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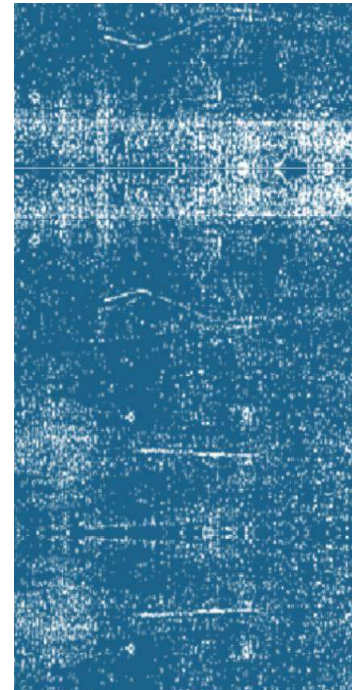
Austin Osborne

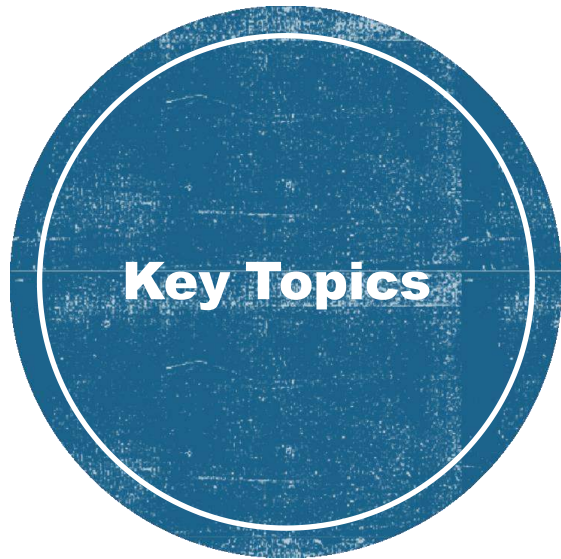
STOREY COUNTY

Bold Ideas That Build Nevada



NNDA State of the County Address
2024





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



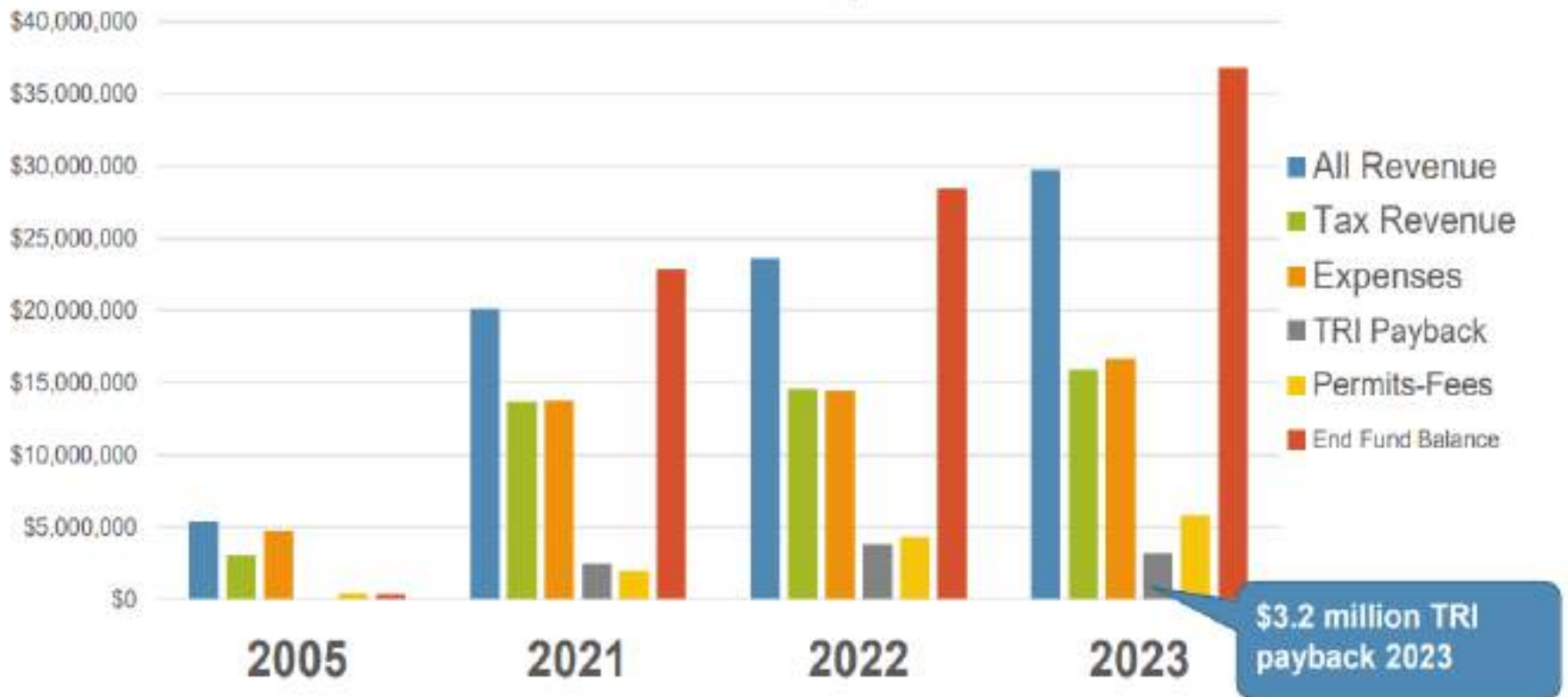
Fiscal Conditions



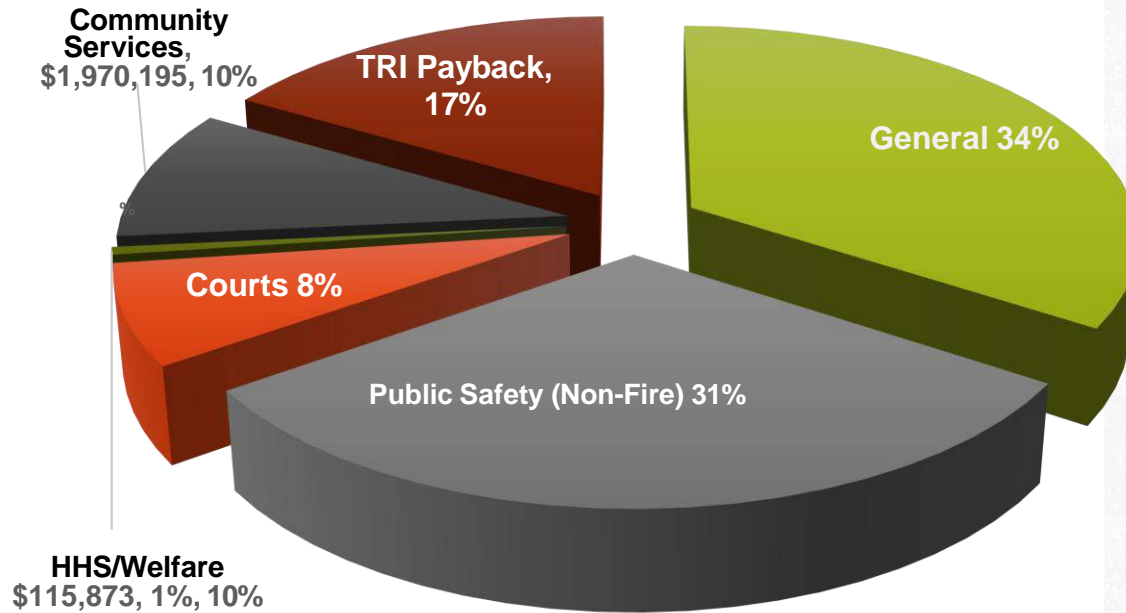
Fiscal Position Comparison

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*



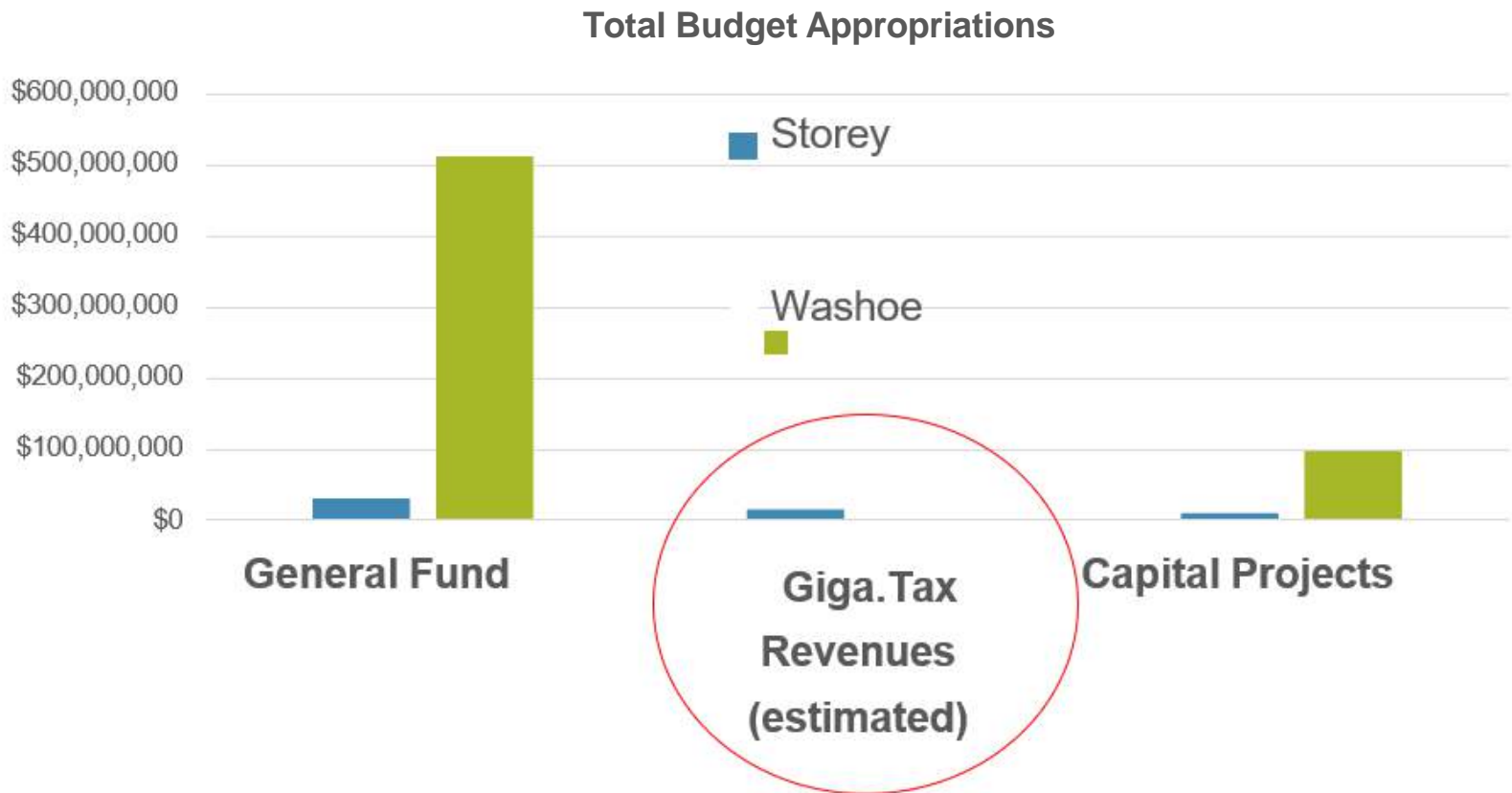
Tax Abatements

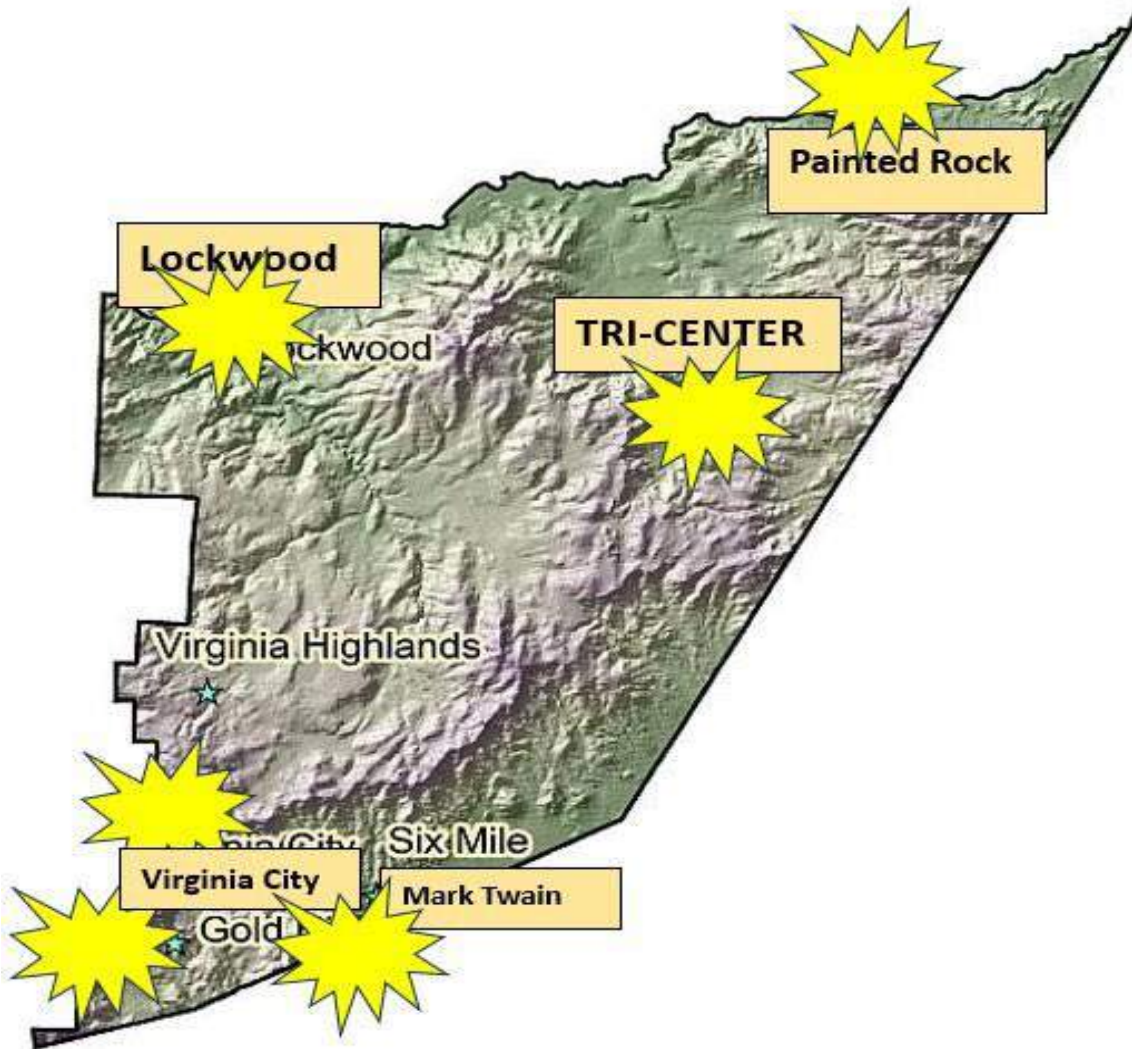
\$1.3 billion

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



What About that Big Post-Abatement Money?





Where will some of that money go?

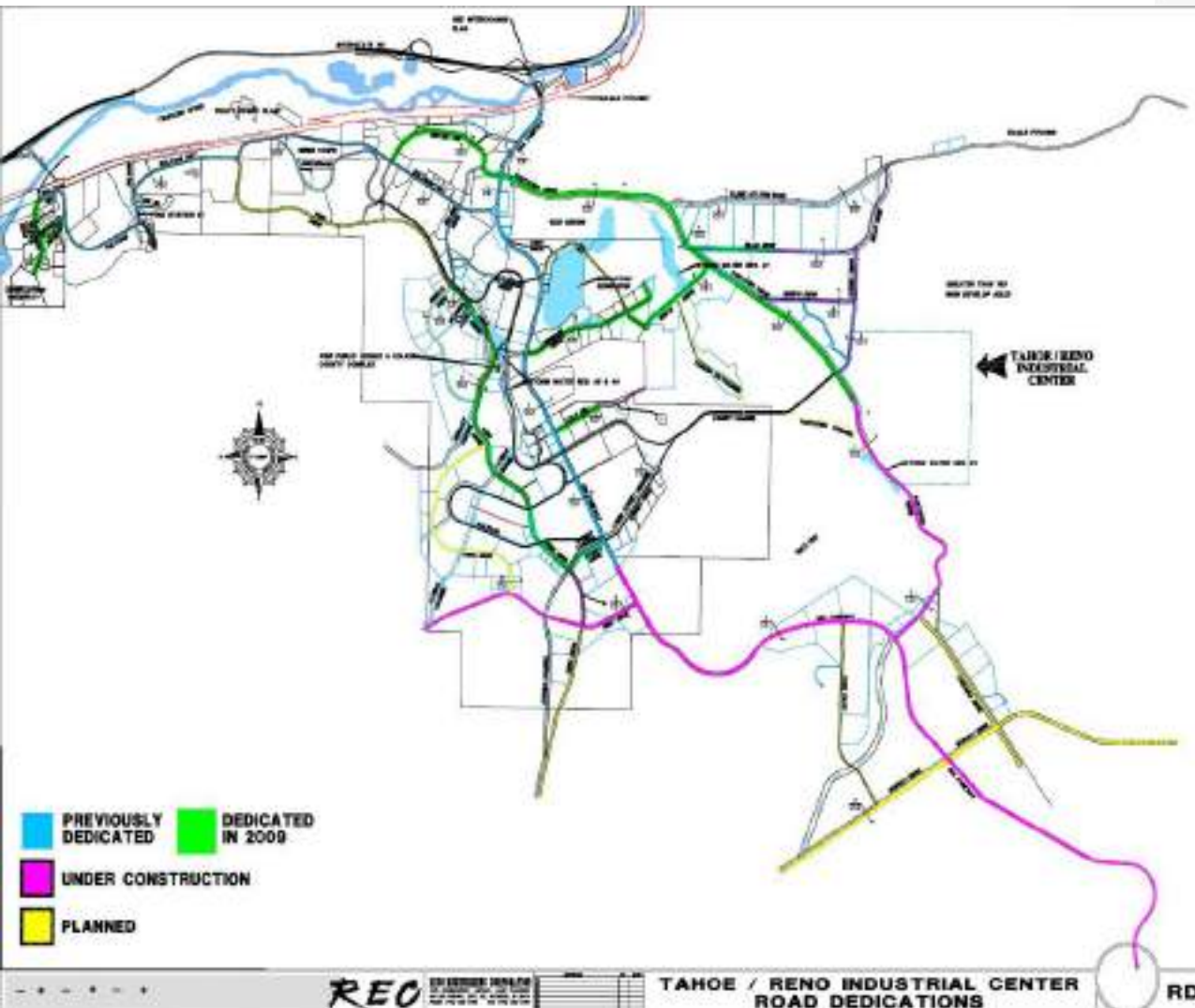
- Capital Needs
&
▪ Obligations



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

Capital Improvement Plan

2025

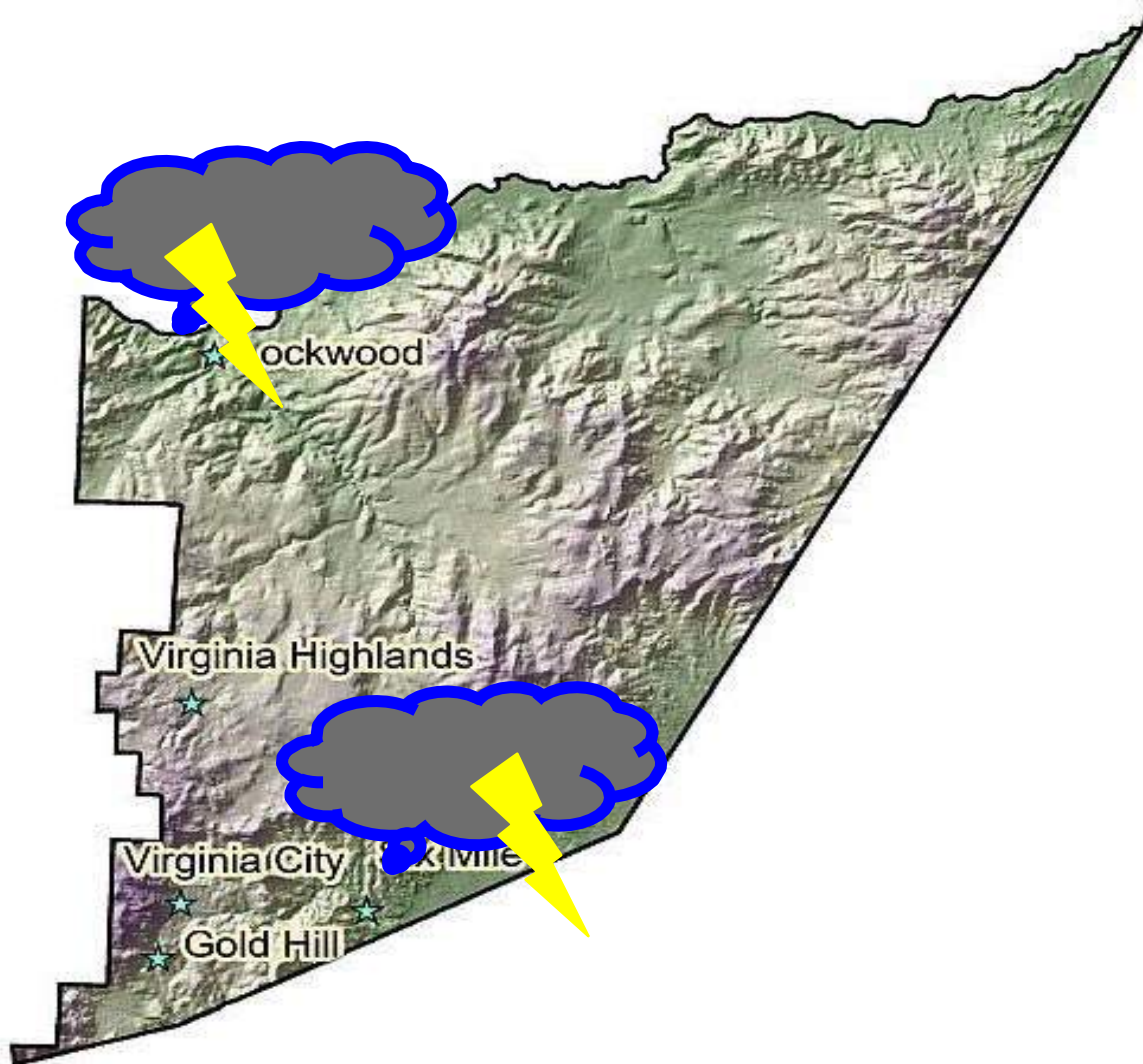
Fiscal Year	Critical Projects
2025 - 2030	<ul style="list-style-type: none"> • Water • Sewer • Seismic • 2 Fire Stations (TRI-Center) • Sheriff • EOC • Roads • Senior Center • Community Center • Offices
	\$140 million (5 years)
	\$600 million (10 years)

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



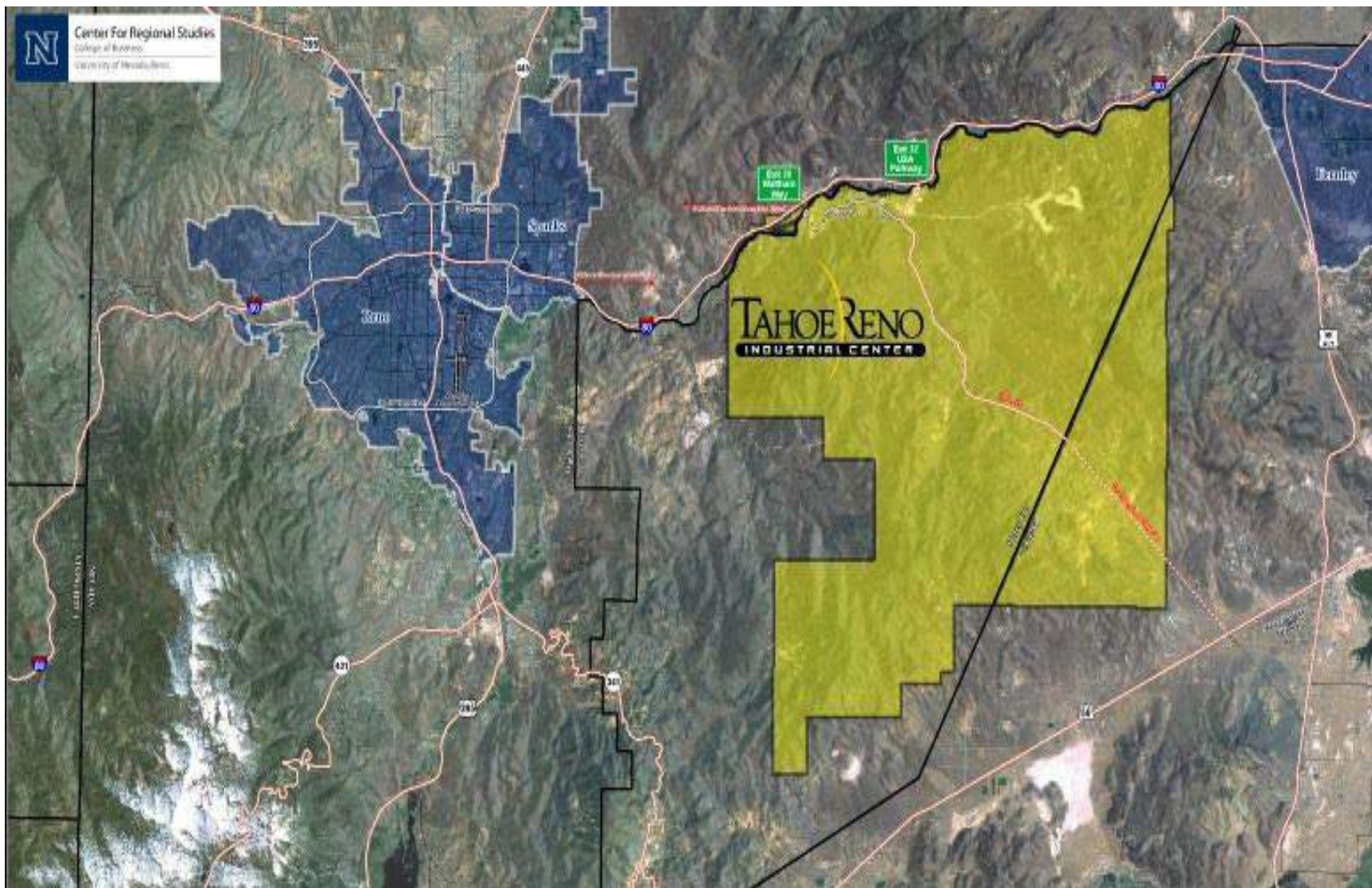
An aerial photograph of a vast blue sea filled with numerous small, white sailboats. The boats are scattered across the frame, some appearing as small white specks and others as more distinct shapes. The water is a deep, uniform blue, and the overall scene conveys a sense of scale and vastness.

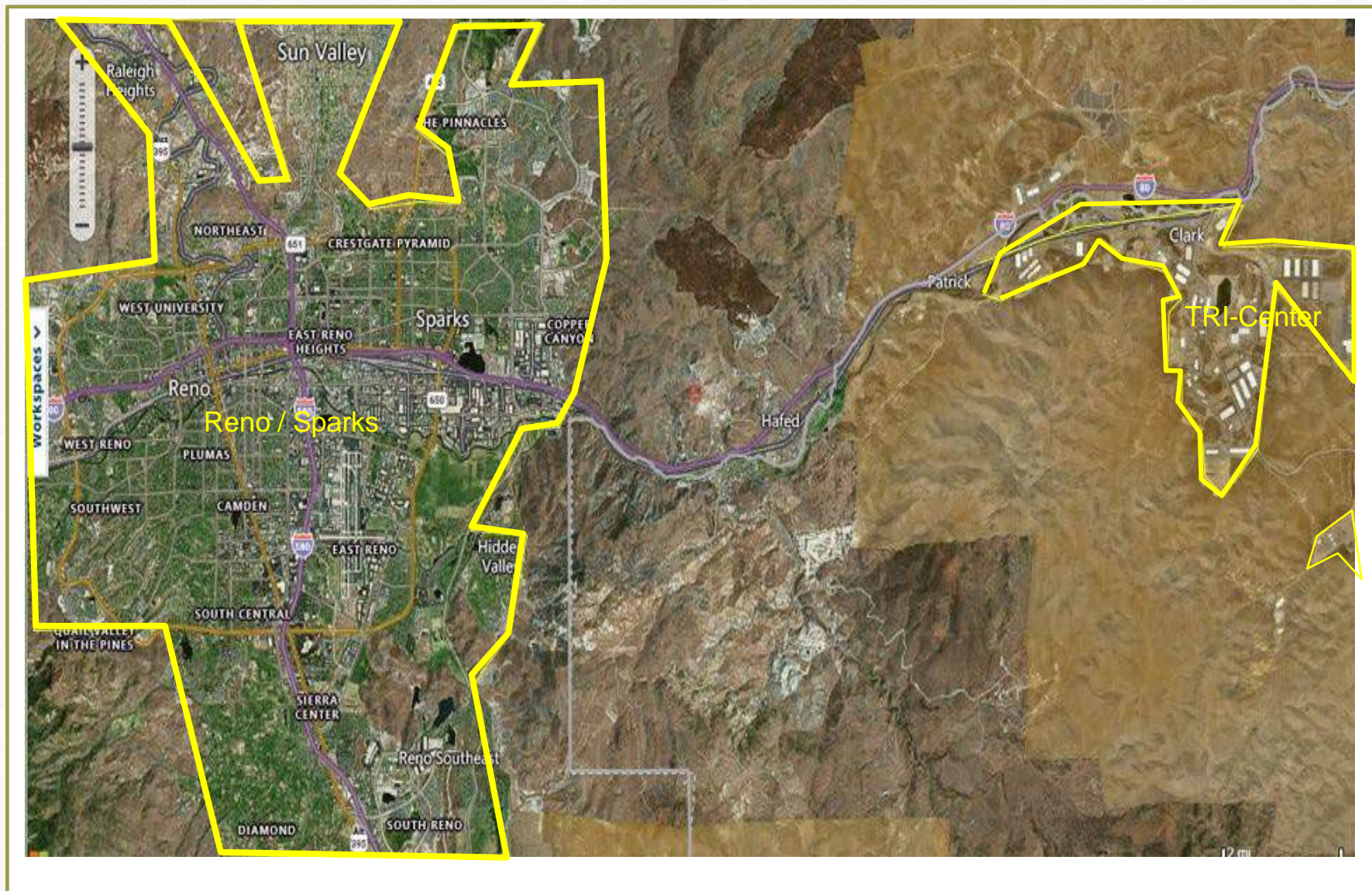
Scale

&

A Rising Tide



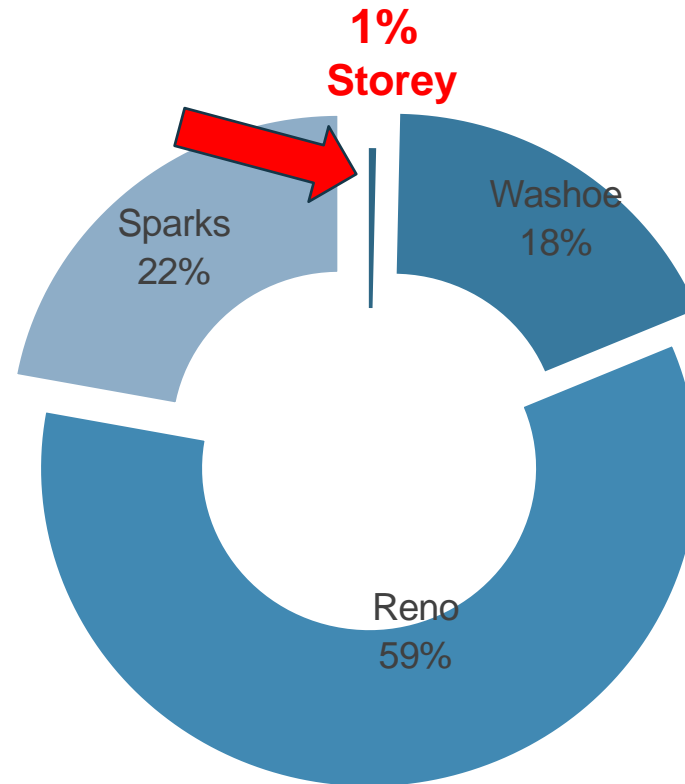




New Nevada Companies

2023

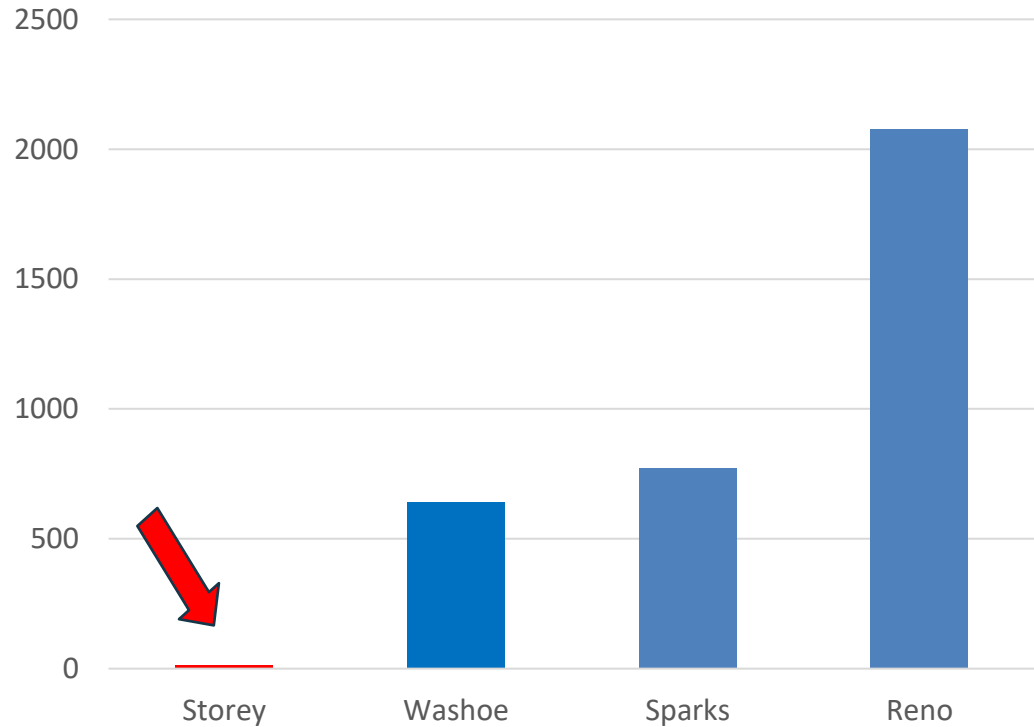
- Reno: 2,076
- Sparks: 774
- Washoe: 641
- Storey: 12



New Nevada Companies

2023

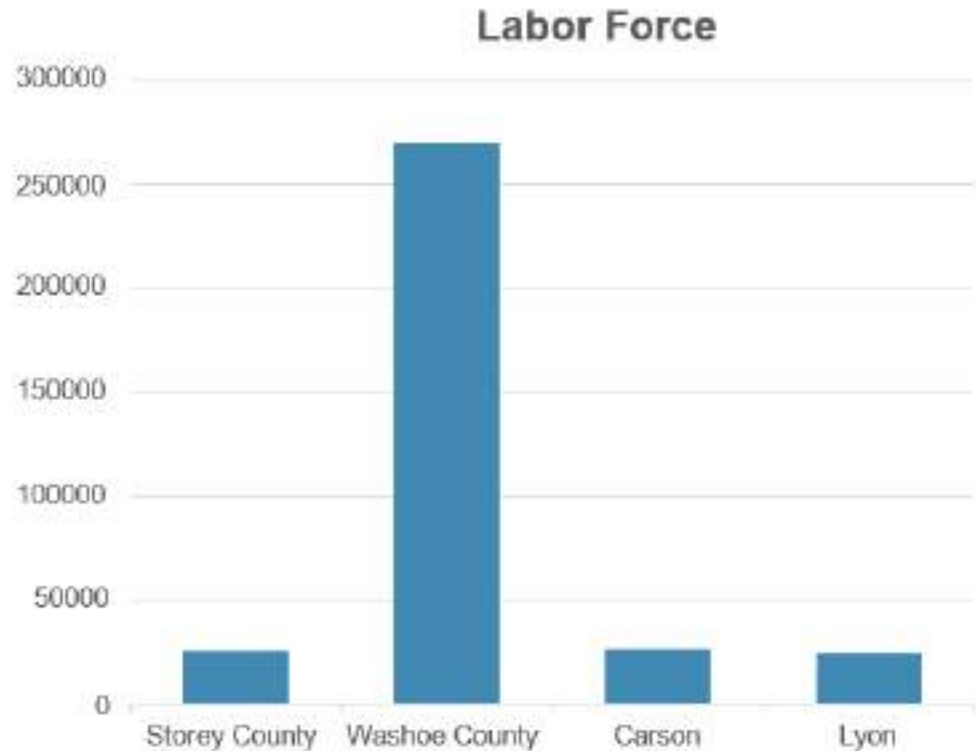
- **Reno:** 2,076
- **Sparks:** 774
- **Washoe:** 641
- **Storey:** 12



Labor Force Comparison

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

*Business License Data



Source: DETR 2023



Regional Cooperation

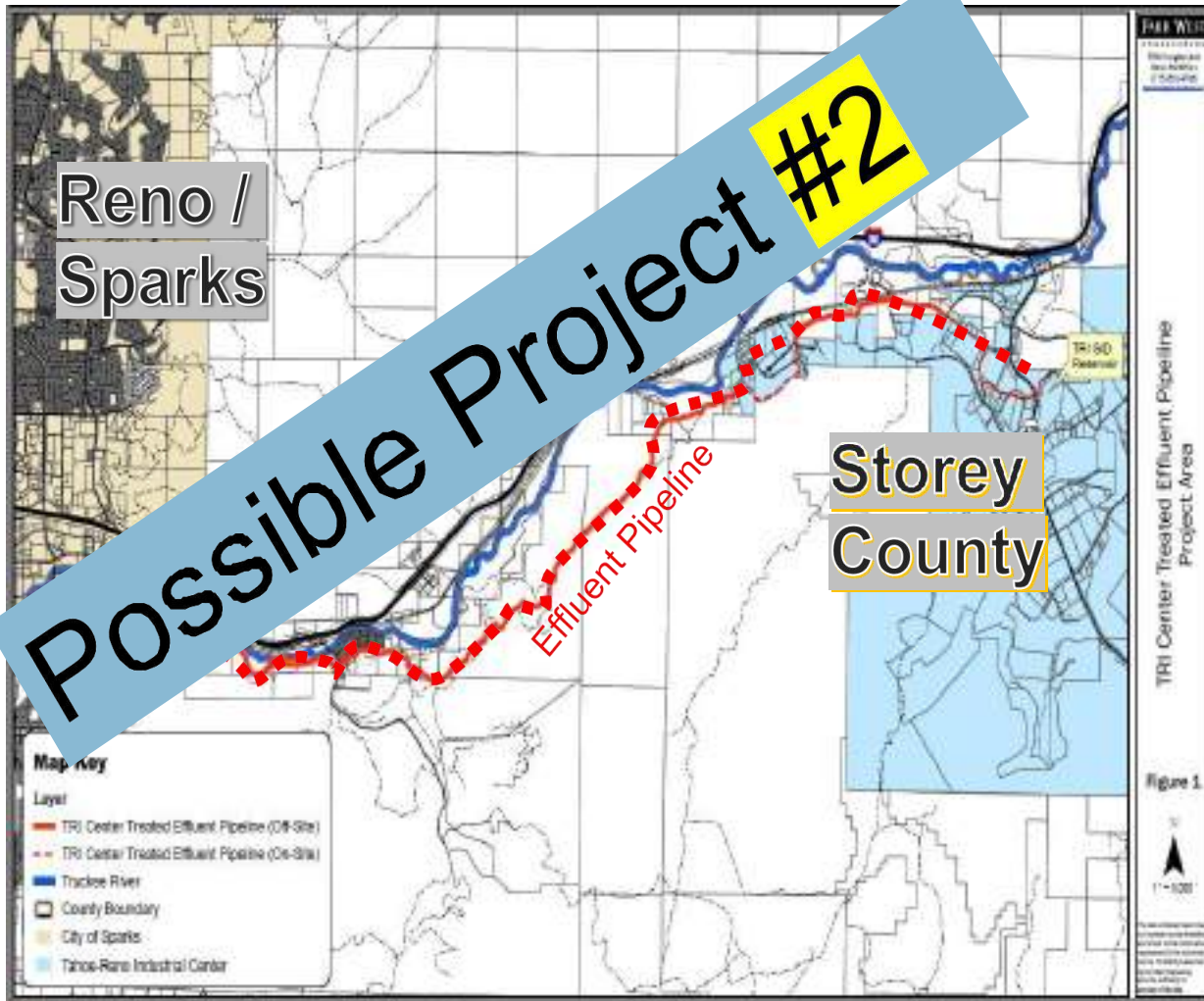
Existing

- 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)



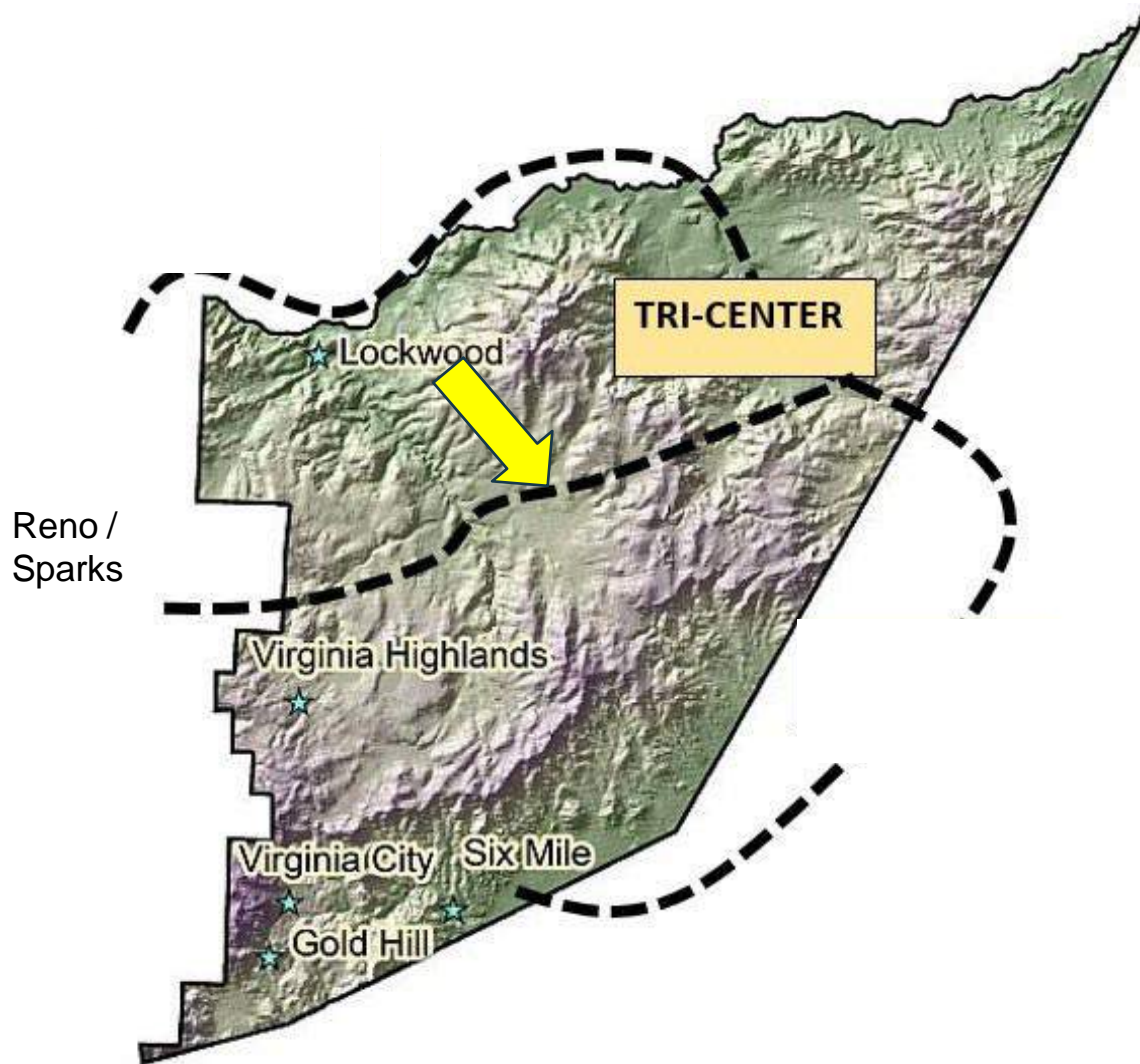
I-80 Widening Project
(NDOT Mega Grant)



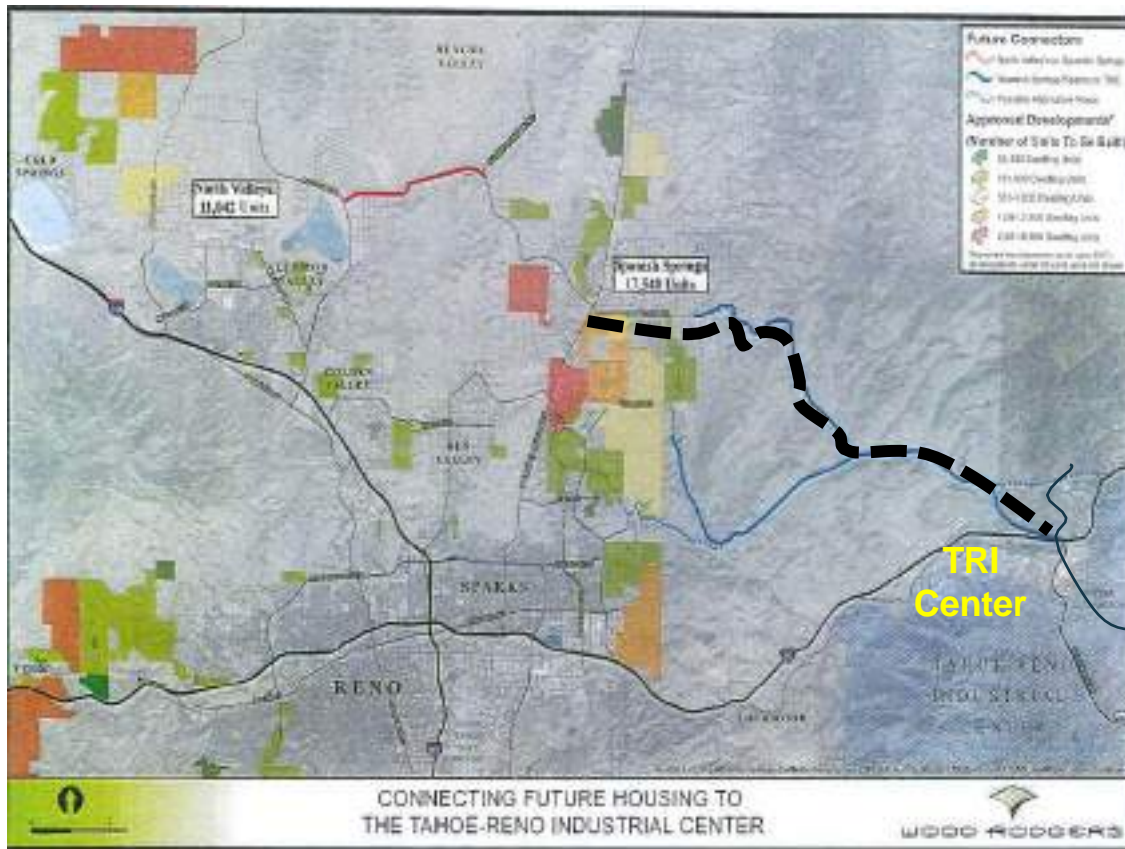
RTC Coordination



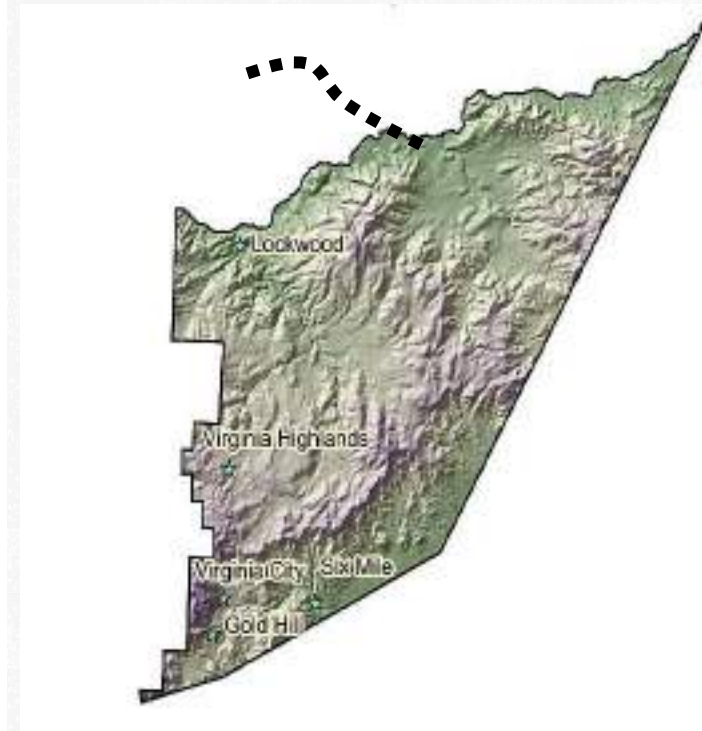
“East-West Connector”



“La Posada Connector”



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

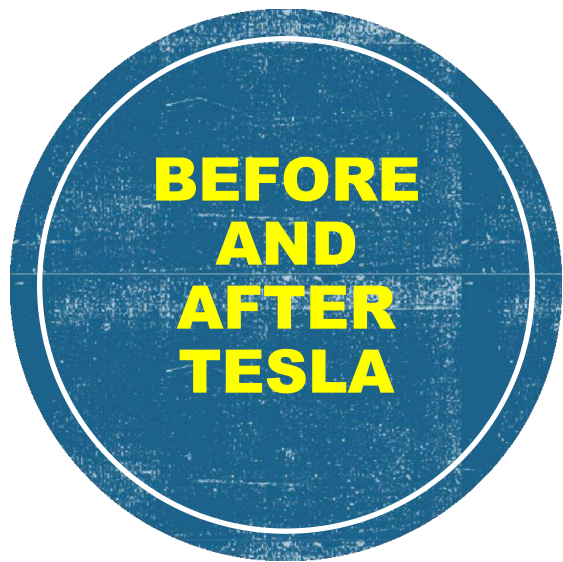


Revenues to N. Nevada

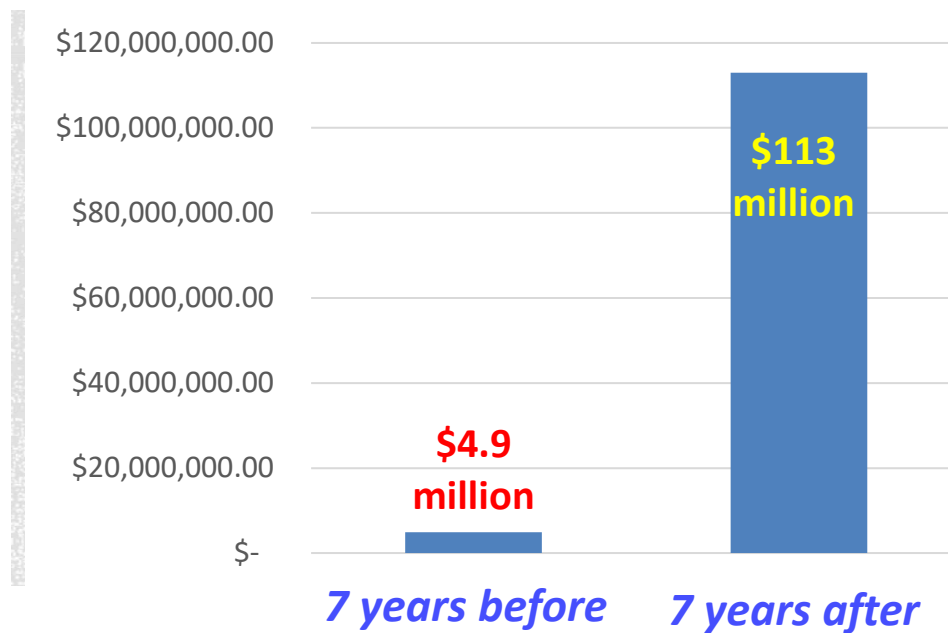


Source: "Tesla Gigafactory Nevada Economic and Fiscal Impact Analysis 2022"





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
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 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**

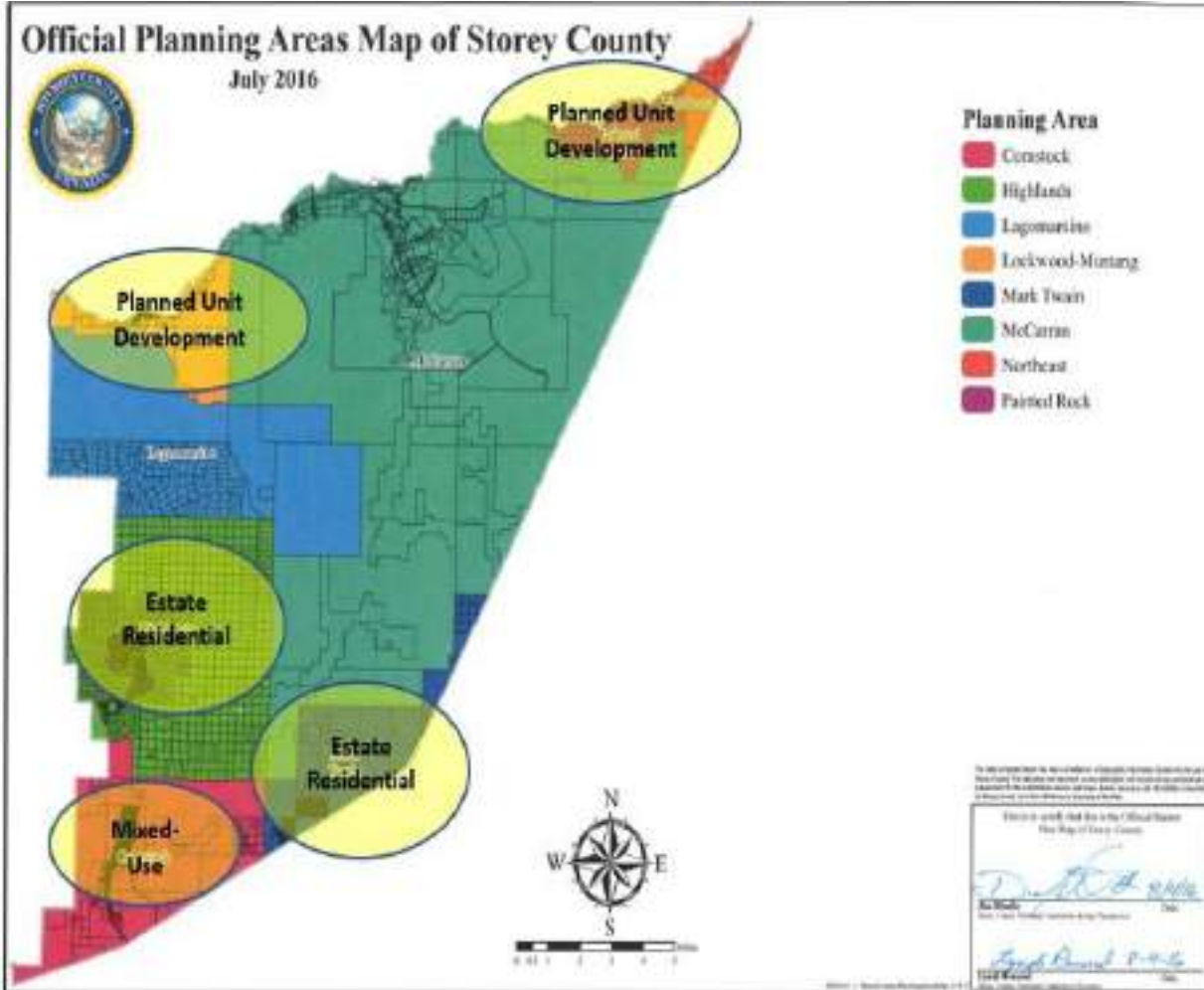




Housing Needs Assessment

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



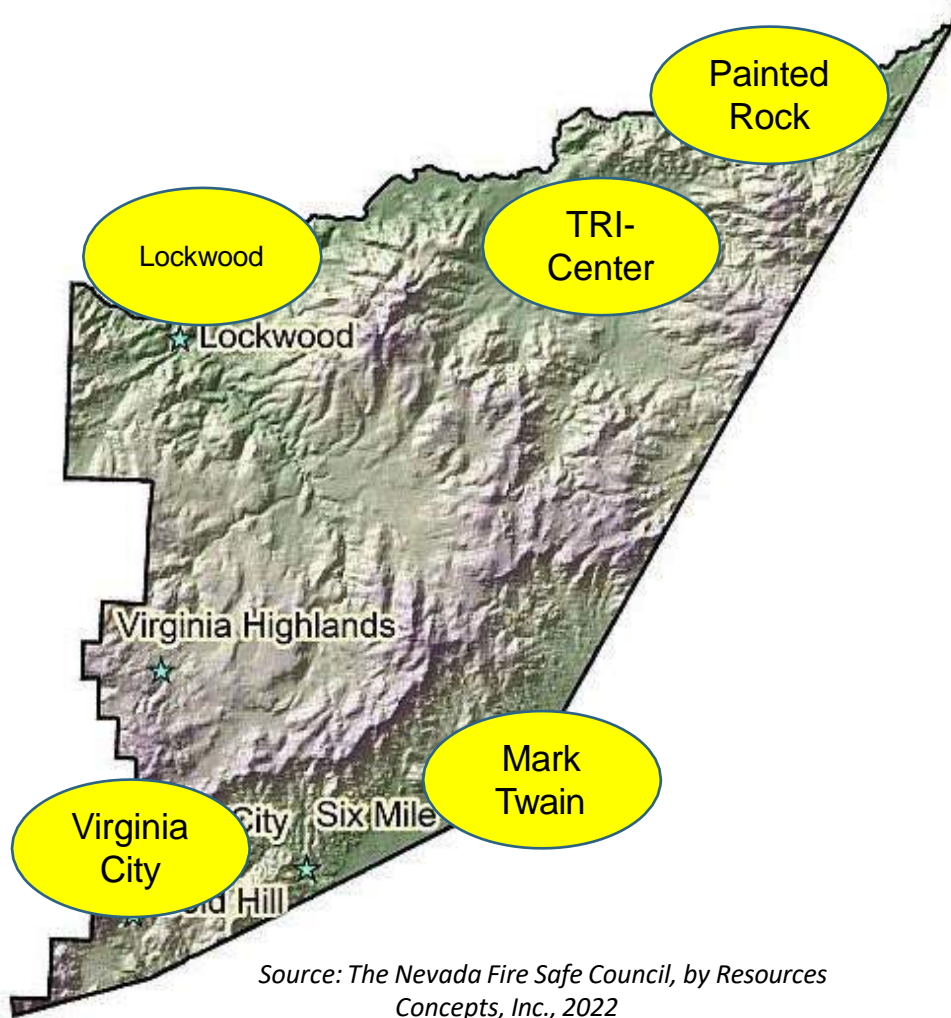


Housing Areas



Challenges & Opportunities

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

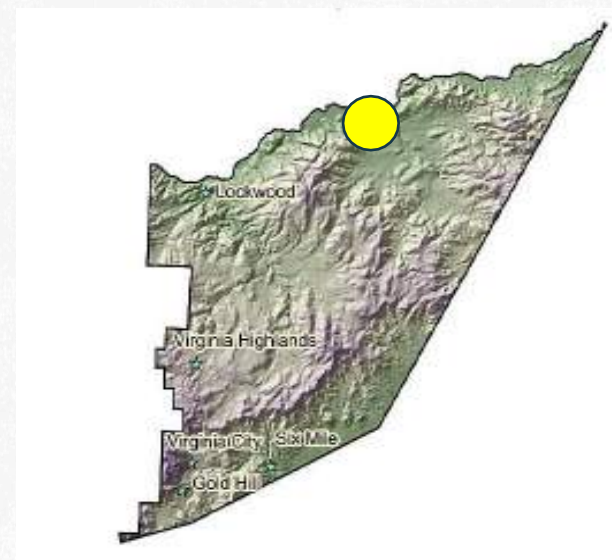


Source: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022





Tracy

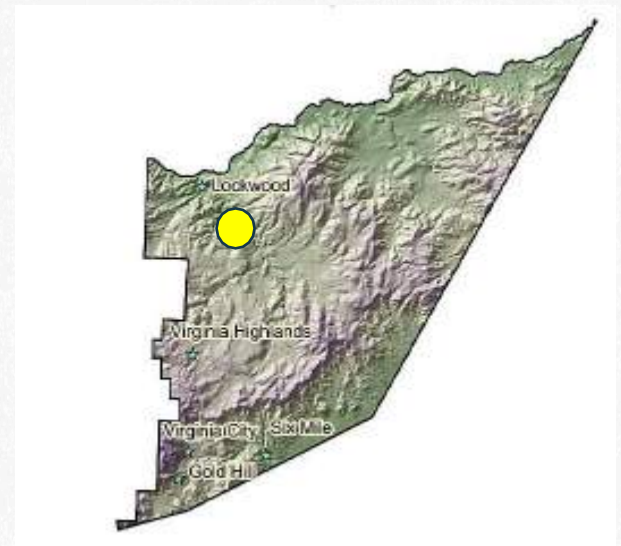


Map Source: The Nevada Fire Safe Council, by Resources Concepts, Inc., 2022; Subject: Oral History Former BOC Chair.





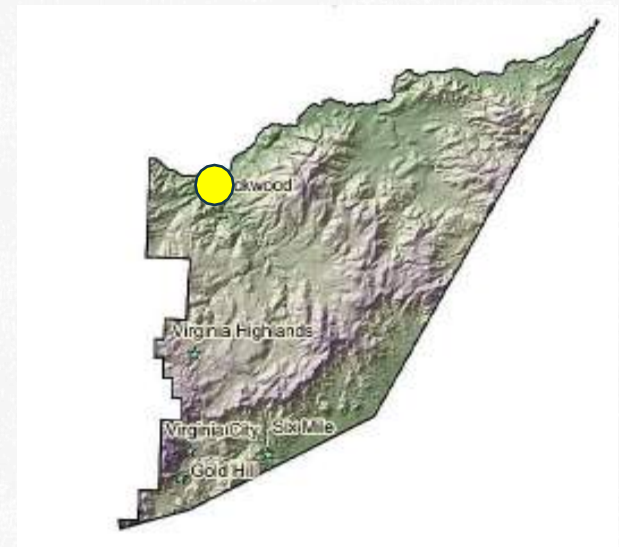
Lockwood



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



Lockwood

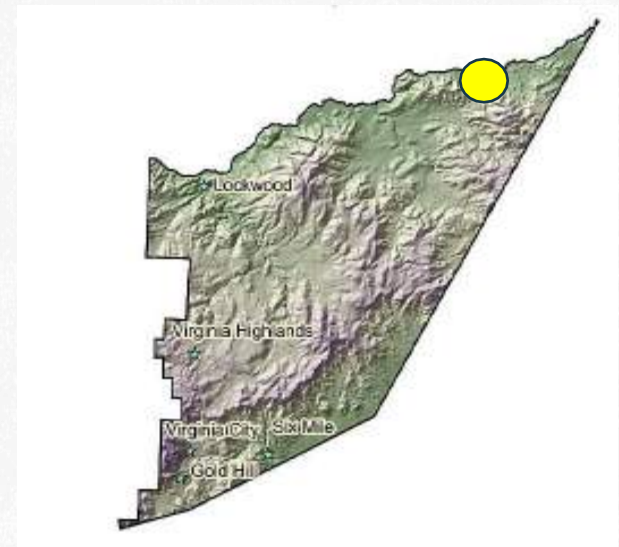


*Base Map: The Nevada Fire
Safe Council, by Resources
Concepts, Inc., 2022*





Painted Rock

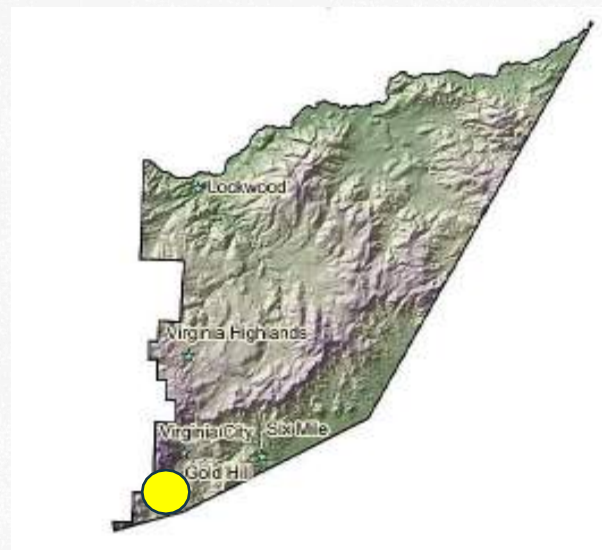


Map Source: The Nevada
Fire Safe Council, by Resources
Concepts, Inc., 2022





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, 8.40 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)



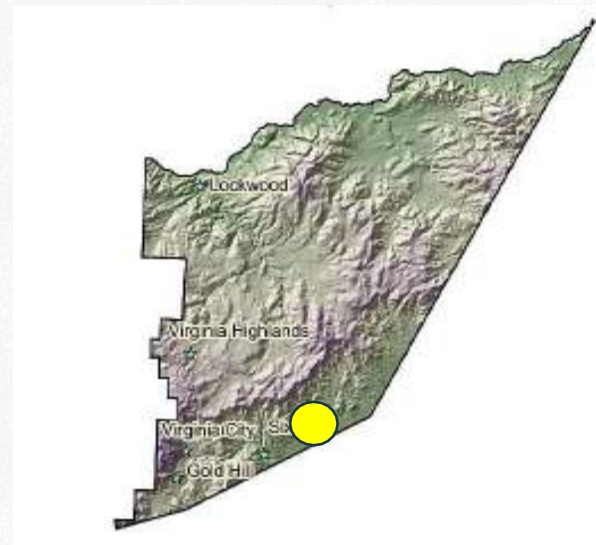
The Storey County Board has approved this map as a preliminary document. It is not to be used for any other purpose. The Board reserves the right to amend this map at any time without notice. No warranty is made by the Board as to the accuracy of the map. No liability is assumed by the Board for any loss or damage resulting from the use of this map.

STOREY COUNTY PLANNING DEPARTMENT

This is to certify that this is the Official Zoning Map of Storey County, adopted by the Board of the Board of Commissioners of Storey County, Nevada.

[Signature] 12-4-2012
 Board of Commissioners
 Storey County, Nevada

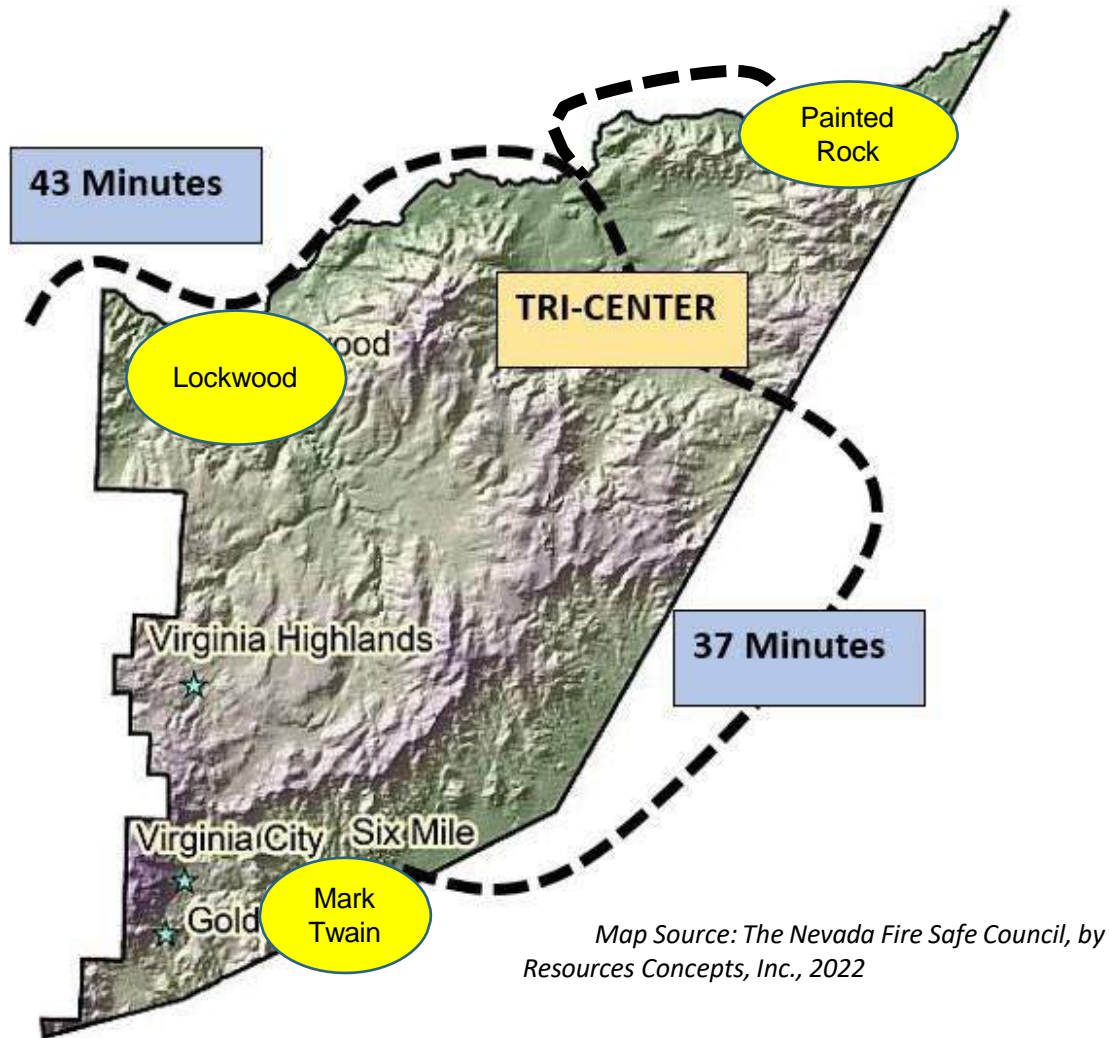
Mark Twain



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



Distance From TRI-Center to Residential Areas



Bold Ideas That Build Nevada



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?

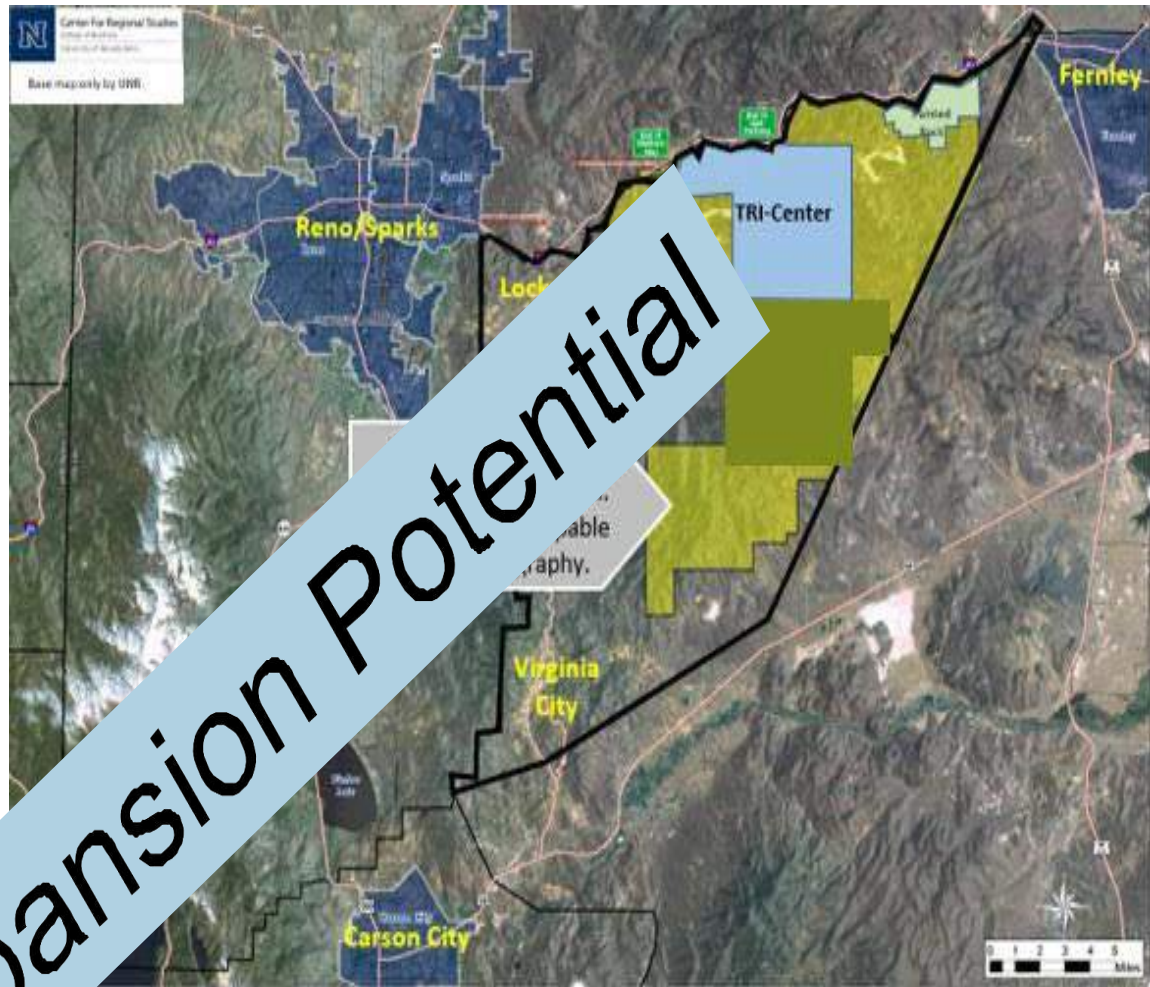
Bold Ideas That Build Nevada

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

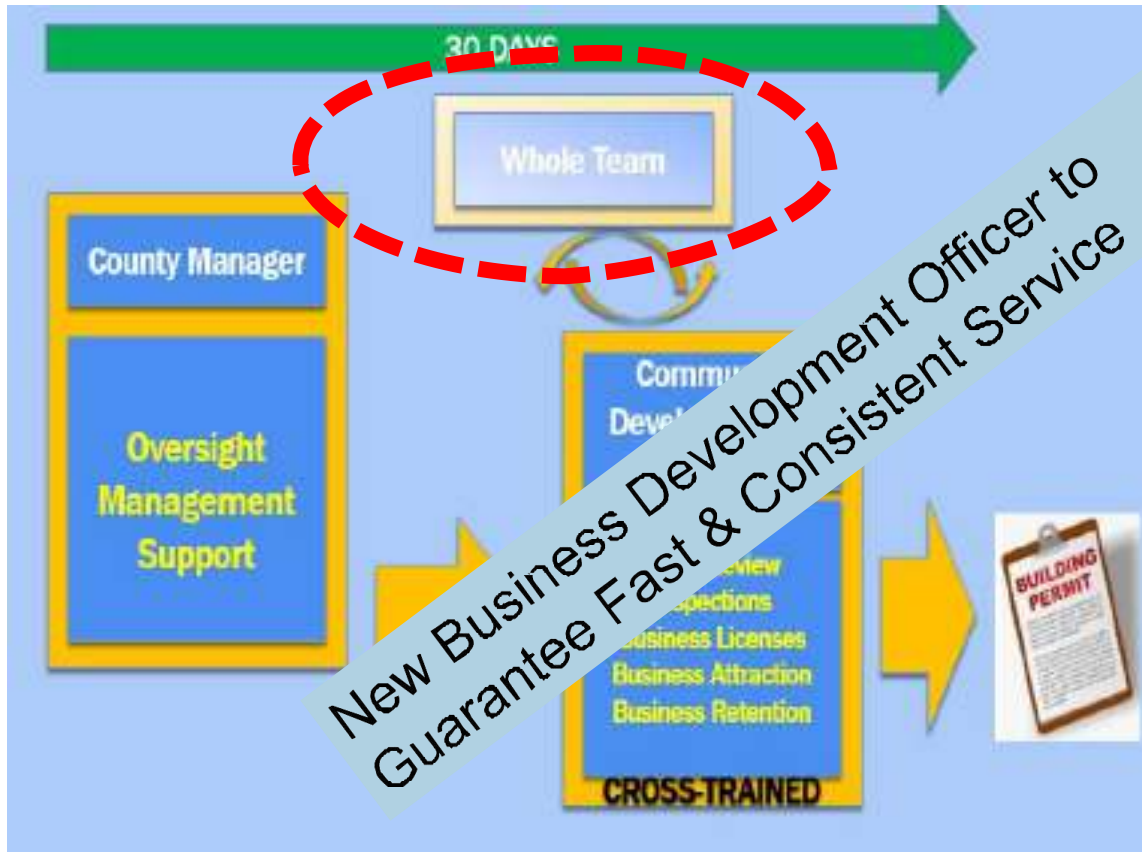
Extended Lodging

Hotels
Extended Stay Hotels
Extended Stay P

Development Agreement
Guaranteed



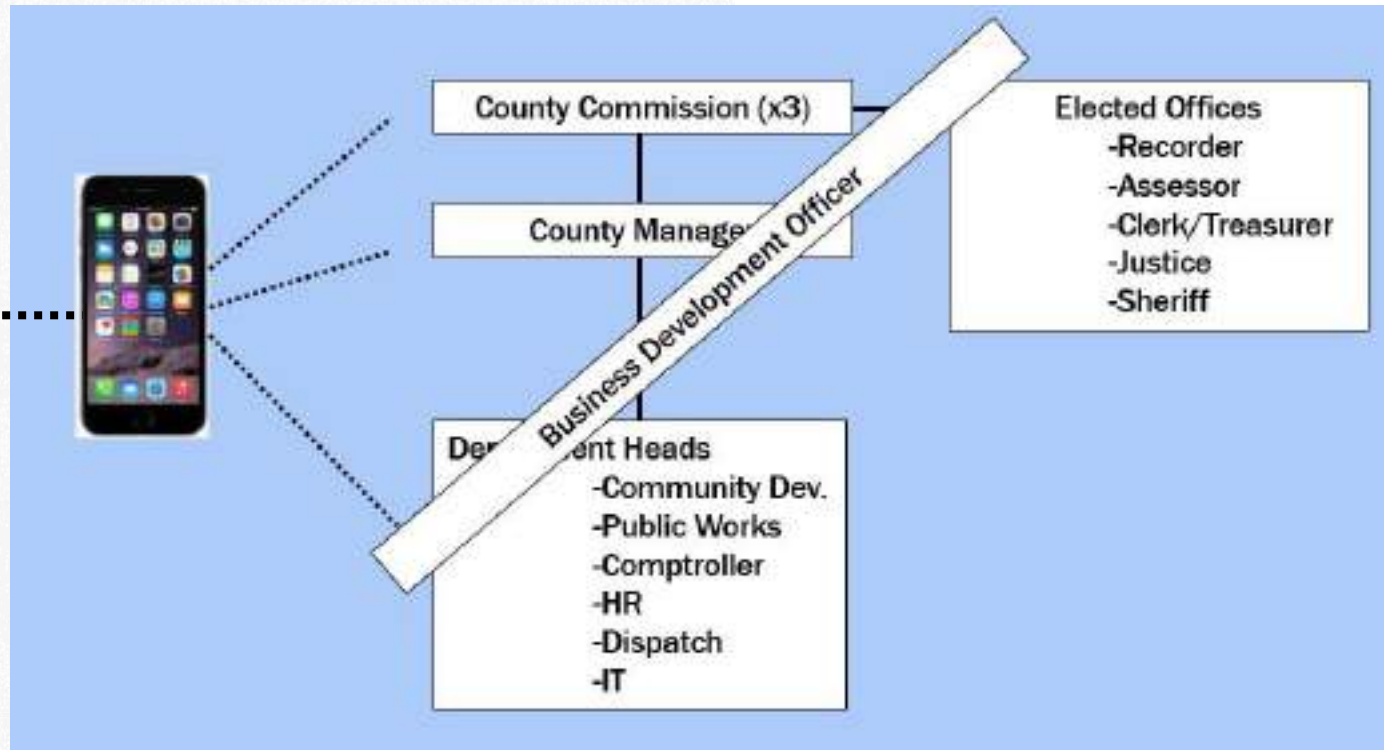
Streamlined Permitting



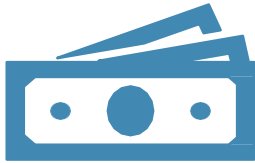
- 7-Day Grading Permit
- 30-Day Building Permit
- ***Guaranteed!***



Accessible Team



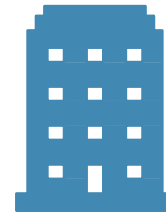
What's New?



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





ANNUAL STATE OF THE COUNTIES



Jennifer Davidson

DOUGLAS COUNTY



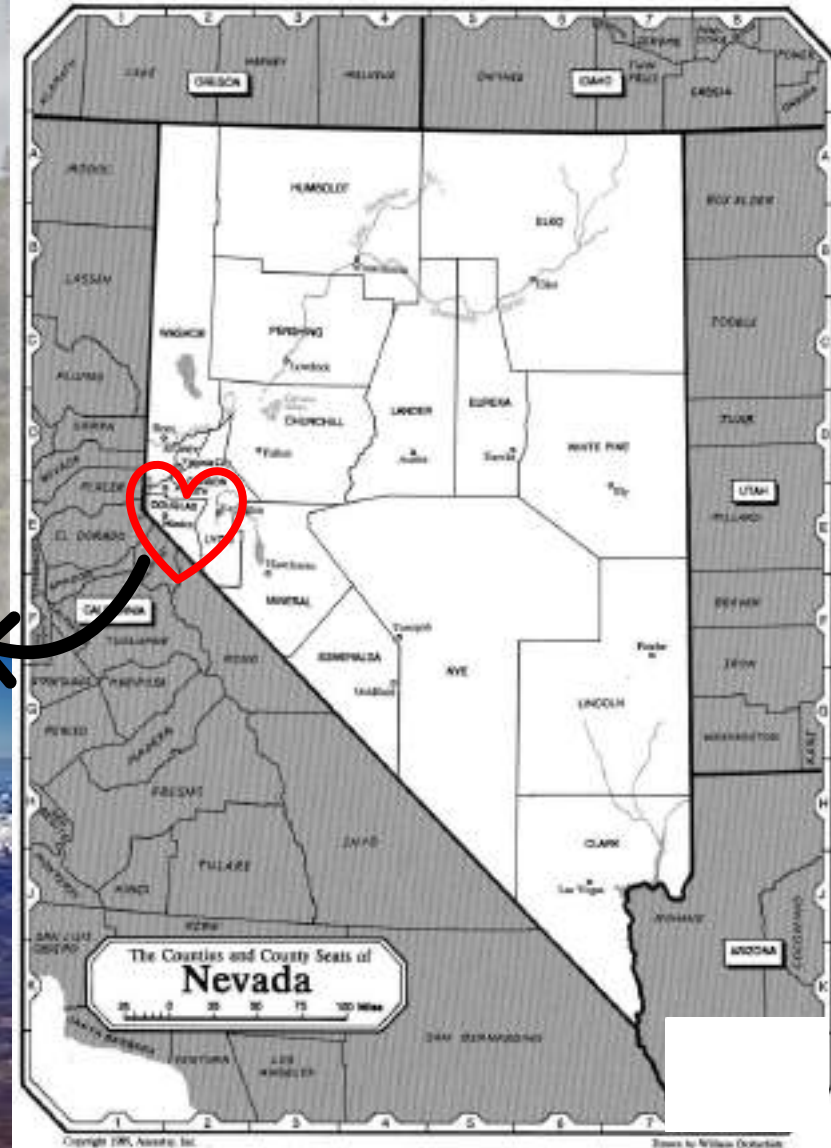
DOUGLAS COUNTY

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%

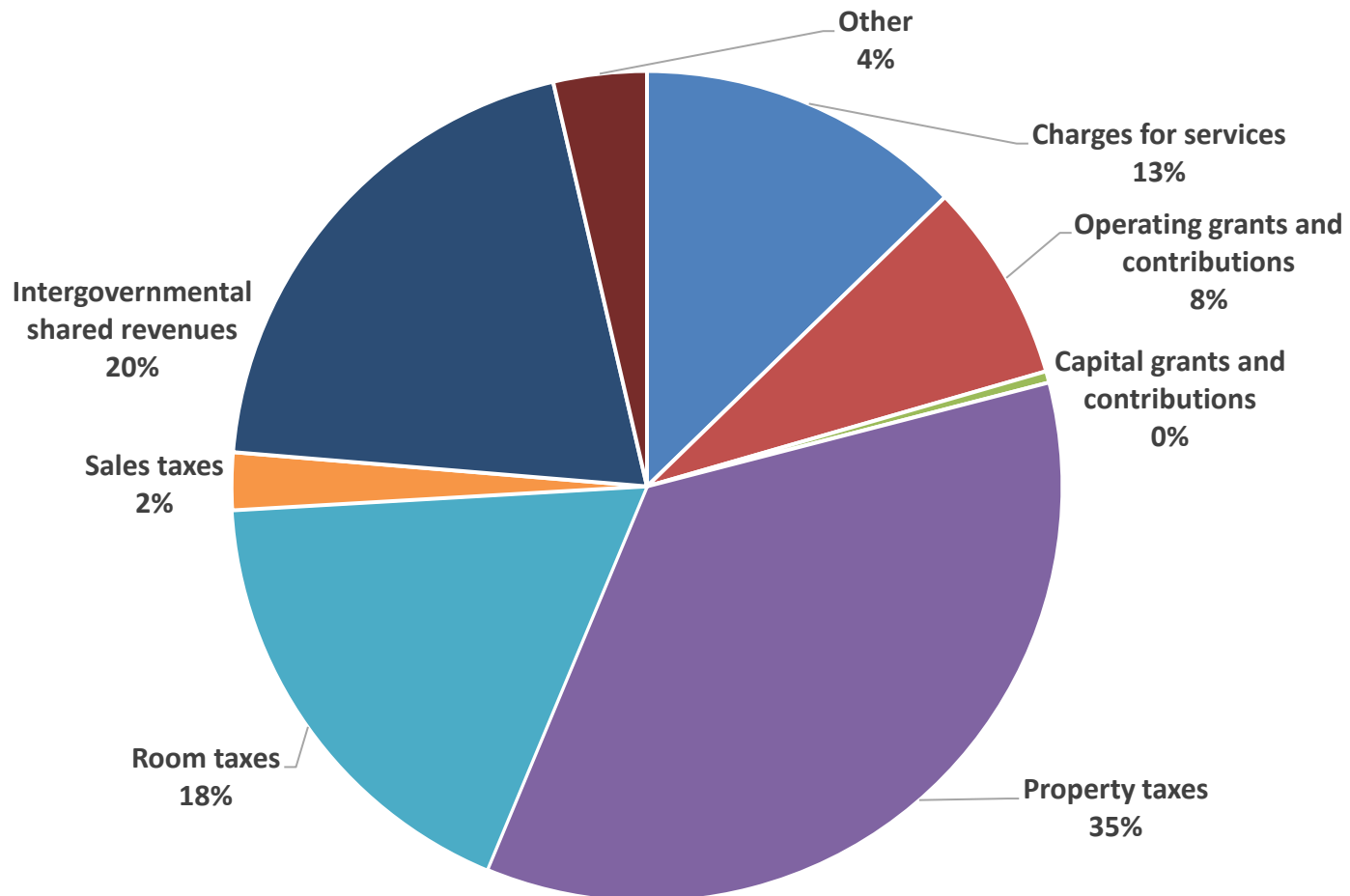
Children (18 and under) Population

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

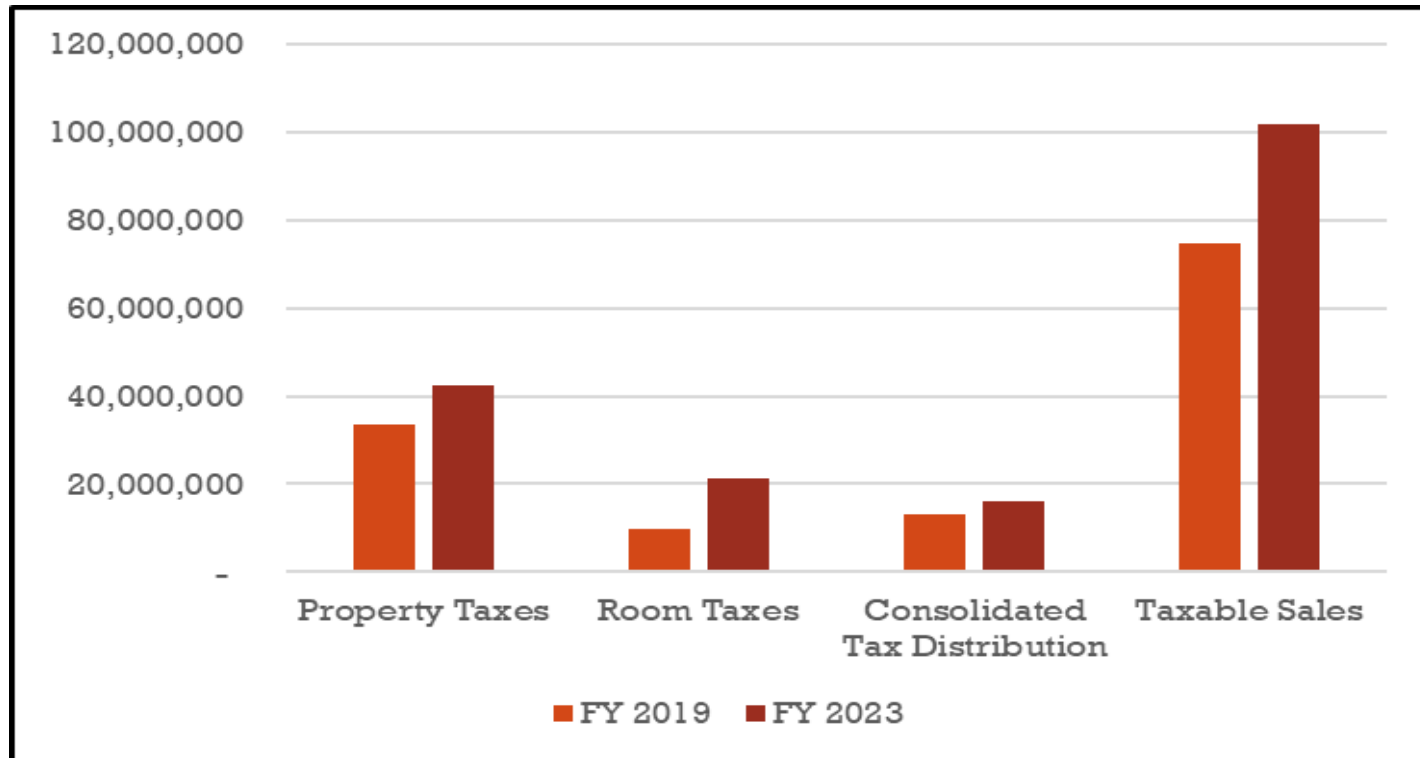


County Finances

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.



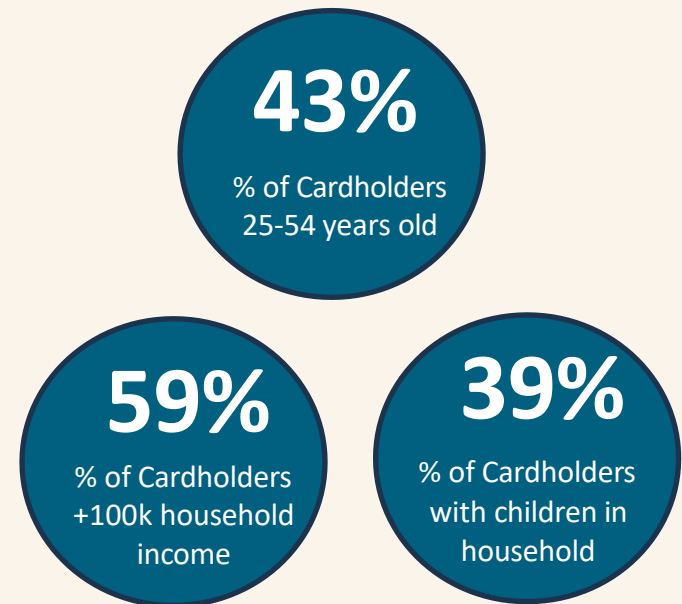
State of the Tourism Economy

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.

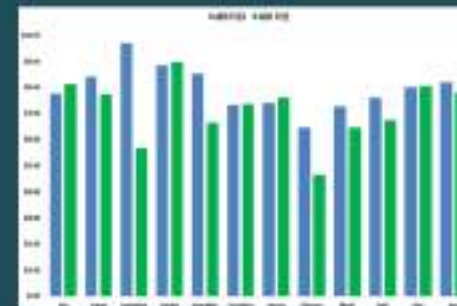
Visitor Spend Demographics



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?

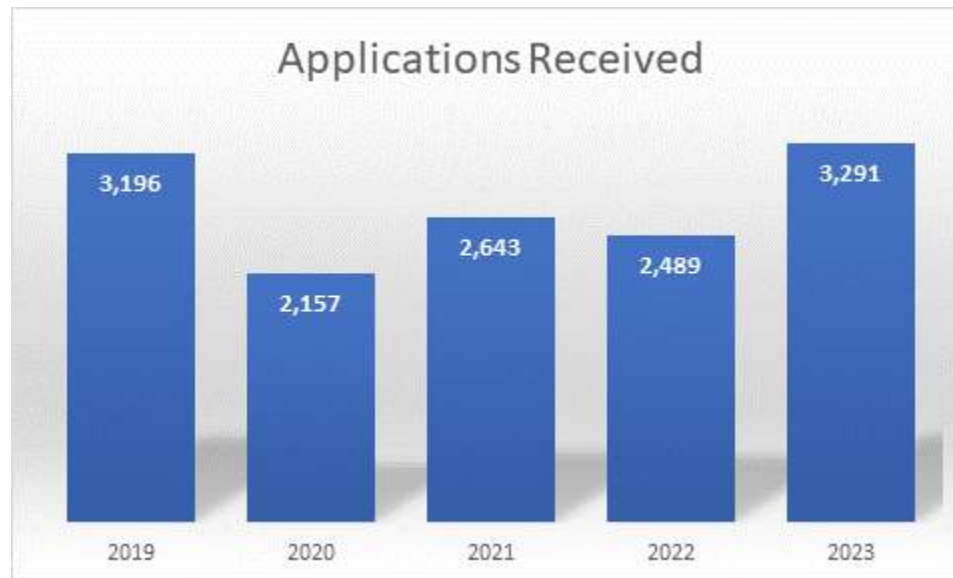


- Developed strategic goals to address feedback that it is hard to do business in Douglas County. **Goal:** Create a business toolkit for new businesses and streamline permitting processes.
- Revising Title 20 and appendix B to be more business friendly.
- Updating Building/Permit Fee Schedule in partnership 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.

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%

Source: All regional visitors are on a combined total spend of \$100 million at all times. Transportation is being supplied by visitors. For example, if \$100 was spent at restaurants, \$10 of that would be from visitors, \$90 from residents.

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.



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



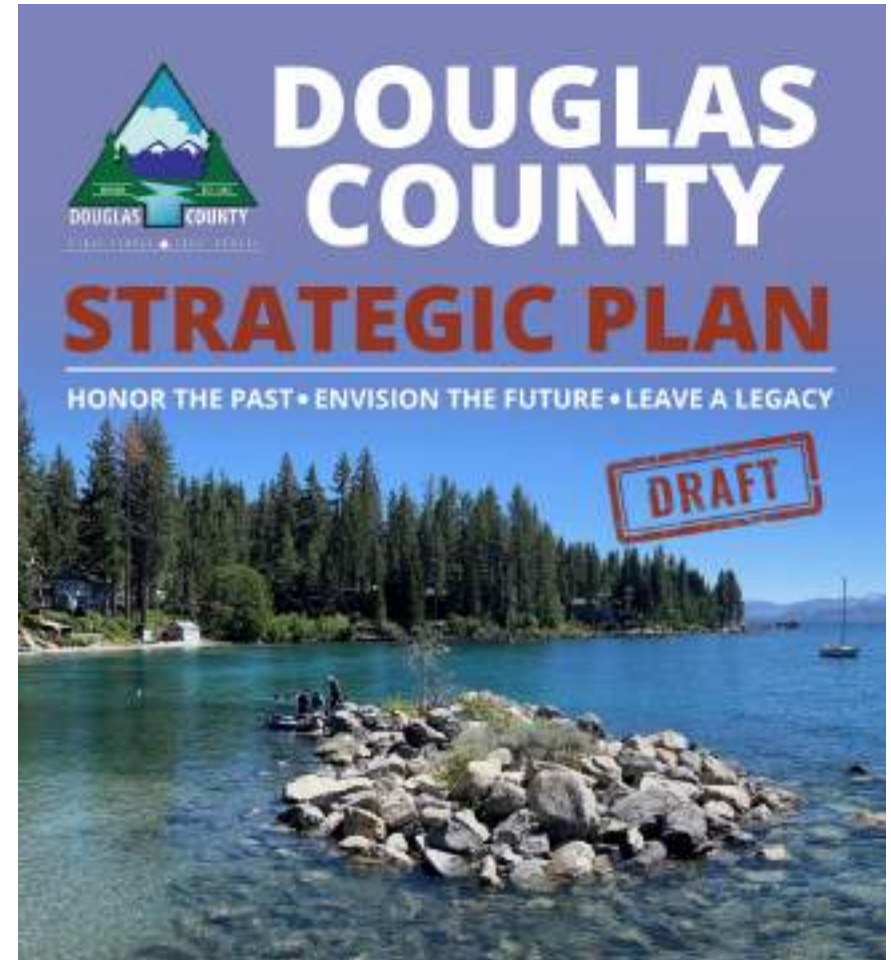
Preserving Douglas County's Natural Beauty & Rural Character



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









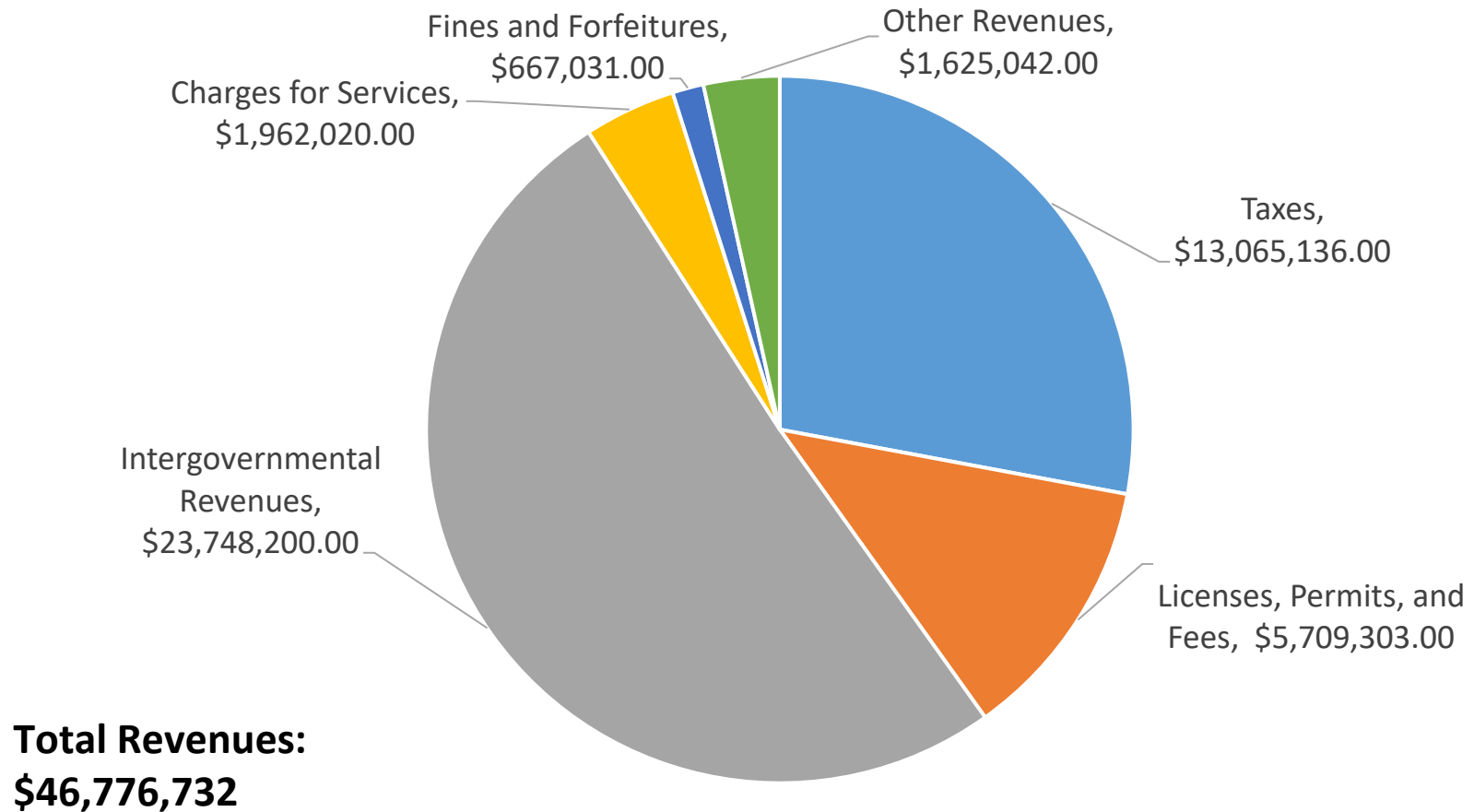
County Manager

Financial Summary



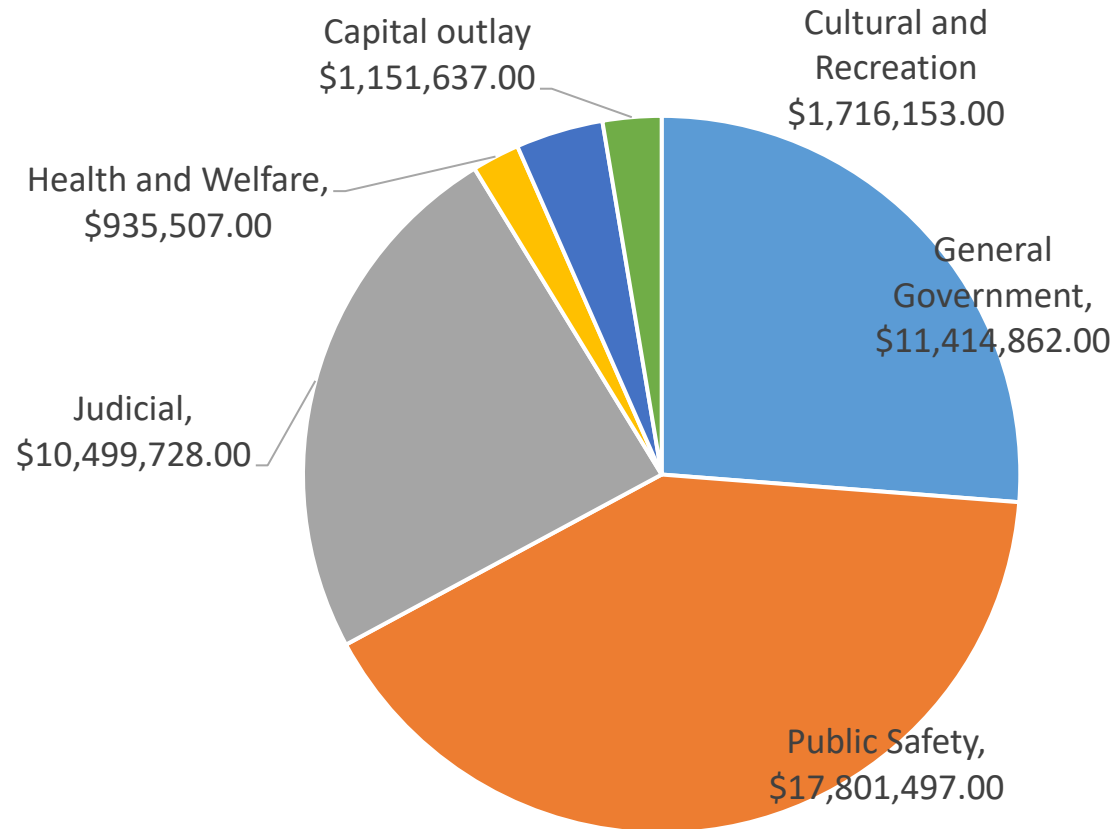
General Fund Revenues

Year Ended June 30, 2023





General Fund Expenditures Year Ended June 30, 2023



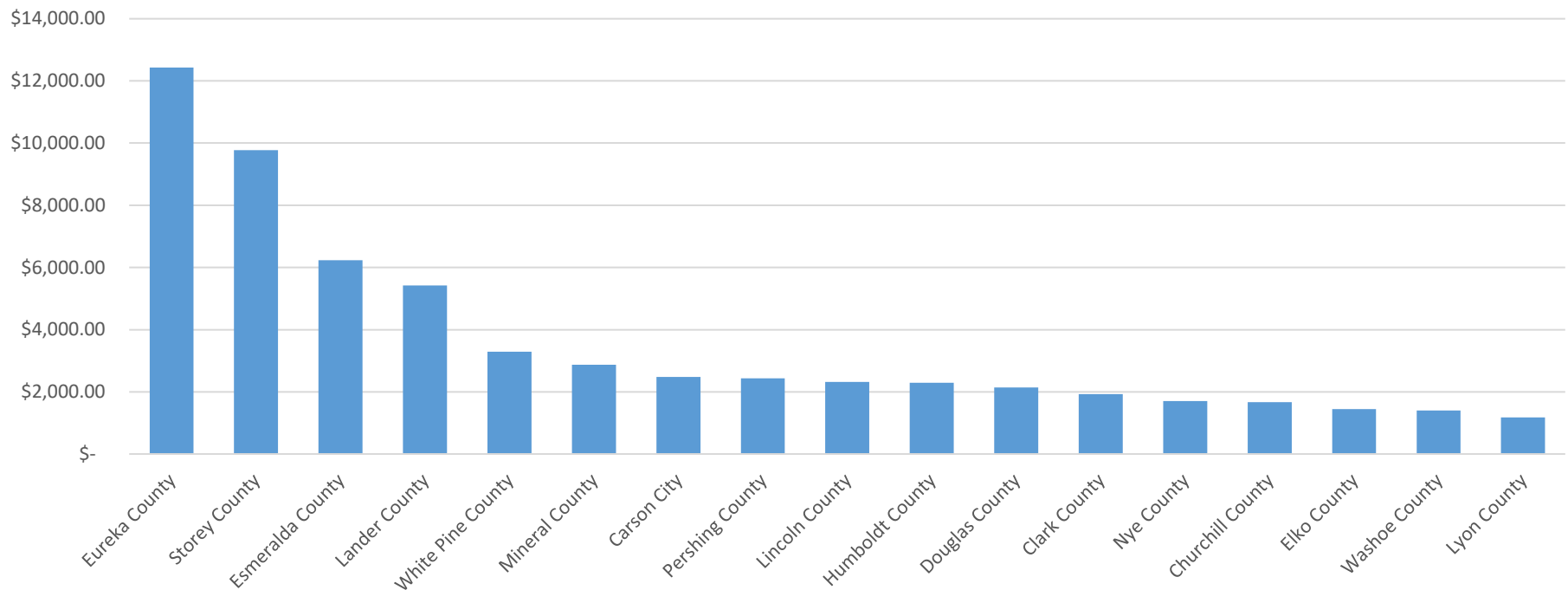
Total Expenditures:
\$43,519,384

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.



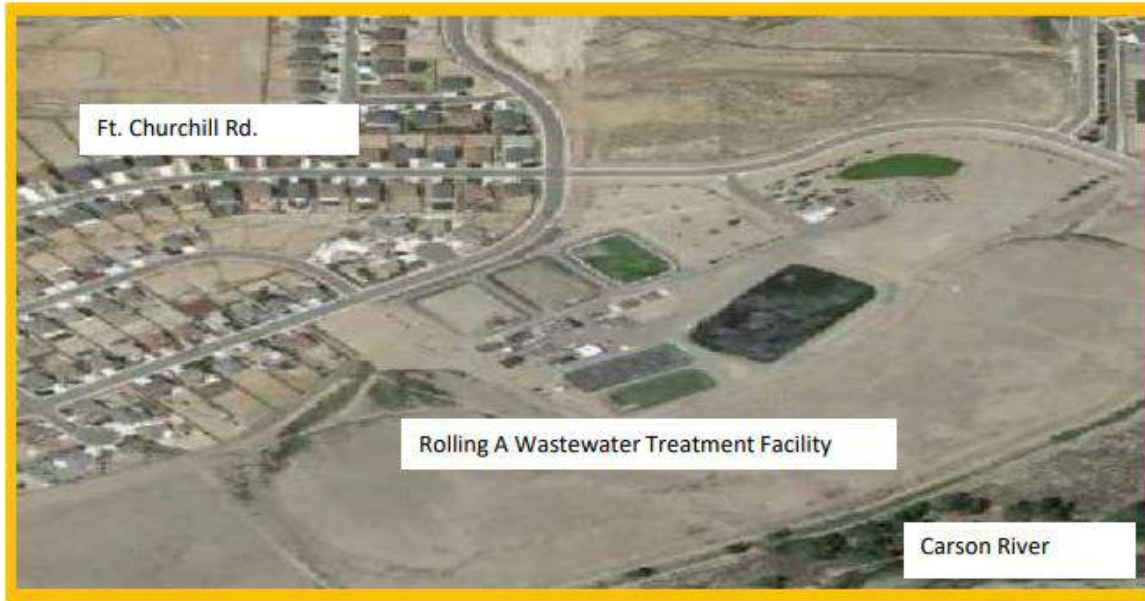
Permit Process Update

- 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

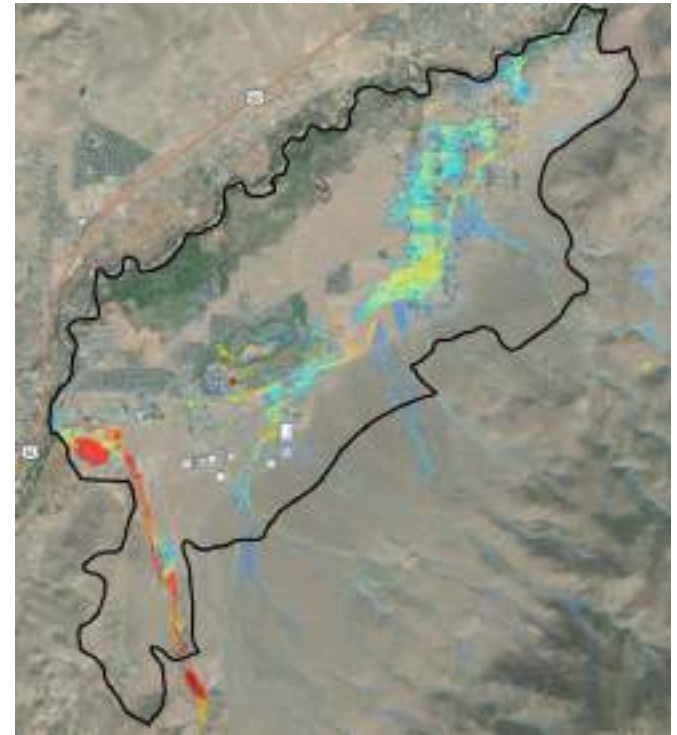


Description: The project will increase plant annual average treatment capacity from 1.0 Million gallons per day to 1.4 million gallons per day. Scope includes, (1) construction of new equalization tank, flow splitting structure, two sequencing batch reactors, thickening unit, and a dewatering unit and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



TRI II





Traditions





Traditions





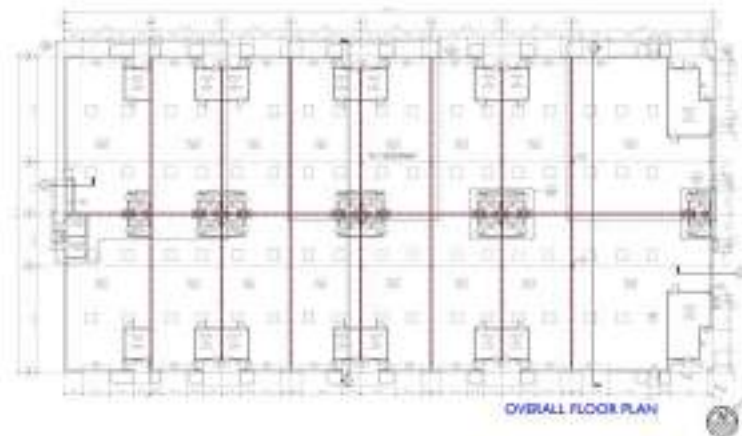


35 ENTERPRISE

35 ENTERPRISE WAY - DAYTON, NEVADA - 89403

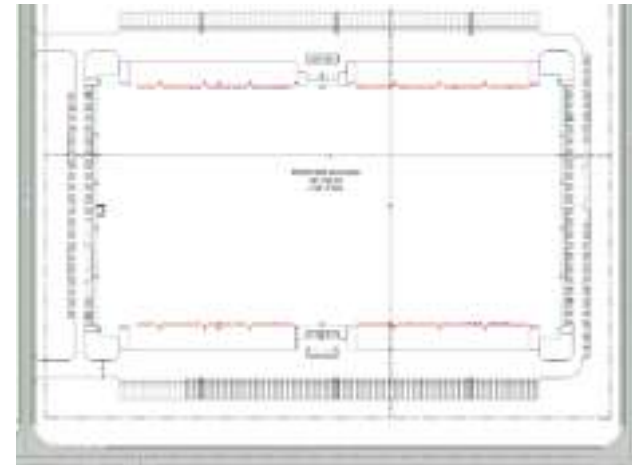
INDUSTRIAL FLEX SPACE COMPRISED OF 16 UNITS

1 UNIT - 1,557 SQ. FT. / 1 UNIT - 1,651 SQ. FT. / 2 UNITS - 2,565 SQ. FT. / 6 UNITS - 1,336 SQ. FT.





Northern Nevada Industrial Center





County Manager

Thank you

NDA



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Nancy Paulson

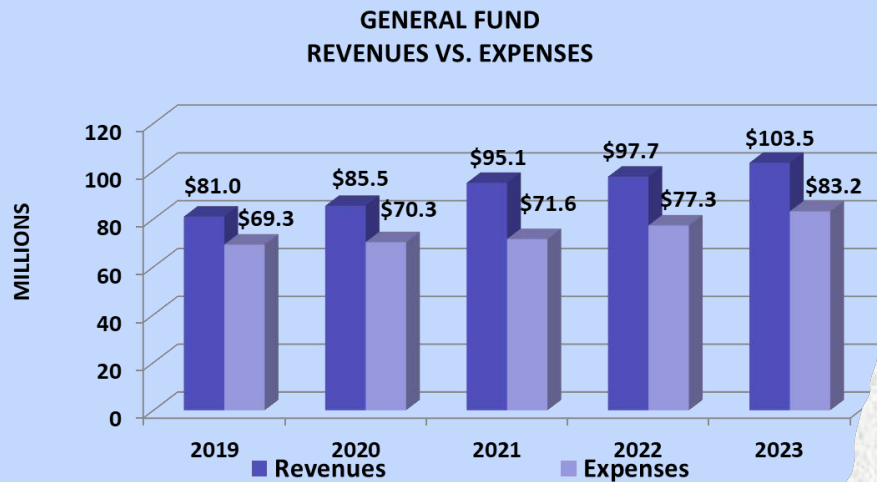
CARSON CITY

NNDA State of the Counties

Carson City

January 24, 2024

Nancy Paulson, CPA
City Manager



General Fund

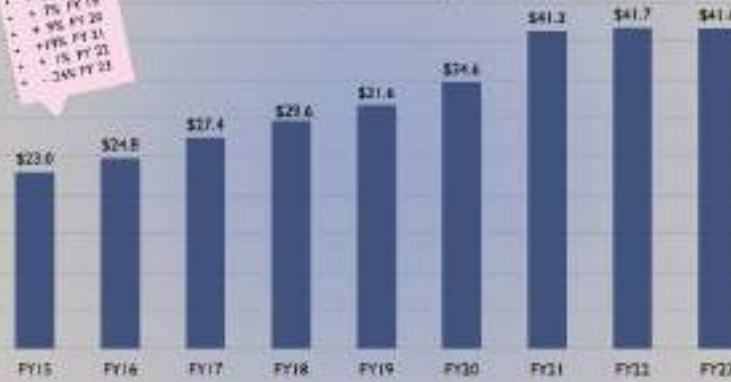
- Revenues continue to exceed expenses each fiscal year – \$20.3M in FY 23
- Excess used to fund debt service, capital expenditures and reserves
- Actual ending fund balance continues to exceed estimates – \$9M in FY 23



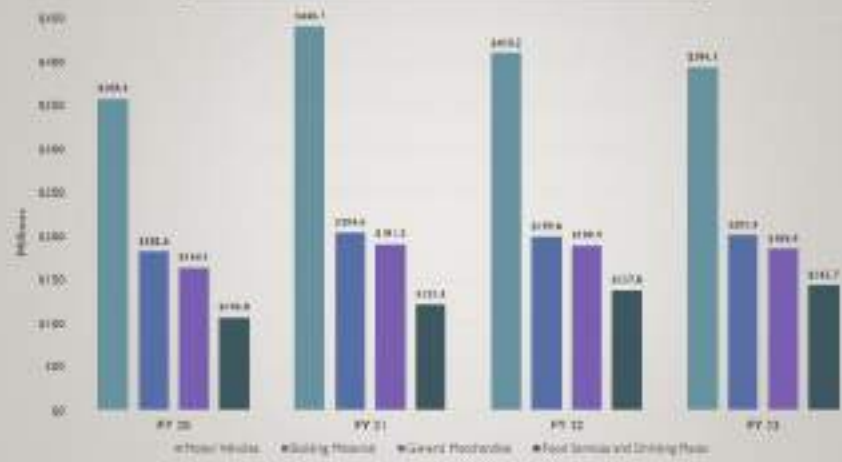
Sales Tax

Annual Change
+ \$M FY 16
+ \$M FY 17
+ \$M FY 18
+ \$M FY 19
+ \$M FY 20
+ \$M FY 21
+ \$M FY 22
+ \$M FY 23

CONSOLIDATED TAX REVENUE (MILLIONS)

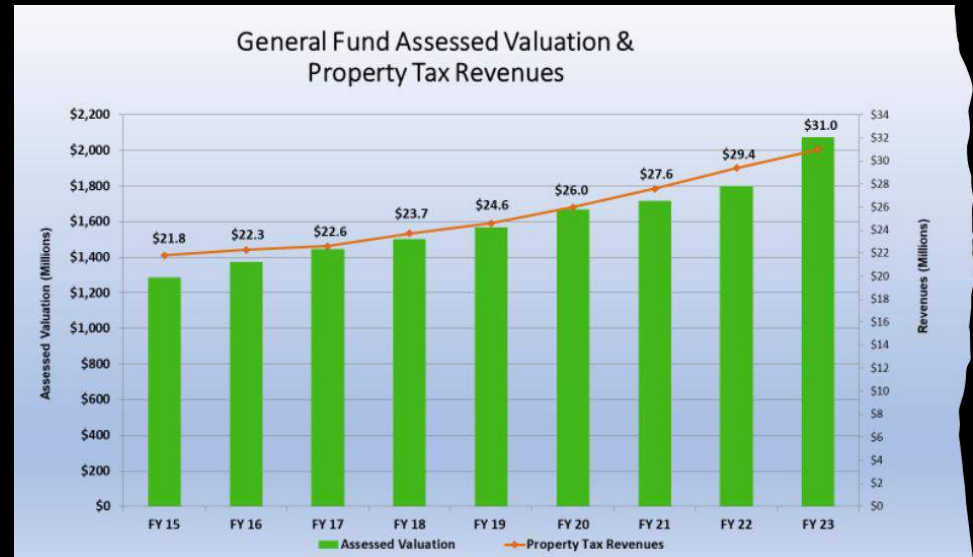


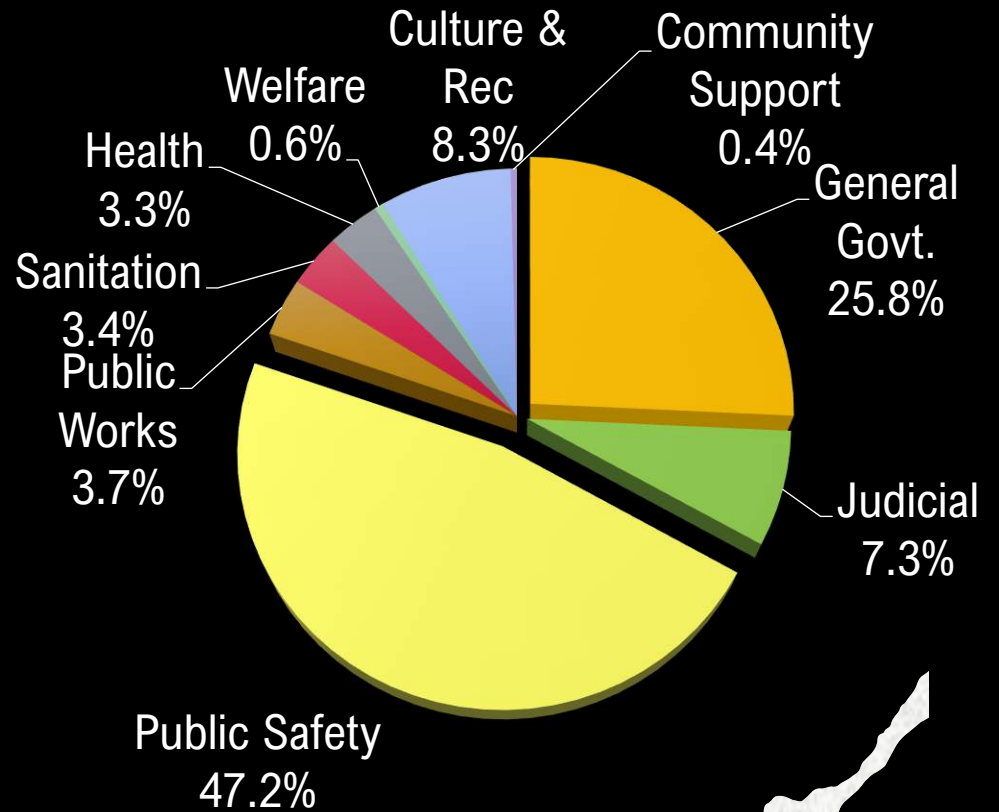
TAXABLE SALES BY CATEGORY



Property Taxes

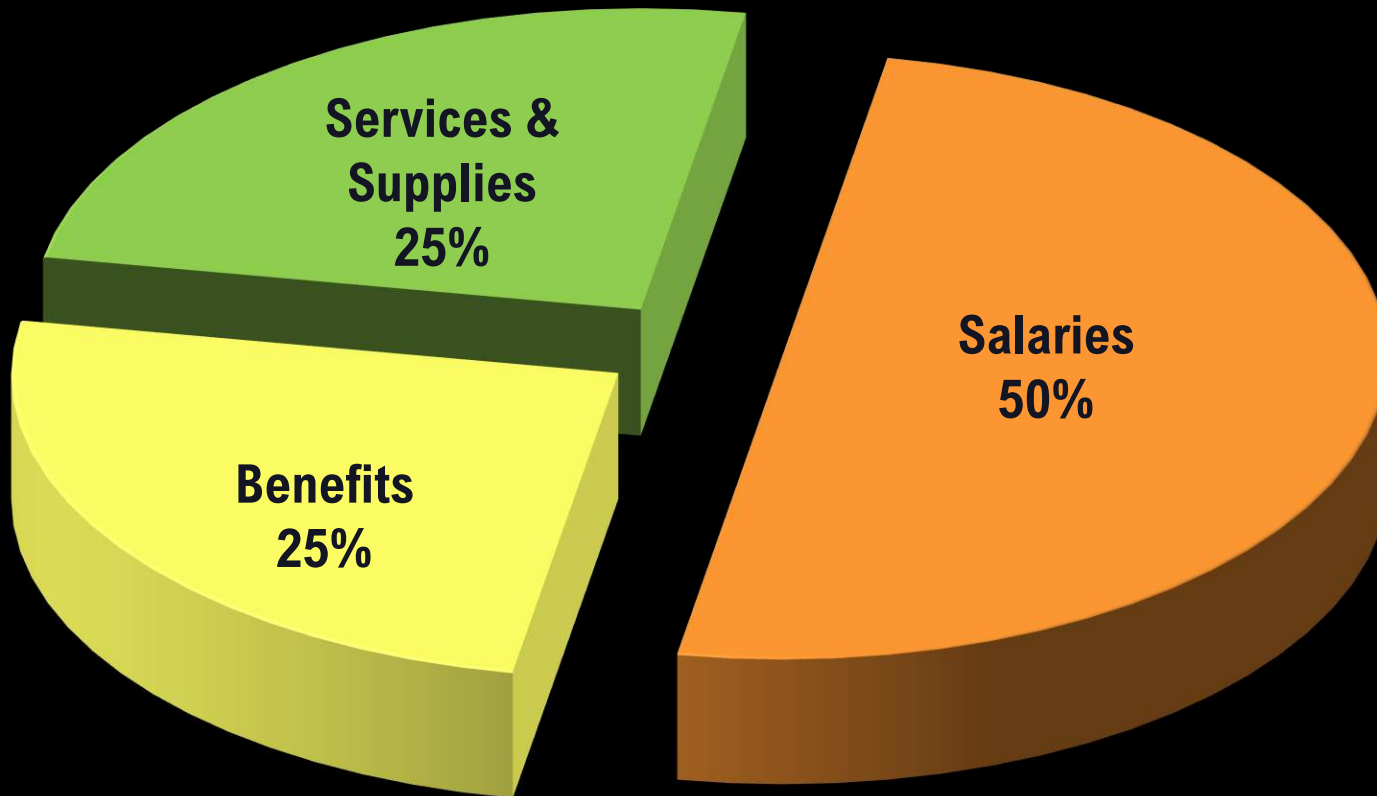
- FY 23 assessed valuation up 15.4%
- FY 23 revenue up 5%
- Carson City Property Tax Rate - \$3.57
- General Fund Rate – \$1.9622
- Max Allowable Rate - \$3.66



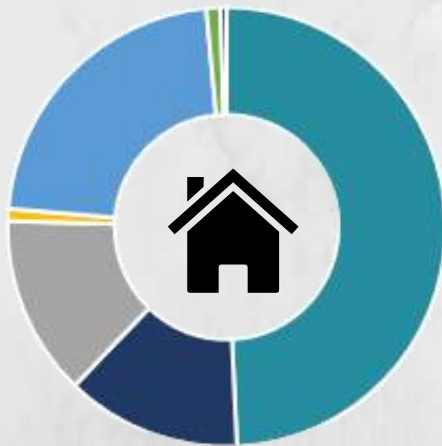


FY 23 General Fund Expenditures

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

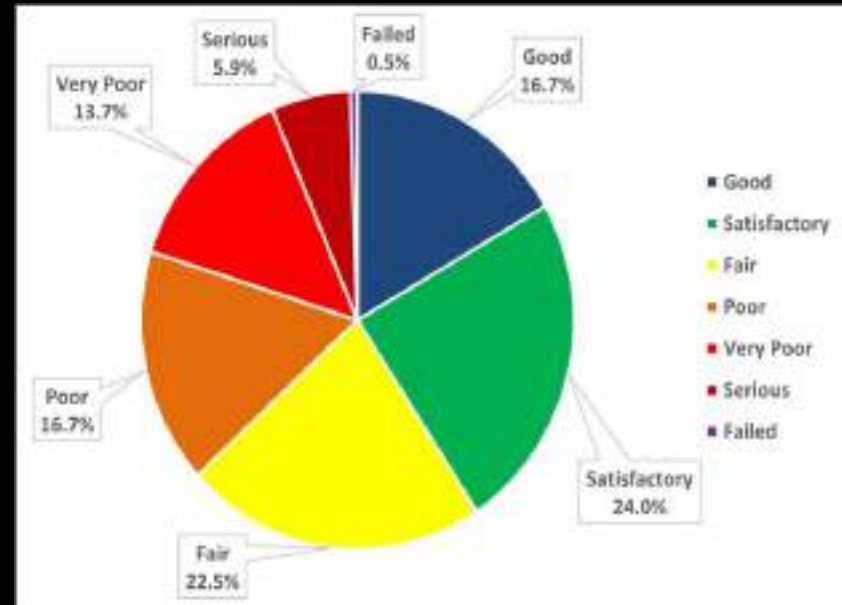
Cost Comparison:

- 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

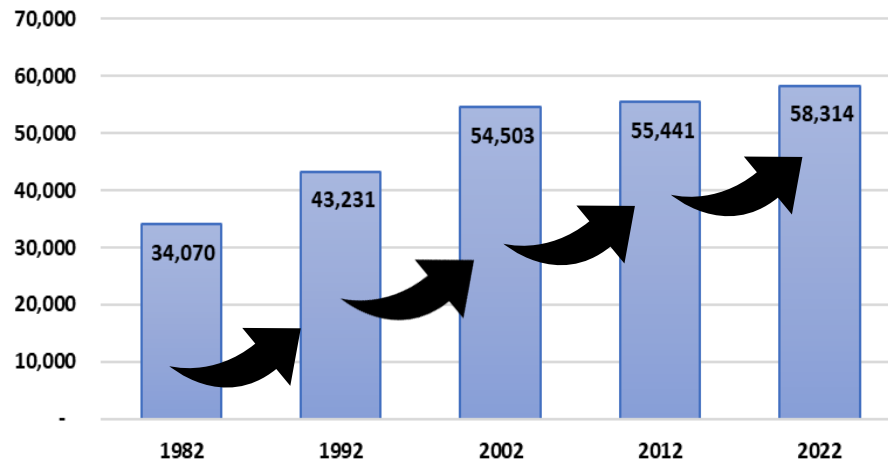
Current Revenue (excludes grants & debt service coverage)	\$10M
Operating Expenses (staffing, fleet, supplies)	\$5.5M
Available for Capital Projects	\$4.5M
Est. annual cost to keep Local Roads in Fair (approaching Poor) Condition and Regional Roads in Satisfactory Condition	\$25.5M

Purposes
(Transportation) Sales Tax
– NRS 377A

Infrastructure Sales
Tax – NRS 377B

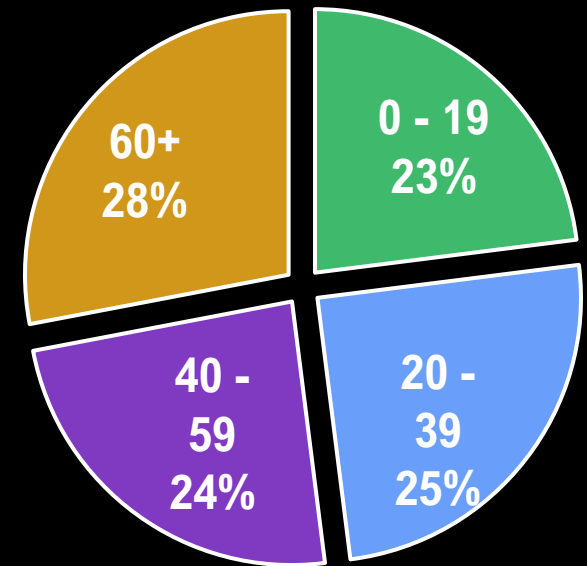
General Improvement
District (GID) – NRS
318

Population Change by Decade



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

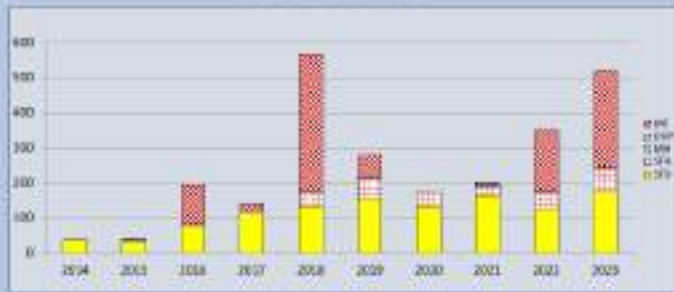
Age Distribution





Residential Development

RESIDENTIAL PERMITS



• 2023: 519 Permits

• 2022: 330 Permits

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

SIERRA FLATS APARTMENTS

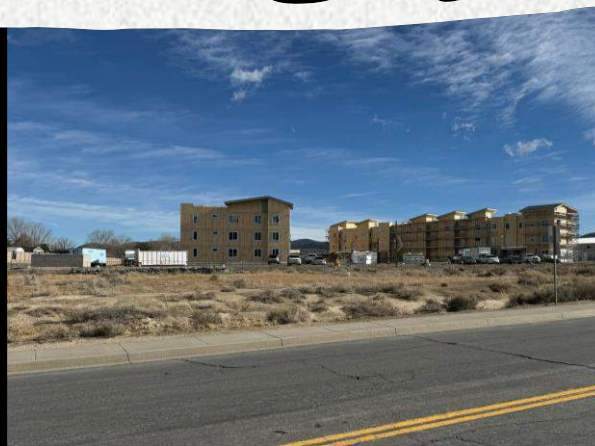
Affordable / Workforce Housing

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



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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

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



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



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Converse Consultants

Geotechnical Engineering & Consulting
Environmental & Geospatial Science
Materials Testing & Inspection Services



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