

# ANNUAL STATE OF THE COUNTIES



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Environmental & Groundwater Science  
Materials Testing & Inspection Services



*Copper*



**AT&T**



**SOUTHWEST GAS CORPORATION**  
smarter > greener > better



**CARSON TAHOE  
HEALTH**



**American Battery  
Technology Company**



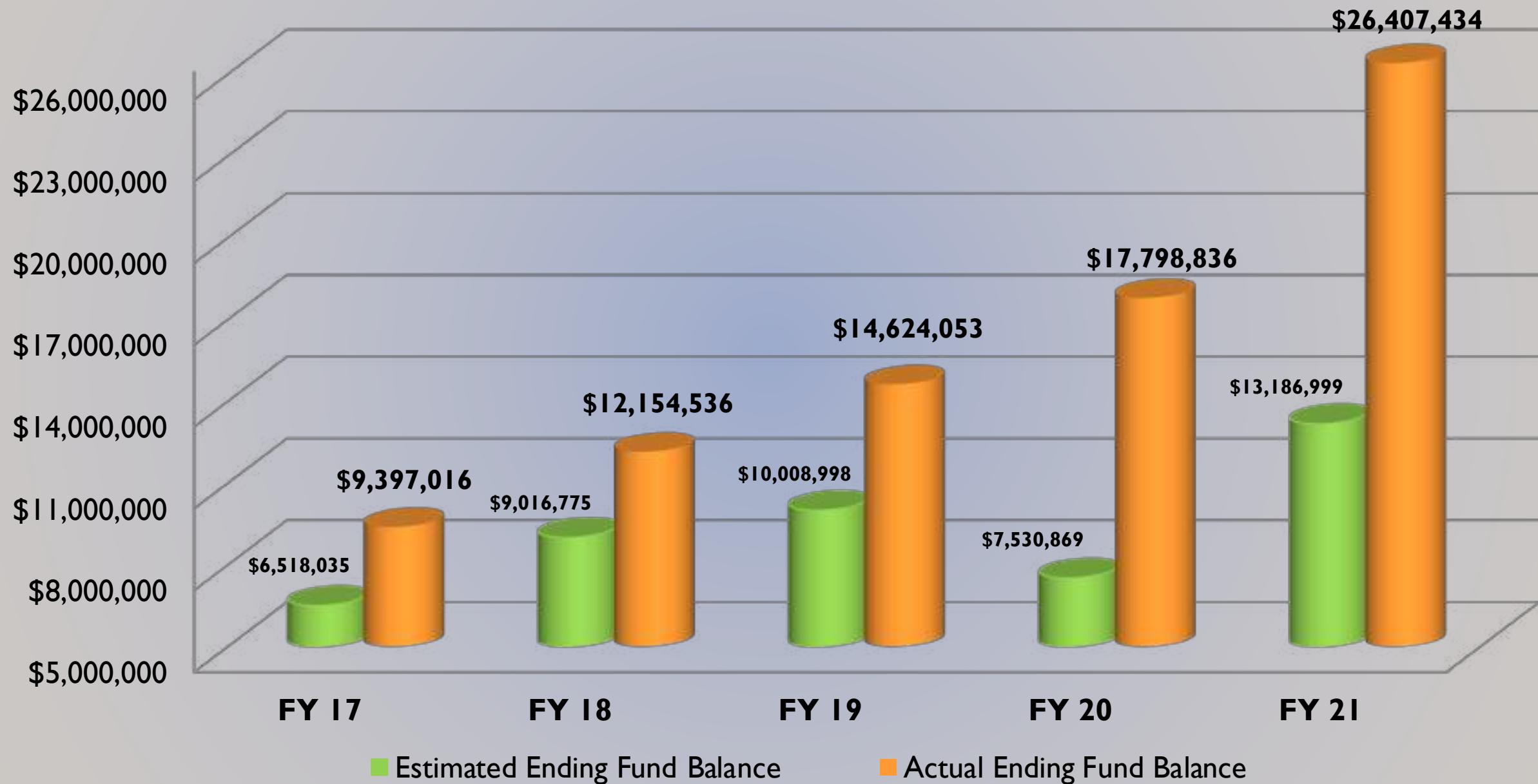
# NNDA STATE OF THE COUNTIES CARSON CITY

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Nancy Paulson, CPA  
City Manager

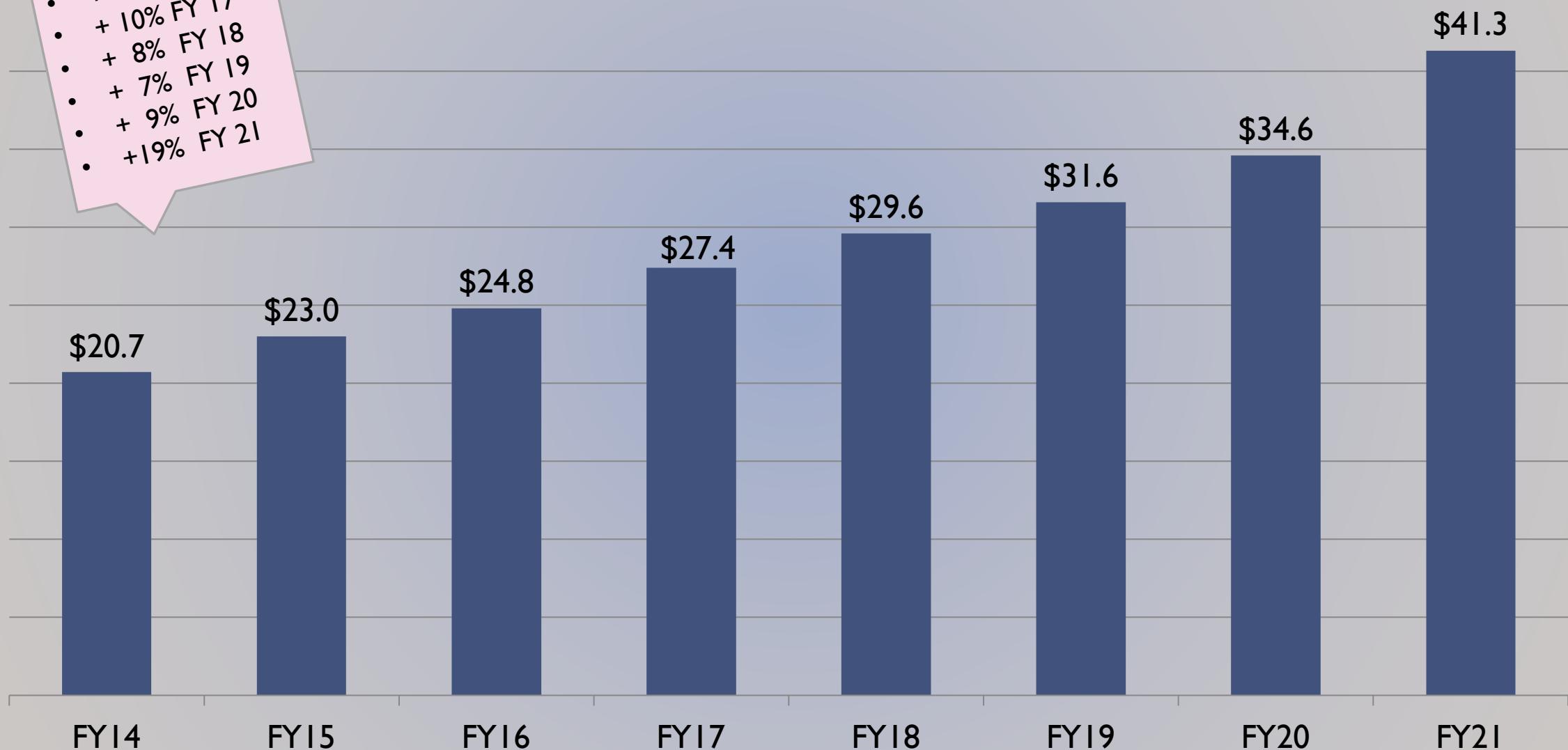
# **GENERAL FUND RESERVES**



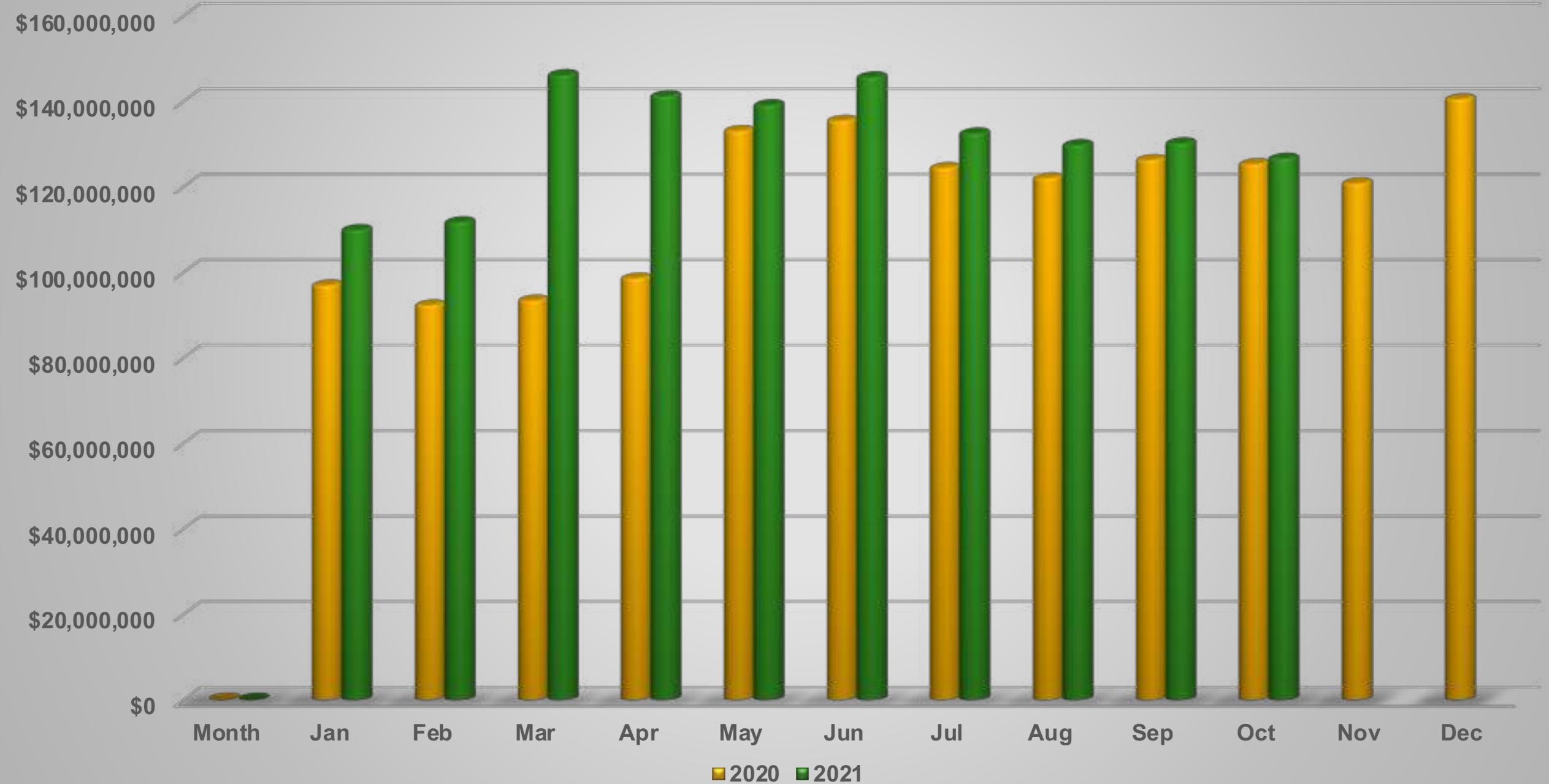
Annual Increases

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

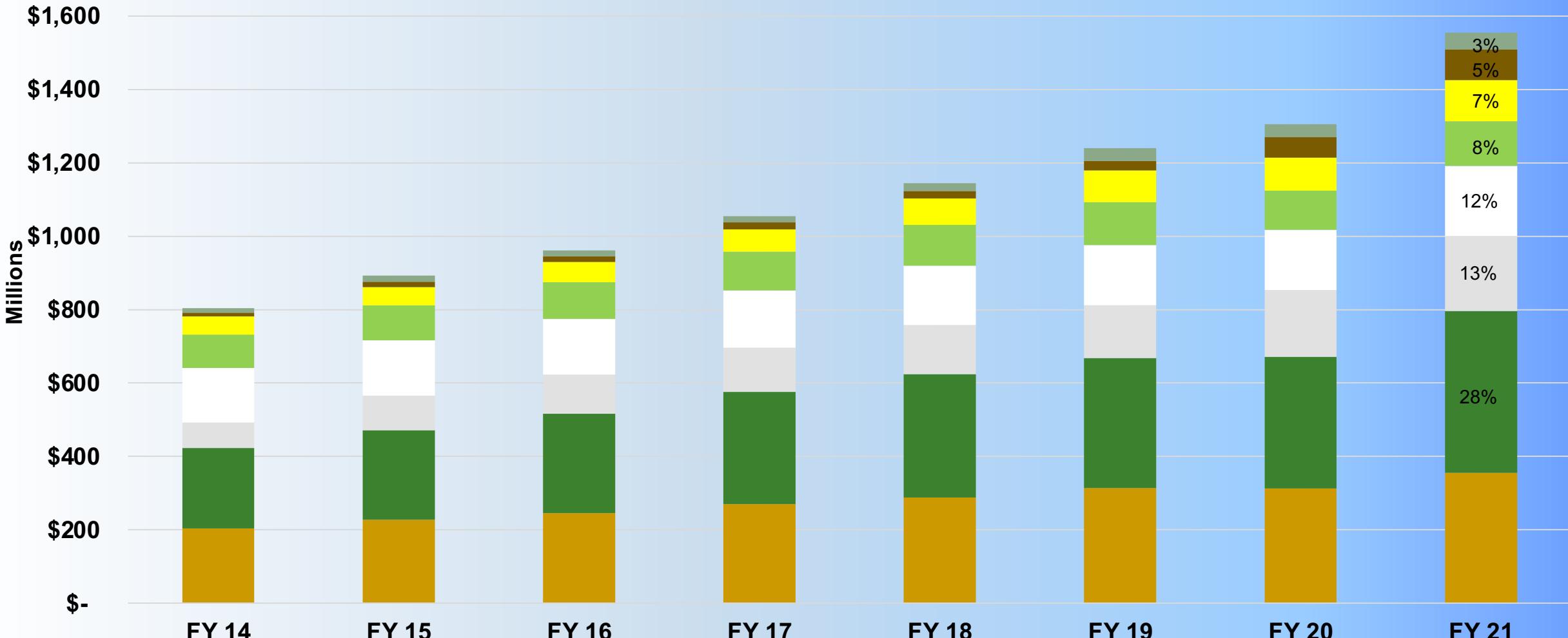
## CONSOLIDATED TAX REVENUE (MILLIONS)



# Carson City Monthly Taxable Sales



# TAXABLE SALES BY CATEGORY



■ All Others

■ Building Material and Garden Equipment Suppliers

■ Food Services and Drinking Places

■ Nonstore Retailers

■ Motor Vehicle and Parts Dealers

■ General Merchandise Stores

■ Merchant Wholesalers, Durable Goods

■ Miscellaneous Store Retailers

# General Fund Assessed Valuation & Property Tax Revenues



# EAST WILLIAM STREET PROJECT

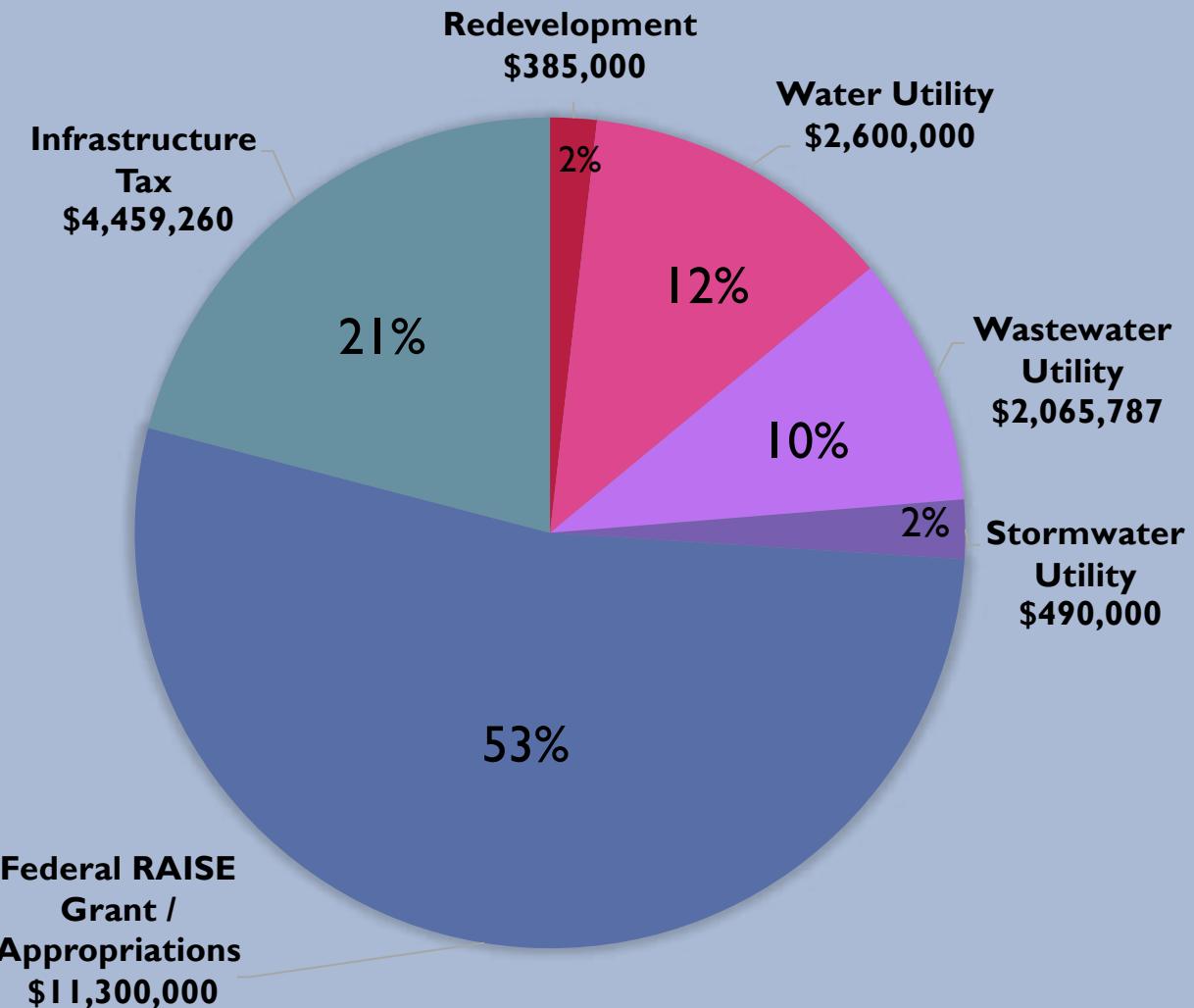
## \$21.3 Million

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## FUNDING SOURCES

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WE WANT TO HEAR FROM YOU! VISIT CARSONPROUD.COM





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



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



Current Emergency  
Operations Center -  
Fire Station 51



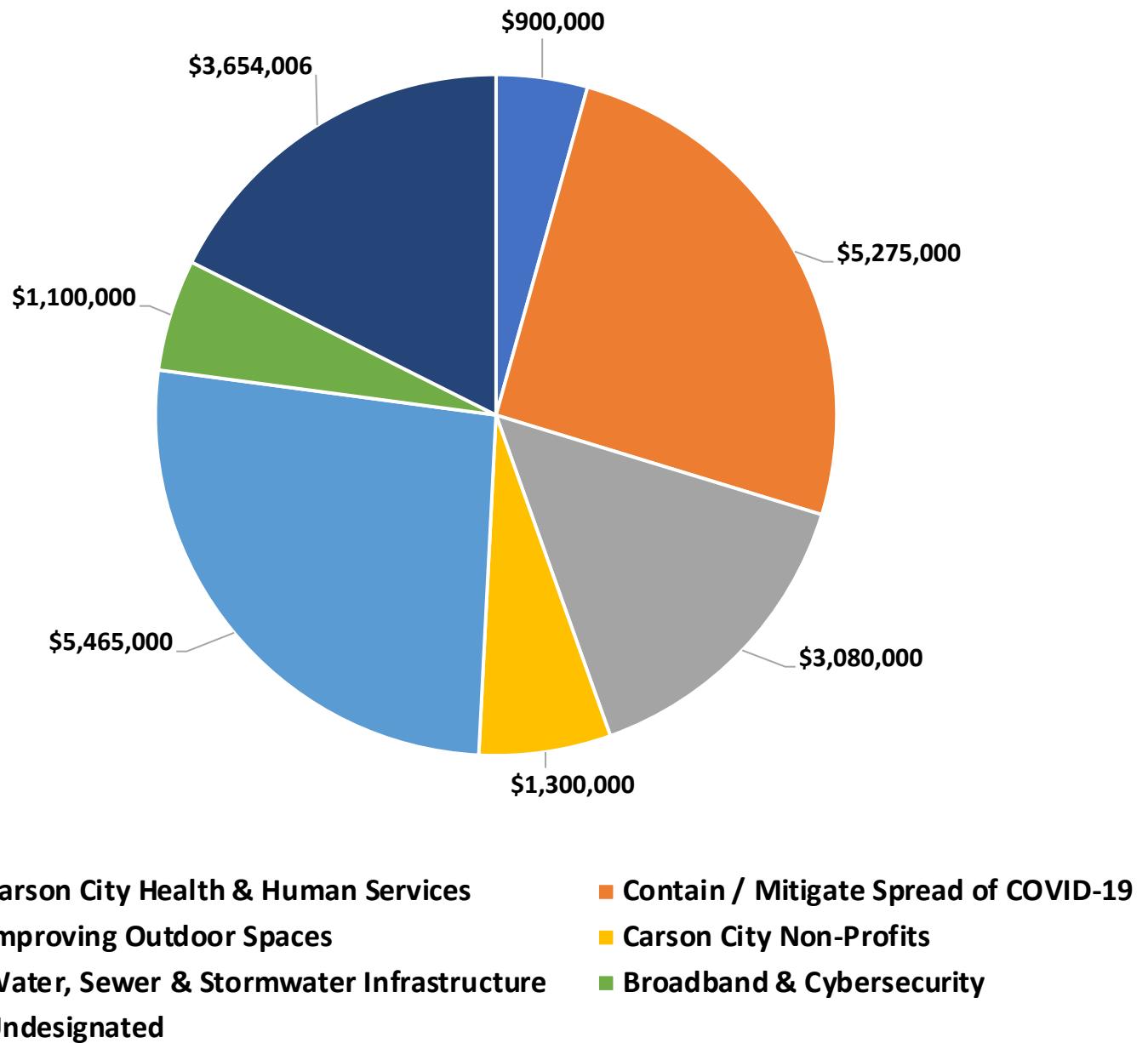
New Fire Station / EOC  
/ Backup Dispatch Center  
\$11.1 Million

## FUNDING SOURCES

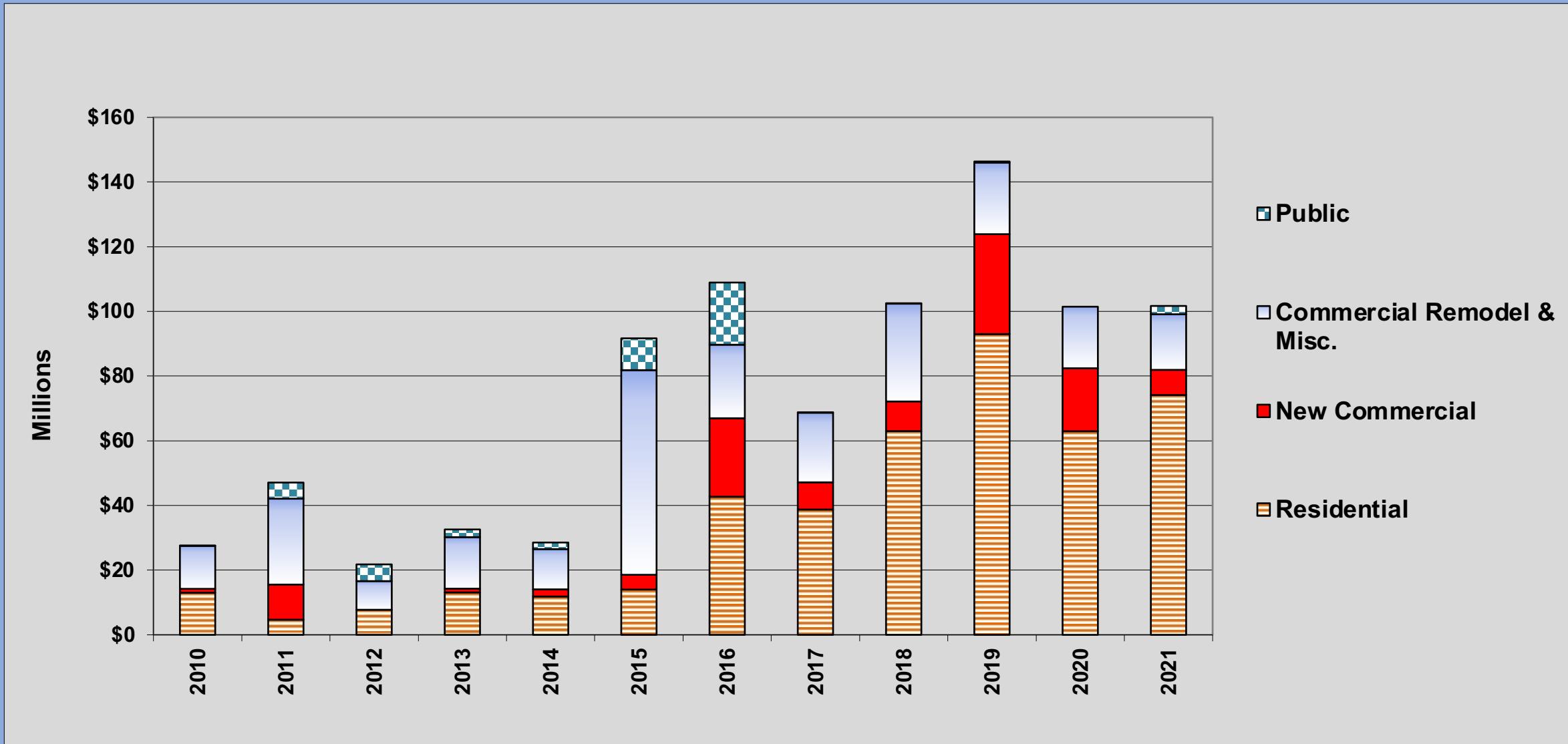
|                        |                 |
|------------------------|-----------------|
| Federal Appropriations | - \$2 million   |
| ARPA                   | - \$1.9 million |
| Bond Proceeds          | - \$6.1 million |
| General Fund           | - \$1.1 million |

# American Rescue Plan Act (ARPA)

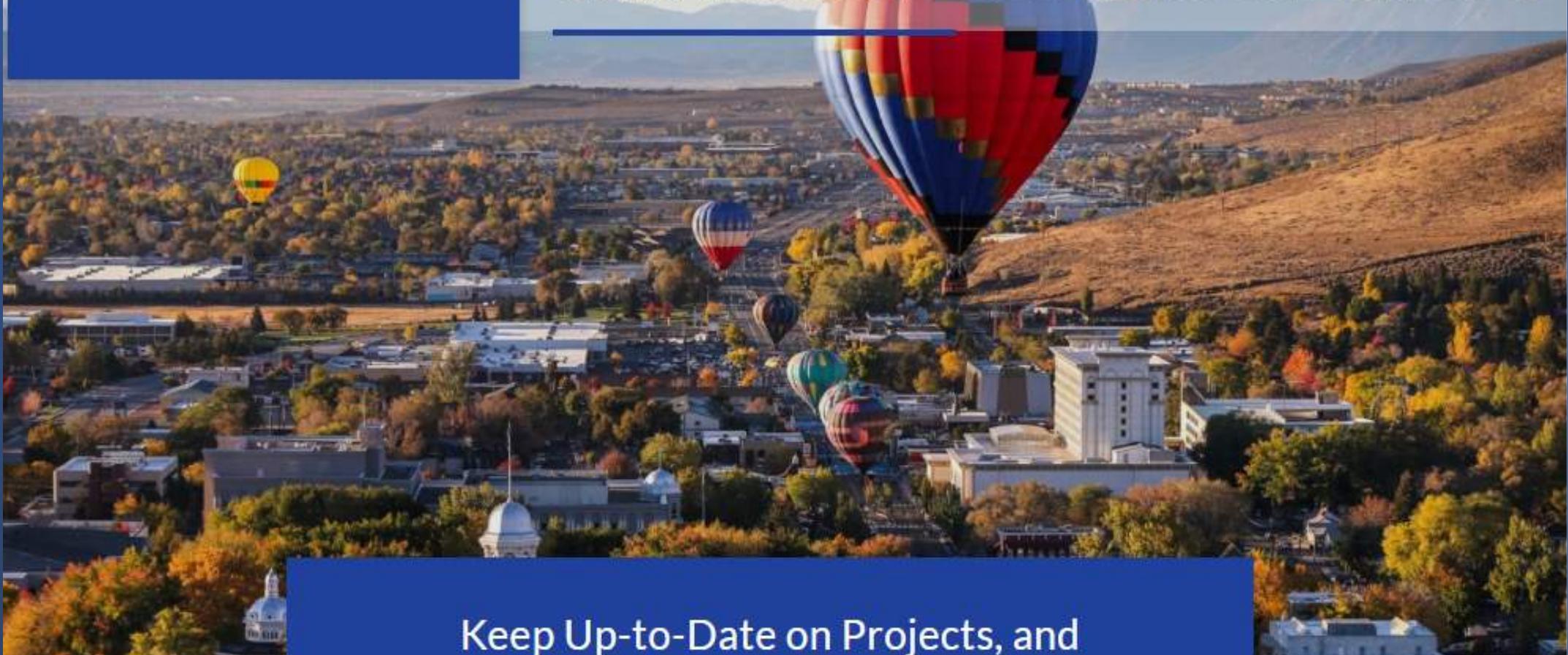
**\$20,774,006**



# BUILDING PERMIT VALUATION



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



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



# State of Douglas County - NNDA

**Patrick Cates  
County Manager**

**January 26, 2022**



# People in Numbers



# Demographics

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

# County Revenue



# Douglas County Revenue

## FY2020-21 vs FY2019-20

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

# American Rescue Plan Act

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

# Vacation Home Rentals



# New VHR Ordinance 2021

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

# Business and Industry



# Business Developments 2021

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

# Bright Future



# Coming Soon

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

# Tahoe South Event Center



# Tahoe Events Center Progress

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

*Kevin Boryczki – new General Manager*

# Conservation & Recreation



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

# THANK YOU!!!



# LYON COUNTY, NV

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

# POPULATION AND COMMUNITIES

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

# BUSINESS & INDUSTRY

- Agriculture
- Mining
- Manufacturing
- Retail
- Gaming



# TRANSPORTATION

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



# 2021 ACCOMPLISHMENTS

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

# 2022 OUTLOOK

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

# THANK YOU!!

Jeffery A. Page

Lyon County Manager

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Yerington, NV 89447

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(775) 463-6531

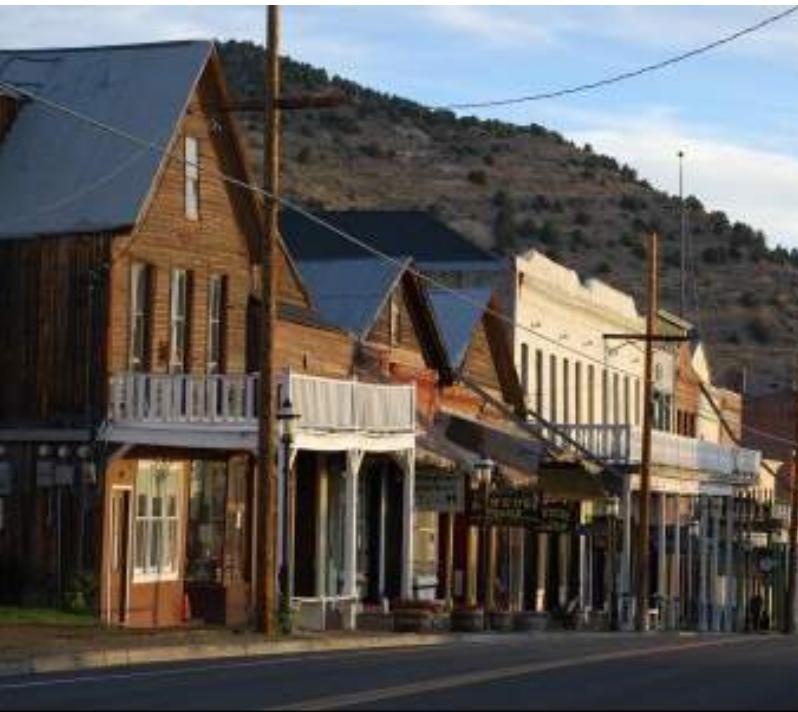


**COMMISSIONER CASSIE HALL**

# Storey County



## NNDA State of the County Address 2022





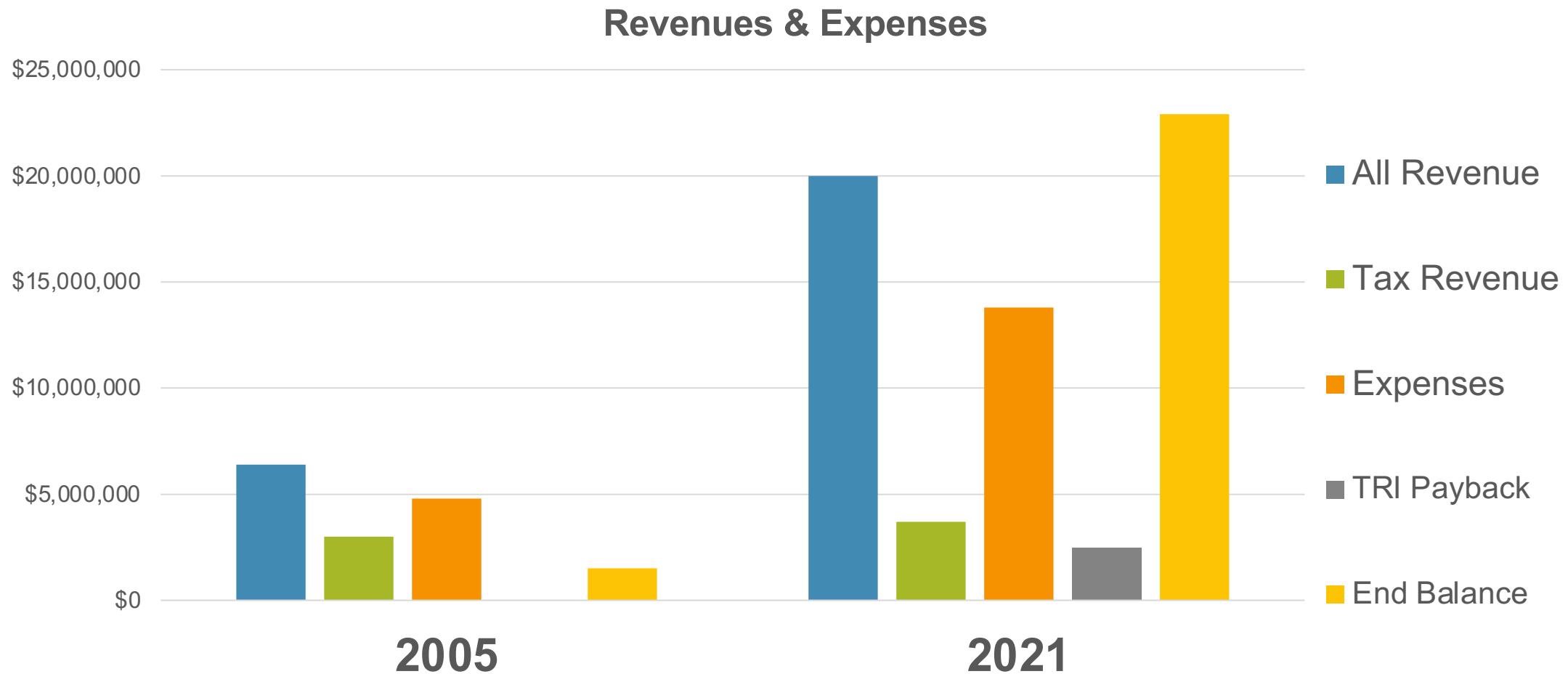
- Short History
- Fiscal Snapshot
- Regional Coordination
- Economic Growth
- Reinvestment



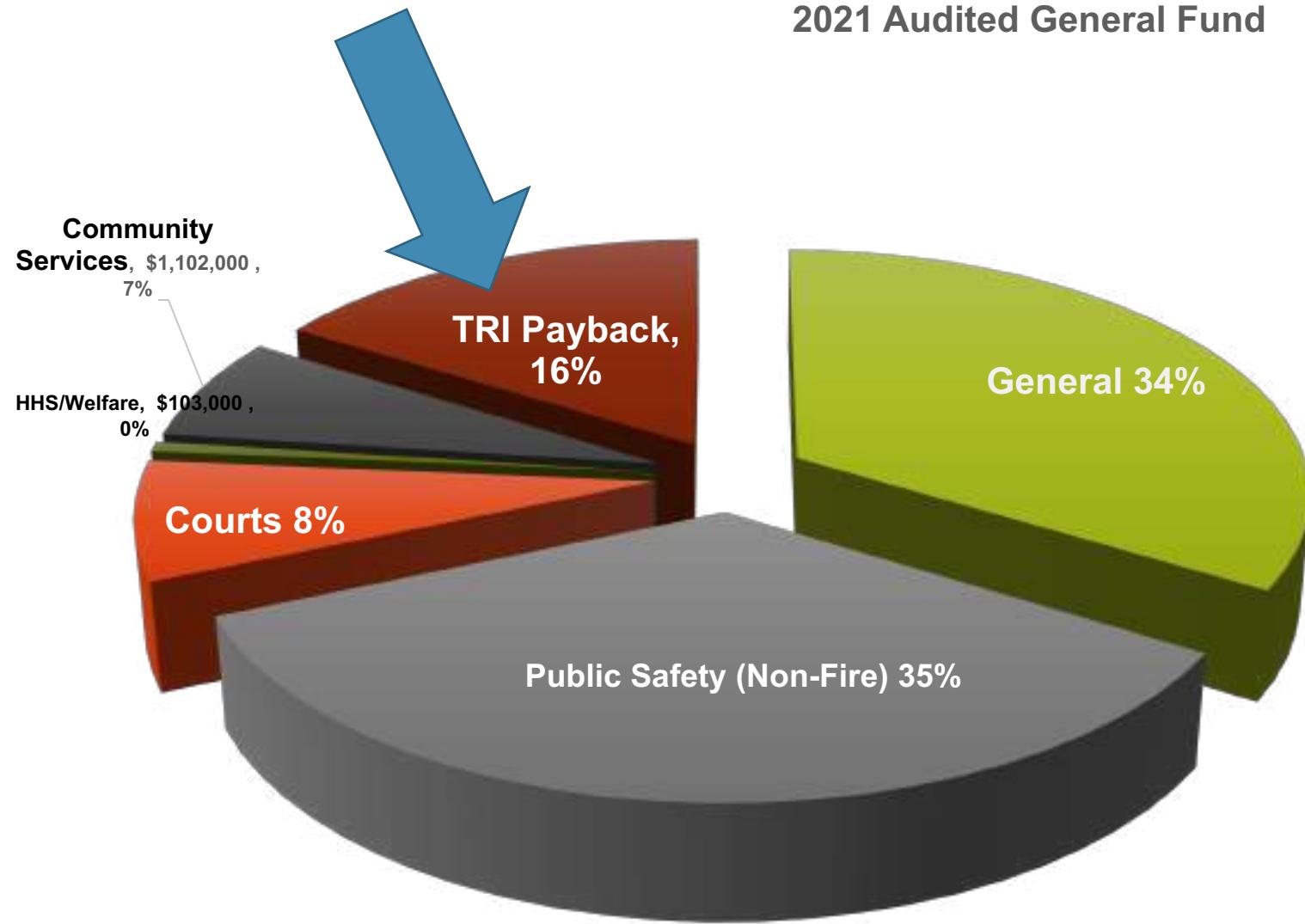
# **Fiscal Snapshot**

# Fiscal Position Comparison

## General Fund



## 2021 Audited General Fund



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

## Expense Allocation (Millions)

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

## Revenues v. Expenses

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

# Abated Taxes

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

|                         |           |                      |
|-------------------------|-----------|----------------------|
| ▪ Personal Property Tax | 2008-2019 | \$305 million        |
| ▪ Real Property Tax     | 2008-2019 | \$111 million        |
| ▪ <b>Total</b>          |           | <b>\$416 million</b> |

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

|                         |      |                     |
|-------------------------|------|---------------------|
| ▪ Personal Property Tax | 2020 | \$39 million        |
| ▪ Real Property Tax     | 2020 | \$6 million         |
| ▪ Sales and Use Tax     | 2020 | \$23 million        |
| ▪ <b>Total</b>          |      | <b>\$68 million</b> |

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

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

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

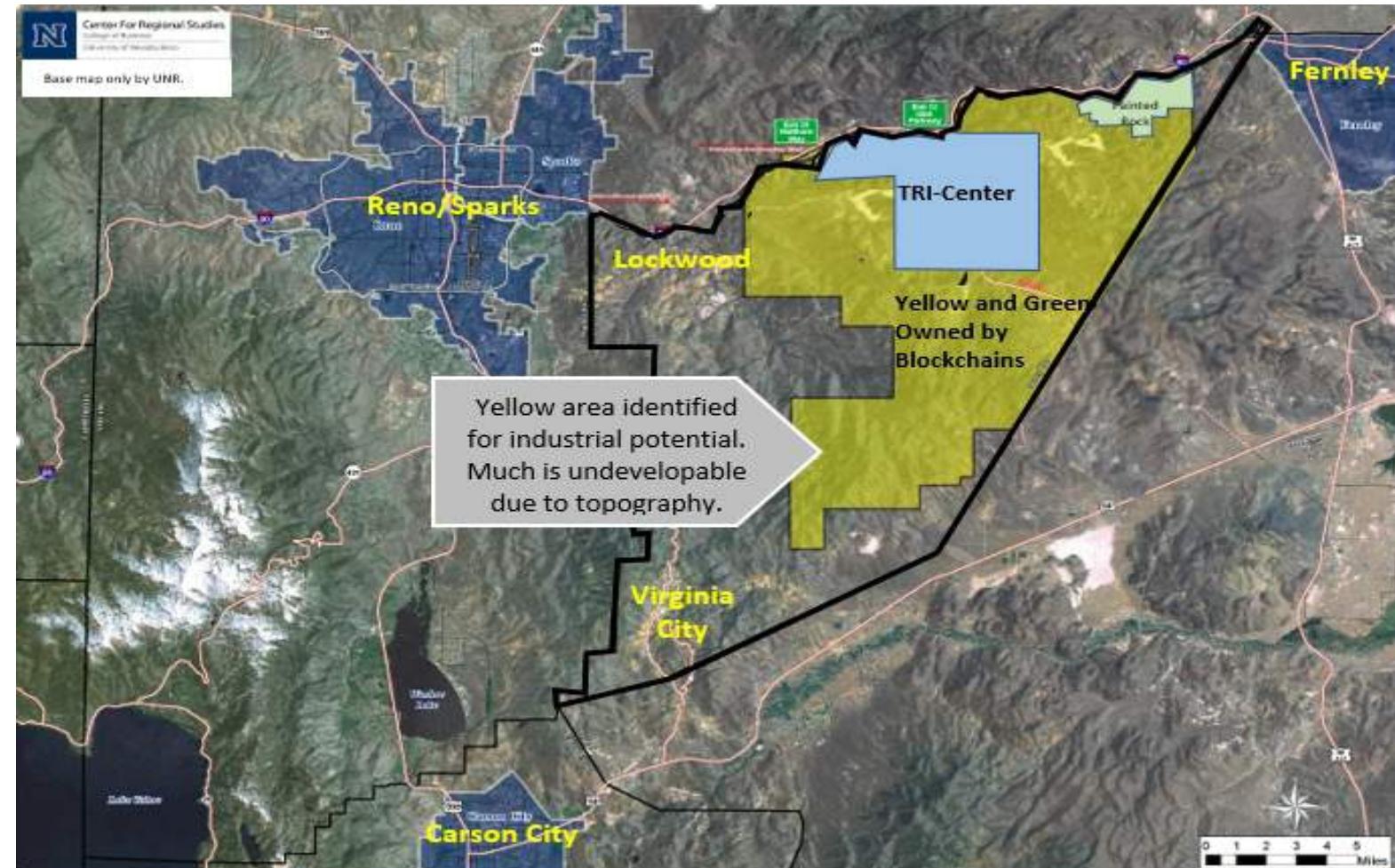




# **Economic Leadership**

**2000-2021**

# Private- Public Partnership



# Features of the TRI-Development Agreement

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50-Year  
Agreement

Infrastructure  
Up-Front

County Pays  
Back  
Infrastructure

Build to Suit

1999 Zoning  
Frozen

1999 Fees  
Frozen

GID  
Water and  
Sewer

Water  
Conservation

# Allowed Uses

***Predictable & Consistent for 50 Years***

## ▪ Commercial

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

## Industrial

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

## Extended Lodging

- Hotels
- Extended Stay Hotels
- Extended Stay RV Parks

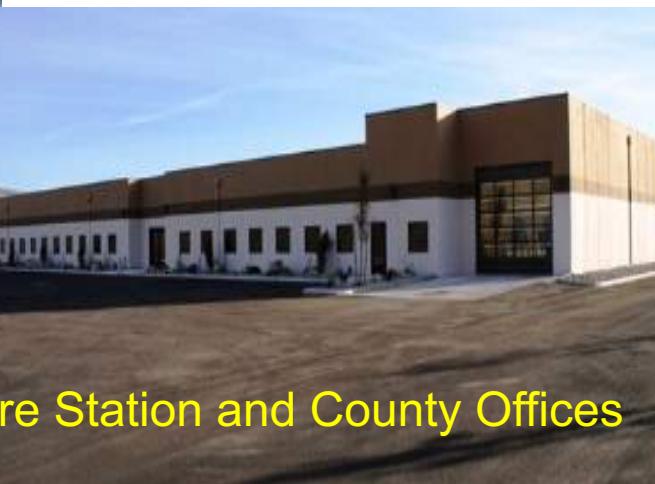




TRI Roads Dedicated to  
Storey County



USA Parkway Interchange



Fire Station and County Offices

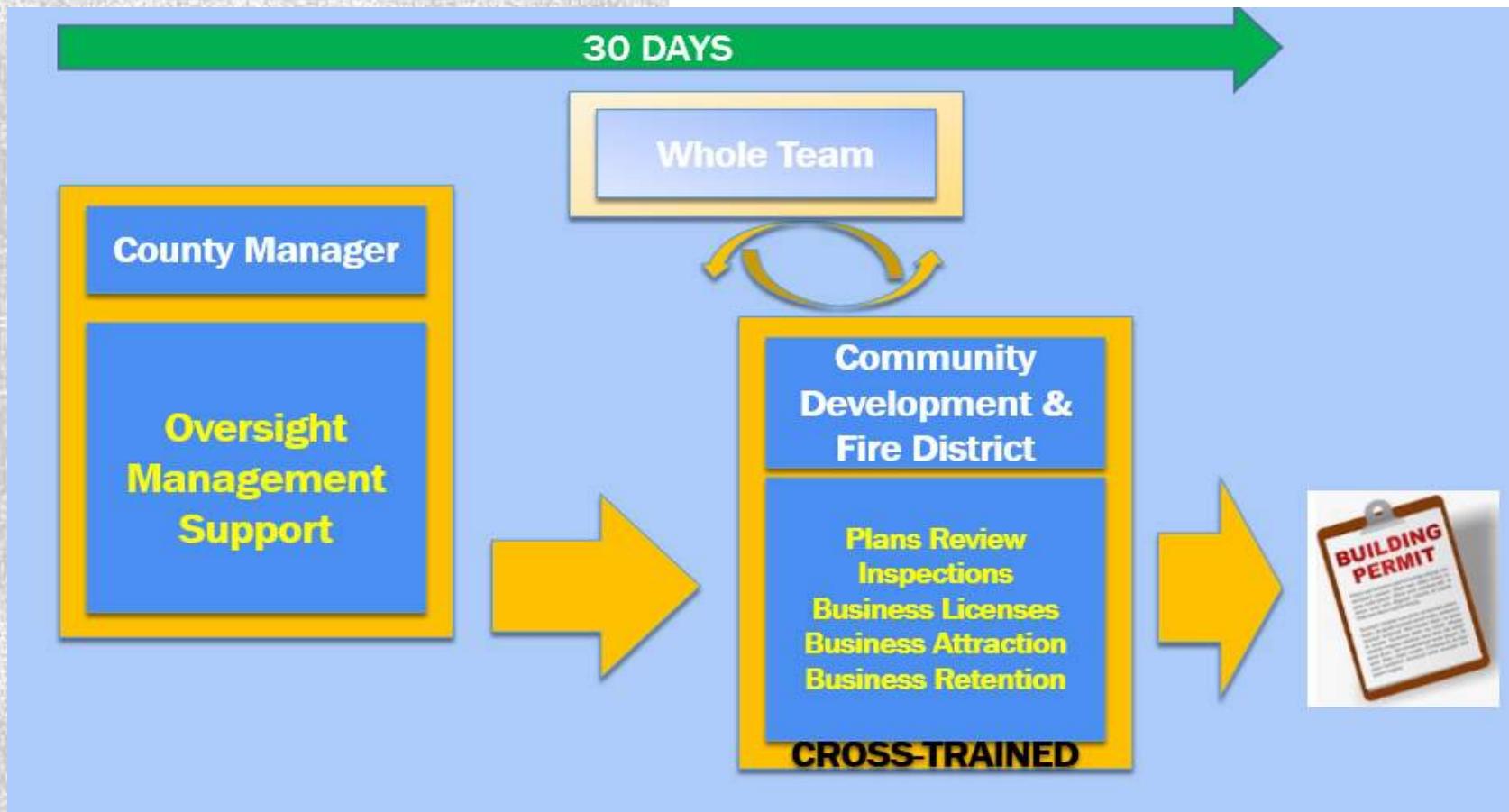
# Infrastructure Payback

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

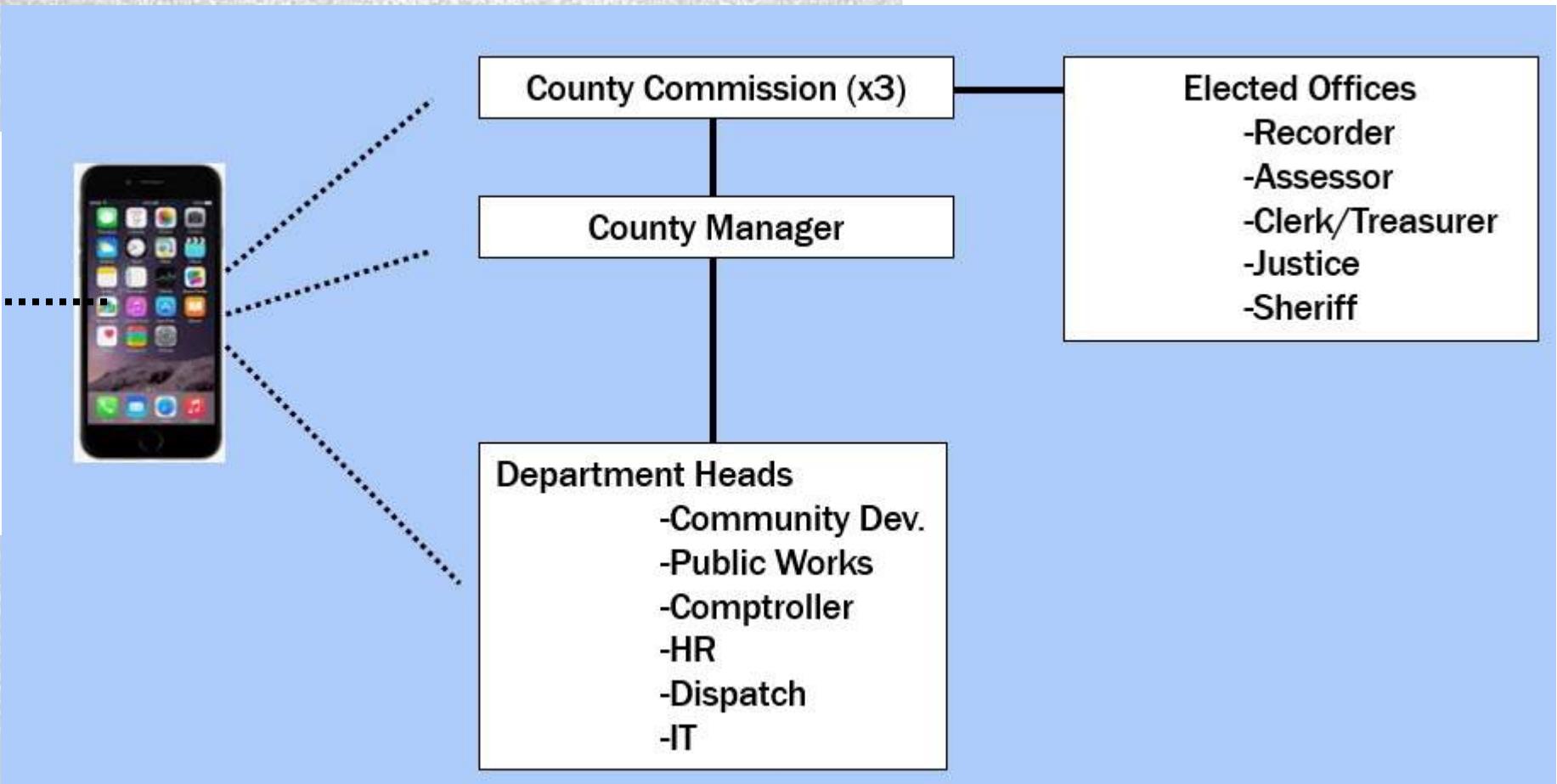
- \$11 m – I80 Interchange
- \$17 m – USA Parkway
- \$17 m – Other Roads
- \$3 m – Fire Station 75 / Offices
- \$2 m – Fire Station 76 (future)
- \$2 m – Fire Station 77 (future)

# Fast-Track Permitting

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



# Accessible



# It's the Same for Everybody!



# Reputation Far and Wide





# **Contributing Regional Partner**

# Wage & Career Performance

## Average Wages Per Industry

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

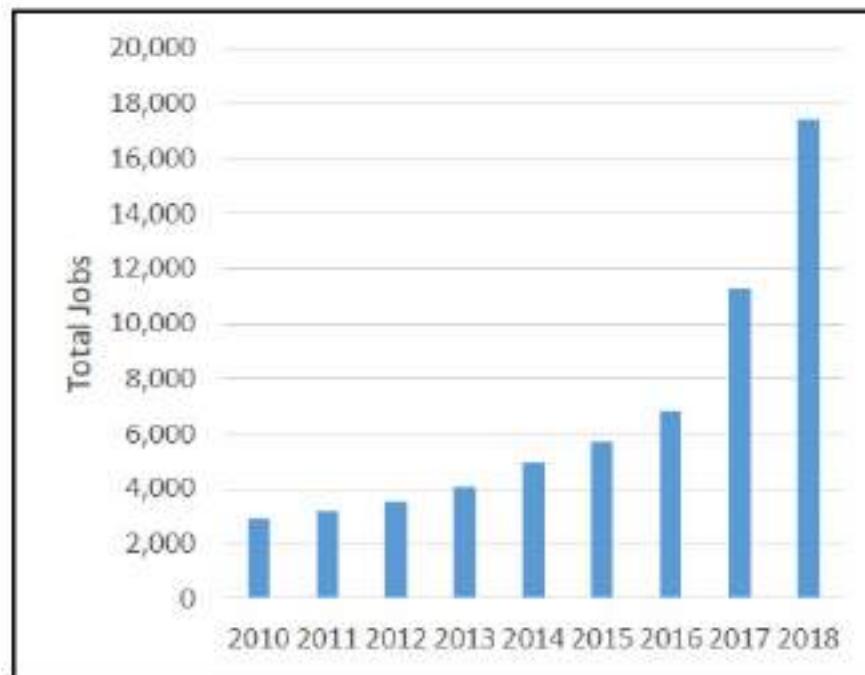
## Storey Growth by Occupation

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

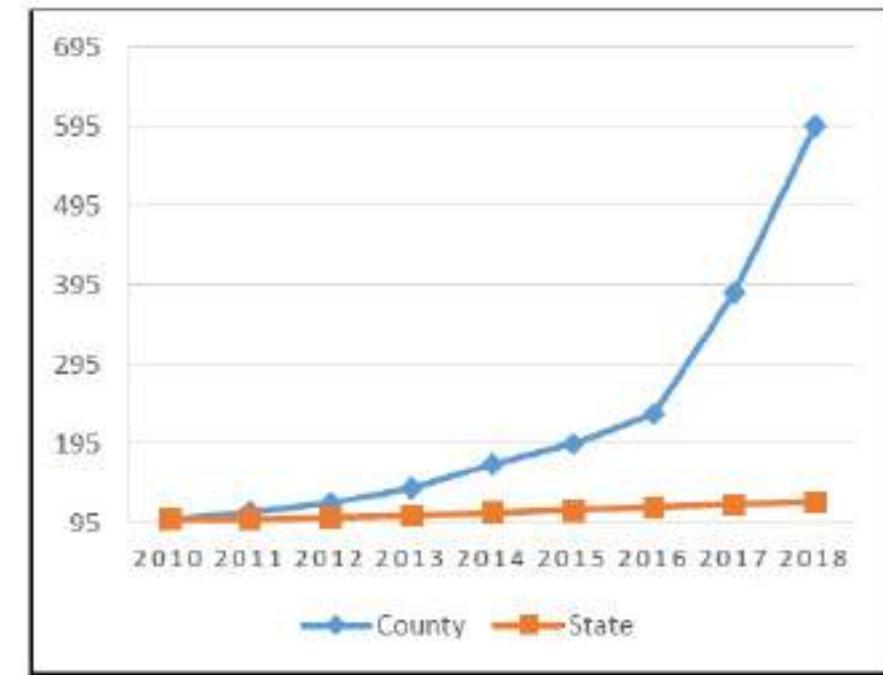
Source: Emsi 2019.4; QCEW, Self-Employed. Retrieved from UNR Cooperative Extension, National Economic Assessment Project, 2019

# Job Growth Performance

## Storey County Job Growth



## Storey County v. Nevada Job Growth



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

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

# Regional Economic Output

## Direct Output to Region

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

## Total Multiplier Effect on Region

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

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

2/3/22

# Regional Economic Output

## Tax Generation to Washoe and Storey

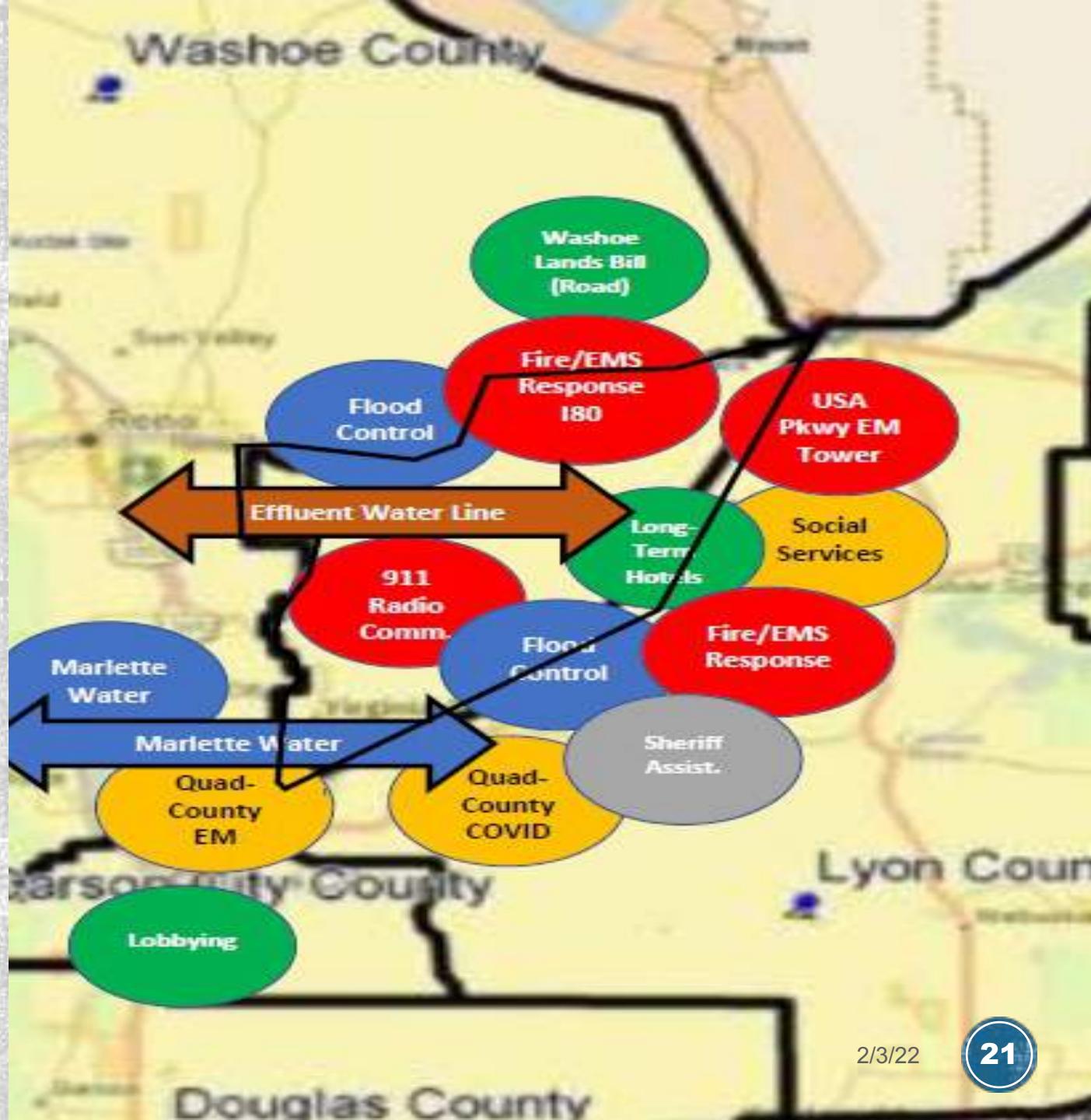
| Tesla Operations                              | Spending and Other Output  |
|---|----------------------------|
| Tesla indirect tax revenue to Washoe MSA      | \$29 million annual        |
| Tesla indirect tax revenue to state           | \$12 million annual        |
| <b>Total state, local, and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

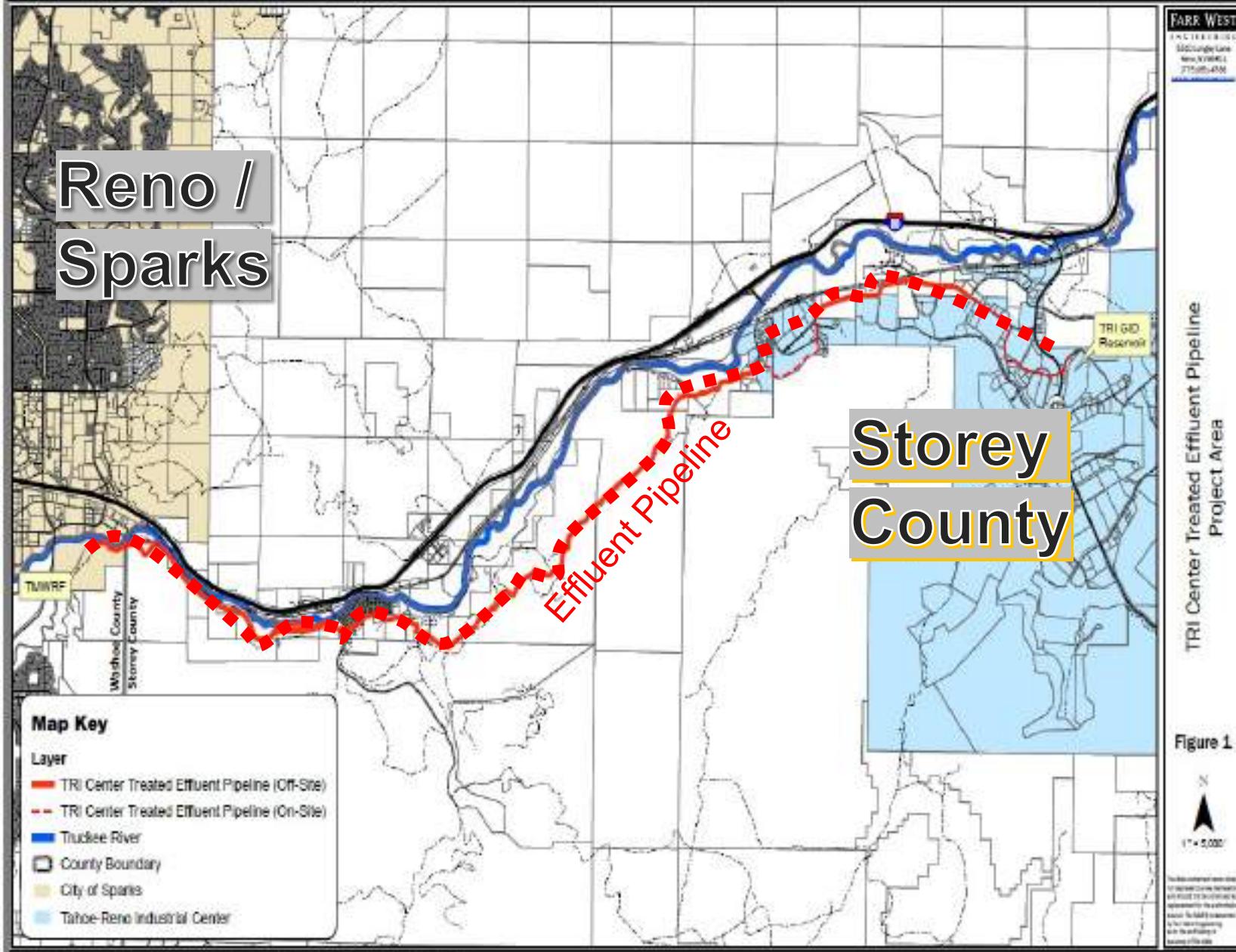


Source: GOED (2018) *Economic Impact of Tesla on Washoe and Storey Counties*

# Regional Cooperation

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





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

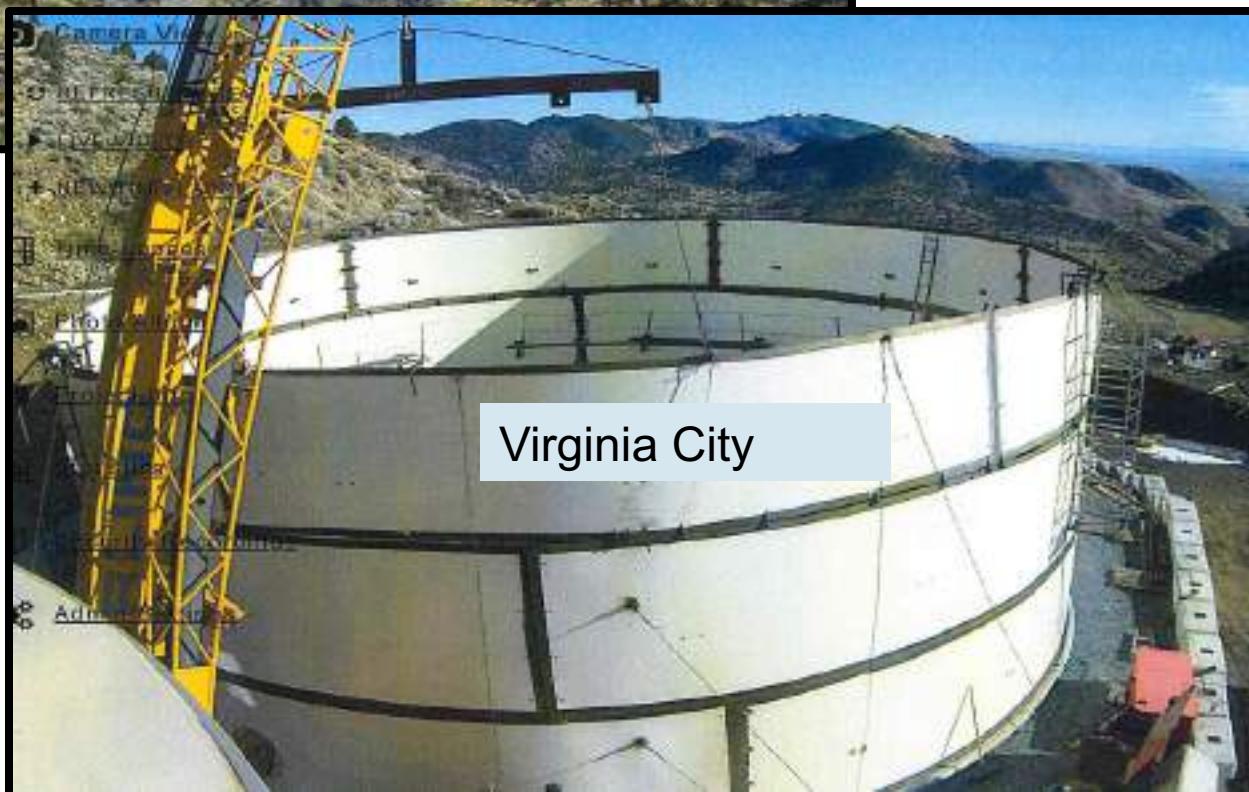
## Effluent to Affluence

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



# **Time for Reinvestment**

# Water System



## FINISHED

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

**\$11 million**

## NEEDED

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

**\$14 million**



## Historic Buildings & Offices

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

\$7 million



# Senior & Community Services

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

**\$5 million**



## Public Works Facilities & Equipment

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

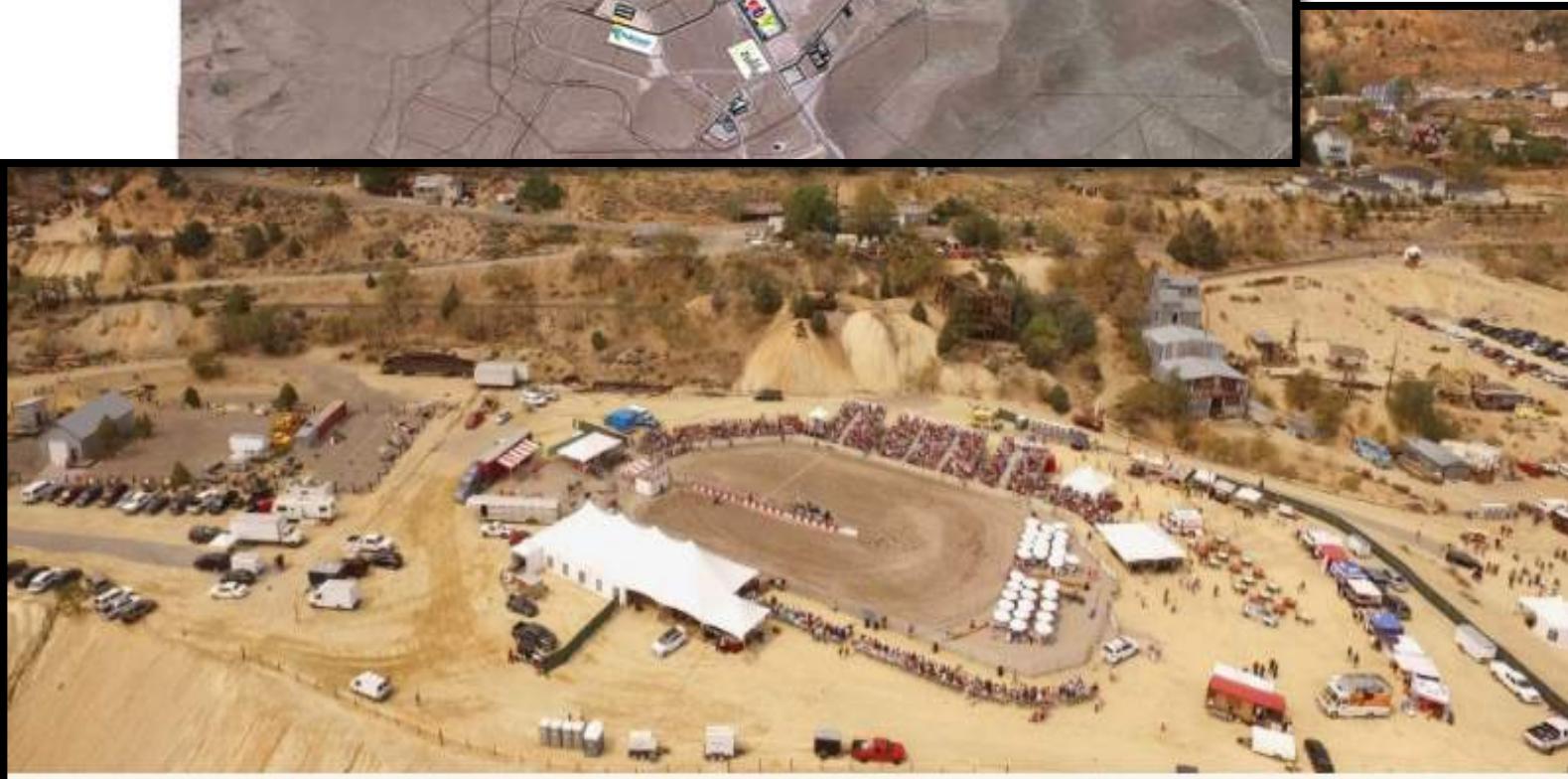
**\$7.5 million**



# Emergency Response Facilities & Equipment

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

**Equipment**      **\$15 million**  
**Facilities**      **\$28 million**



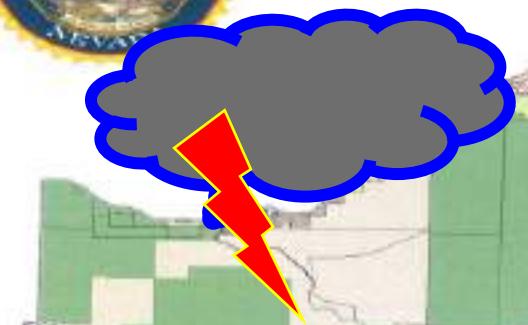
# Transportation Facilities

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

*C Street Needs*      **\$10 million**  
*TRI Transit*      **\$ Planning**  
*General Equipment* **\$7 million**



2/21/2017



WYOMING  
COUNTY  
CALIFORNIA



# Flood Mitigation

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

---

**\$20 million**



# **Housing Investment**



**The Path is  
Prepared for  
Developers**

## **Housing Plans**

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

## **Housing Types**

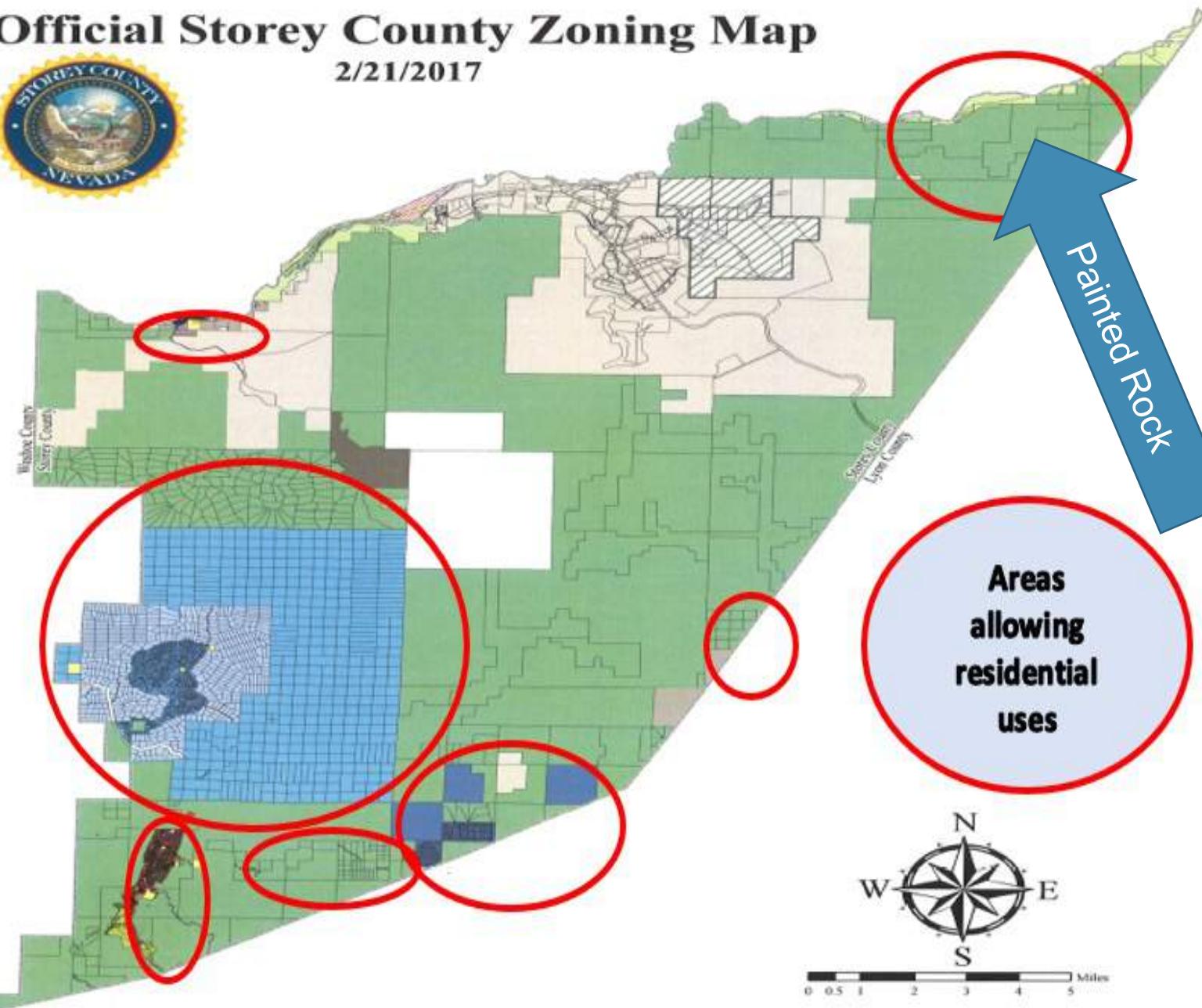
- Rural and SFR residential
- Mixed-use historic
- Mixed-use modern
- High-density, large-scale mixed-use
- Extended stay hotel & RV (non-residential)

## **Housing Affordability**

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

# Official Storey County Zoning Map

2/21/2017

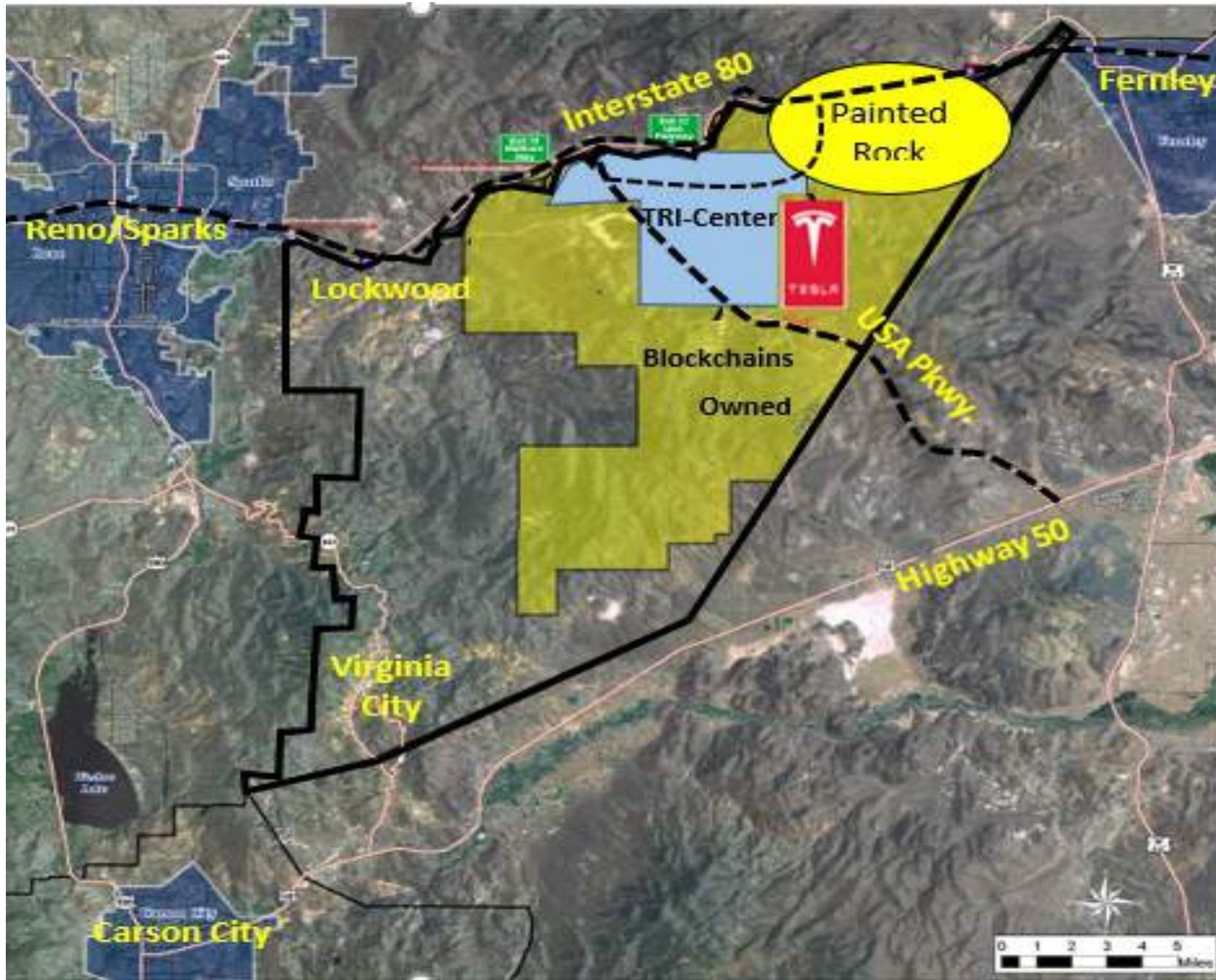


## Residential Planning

### Residential Parcels

|                     |                     |
|---------------------|---------------------|
| Virginia City*      | 1,200               |
| Highlands           | 1,500               |
| Lockwood            | 1,000               |
| Mark Twain          | 500                 |
| Other               | 200                 |
| <b>Painted Rock</b> | <b>PUD Approval</b> |

\* Virginia City and Gold Hill



# Residential Planning – Painted Rock

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



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

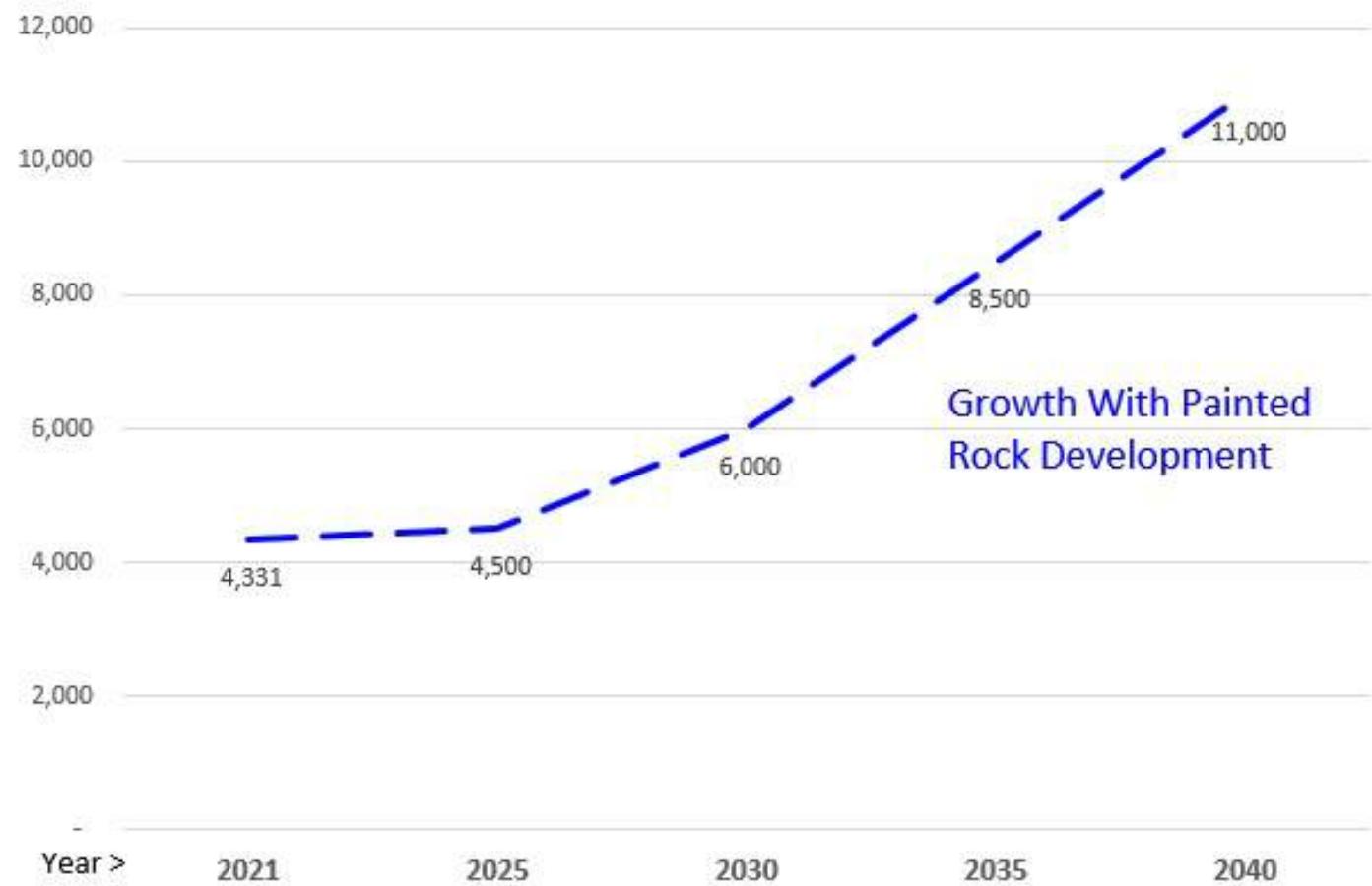
*Excerpt from 2016 Storey County Master Plan*

## **Residential Planning – Painted Rock**

### **GOALS**

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

## STOREY COUNTY RESIDENTIAL GROWTH WITH PAINTED ROCK DEVELOPMENT



20-Year Typical PUD Buildout

# Potential Population Outlook

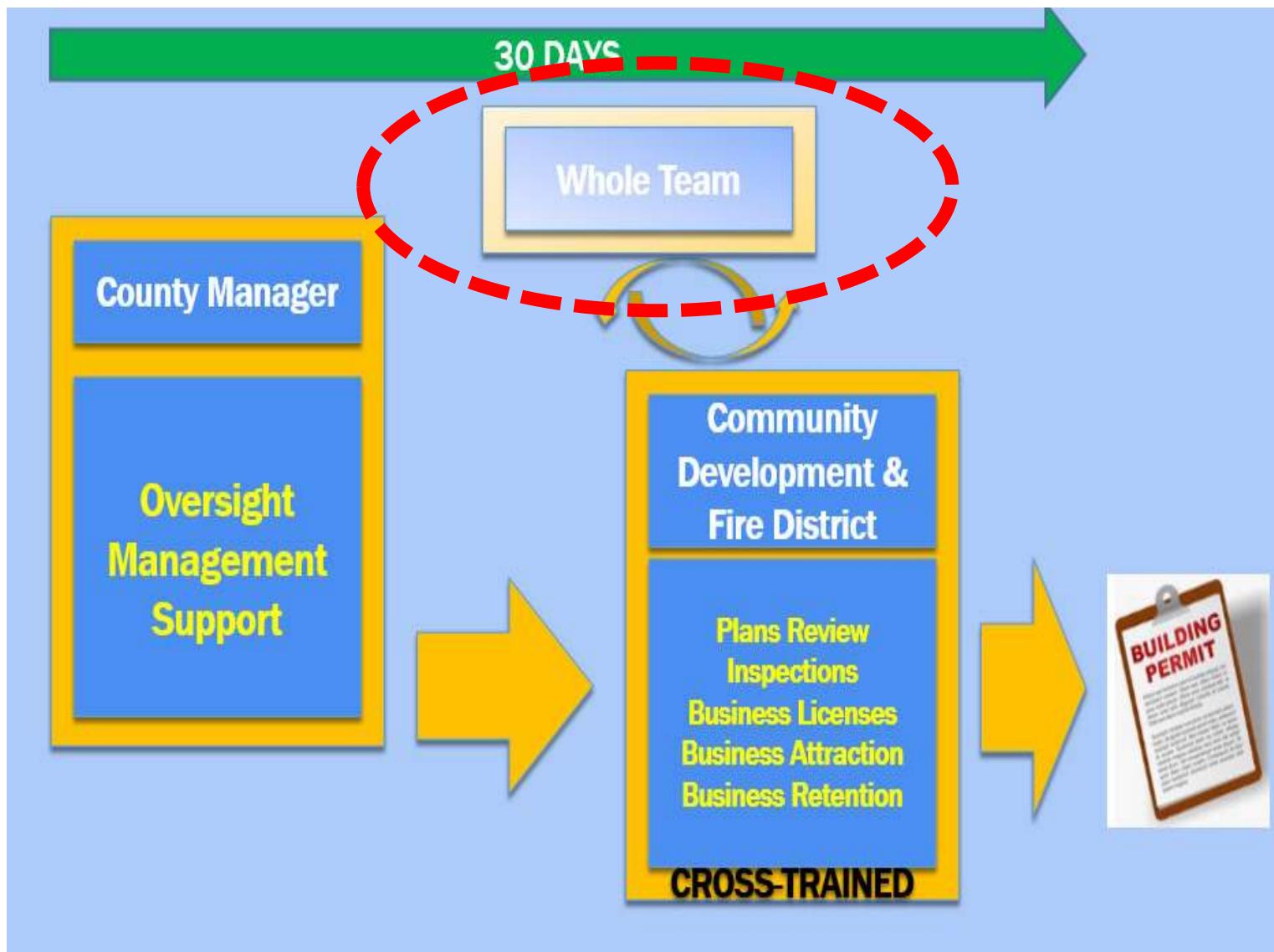
## Storey County

- 150% 20-Year Growth
- 4.2% Annual Avg. Growth

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



# **Tying it Together**



# Economic Sustainability Officer

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



# Fiscal Impact Report

*Ready for your reading pleasure in 2022!*



Rainbow Bend PUD,  
Lockwood 2016

# Questions



## Contact

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



# ANNUAL STATE OF THE COUNTIES

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*Copper*



**AT&T**



**SOUTHWEST GAS CORPORATION**  
smarter > greener > better



**CARSON TAHOE  
HEALTH**



**American Battery  
Technology Company**



Briggs Electric, Inc.