoor Recreation 21%
- Retail 24%
- Transportation 18%

Share of spend allows us to understand what percentage of revenue at key businesses is being supplied by visitors. For example, if \$100 was spent at restaurants, \$19 of that would be from visitors, \$81 from residents.



# HEALTHCARE IMPROVEMENTS

## Barton Health – Regional Expansion

- Expanding medical services at Stateline.
- Demo in progress of former Lakeside Inn & Casino site.
- Developing plans for a new hospital in Nevada.
- Target launch for new construction projects as early as 2025.





# CARSON VALLEY HEALTH EXPANSION



Improved access to care -- increased specialty care and availability of outpatient services.



Expanded ER - from 5 to 12 beds

**Expanded OR - from 2 to 3 full size ORs plus 2 procedure rooms**

Private Inpatient & ICU beds, addition of 2 inpatient beds

**New sports medicine and rehab center**

Expanded cardiology services - including a Cardiac Catheterization Lab

**Expanded support services for Orthopedics**

Upgraded technology for MRI, Xray, Interventional Radiology

**Enhanced Women's Imaging Center with 3D Digital Mammography & Dexa Scan**

Space for robotic surgery in future

**Expanded pediatric physical therapy program**

New vestibular/neurological rehab program

# COMMUNITY SERVICES



Started Outdoor Youth Program



Updates at Topaz Camp Ground



Adult Day Club: 22 enrolled



New self pay kiosk at shooting range & safety video with DCSO.



Serving approx. 170 senior meals/day



Hired Licensed Social Worker



Completed opioid needs assessment and now funding 2 organizations focused on substance use treatment/prevention and mental health.



Youth sports programs



Built storage shop at Johnson Lane Park



Purchased animal adoption/evacuation trailer



CAMPO grant = new DART bus and expanded routes.

Growing popularity  
**TODDLER TIME**



Added more pickleball courts to Valley and Lake

# Trails Master Plan

- ✓ ☒ Update underway to 20 year old plan.
- ✓ ☒ Presentation to BOCC – APPROVED 1/18/23
- ✓ ☒ Stakeholder engagements and public survey completed.
- ✓ ☒ 80+ miles of new trails added in last 12 years with more to come.



&



- ✓ ☒ Adopted by BOCC in Fall 2023.
- ☐ Next steps - art selection process, update Title 20 and implementation.





# Justice Center Project

**Estimated Start of Construction Spring 2025**

**Estimated Project Completion Summer 2026**

The new Justice Center will be located on Buckeye Road and will meet the future space and functional needs of the Douglas County Courts, District Attorney's Office. County's current Judicial Law Enforcement Building (JLEC) can no longer meet the existing needs of the public. Operations will continue out of the current JLEC until construction is complete.



# UPDATE TO THE STRATEGIC PLAN

## Strategic Objectives

What are the key areas of focus to achieve our vision?

We will achieve our vision by focusing on the following four areas:



**Balanced Growth & Infrastructure**



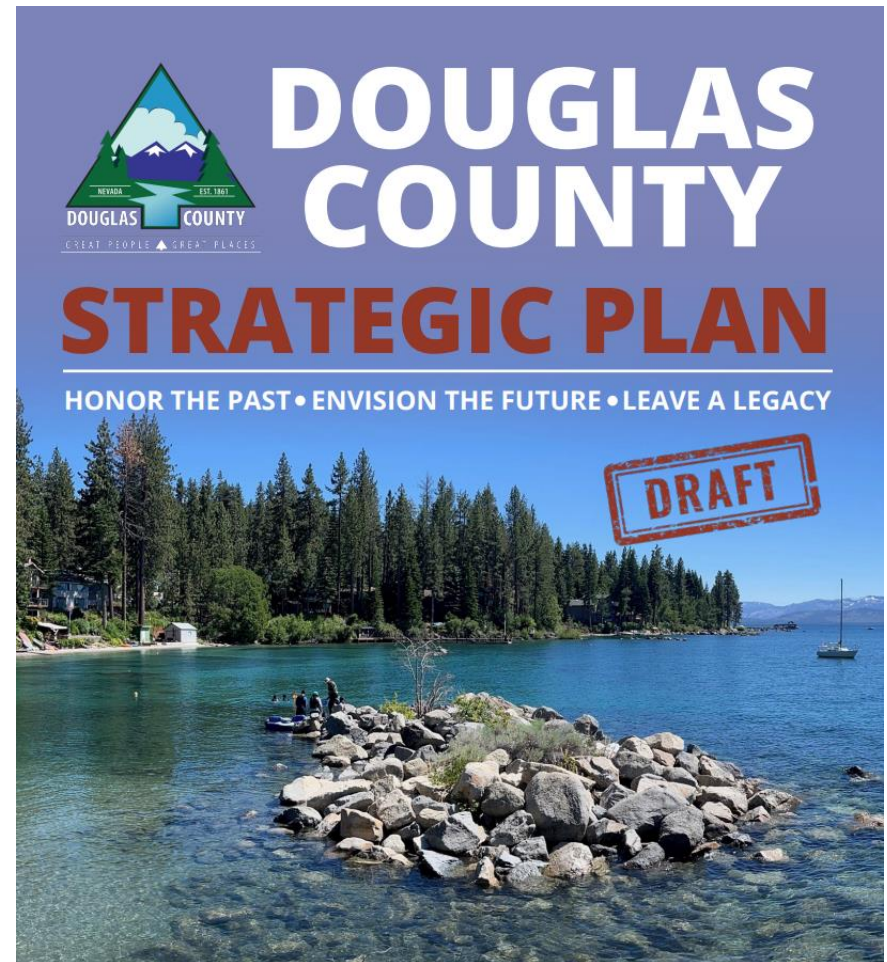
**Preserving Douglas County's Natural Beauty & Rural Character**



**Serving Our Community (with Quality County Services)**



**Enhancing Residents' Quality of Life**



# STRATEGIC PLAN ENGAGEMENT EFFORTS



## IN-PERSON EVENTS

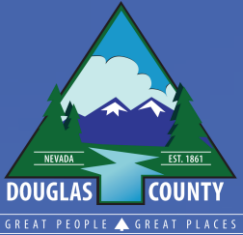
Douglas County Events  
Kick-Off Event at the CVIC  
Hall  
Workshop at the  
Community Center  
Workshop at the TRPA  
office

## Other Public Events

Concert in the Park  
Concert on the Green  
Minden Farmer's Market  
Gardnerville Wine Walk

Electronic Survey with 1,000+ respondents.





# THANK YOU

Come visit us in Douglas County!





# ANNUAL STATE OF THE COUNTIES



*Andrew Haskin*

**LYON COUNTY**



**County Manager**

# Lyon County Update

Andrew Haskin

Lyon County Manager

1/24/2024





County Manager



Building A Sustainable County











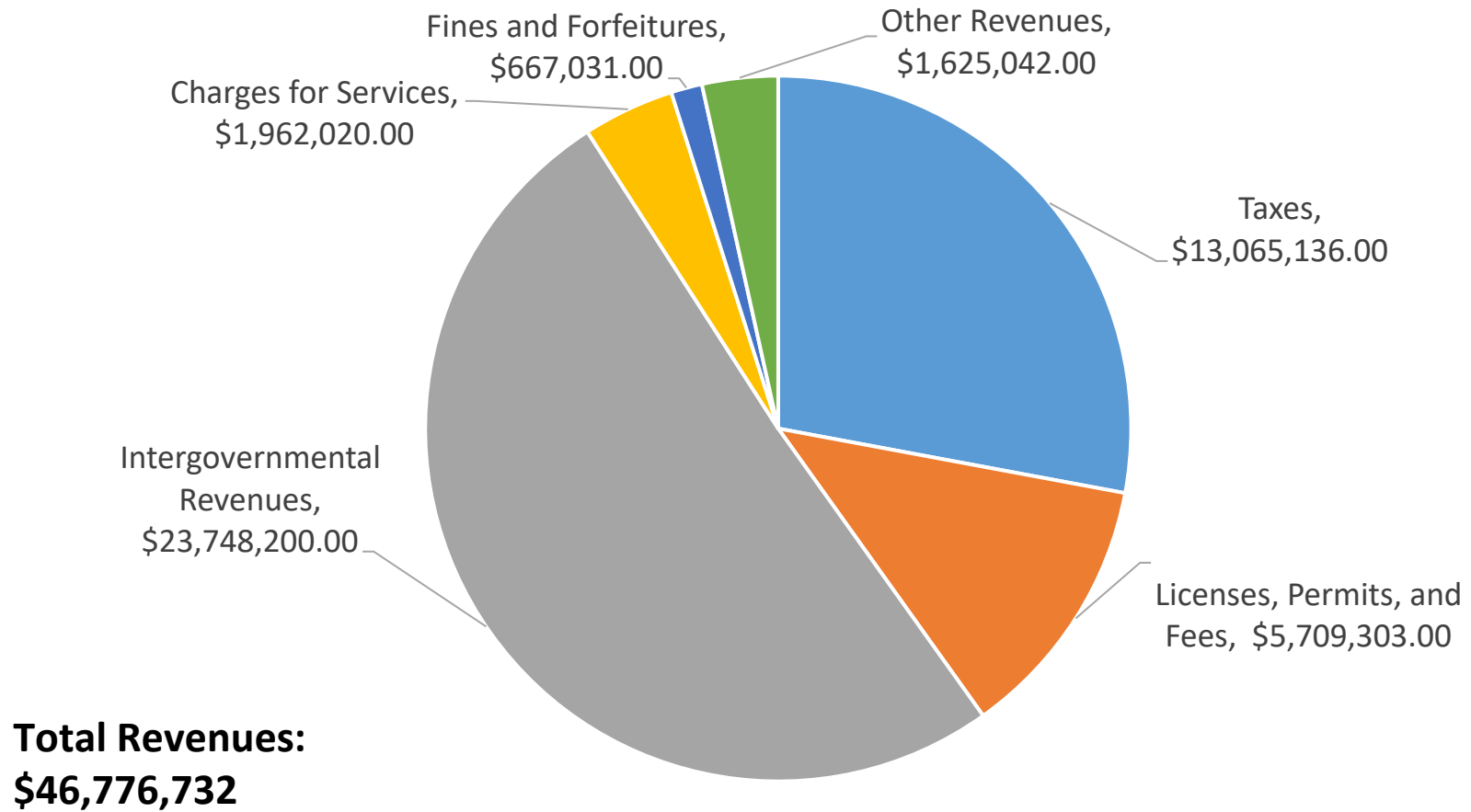
**County Manager**

# Financial Summary



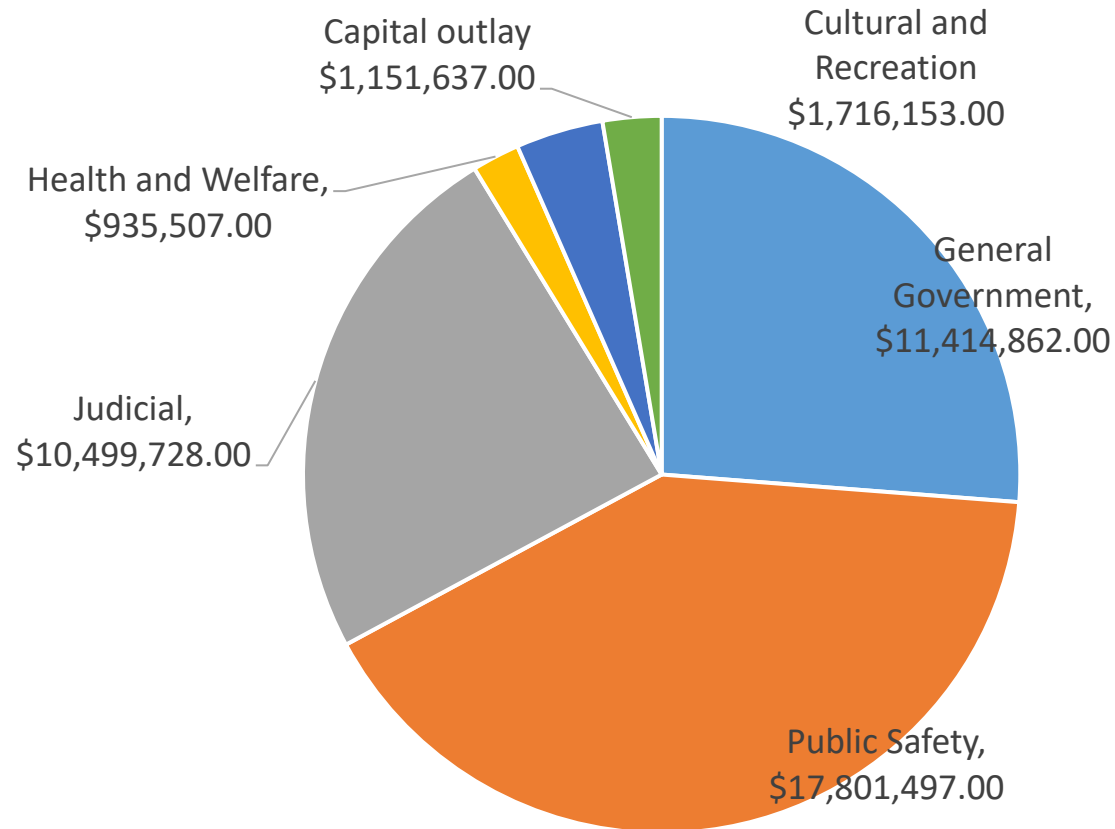
# General Fund Revenues

## Year Ended June 30, 2023





# General Fund Expenditures Year Ended June 30, 2023



**Total Expenditures:**  
**\$43,519,384**

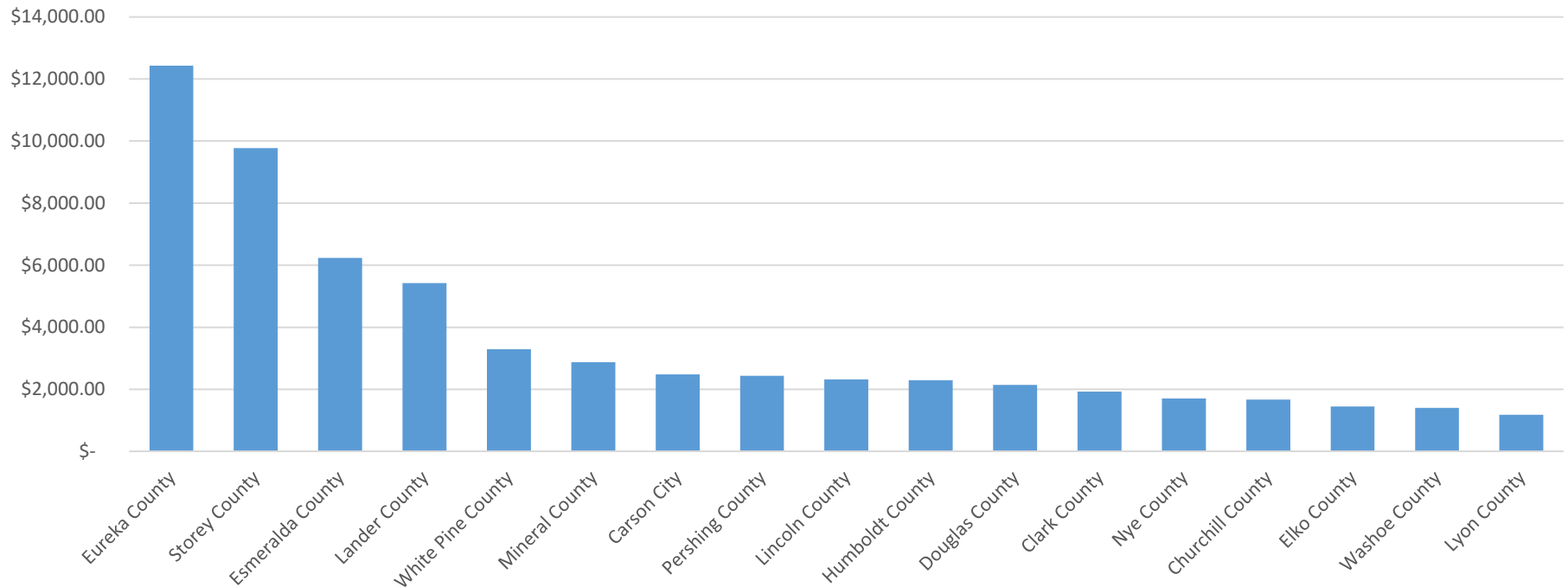
**Ending Fund Balance:**  
**\$10,852,579**





# Revenue Per Capita

Nevada Counties Total Revenue Per Capita  
Year Ended 2022





# How do we Increase Revenue?

- Emphasis on Economic Development
- Amending land use and development policies to make them more attractive to business.
- Focusing on Infrastructure that creates capacity.



# Permit Process Update

- Moving Commercial/Industrial building permit applications to the front of the line for building permit review.
- Allowing Administrative Design Reviews to occur concurrently with Building Permit Review.
- Issuing Mass Grading permits for Commercial/Industrial projects before issuing the permit for the building.



# Rolling A Wastewater Treatment Expansion

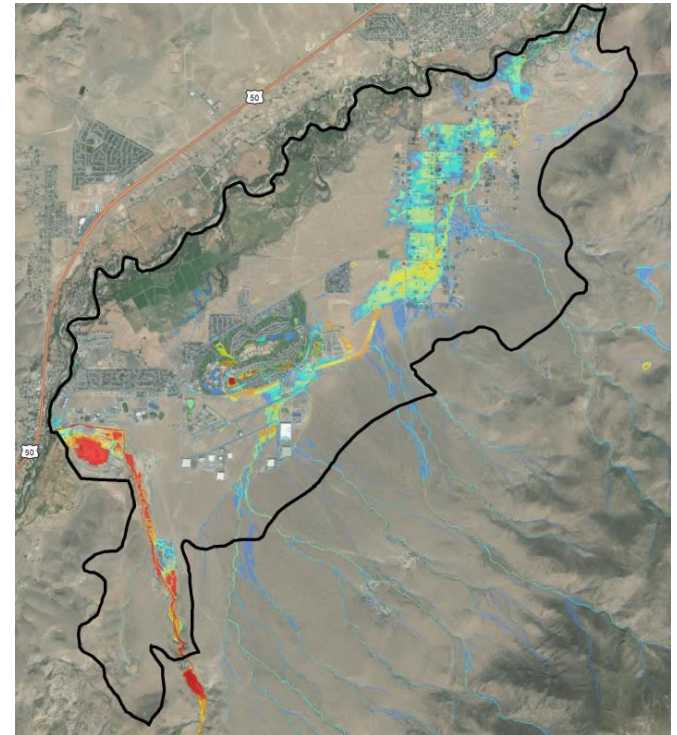
**Project:** Rolling A Wastewater Treatment Facility Phase 4 Expansion



**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.

# Updating Drainage Guidelines

- 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.



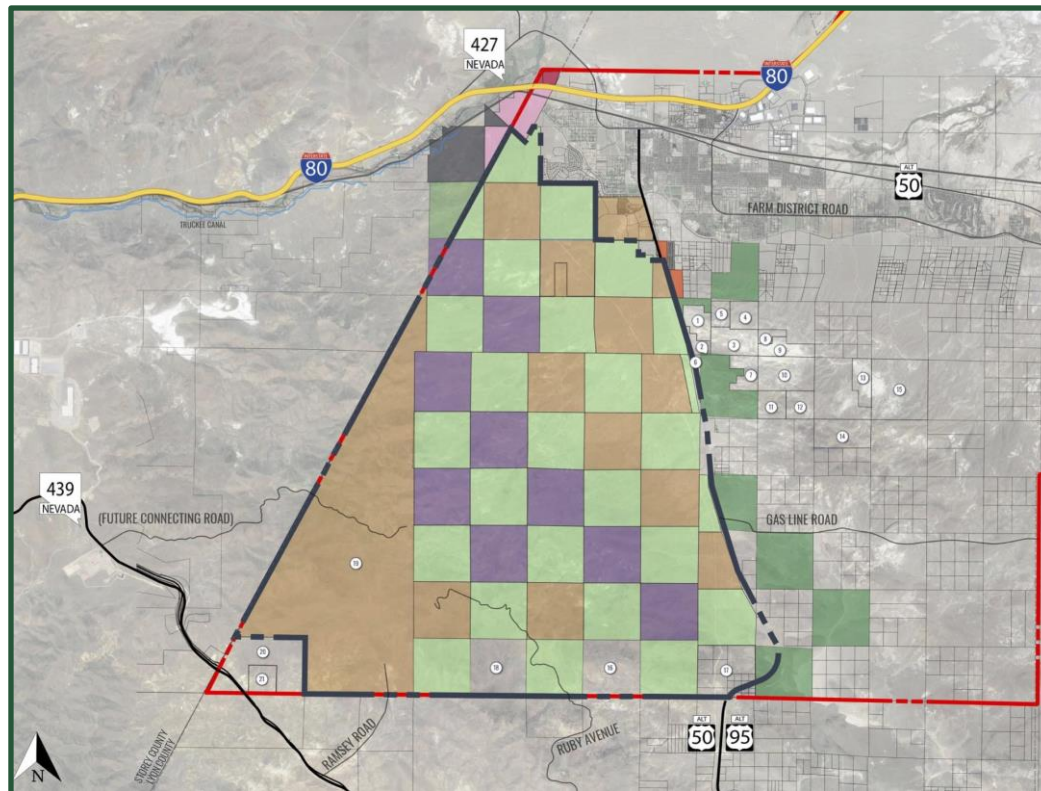


# Lands Bill

- Lyon County Is currently in the process of developing a lands bill.
- Lands Bill needed to acquire land from the Federal Government for drainage and road infrastructure projects and potential community expansion.



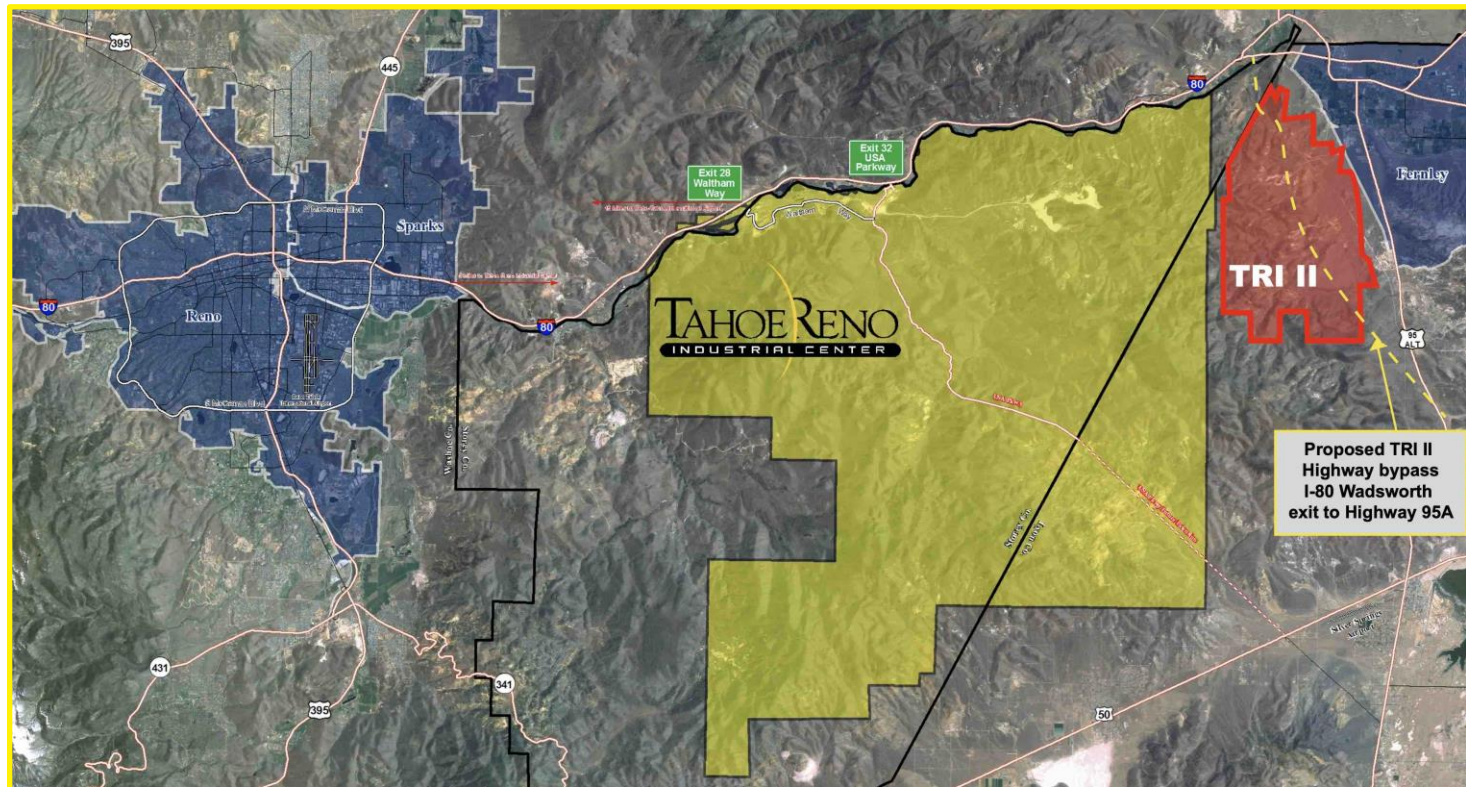
# TRI II





County Manager

# TRI II





# Traditions



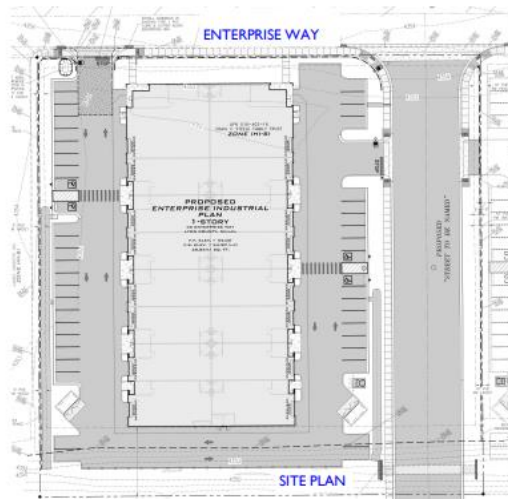


# Traditions



# Dayton Government Complex



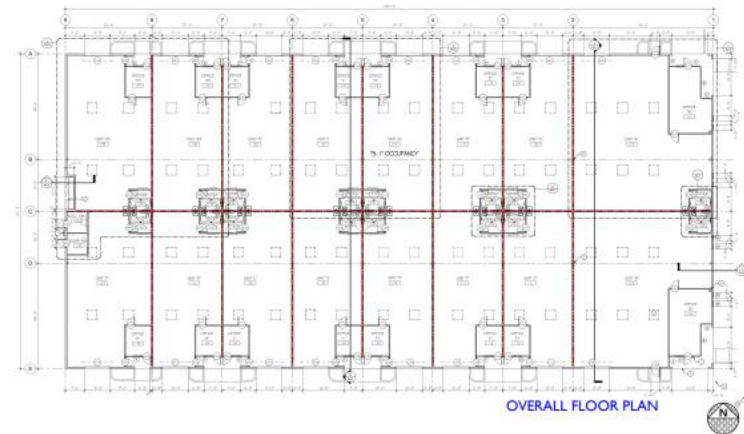


### 35 ENTERPRISE

35 ENTERPRISE WAY - DAYTON - NEVADA - 89403

#### INDUSTRIAL FLEX SPACE COMPRISED OF 16 UNITS

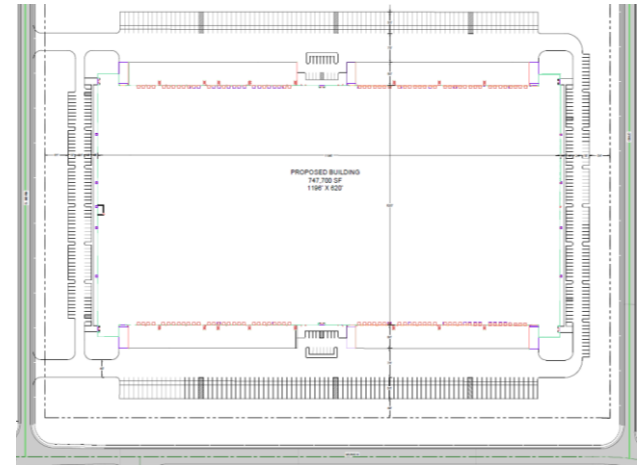
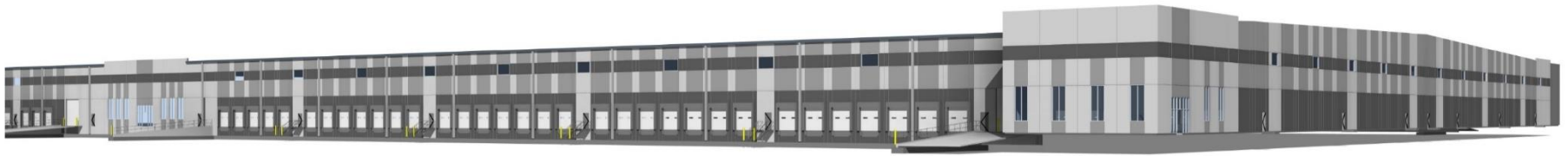
1 UNIT - 1,557 SQ. FT. / 1 UNIT - 1,651 SQ. FT. / 2 UNITS - 2,588 SQ. FT. / 6 UNITS - 1,338 SQ. FT.







# Northern Nevada Industrial Center





**County Manager**

Thank you



# ANNUAL STATE OF THE COUNTIES



*Nancy Paulson*

**CARSON CITY**



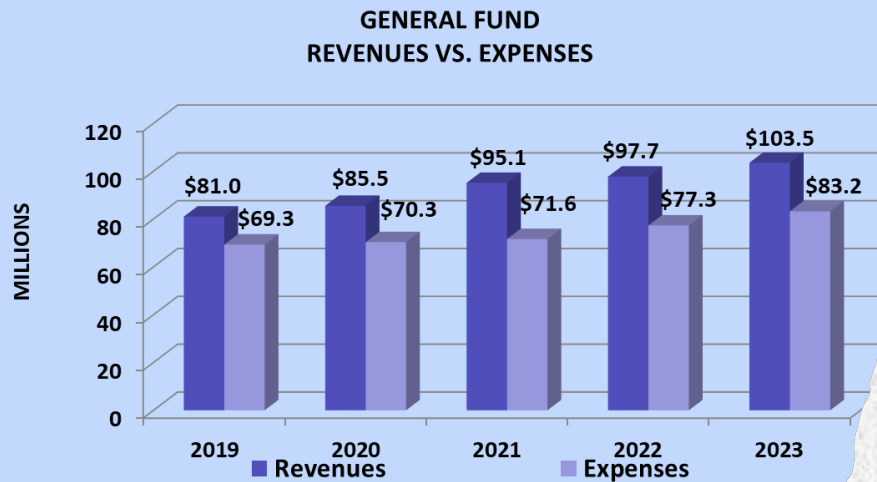
*NNDA State of the Counties*

# *Carson City*



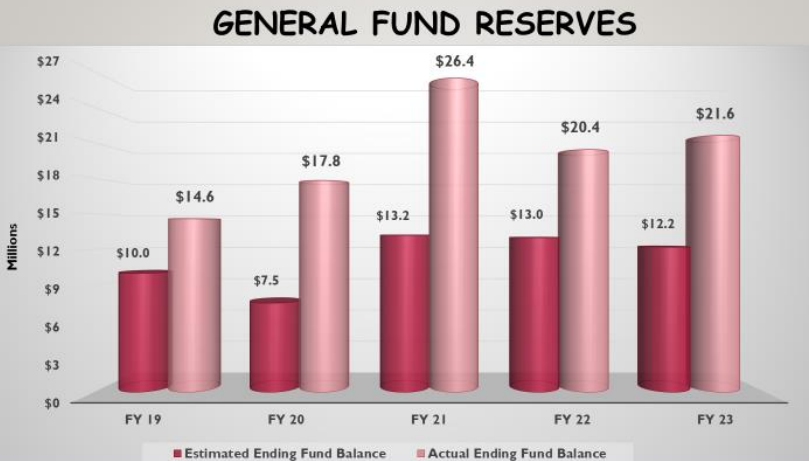
January 24, 2024

Nancy Paulson, CPA  
City Manager



# General Fund

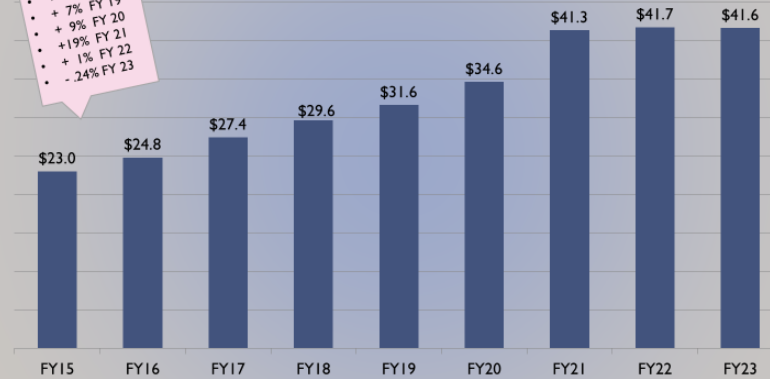
- Revenues continue to exceed expenses each fiscal year – \$20.3M in FY 23
- Excess used to fund debt service, capital expenditures and reserves
- Actual ending fund balance continues to exceed estimates – \$9M in FY 23



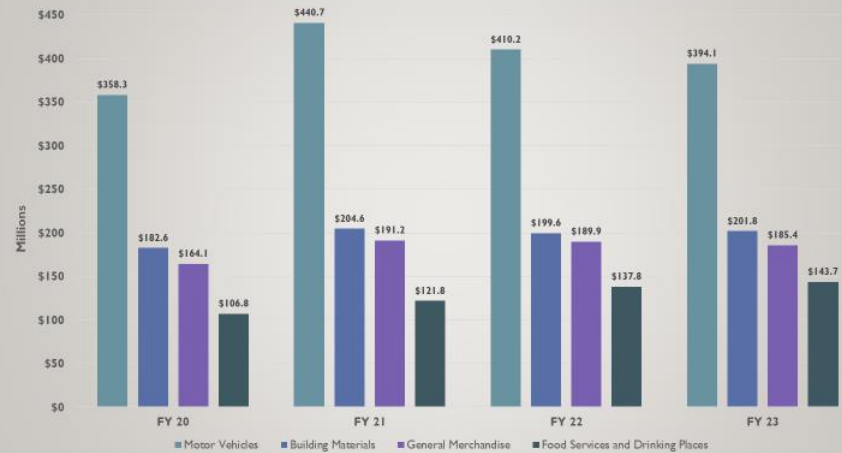


- Annual Changes
- + 8% FY 16
  - + 10% FY 17
  - + 8% FY 18
  - + 7% FY 19
  - + 9% FY 20
  - + 19% FY 21
  - + 1% FY 22
  - - .24% FY 23

### CONSOLIDATED TAX REVENUE (MILLIONS)



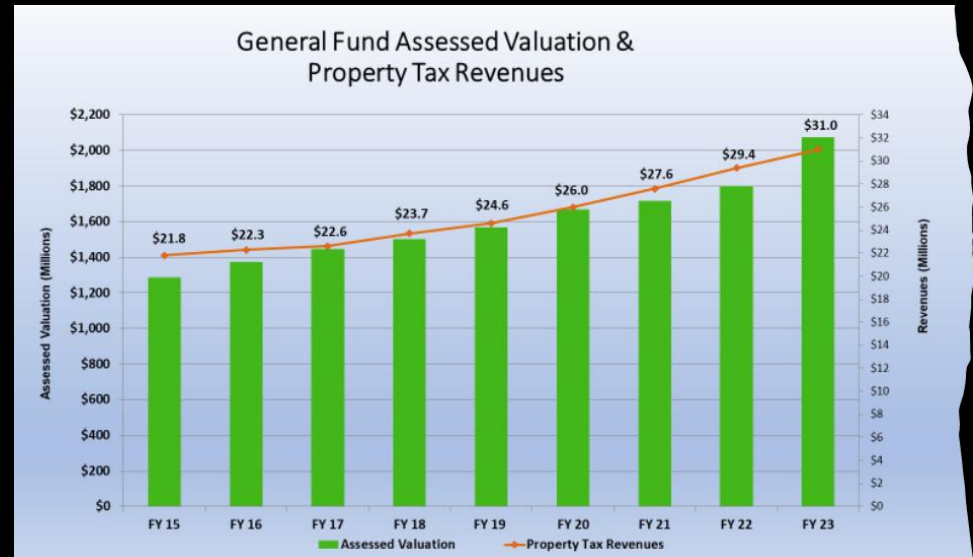
### TAXABLE SALES BY CATEGORY

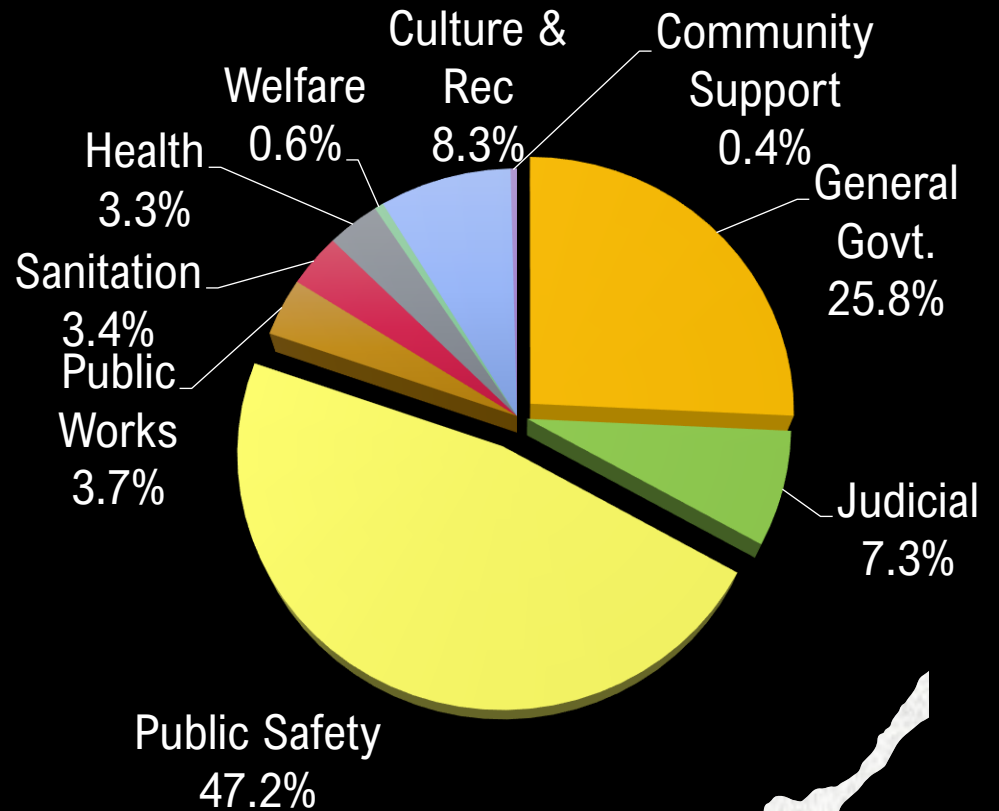




# Property Taxes

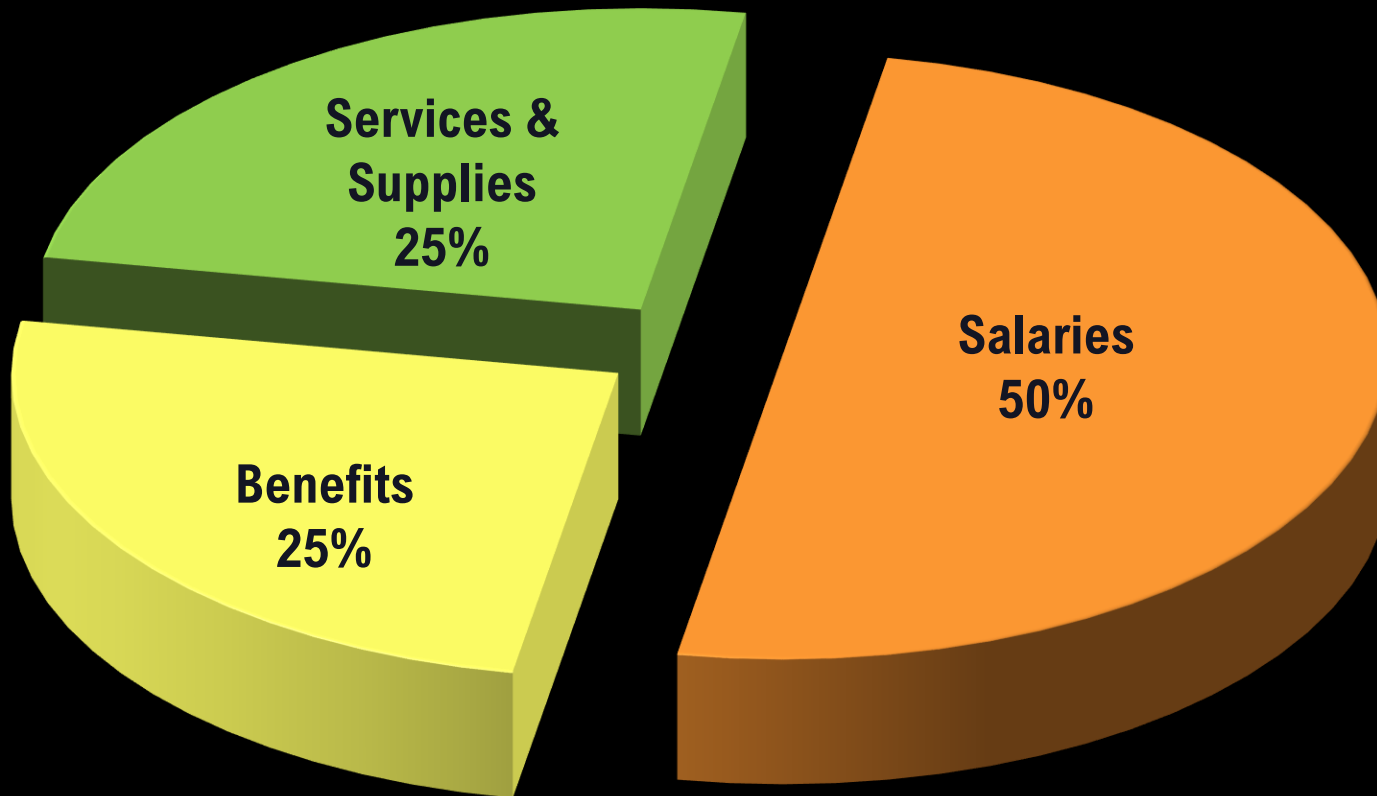
- FY 23 assessed valuation up 15.4%
- FY 23 revenue up 5%
- Carson City Property Tax Rate - \$3.57
- General Fund Rate – \$1.9622
- Max Allowable Rate - \$3.66





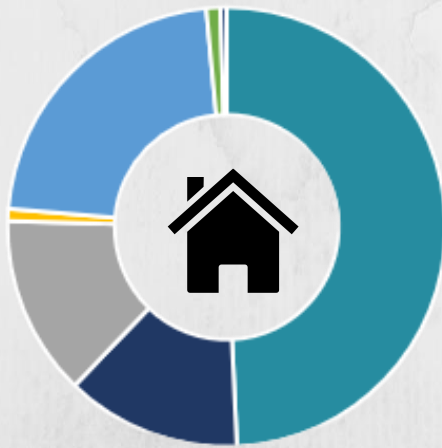
*FY 23 General Fund Expenditures*

# FY 23 Expenditure Categories





# Where do Carson City employees live?



■ Carson City ■ Dayton ■ Carson Valley ■ Lake Tahoe ■ Reno ■ Fallon ■ Misc.



49.3% of City employees live in Carson City.



# Quill Water Treatment Plant Upgrade

## *Cost Comparison:*

- January 2022 - \$12.5 Million
- January 2024 - \$17 Million

## *Status:*

- 100% Design Stage
- Construction to start Spring 2024
- Projected Completion Date  
December 2025

# Fire Station / EOC / Backup Dispatch

## *Cost Comparison:*

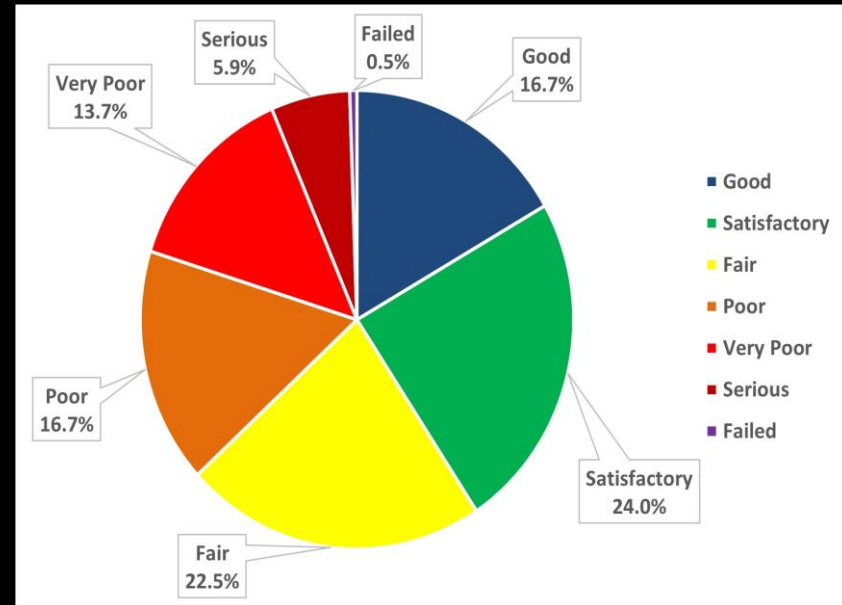
- January 2022 - \$12.6 Million
- January 2024 - \$18 Million

## *Status:*

- 100% Design Stage
- Construction to start Spring 2024
- Projected Completion Date Spring 2025







## Possible Funding Options: Special

### Current Roadway Funding

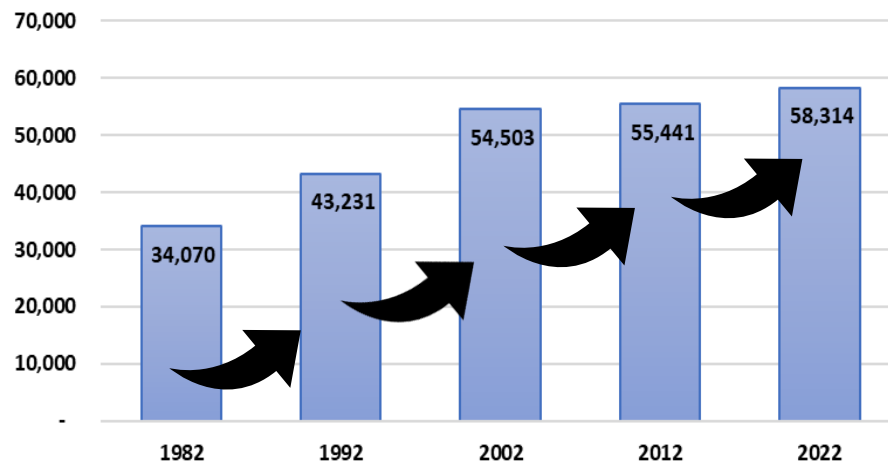
Current Revenue (excludes grants & debt service coverage)	\$10M
Operating Expenses (staffing, fleet, supplies)	\$5.5M
<b>Available for Capital Projects</b>	<b>\$4.5M</b>
Est. annual cost to keep Local Roads in Fair (approaching Poor) Condition and Regional Roads in Satisfactory Condition	\$25.5M

Purposes  
(Transportation) Sales Tax  
– NRS 377A

Infrastructure Sales  
Tax – NRS 377B

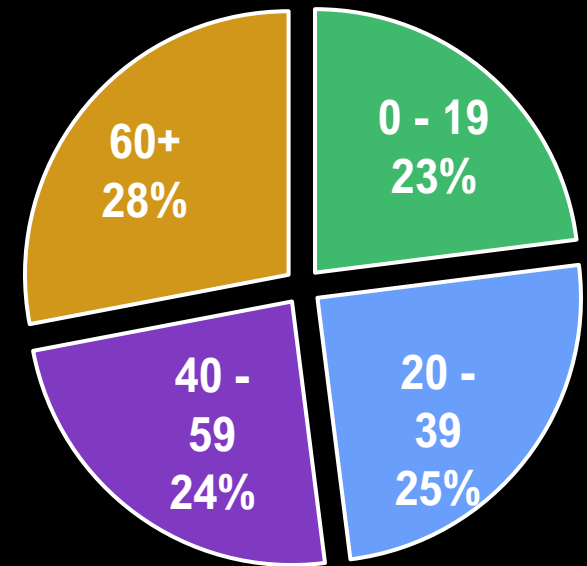
General Improvement  
District (GID) – NRS  
318

## Population Change by Decade



- 1982 – 2002: 20,433 ↑
- 2002 – 2022: 3,811 ↑

## Age Distribution

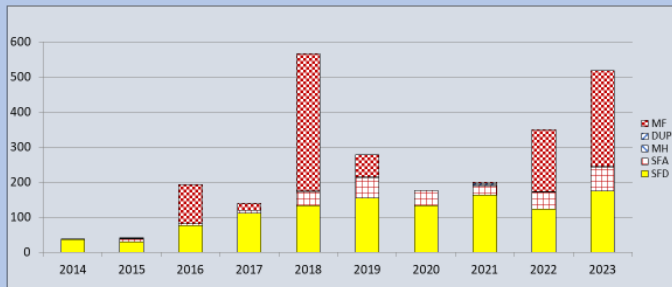






# Residential Development

RESIDENTIAL PERMITS



- **2023: 519 Permits**
- **2022: 350 Permits**

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

# SIERRA FLATS APARTMENTS

## Affordable / Workforce Housing

### Phase 1

- 40 Senior Housing Units
- 40 Family Housing Units

### Phase 2

- 80 Family Housing Units







# Master Plan Update

Help Shape the Future of Carson City


January 31, 2024 – Joint Meeting of the Board of Supervisors & Planning Commission



**enVISION**  
CARSON CITY









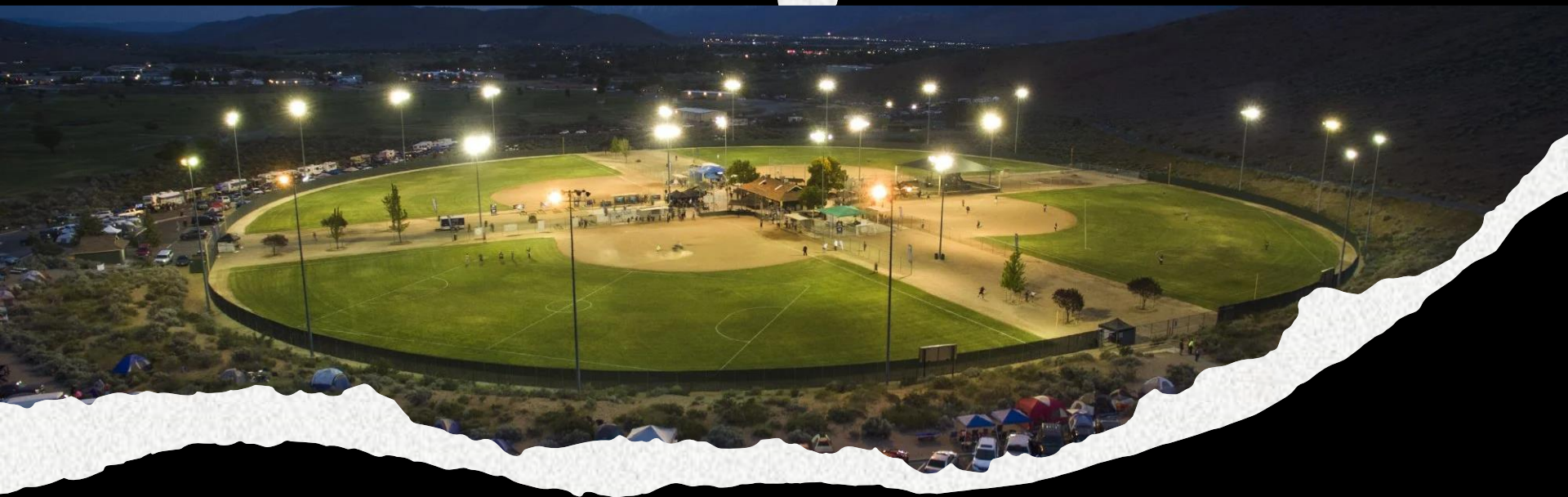




# Capital to Tahoe Trail

First singletrack connection from Carson City to Lake Tahoe, and the world!





*Carson City*  
*a great place to*  
*live, work, and play!*

**Centennial Park - \$7.5M Investment**

- New tennis courts
- New concessions / restrooms
- Convert upper fields to artificial turf
- Landscape buffer
- Drainage improvements



*Thank you*







# ANNUAL STATE OF THE COUNTIES



*Kyle Isom*

**MINERAL COUNTY**



# Annual State of the Counties

## Mineral County

January 24, 2024

# Babbitt Clean-Up

---

- Thank you to NNDA and Amy Barnes for helping Mineral County obtain an EPA Clean-Up Grant of \$1.4 million for 275 acres
- Mineral Counties contribution to Clean-Up
  - Fees waived for the use of Water and Landfill
  - Maintaining road to dump to minimize milage
- Remap the property lines to allow for industrial use and future buyer
- We plan to utilize the Certified Site Program through NNDA
- 26 phase 1's were accomplished within last year thanks to NNDA





# Water Towers

---

- \$6.2 million funded with loans and grants.
- We were able to install 2 underground water reservoirs where the liner was failing and allowing animals to potentially contaminate it.



# Softball Field

- Started Project on September 2022
- Local organizations supported the project
- Adult Softball League – 2 years
- High School Games
- Little League Games
- Hosting first baseball tournament March 2024 with ten teams.
- Hosting softball tournament summer 2024





# Walker Lake Golf Course

- New contractor on base sabotaged the irrigation system and refused to maintain golf course.
- Mineral County stepped in and sent out water trucks in an attempt to save greens.
- Mineral county signed lease to take over the golf course.
- We were able to save the greens and most of the irrigation. We are currently waiting for funding to rebuild the fairways and repair the rest of the irrigation system.



# Disc Golf Course

- We built a 9 hole disc golf course on the golf course.
- We are installing 8 more disc golf nets this year completing the 18 hole course.



# Rodeo Grounds

- MOU for bleachers to be moved from racetrack to
- Needing Bucking' Chutes
- Rebuild Announcer's Booth





# Racetrack

- Created Non-Profit
- Non-Profit Leased Track
- Currently working on establishing a track
- Bleachers were donated
- Planning to opening this year





# Walker Lake

---

- Last year Walker Lake rose 15 feet
- Kayak Races
  - 3 Divisions: Pros, Armatures, & Kids
  - \$8,000 in prize money, \$3,000 for 1st place
- Walker Lake Days Festival
  - Events at lake
  - Collaboration with Walker Basin Conservancy
  - Lair's Race
  - Arm wrestling tournament
  - Watermelon eating contest



# Central Nevada Health District

---

- Started July 23, 2023
- Still in progress
- Provide:
  - Family Planning
  - Immunization
  - Women's Health
  - Environmental Health
  - Public Health Preparedness
  - Communicable Disease Control & Prevention



# Mount Grant General Hospital

---

- New Building
  - Physical Therapy sponsored through a grant from the Pennington Foundation beginning February 2024.
  - 3-5 years to complete
  - Working with the Governor's Office & Grant Organizations
  - Definitive plan and timeline by the end of 2024
  - Working through the preliminary architect and feasibility studies.

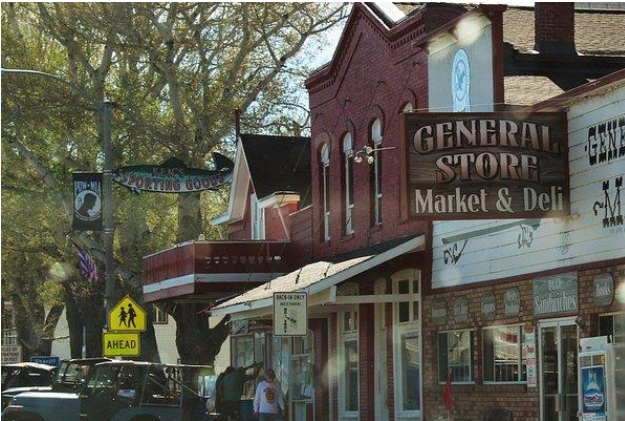






# Hawthorne Main Street Revitalization

- Working on establishing an organization to manage the Main Street Program
- We are participating in Main Street America conferences
- Met with NDOT regarding their support in revitalizing Main Street.



# Grants

---

## **Successful & In Progress:**

- Nevada Off-Highway Vehicles Program – OHV Staging Area
  - 2 Phases of Funding
  - close to completion, we are just working on scheduling the installation of the vault restrooms.
- EPA – Brownfields Cleanup Grant
  - Beginning Phases
  - cleaning up the former Babbitt Housing area to be ready for economic development.
- Department of Transportation – Thriving Community
  - provide technical assistance, planning, and capacity building support for Mineral County
  - working closely with Main Street America during this process.

## **Pending:**

- Nevada Division of State Parks – LWCF
  - Monument Beach Improvements
  - Lion's Park Playground Equipment

# Partnerships

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USDA: U.S. Department of Agriculture

NNDA

Nevada Main Street

Walker Basin Conservancy

Nevada Governor's Office of Economic Development



*Nevada Governor's Office of*  
**ECONOMIC DEVELOPMENT**  
*Empowering Success*



# Thank you

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## Contact:

Kyle T. Isom  
Recreation & Community Development  
Director  
Mineral County  
932 Main Street  
P.O. Box 2281 Hawthorne, NV 89415  
E-mail: [kisom@mineralcountynv.org](mailto:kisom@mineralcountynv.org)



# NDA



THE  
BUSINESS  
EDGE™

# ANNUAL STATE OF THE COUNTIES

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