

BOARD OF COUNTY COMMISSIONERS

Meeting of 6/20/19

PLEASE PRINT

Roger Adair

VIRGINIA STARRETT

Yael Guez

Patrick Haden

Annette Phillips

Jeanne Shizuru

Dan Ayresworth

Dick BARWICK

Bob Bingham

Annette Phillips

BRETT TIBBITTS

Roger Adair

Dana Meyer

Dave Akola

Lynn Muzzy

RICHARD RODRIGUEZ

Jeanne Shizuru

James McCalip

Rgr

Kirk Woldo

Jerry B. DeL

PHILIP

John Meyer

Elizabeth Siefertman

Jelle Snew

Felly Krolicki

Bob Cook

Mike Fryc

BOARD OF COUNTY COMMISSIONERS

Meeting of 6/20/19

PLEASE PRINT

John Parker

STUART MANS

Bill Correll

SCOTT KORNFIELD

Bob Nassert

Paul Cheroch

JANET THOMAS

Natasha Schue

JOAN STARETT

Lois Beck

Philip Wiggins

Michael Malley

JAN MUZZY

STEVE TESHART

TERRY FAFF

BEV ANDERSON

Brendy THOMSON

Paul McKerzie

GARY CASPARY

Patrick Henderson. I live in Stateline. Holding this Board of County Commissioners meeting, or any other BOCC meeting, in Stateline, belies the concept of equal representation and participation by all citizens of Douglas County, and is a practice that should be stopped. Any Douglas County business conducted by the BOCC is the business of ALL the citizens of Douglas County. The notion that BOCC business can be parsed into "Lake Business" or "Valley Business" is a warped concept that denies that all the citizens in the County elect, and are represented by, all the Commissioners. I do not recall the BOCC ever holding a BOCC meeting in Sun Ridge to address a Sun Ridge matter, or holding a BOCC meeting in the vicinity of Topaz Lake to address a Topaz Lake issue.

The County pays \$125,000 per year to use the Stateline facility to conduct BOCC meetings. Whether or not this is an egregious precipitate of the McDermid-Thaler dynasty is immaterial. The fact is that this money could be used to hire a third Sheriff's Deputy that the BOCC could not find funds for, but chose instead to continue featherbedding the facility in Stateline to conduct BOCC meetings.

The Douglas County seat is Minden. The County seat is as close to being a central location for all the citizens as one might find, a venue that has proper equipment and adequate space to conduct BOCC meetings. The County Manager recently opined to a group of citizens that he did not recall in the past ever seeing a BOCC meeting held at a venue other than the County seat.

I request that out of respect for all the citizens of Douglas County, all future BOCC meetings, the business of all the citizens of Douglas County, be conducted at the County seat, Minden, Nevada.

MISSION STATEMENT

Working together with integrity and accountability, the Douglas County team is dedicated to providing essential and cost-effective public services fostering a safe, healthy, scenic, and vibrant community for the enjoyment of our residents and visitors.

VALUES STATEMENT

Integrity - We demonstrate honest and ethical conduct through our actions.

Accountability - We accept responsibility for our actions

Customer Service - We deliver efficient and effective service with an attitude of respect and fairness.

Leadership - We establish the tone and direction for success motivating and inspiring others to accomplish a shared vision.

Communication - We ensure open dialogue through proactive listening and sharing of information throughout the organization and the community.

Teamwork - We work together to achieve shared goals.

Title 20 Consolidated Development Code

20.20 Notice Provisions

20.20.010 Public notice sign

20.20.020 Published notice

20.20.030 Personal notice of public hearing

20.20.040 Personal notice of filings for minor variance and design review applications

20.20.050 Notification following decision

20.20.060 Notification of appeal or revocation

20.20.070 Costs of notice

20.20.010 Public notice sign

A. Prior to holding a public hearing, the applicant shall provide evidence that a public notice sign on the subject site has been posted in accordance with the following:

1. The sign shall be posted on the site of a development application at least ten days prior to any public hearing. The purpose of the public-notice sign is to notify the community and residents in the effected area of the proposed development and the time, place and date for consideration.

2. The sign shall be posted in the form established by the community development department (see figure 20.20.1). The number and location of the sign placement shall be determined by the director. The sign shall be removed by the applicant within 72 hours of the decision or the date of withdrawal. (Ord. 801, 1997; Ord. 763, 1996)

Figure 20.20.1

24"

NOTICE of PUBLIC HEARING
SITE ADDRESS:
APN:
PROPOSAL:
PUBLIC HEARING:
DATE:
TIME:
LOCATION:
DEVELOPER:
Phone:
For further information, please contact:
Case Planner:
Douglas County
Community Development Department
P.O. Box 218
1594 Esmeralda Avenue

1993; Ord. 605, 1993; Ord. 539; 1991; Ord. 494, 1989; Ord. 390, 1981)

20.20.040 Personal notice of filings for minor variance and design review applications.

Upon the filing of an application for a minor variance or design review, excluding minor design review, the community development department shall send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this chapter includes those properties which touch the parcel which is subject to the land use request ~~including those which would touch the property when projected across a public or private easement or right-of-way~~. The notice shall contain a brief description of the request, the location of plans for review and a deadline for comment. (Ord. 801, 1998; Ord. 763, 1996; Ord. 501, 1989; Ord. 400, 1982; Ord. 199, 1973)

20.20.050 Notification following decision.

Within three working days of the date of the final decision-maker's determination on the development application, written notification of the action shall be mailed to the applicant, stating the action taken and including all conditions imposed and times established for satisfaction of such conditions, if any. If the final decision-maker denies the application, a written statement setting forth the basis for that decision to deny the application shall also be included. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under section 20.08.010, a copy of the decision must be sent to the town board at the same time. The record of the notification shall be filed with the clerk of the board. (Ord. 972, 2001; Ord. 763, 1996; Ord. 608, 1993; Ord. 607, 1993; Ord. 390, 1981)

20.20.060 Notification of appeal or revocation.

Whenever a notice of appeal is filed or whenever the county determines to revoke a development permit which was obtained following a public hearing pursuant to chapter 20.24, personal notice of the appeal or revocation shall be prepared and made in the manner prescribed by section 20.20.030. (Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 614, 1993; Ord. 613, 1993; Ord. 608, 1993; Ord. 607, 1993; Ord. 167, 1968)

20.20.070 Costs of notice.

The applicant is responsible for providing the required mailing list, labels and stamped envelopes, and for payment of any fee for the list and labels, for any proposal requiring personal notice. (Ord. 801, 1997; Ord. 763, 1996; Ord. 608, 1993)

Minden, NV 89423
(775)782-_____; fax (775)782-9007

(Ord. 763, 1996).

20.20.020 Published notice

Except as otherwise specifically provided in this title, in any instance in which it is required by law that an advisory body, director, the planning commission, board, or any other final decision-maker must hold a public hearing, a notice setting forth the date, time, place and purpose of the hearing, the name of the applicant, and identification of the subject property must be published once in a newspaper of general circulation published in the county, at least ten days before the date set for the hearing. The notice shall be prepared by the county. (Ord. 763, 1996; Ord. 610, 1993; Ord. 608, 1993; Ord. 607, 1993; Ord. 605, 1993; Ord. 539, 1991; Ord. 494, 1989; Ord. 390, 1981)

20.20.030 Personal notice of public hearing

A. Whenever personal notice of a public hearing is required by this title or by chapter 278 of NRS, in addition to the notice requirement of section 20.20.010, notice must be mailed, or if requested by a party, provided by electronic means if the electronic notice can be sent and its receipt can be verified by the county, at least ten days prior to the hearing to:

1. The applicant;
2. Any person who has filed a written request for the notice;
3. Surrounding property owners within a radius drawn from the perimeter limits of the property that is subject of the application as follows:
 - a. If the subject property is one acre or less in size, all properties within 300 feet shall be notified.
 - b. If the subject property is more than one acre and less than 40 acres in size, all properties within 600 feet shall be notified.
 - c. If the subject property is 40 acres or larger, each property owner within 1,320 feet shall be notified.
 - d. Or to each owner of at least the 30 parcels nearest to the project parcel, as listed on the county assessor's records, if it is a greater number of parcels than required by subsections (a), (b), or (c), and to the extent it does not duplicate notice given in subsection (a), (b), or (c).
4. If a zone change, variance or special use permit is proposed within 300 feet of a mobile home park, each tenant of the mobile home park must be notified.
5. Any advisory board, which has been established for the affected area by the governing body.
6. Where the site contains any type of conveyance ditch or easement which requires a hearing before the water conveyance advisory committee, notice shall be provided to any conveyance ditch user within Douglas County adjacent to or downstream of the proposed map as determined from the list of water rights owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the state engineer.

B. The notice must include the name of the applicant, the time, place and purpose of the hearing and a physical description of, or map detailing the proposed change of the property. The notice must include a section that an owner of property may complete and return to the governing body to indicate his approval of or opposition to the proposed amendment. The notice of zoning permits must indicate the existing zoning designation, the proposed zoning designation, and contain a brief summary of the intent of the change of the property. (Ord. 984, 2001; Ord. 943, 2000; Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 610, 1993; Ord. 608, 1993; Ord. 607, 1993; Ord. 605, 1993; Ord. 539, 1991; Ord. 494, 1989; Ord. 390, 1981)

20.20.040 Personal notice of filings for minor variance and design review applications

Upon the filing of an application for a minor variance or design review, excluding minor design review, the community development department shall send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this chapter includes those properties which touch the parcel which is subject to the land use request including those which would touch the property when projected across a public or private easement or right-of-way. The notice shall contain a brief description of the request, the location of plans for review and a deadline for comment. (Ord. 801, 1998; Ord. 763, 1996; Ord. 501, 1989; Ord. 400, 1982; Ord. 199, 1973)

20.20.050 Notification following decision

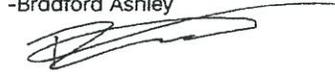
Within three working days of the date of the final decision-maker's determination on the development application, written notification of the action shall be mailed to the applicant, stating the action taken and including all conditions imposed and times established for satisfaction of such conditions, if any. If the final

Results of Noticing for AP 18-004 as of May 2, 2018

The Bradford and Lauren Ashley Family Living Trust does not object to a 20% increase in the height of the fence for Steve and Barbara Straub.

Reference: Appeal Application (AP) 18-004

Sincerely,
Representatives of Trust
-Bradford Ashley



-Lauren Ashley



RECEIVED

APR 30 2018
COUNTY CLERK

4/30/2018 ↗

Vicinity Map- 2017 Aerial



Estimated Location of Fence



Shows 16 to 20' off property line

Reed

1 Perry, Jesse E + Cynthia
777 old Ranch Rd APN 1220-18-002-004
Park City Ut. 89098 55 AC

2 Amacker, Casper + Virginia
P.O. Box 7035 APN 1220-18-001-009
South Lake Tahoe, Ca. 96158 56.25

3 Caunar, Denny K
PO Box 3138 APN 1220-17-201-002
Gardnerville NV 89410 5 AC

4 MAKHAWIAN, AH + AL
840 Misty Isle APN 1220-17-101-012
Glendale, Ca 91207 51.25 AC

5 Frost, James W, Karen Sue Tee
895 Rojo way APN 1220-17-311-004
Gardnerville, NV. 89460 2.40 AC

6 GRIFFEN, William J. + Suzanne C
890 Rojo way APN 1220-17-311-003
Gardnerville NV. 89460 1.80 AC

7 STEIN, Chad M + Georganne D
870 Rojo Way APN 1220-17-311-002
Gardnerville, NV. 89460 2.00 AC

8 POWERS, James G + Christina L
893 Marion way APN 1220-17-310-015
Gardnerville NV 89460 2.01 AC

9L

VAN NORT, Robert L + Diane R.

PO. Box 6100

APN 1220-17-310-012

GARDNERVILLE NV

89460

2.05 AC

10

NANCY CHARA FICCO TRUST

853 MARION WAY

APN 1220-17-310-001

GARDNERVILLE, NV.

89460

2.03 AC

11

ASHLEY, Bradford + Lauren TEE

887 MARION WAY

APN 1220-17-310-014

GARDNERVILLE NV

89460

2.30 AC

12

Whiting, Howard + L Jane

PO Box 1970

APN 1220-17-310-013

GARDNERVILLE NV

89410

2.00 AC

13

Angelo, Patrick + Carolyn

1857 MARION WAY

APN 1220-17-310-010

GARDNERVILLE NV

89460

2.06 AC

14

WIECZOREK, Robert F TEE

852 MARION WAY

APN 1220-17-310-009

GARDNERVILLE NV

89460

15

CLARK, Richard P + Barbara L

856 MARION WAY

APN 1220-17-310-008

GARDNERVILLE NV

89460

2.74

16

Taylor, Paul A + Claudia TEE

PO Box 1741

APN 1220-17-310-017

Minden NV.

89423

3.15 AC

17
17
Sick Laiter, Ronald S. & Jean T
868 MARION WAY APN 1220-17-310-016
GARDNERVILLE NV 89460 2.35 AC

18
Banker Bill H + Christine R.
874 MARION WAY APN 1220-17-310-005
GARDNERVILLE NV. 89460 2.31 AC

19
Wendal SANDRA + Chiapella, KB
880 MARION WAY APN 1220-17-310-004
GARDNERVILLE NV. 89460 3.92 AC

the three Douglas County SENIOR
PLANNER LOUIS CAROLA indicated +
had STRAUBS + told us (Ted GAINES)
to notify and limited to these 3
Properties only touching the STRAUBS

1
1
Baer, Colleen L
886 MARION WAY APN 1220-17-310-003
GARDNERVILLE NV 89460 3.06 AC

2
Wass Investments
1071 ORO WAY APN 1220-17-201-003
GARDNERVILLE, NV 89460 24.04 AC

3
CARLSON, John S + SANDRA S. TEE
896 MARION WAY APN 1220-17-310-001
GARDNERVILLE NV 89460 2.04 AC

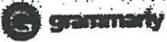
4
4
STRAUB, Steven B, BARABRA E
P.O. Box 7090 APN 1220-17-310-002
GARDNERVILLE NV 89460 2.4 AC

Aggrieved legal definition of aggrieved

<https://legal-dictionary.thefreedictionary.com/aggrieved>

Something went wrong!

The page has not loaded completely and some content and functionality are corrupted. Please reload the page or if you are running ad blocking disable it. [More info.](#)

**Instant Grammar Checker** Correct all grammar errors and enhance you're writing.

aggrieved

Also found in: [Dictionary](#), [Thesaurus](#).

aggrieved (Harmed), *adjective* abused, afflicted, bilked, damned, deprived of legal rights, grieved, having suffered invasion of legal rights, hurt, ill-treated, incommoded, injured, misused, pained, preyed upon, provoked, swindled, tyrannized, vexed, wounded
Associated concepts: aggrieved heirs, aggrieved party, aggrieved person

aggrieved (Victimized), *adjective* adversely affected, cheated, damaged, defrauded, fleeced, harrassed, harried, ill-used, imposed upon, injured, justly complaining, misserved, offended, oppressed, persecuted, taken advantage of, wronged

See also: **despondent**

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KEEP READING IN
English dictionary



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6-20

Measured 2 spots RANDOM
1 7' 3 1/2" other 7' 4"

2 Fence's Both STRAUBS
3" Separation Post to Post
5" Post to RAIL + wire



Ted Gaines <theo1200@gmail.com>

property value and mounds of dirt

2 messages

Cariola, Louis <lcariola@douglasnv.us>
To: Ted Gaines <theo1200@gmail.com>

Fri, Mar 16, 2018 at 2:42 PM

Ted,

There was nothing submitted in the application for AP 18-001 to review regarding property value, so I am not sure what you are referring to in your request for names. During the presentation of AP 18-001, I was asked by a Commissioner if any evidence was provided suggesting a loss in property value: I answered that there was not any evidence provided that would suggest a loss. The Planning Commission upheld staff's findings and denied the appeal without further discussion regarding property value. Here is link to the publicly accessible list of members of the Planning Commission.

<http://www.douglascountynv.gov/207/Douglas-County-Planning-Commission>

Regarding the "...3' mound of dirt...": again, there was no review by Planning during the approval of a variance per DA 18-001 or in AP 18-001 of any mounds of dirt. Fence height is determined from natural grade per County Code and would not be affected by the approved variance for fence height in DA 18-001. The Straubs would not be able to pull a building permit with a fence of 7' 2" on top of a 3' berm, or mound.

-Louis

From: Ted Gaines [mailto:theo1200@gmail.com]
Sent: Friday, March 16, 2018 1:05 PM
To: Cariola, Louis
Subject:

Louis I as I have talked 2 different realtors and called a licensed state of Nevada appraiser. I would like the name or names of the person or people that made the decision this 7' 2" fence on top of a 3' mound of dirt 150' long would not negatively effect our property value (Colleen Baer APN 1220-17-310-003).

Ted Gaines <theo1200@gmail.com>
To: cbaer@douglasnv.us

Fri, Mar 16, 2018 at 2:49 PM

22017310001
ARLSON, JOHN S & SANDRA S TTEE
866 MARION WY
GARDNERVILLE, NV 89460

2 22017310003
BAER, COLLEEN L
866 MARION WY
GARDNERVILLE, NV 89460

3 22017201003
WASS INVESTMENTS
1071 ORO WY
GARDNERVILLE, NV 89460

B

4 22017310002
TRAUB, STEVEN H & BARBARA E
PO BOX 7090
GARDNERVILLE, NV 89460

Why notify
ourselves

Douglas County Nevada



Carson Valley and Lake Tahoe Water Rates Consolidation

Resolution 2019R-032

June 20, 2019





2019R-032 Water Rate Resolution

Objectives

- ◆ **2019R-032 Water Rate Resolution will:**
 - establish a single consolidated rate structure for all metered and unmetered customers
 - ensure all operational and maintenance needs of the enterprise fund are met
 - fund ~50% of total identified capital improvement project needs (“most critical” and “critical” projects)
 - meet requirements for debt service and bond holders
 - reduce the yearly water bill for the average customer
 - encourage water conservation by increasing water rates for the highest water users



2019R-032 Water Rate Resolution

- Consolidated Residential Billings

2020 BASELINE (FY 2019 + 3% CPI)

Baseline Residential Rates:	Carson Valley	Skyland	Zephyr	Cave Rock
Base Monthly Charge	\$26.39	\$84.56	\$99.91	\$195.37
Volumetric Charge *	\$47.71*	Not Metered	Not Metered	Not Metered
Total Charge	\$74.10	\$84.56	\$99.91	\$195.37



2019R-032 CONSOLIDATED (FY 2020)



2019R-032 Residential Rates:	Carson Valley	Skyland	Zephyr	Cave Rock
Base Monthly Charge:	\$31.00	\$31.00	\$31.00	\$31.00
Volumetric Charge *	\$36.60*	\$36.60*	\$36.60*	\$36.60*
Lake CIP Surcharge	\$0.00	\$20.00	\$20.00	\$20.00
Total Charge	\$67.60	\$87.60	\$87.60	\$87.60

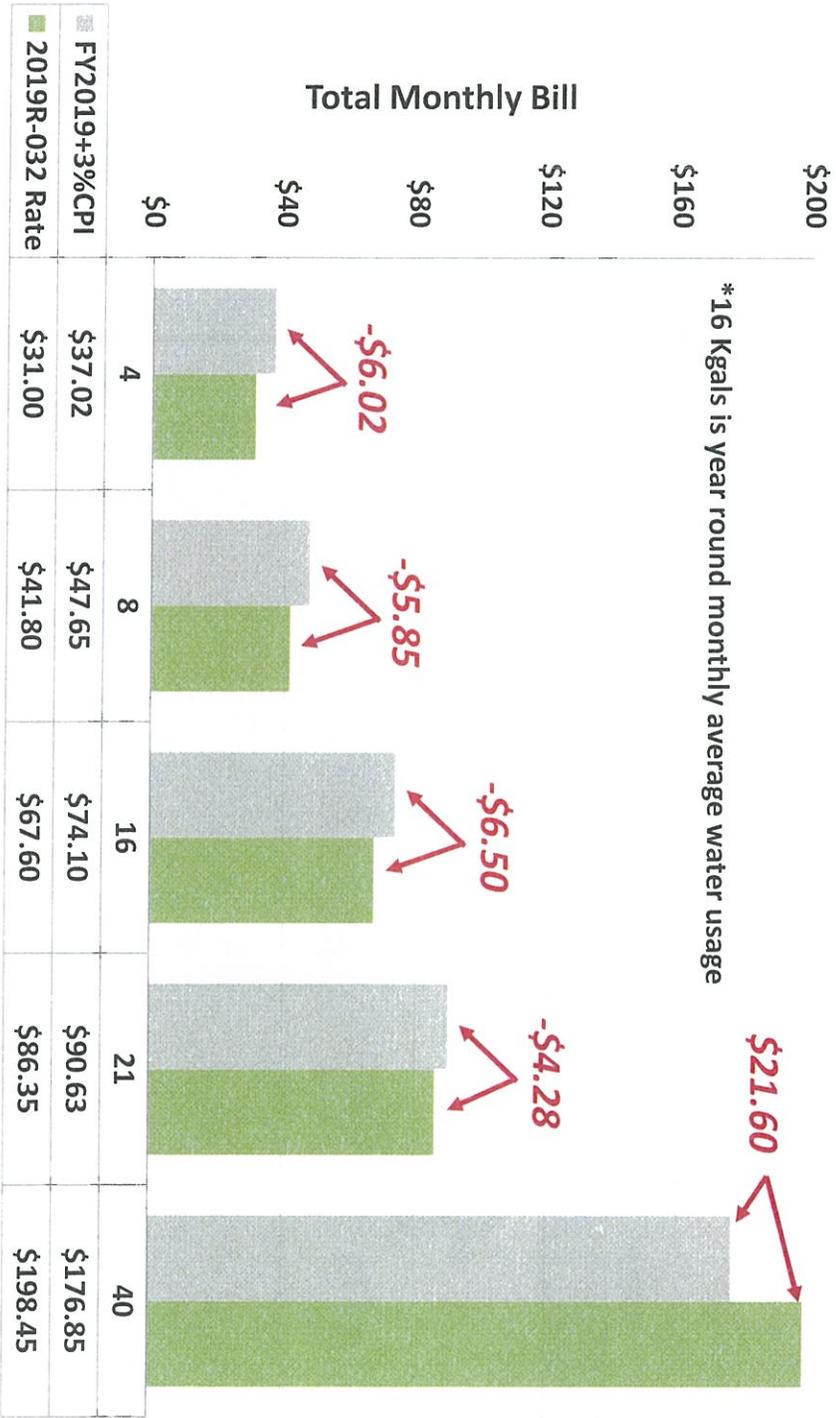
*Based on 16Kgals – year-round average usage for a typical residential customer



2019R-032 Water Rate Resolution

- Average Monthly Bills

FY2020 Monthly Bill for Residential Metered Customer
2020 Baseline (FY2019+3%CPI) vs 2019R-032 Resolution



Monthly Demand (Kgals)

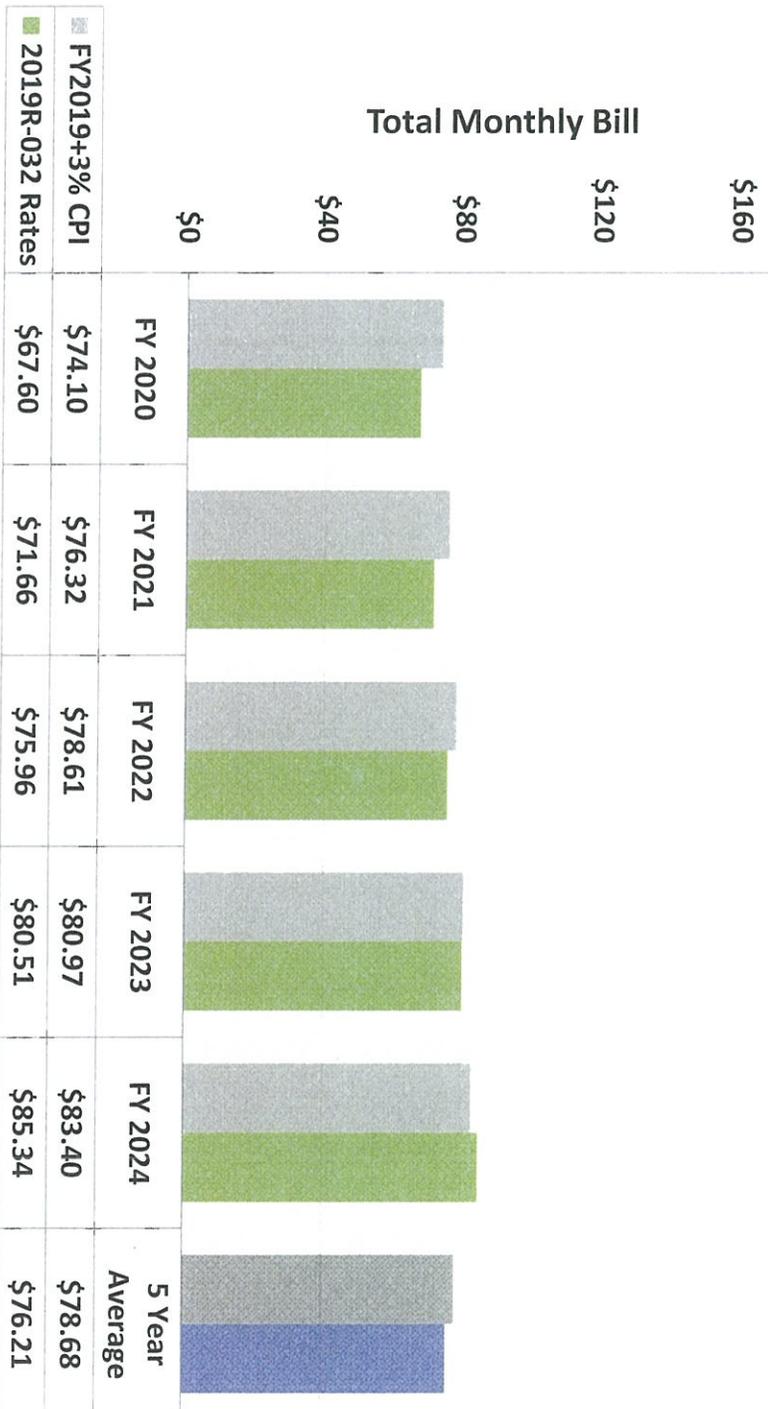


2019R-032 Water Rate Resolution

- Average Bill for Metered Customer

Average Monthly Bill for Residential Metered Customer
2020 Baseline (FY2019+3% CPI) vs 2019R-032 Resolution

* Based on 16 Kgals - year round monthly average water usage





2019R-032 Water Rate Resolution

- Average Bill for Unmetered Customer

Average Monthly Bill for Residential Unmetered Customer
 2019R-032 Resolution plus CIP Surcharge

* Based on 16 Kgals - year round monthly average water usage

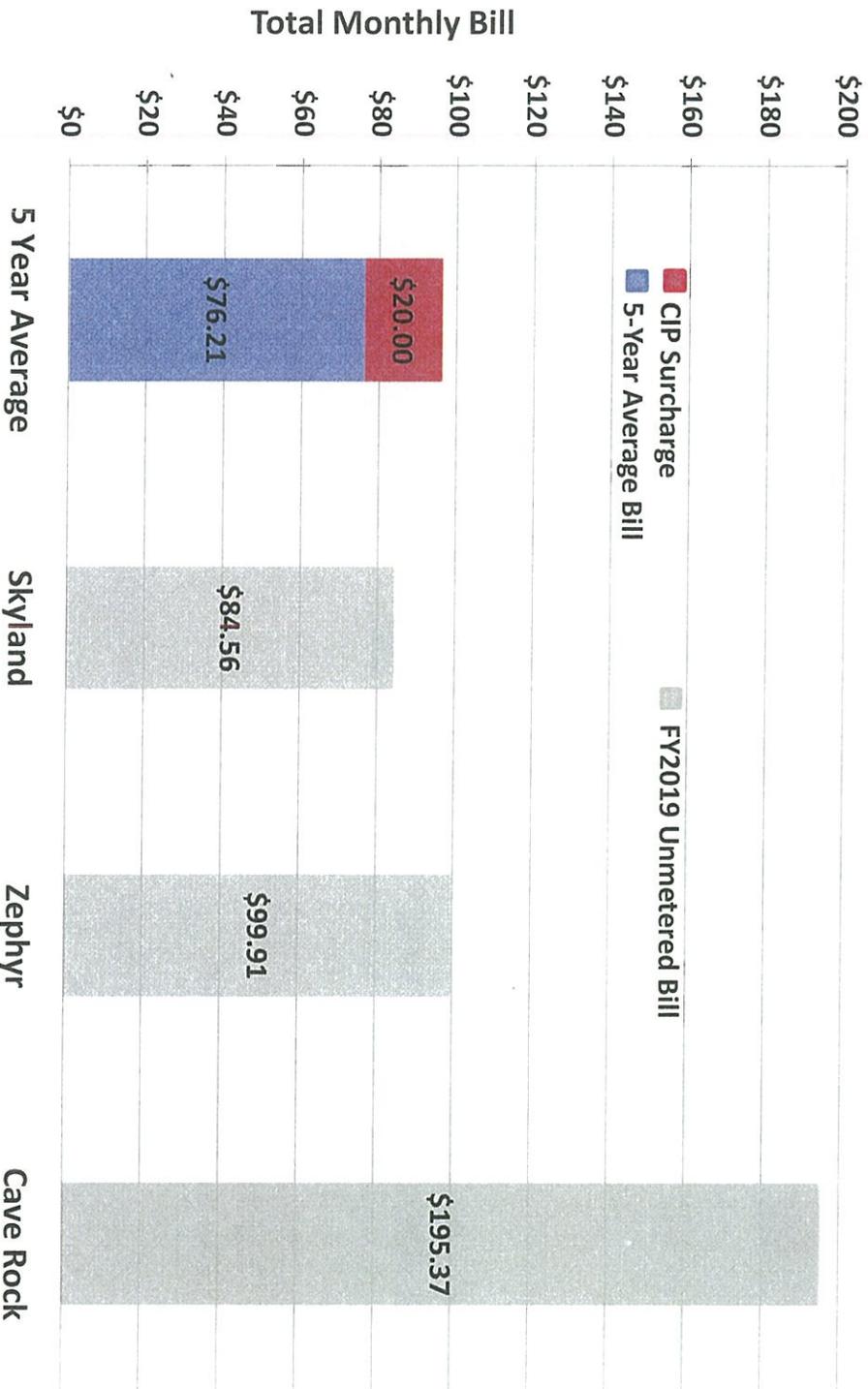




2019R-032 Water Rate Resolution

- Average Bill for Unmetered Customer

Average Monthly Bill for Residential Unmetered Customer
Five Year Average for 2019R-032 Rate @ 16Kgals

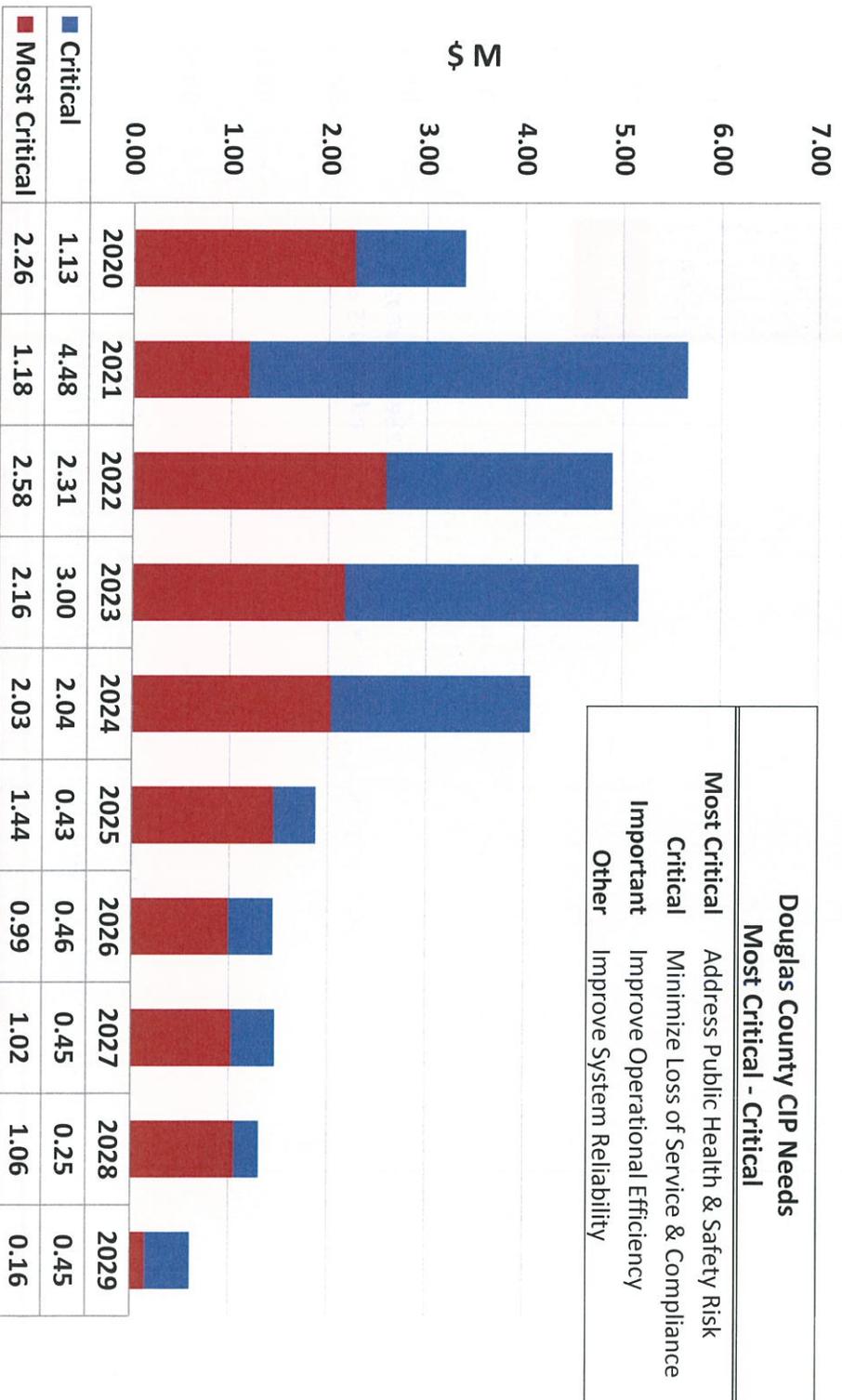




2019R-032 Water Rate Resolution

- Annual CIP by Priority - Douglas County

Total Capital Improvement Needs - \$65.4 M
Funded CIP - Most Critical (\$14.9 M) & Critical (\$15.0 M)





2019R-032 Water Rate Resolution

- Use of Cash for CIP

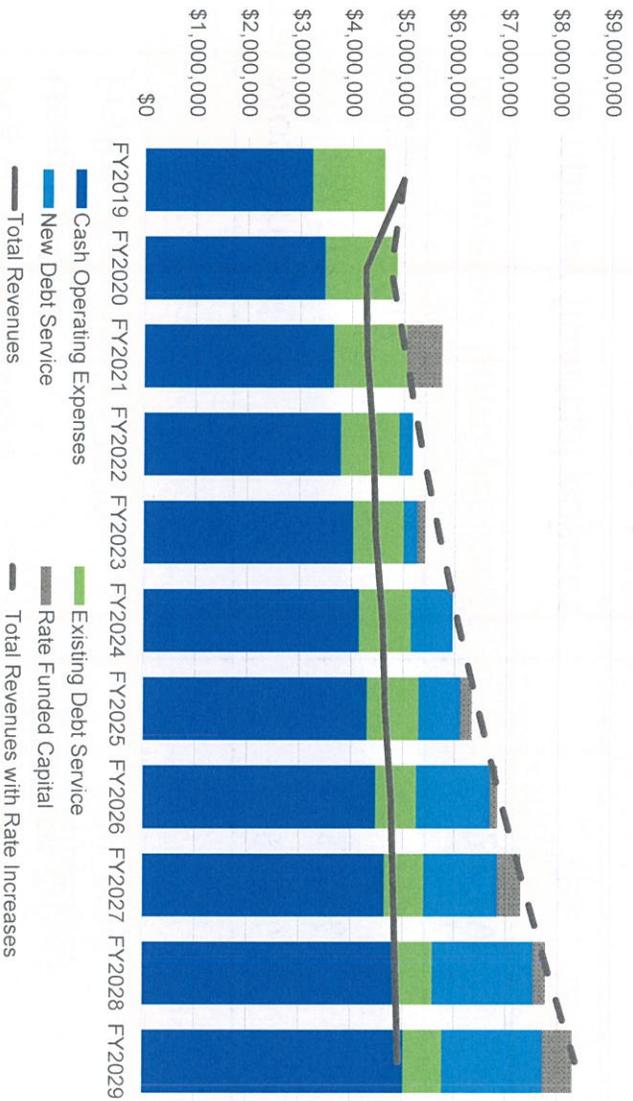
	2019R-032 Rate Resolution
Use of Cash	
Beg Balance in 2019	\$10.38M
Used for CIP	<u>(\$6.91M)</u>
Ending Balance in 2029	\$3.47M
Most Critical CIP	100%
Critical CIP	100%
Important CIP	7%
New revenue bond proceeds	\$24.2M
Comply w/ financial policies	Yes
General Fund subsidy	No



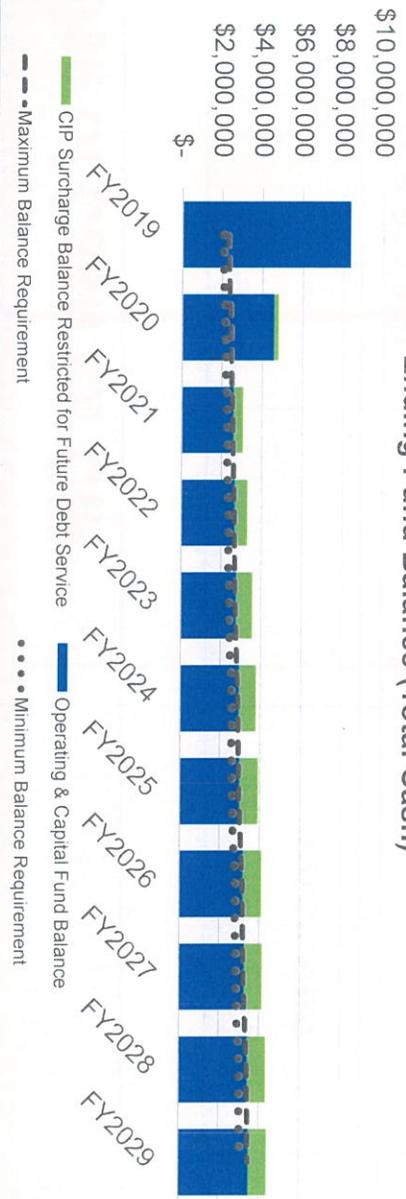
2019R-032 Water Rate Resolution

- Financial Forecast

Revenue Requirement Forecast



Ending Fund Balance (Total Cash)





2019R-032 Water Rate Resolution

– Conclusions & Questions

- ◆ **Direct staff to bring Resolution 2019R-032 before the Board for adoption at a public hearing on July 1, 2019 pursuant to NRS 318.199**

FCS GROUP

Jason Mumm

Executive Consultant

JasonM@fcsgroup.com

(719) 284-9168

Martin Chaw

Project Manager

MartinC@fcsgroup.com

(425) 274-2853

DOUGLAS COUNTY

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Public Works Director

PRitger@douglasnv.us

(775) 783-6480

Jenifer Davidson

Assistant County Manager

JRDavidson@douglasnv.us

(775) 782-9821



FCS GROUP

Solutions-Oriented Consulting

Board of County Commissioners' Meeting

Comment Form

EXHIBIT (for identification only)

Filed Hem
By DP
Deputy

If you do not want to speak but want to share a comment, then please fill out this form and return it to the Clerk

Meeting Date: 6/20/19

Agenda Item # _____

Topic: WATER RATES

- I am in support of this item.
- I am opposed to this item.
- I am undecided on this item.

I do not wish to speak on this item, but please record my support/opposition and comments below.

Full Name: Elle Monson
(Please Print)

Comments:

I don't think charging an extra amount over
the average water usage model is unfair. If
they pay their bills, their bills will reflect the
amount they use. Otherwise it leaves the
county to control people's water intake and use.
On an airplane you can expect this, but in your own
home, I say to government control, hands off.

Douglas County, Nevada



I do not believe this County has ever contemplated spending as much money on anything as it has on the proposed Event Center; yet no true vetting of the idea that an Event Center is the best approach to what ails the Stateline casino corridor has been properly done. It is an easy answer of the “surely if we throw money at it the problem will go away” variety. Someone said “Convention or Event Center” 20 years ago and it’s been a stuck needle on the record ever since. But times have changed and the corridor has become more and more outdated and irretrievable. Something should be done, by whom I am unsure, but what has been proposed so far – an RDA wrapped around an Event Center – besides being wrong for County taxpayers to foot any part of the bill, is also wrong because it is unimaginative and not unique enough to do the daunting trick it is being touted it can do.

The redevelopment area diverts a huge chunk of money from the regular course of how the county receives revenue to be spent through the budget process and according to the priorities set for the entire county. RDA#2 has been deliberately drawn to wall off from the county coffers all of the increase in taxes from the two projects in the county that held the most promise of providing a substantial bump in the amount of property taxes collected.

You would think that cutting off \$116 Million Dollars, as this is projected to do at a minimum, from use for countywide needs would be treated as if it were a monumental decision. That extraordinary scrutiny would be called for. That public meetings would be in order. But none of that happened.

No. What happened is a Board of Commissioners set RDA#2 in place on the thinnest of premises, ~~after almost no public notice~~. There was not then, nor is there now, sufficient information regarding what RDA#2 is about. So, as it stands,

RDA#2 could rightly be described as a mechanism to provide a \$116 Million Dollar Casino Corridor Slush Fund to be spent on who knows what. The Taxpayer Strikeforce report explains more on this. (*Hold up report*).

It is no wonder the idea of having \$116M thrown its way excites and delights those in the Stateline corridor. I would be thrilled, too, at the possibility that the government would take taxpayer money and pay for all the home repairs on my wishlist and maybe buy me a new car. What is not so thrilling is the prospect of my County wasting \$116Million precious tax dollars on trying to make a silk purse out of a sow's ear. Nothing on the drawing board at present rises to the level that would be required to lower the risk of failure to an acceptable range. Optimism doesn't count when 116M is at play.

There is no right way to do a wrong thing. RDA#2 is a wrong thing and it needs to go.

Virginia Starrett

Comments for the record. Gary Casteel, Jr
6/20/19

1. Good Afternoon, I am Gary Casteel, Jr., a resident and taxpayer in Gardnerville for over 43 years. I am Vice President and General Manager of Trans-Sierra Investments, Inc. Our company is the developer, owner and operator of The Shops at Heavenly Village. I have worked on the Nevada and California side of Stateline for over 30 years.
2. In the early 1990's we partnered with Heavenly, Marriott, John and Camilla Jovicich, and the City of South Lake Tahoe to redevelop 34 acres comprising a \$500MM redevelopment project that transformed downtown South Lake Tahoe from a blighted strip development to a tremendously successful mixed-use destination, enjoying the highest retail sales and lodging occupancy in the City. Our retail spaces have been fully leased for several years and we currently have 47 tenants on a waiting list. The success of the project is just 2 blocks away from the proposed Stateline Redevelopment Area number 2 project. You just need to ~~just~~ look across the Stateline to see success the redevelopment has transformed the City of South Lake Tahoe's economic downturn into a successful growing thriving economy.
3. Many years ago, I was an executive in the casino industry for over 22 years and I fully understand the impact of the proliferation of gaming throughout the Country and the impacts it has had on the Tahoe Gaming market. Employment down 43% (impacting Douglas County residents who had these jobs), hotel and casino revenues down 37%, annualized room occupancy down 15% as a few examples. This economic downturn has been on a steady decline affecting everyone in all of Douglas County for many years.
4. It is essential and good leadership for Douglas County and its residents to support and invest in its County for future growth and prosperity. Redevelopment Area number 2 is that catalyst with a public private partnership that will transform Stateline back into an upscale thriving successful economy for years to come benefiting all of Douglas County and its taxpayers.
5. I respectfully urge you to stay the course and continue your multi-year commitment to Redevelopment Area Number 2 to benefit both the lake and valley for years to come.

Thank you.

EXHIBIT (for identification only) 41
Filed _____
By _____
Deputy

6/20/19 Bev Anderson

I agree with ^{RDA 2} Dave Nelson's
reasons on ~~the matter~~ - you may
get a \$5.00 ~~per~~ Room Tax fee on every
room rented but I would like to
see 2018 Room Rental info. and maybe
even the first 9ths of 2019. If the rooms
don't rent out you are not getting this
money - this is rather simple math.
This needs to go to the Voters of DC
to decide - this is a very important
item for just 5 people to decide on.
Don't we still have a big hole in
the ground up here from the last time
the Caseris & Serpa decided to build an
Event Center - makes you wonder why
they didn't finish the job -

Bev Anderson

EXHIBIT (for Identification only)
Filed Hem 4
By _____ Deputy qb

Date: June 20, 2019
To: Douglas County Commissioners
From: Phil Weidinger, Weidinger Public Relations
Subject: Douglas Country Redevelopment Area No. 2

Re: Discussion of the procedures under NRS 279.608 to amend, deviate from, or dissolve redevelopment plans and area boundaries and to provide direction to staff regarding the possible commencement of such procedures for Douglas County Redevelopment Area No. 2.

I am adamantly opposed to dissolving the redevelopment area plan.

As a business owner and resident of Douglas County for 34 years I've experienced the various economic swings. Now comes an opportunity to solidify the future and create more quality year-round jobs and economic vitality for the area. Vitality which will benefit all of Douglas County, both Tahoe Township and Carson Valley.

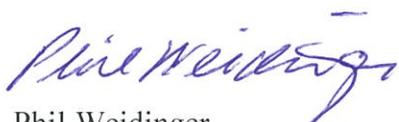
Founded on gaming, the region has deftly transitioned to feature authentic experiences though outdoor recreation, dining, craft breweries, entertainment, as well as gaming. With the seasonal nature here, we are in desperate need of a year-round facility. The outdoor concerts at numerous venues in Douglas County thrive June through September. With an events center it would provide a consistent level of activity, income, employment and enjoyment for residents and visitors. This also allows for trade shows, special events, mid-week concerts in spring and fall when there's ample opportunity to increase room occupancy, ADR and taxes to benefit the community.

Opponents' false and irresponsible claims about RDA No.2 negatively impacting fire, police and roads funding should be dismissed as nothing more than misleading scare tactics. Please keep in mind that Tahoe Township, with less than 10 percent of Douglas County's population, still contributes approximately 40 percent toward overall Douglas County operations. And Tahoe Township is in solid support of keeping RDA No. 2 in place. I'm sure voters at the Lake will keep that in mind.

The South Tahoe Event Center will significantly impact our competitive advantage among similar destinations, thus driving and diversifying new business opportunities while increasing overnight visitations. The Event Center is estimated to hire 350-550 full time employees and generate an estimated tax surplus of approximately \$1 million.

Let's move forward in a progressive and intelligent manner for the benefit of the entire county.

Thank you.



Phil Weidinger
Weidinger Public Relations
P.O. Box 5097
Stateline, NV 89449
775-588-2412 office

EXHIBIT (for identification only)
Filed Hem 4
By [Signature]
Deputy [Signature]

RDA #2

. . . for the record, my name is Jan Vandermade, I'm the executive director for the Carson Valley Visitors Authority (in that role for the past 2 ½ years). I'm also a 33+ yr resident of Douglas County. Prior to this position, I spent over 25+ years working in and around the south shore of the lake in senior leadership roles within destination tourism, 10+ years for the two Marriott projects at Stateline and with Heavenly Mountain resort. I've had extensive exposure to the redevelopment initiatives at the lake (and subsequent learnings).

I'd just like to offer a few brief comments here:

- The negative economic trends at the lake are well documented and were further supported today
- The lodging industry has ^{PARTS OF} developed a sound plan for funding the ~~majority of the~~ events center (~~75-80%~~). This solution didn't exist even a year ago, yet at that time everyone saw the benefit of a commitment to the RDA in the casino core and immediate surrounding areas.
- The RDA efforts in process for 2+ years are designed to specifically address the sound and well documented Blight Study findings which = an identified high priority need.
- Increased sales tax, improved TOT and the positive restoration of property values at the casino core will result and extend well beyond the likely life of RDA#2.
- Both thru the event center portion of the project and otherwise, new job growth is created.
- The end results from a successful RDA will benefit business and economic health county-wide and contributes to the CVVA encouraging you to support the continuation of RDA#2.
 - Our local CV lodging properties and the accompanying tourism partners see direct impacts from activity at the lake. Especially at peak times at the lake, we gain traffic with visitors wishing to base themselves outside the lake. A rising tide floats all boats. The lakes' economic health impacts the valley all within one county.
- The more recent new projects (Edgewood and Tahoe Beach Club) surely don't see their guests remaining 'on property' all of their stay. Not only the surrounding experiences at Tahoe South but the general landscape, streetscape and destination atmosphere need to parallel and complement their 5 star quality resort stays.
- A balanced approach to Douglas County tourism/visitation can be further developed by filling in slower periods with activity (vs peak period only).
- And finally, the changing dynamics of a gaming economy to a tourism economy are effectively at work here.
- Or vs and . . .

In short – our community benefits county-wide from this project and so will the broader Northern NV region. It is an investment into our future. This project offers an alternative which diversifies any funding by placing a reasonable portion of the obligation on visitors (able to benefit in future stays within the area). On behalf of the Carson Valley Visitors Authority, we strongly support the direction proposed here and encourage the successful continuation of RDA#2. Thank you.

Chairman Penzel, Commissioners: County Staff

Filed

By

Deputy

Henry
416

Jerry Bindel, resident of SCT and a GM of a resort bordering both Nevada stateline and the South Lake Tahoe Redevelopment area at Heavenly Village. My resort's ~~employee~~ employee base is made up of residents of both California: Nevada, with a full 25% of our employees residing in Douglas County ^(both at the lake and in the valley) when redevelopment ^{some years ago} occurred at Heavenly Village and the surrounding area, my resort was certainly one of the beneficiaries of this ^{positive} upgrade, through higher occupancies and revenues, as were all our employees through ~~more~~ greater employment and salaries.

When Harveys Concert Series holds ~~an~~ ~~event, whether it is country, rock, or concert~~ just across Stateline, we and all other properties receive a strong business bump, which again has a strong positive effect on our respective businesses and, again, all of our employees.

Unfortunately, summer ends ^(too early) and the Concert Series shuts down in September. We become a weekend-driven destination through the remainder of September and perhaps early October, and then our ~~businesses~~ levels drop substantially. This has no doubt a strong negative effect on ^{again all} our employees — reduced hours, seasonal layoffs, less ~~average~~ ^{salary}. ^{A challenging slow year exacerbates the situation} The RDAZ zone, with the outlined year-round Event Center will go a very long way to securing consistent year-round employment for our employees, both from Douglas County and South Lake Tahoe. ^{Event Center} ~~Concerts, meetings, trade shows and events~~ ^{are}

We look at our community without a State line. ~~Heavenly Village~~ Redevelopment and other projects ^{do} help ^{all of} citizens ~~from who live~~ in our area. We ^{strongly urge} ~~ask~~ that you maintain ~~RDAZ~~ the Redevelopment District Area 2 for the betterment of all of the businesses and citizens of our area.

Caesars
GM - Harveys & Harrah's Lake Tahoe
Regional President of Northern Nevada

Brad Belhouse

Suggested talking points for presentation to the Douglas County Board of Commissioners on June 20, 2019 regarding Redevelopment Area 2 and the proposed Events Center.

- Introduce yourself and briefly describe your position as regional president for Caesars Entertainment operations in Northern Nevada. *Harrah's & Harveys*
- ~~Caesars~~ has a long history in Lake Tahoe. We bring a unique perspective in that we've experienced the progression of, and been heavily invested in, the south shore economy several decades.
- I was never fortunate enough to meet Bill Harrah, but I do know that he was a smart businessman who prided himself on Nevada's forward-looking spirit. I also know that, while Bill Harrah was known for being an innovator in a lot of ways, he pioneered the culture of live entertainment at Lake Tahoe and foresaw the importance of performing arts to this region's long-term success.
- In ¹⁹⁵⁹~~1958~~, Harrah's opened the iconic South Shore Room. In the gaming heyday of the 60's and 70's, we welcomed Frank Sinatra, Tony Bennett, and Burt Bacharach to our stage, and, as gaming started to decline, demand for entertainment steadily continued to rise. *Aa Librerie*
- In 2002, and in response to an overwhelming demand that we simply could not fill in our small theater, we opened the Lake Tahoe Outdoor Arena in the parking lot of Harveys. The venue has since hosted performers from Lady Gaga and Beyonce to Elton John and the Eagles. Put another way, the demand for performing arts, music, and culture is so astronomically high in this town that we are attracting world class headliners to perform in a parking lot.
- My point is that Bill Harrah was right all along -- entertainment is a critical part of Lake Tahoe's DNA and an essential part of our future. While the Harvey's Outdoor Concert series is a resounding success and its impacts to our market are proven, it is and always will be limited by our infrastructure and our weather. Similarly, the demand for group businesses and conferences continues to expand. Our existing infrastructure is limited and we are turning groups away.
- I'll leave you with this. For those of you who have framed this as a "if you build it they will come" mentality, I have news for you. They've been coming, and they're here. This is not about speculating – it's about adapting. I can tell you all with certainty that given the right venue, we will have world class performing arts and group events in this town year-round. This is not just good for Tahoe's economy, it is good for all of Douglas County.
- Commissioners, please support Redevelopment Area 2 and Douglas County's future. Thank you.

EXHIBIT (for identification only)
 Filed _____ *Hem*
 By _____ Deputy *JB*



EXHIBIT (for Identification only)

Filed Hem 4By Deputy OP

Carol Chaplin <carol@ltva.org>

FW: in support of RDA 2 - June 20th meeting

1 message

Kristi Kandel <kristi@idconsulting.us>

Thu, Jun 20, 2019 at 10:19 AM

To: Carol Chaplin <carol@ltva.org>, Steve Teshara <steveteshara@gmail.com>

FYI below. If someone wanted to read that today I'm good with that. I essentially just added a few things to my verbal comments last time.

--

Kristi Kandel

President and Founder

I&D CONSULTING

310.946.9562 mobile

Kristi@idconsulting.us

I&D Consulting

From: Kristi Kandel <kristi@idconsulting.us>

Date: Thursday, June 20, 2019 at 10:17 AM

To: "dnelson@douglasnv.us" <dnelson@douglasnv.us>, "jengels@douglasnv.us" <jengels@douglasnv.us>, "lwalsh@douglasnv.us" <lwalsh@douglasnv.us>, "wrice@douglasnv.us" <wrice@douglasnv.us>, "wpenzel@douglasnv.us" <wpenzel@douglasnv.us>, "nwood@douglasnv.us" <nwood@douglasnv.us>

Cc: Kristi Kandel <kristi@idconsulting.us>

Subject: in support of RDA 2 - June 20th meeting

Good morning Commissioners,

I am unfortunately stuck in Chicago today due to a cancelled flight home and won't be able to attend today's meeting regarding RDA 2.

My name is Kristi Kandel, I live and own several properties at the lake, am a tax payer and small business owner employing between 6-8 Douglas county residents throughout the year.

Last year I ran for office because I understood the magnitude of the decisions that would be made by the Douglas county commissioners over the next 2-4 years. I wanted to make sure that our community made the decisions that would propel us forward and would help create a thriving prosperous future for ours and future generations. In fact, I'm considering buying property and relocating to the Ranchos so I can run for office again. That is how strongly I feel about RDA2, the event center and ensuring a vibrant and flourishing future for Douglas County.

Today is not about RDA2, it's not about the event center and it's not about the lake vs the valley. It's about the future of Douglas County as a whole.

It's quite evident that the cost of doing nothing is very expensive and detrimental to our community. We all see our aging businesses and worn down infrastructure. The Lack of workforce housing and lack of real jobs. Due to being a tourism driven economy our seasonal low paying jobs require our residents to have 2-4 jobs throughout the year struggling to make ends meet. Quite simply It is incredibly hard to both live and be employed in Douglas County.

We have a plethora of issues in our County, and today each one of you commissioners has the opportunity to make a choice that will help rectify some of our major challenges and truly make something great happen for our community.

I am in complete support of the construction of a year-round event center in Douglas County and for the RDA #2 that will help us bring this to fruition. This facility will help our residents have stable, year-round employment (a HUGE problem with ALL lake employers and employees), provide additional Douglas County general fund revenues that will improve our infrastructure and quality of life, and make the entire county sustainable through economic development. This will benefit ALL of Douglas County.

Commissioners today you're faced with a choice that will no doubt result in blow back from some in the community regardless of how you vote. I want to let you know ahead of time that I appreciate your courage in making the right and best decision for the long-term viability of our community.

Thank you

--

Kristi Kandel

President and Founder

I&D CONSULTING

310.946.9562 mobile

Kristi@idconsulting.us

I&D Consulting

GOOD AFTERNOON CHAIRMAN FENZEL AND COMMISSIONERS

Bob Cook

THE CASINO CORE AREA WAS ESTABLISHED 75-80
YES, ACO. THE OWNERS HAVE INVESTED ^{100.5} MILLIONS OF
OVER ~~SEVERAL~~ ^{DECADERS}. THIS IS WHY IT IS WHAT IT IS TODAY.

MOSTLY PRIVATE INVESTMENTS CREATING AN ECONOMY
THAT CANT BE STOPPED, BUT, WHAT HAS DOUGLAS
COUNTY DONE? TAKE THE GOLDEN EGG FROM THE NEST:
~~DAVE NELSON & JOHN ENGELS ARE CURRENTLY~~

LAUNCHING A CAMPAIGN TO DISSOLVE RDA #2.
IS THIS WHAT YOU CALL G. G., NOT INVESTING
IN THE FUTURE?

I DISAGREE !!! DOUGLAS COUNTY CAN DO
TAKE WHITEL H.S. FOR EXAMPLE, IN THE DAY WE
HAD AN ELEMENTARY SCHOOL, MIDDLE SCHOOL AND A HIGH SCHOOL.

OVER TIME THE TENNIS COURTS, WOOD SHOP, AUTOMOTIVE SHOP AND
SCIENCE CLASS WAS TAKEN AWAY FROM WHITEL, THEN THE
MIDDLE SCHOOL CLOSED AND IS NOW SOLD TODAY MOST OF

THESE HIGH SCHOOL STUDENTS NEED TO GO TO ^{ANOTHER} SCHOOL
WHICH OFFERS MORE CREDITS, ~~THE~~ ^{SUCH AS} ~~A~~ ^{DOUGLAS H.S.} SLT H.S.

JUST TO ENTER COLLEGE, ^{P.C.} THE SCHOOL DISTRICT
HAS OVER TIME TAKEN AWAY ALL THE AMENITIES

NOT REINVESTING, THEREFORE CREATING ITS OWN DEMISE
FOR ALL ~~THE~~ ^{P.C.} TADOE TOWNSHIP CHILDREN. THE SCHOOL DISTRICT
HAS RUINED THEIR FUTURE.

WOULD YOU BUY A NEW CAR AND NOT PUT NEW
TIRES ON IT OR CHANGE THE OIL WHEN NEEDED?

~~THE GOLDEN EGG WAS XL WHEN I MOVED HERE ALMOST
50 YEARS AGO, NOW, AT BEST, IT IS A MEDIUM EGG.~~
^{SIZED}

EXHIBIT (for identification only)
Filed By
Deputy

2 County
Commissioners

OUR
AND ALL OF THE COMMISS
WE, ALL DOUGLAS COUNTY RESIDENTS, NEED ~~TO GET BEHIND~~
~~OF ALL THE PEOPLE AND ALL OF THE COUNTY COMMISSIONERS~~
WE NEED ~~TO~~ TO GET BEHIND THE RDA #2 AND
SUPPORT IT FOR ALL THE RIGHT REASONS. WE NEED
TO HELP THE ECONOMY, THE ECONOMIC VITALITY OF
STATELINE, NEVADA, FOR THE PEOPLE, FOR THE
COUNTY.

1/A
IN THE WORDS OF A LOCAL LEGEND
WE ARE ONE COUNTY
WE ARE ONE COMMUNITY
WE ARE ^{ONE} ECONOMY

PLEASE DO NOT LET ~~THE~~ ^A SPECIAL INTEREST
OF ~~A SPECIAL INTEREST~~ GROUP DICTATE WHAT IS
BEST FOR ALL OF DOUGLAS COUNTY!
~~MAKE THE COUNTY~~ ~~EGG~~ ~~EGG~~ ^{OR MORE} AND
SUPPORT THE TIDVA, TADOC TOWNSHIP, AND
DOUGLAS COUNTY.

AB 98
SB 465
IF THE LEGISLATURE CAN APPROVE SB 461
AND CREATE ENOUGH REVENUE TO START THE PLANNING
PROCESS ON RDA #2, WHICH WAS APPROVED BY THE
DOUGLAS COUNTY BOARD OF COMMISSIONERS ALREADY,
WHY ARE WE HERE TODAY?

PLEASE DO THE RIGHT THING FOR THE COUNTY,
COMMUNITY AND ECONOMY - OUR FUTURE IS IN YOUR HANDS.
SUPPORT RDA #2!
THANK YOU

WE ALL DEPEND ON TOURISM, OUR NUMBER 1
ECONOMY. ~~GAMING IS NOW THE 3RD ECONOMY IN OUR~~
~~STATE. #2 IS MINING, NEVADA PRODUCES 83-87% OF~~
~~THE GOLD IN THE CONTINENTAL UNITED STATES AND~~
~~5% IN THE WORLD.~~

WE MUST CONTINUE TO REINVENT AND
REINVEST IN OUR FUTURE. ^{TOURISM PLEASE} SUPPORT ~~THE~~ THE
FUTURE OF OUR COUNTY
COMMUNITY
AND ECONOMY

DO THE RIGHT
THING

AND SUPPORT RDA #2

OUR FUTURE IS IN YOUR HANDS

THANK YOU!

6

Mi Nombre es Elizabeth Moreno Sieferman para el registro publico. Comisionados del Condado de Douglas, Gracias por la oportunidad de hablarles hoy. yo me gano la vida en el condado de Douglas.

My name is Elizabeth Moreno Sieferman for Public record Douglas County Commissioners Thank you for the opportunity to speak to you today. I make my living in Douglas County. I am here today because I have heard some testimony that some of us don't meaningfully contribute to Douglas County and our voices should not count when you are considering the importance of this redevelopment area. That makes me angry. It also makes me sad that some people think that others are not as important, that are somehow less and have no right to speak or have opinions about what could make our lives and our work better. I believe—and have raised two children to believe—that when we contribute to our community, we matter. I believe that when we work hard in our community to make it better, when we work and spend in our community, when we volunteer in our community, we matter. My family is proud to call this place home, we want to thrive here through great new projects like the event center, we want our community to prosper and we want every individual to prosper, because they all matter. My message today is to keep the redevelopment area intact. This is the way we can change our economy and continue to provide work and a great place to live for all of us.

Thank you for listening and taking my view into account. It matters just like everyone else's.

Gracias por escuchar y tener en cuenta mi opinión. Mi opinión cuenta igual que todos los demás

EXHIBIT (for identification only)
Filed Item
By [Signature] Deputy

James McKalip

I want to thank the County ~~reg~~ for info

The purpose of our County Government must be to serve the needs of all the people. We form local governments, and tax ourselves so that we can have essential services. It is the difference between a bucket brigade and a modern fire department. The difference between Barney Fife and our outstanding Sherriff's dept. The difference between the school house and a school district, dirt roads and paved roads. That is why it is essential that the taxes from every residence goes toward meeting these needs. When we create a district to use these taxes elsewhere we create more burden for other tax payers. One way or another these funds will have to be made up.

This event center is supposed to be the savior of our casino corridor, yet is lacking actual casino investment. If you believe the numbers of the proponents, the Event Center will be a gold mine. "Millions" will flow to benefit all mankind. This is not the case with other Event centers throughout the country. 130 events is 3 to 4 times more than other similar facilities. Moscone center in San Francisco does about 45. Reno lost it's Basketball team the ⁱⁿBig Hornsⁱⁿ, and now has about 35 - 40 events a year. They have easier access including a major airport. The Event Centers remind me of a slot machine.

we should rely on independent numbers

Bright lights, bells and whistles often placed next to a new car, but not exactly a sound investment, in fact they seldom pay off. County and city governments are being sold on Stadiums, Arenas, and event centers all over the country with the same promises. The sales pitch is really good, then if you asked a car salesman for the facts, you'd probably have been driving a Yugo. Build this building if you must, but leave out the Beach Club condos. These residents will be using County services, and the taxes collected need to pay for those services.

We all gamble in one form or another, stocks, funds, and even a little gaming, but we do so with our own money. RDA2 is gambling with public money to serve private interests. To have government of, by, and for the people, government must prioritize the needs of the many over the wants of the few. It is not wrong for the County to encourage business, but not at the risk of public need. I am concerned that public money will be in the hands of a visitors authority that, except for one member is not elected, does not meet publicly, and is not accountable to the people of this county.

With roads that we cannot afford to maintain, the need for more Sherriffs, a new JLEC center, it seems reckless to divert taxes from the public good. I respectfully urge you to either dissolve the RDA or redraw it to exclude any and all residences including the Beach Club Condos so that residential taxes go to public services. Thank You.

6/20/19

EXHIBIT (for identification only)
Filed _____
By _____ Deputy

This month marks the 40th year of living in this area. I first came to Tahoe in 1971 and it took the next 8 years to get back here.

I would ask the BOCC to confer with the city of SLT officials and the business owners (Vail/Heavenly, Gary Casteel jr., John and Camilla Jovicich) to learn how successful the redevelopment of the Heavenly Village parcels has been financially, environmentally (vmt reduction, for instance), and for the community even though it took 12 years+ to achieve it. The success of this project gave impetus to the Nevada side to redevelop too.

When I began on the BOCC, TRPA was updating its 1987 Regional Plan. We seized on that opportunity and developed a public private partnership called the Kingsbury Working Group to envision what the commercial core of Kingsbury and Hwy 50 from Kahle Drive through the casino core to Stateline could become. The private sector then engaged Richard Shaw of Design Workshop to create the South Shore Vision Plan which went from Kahle Drive to Ski Run Blvd. This plan was widely accepted; indeed it was enfolded into the TRPA Regional Update plan passed unanimously in December 2010-and upheld unanimously by the 9th Circuit Court of Appeals. The first Area Plan submitted to TRPA was Douglas County Tourist Core plan which was the South Shore Vision Plan and it could only be accomplished through redevelopment. The city also had their Tourist Core Area Plan adopted by TRPA. Both plan received unanimous TRPA Governing Board approval. Being developed on a parallel path and also part of the south Shore Vision Plan was the realignment of HWY 50 which TRPA Governing Board again unanimously approved in December 2018. The idea is to create a Main Street from the corner of Mont Bleu and Hard Rock to at least Park Avenue. That plan is currently be worked on.

Both the Edgewood Lodge and the Beach Club received unanimous Governing Board approval....indeed neither project came before the DC Planning Commission or the BOCC for approval. What DC has received as a result of those two projects is huge environmental gain...Edgewood took out the asphalt parking lot adjacent to the beach and some old homes while the Beach Club took out 100+ mobile homes adjacent to the lake. The TMDL credits from these two projects were huge for our required TMDL reduction place on us by the EPA. Courtney Walker can further inform you of the advantages DC received from these two projects.

One other game changer occurred when the US Congress passed legislation allowing USFS land to be developed and accessed year round. Prior to the gondola in Heavenly Village, there was no way to reach the mountain tops once the skiing ended. Vail who owns Heavenly put in the gondola and the Epic Discover, all on the California side. Vail expects

to recover capital costs within three years of implementation so ask the Heavenly people and the city how successful the redevelopment has been for them.

I want to remind everyone that the numbers generated and published by Mr. David Maxwell were completely erroneous, and the County Assessor Doug Sonnemann told him so repeatedly but he published them anyway, John Engels had the false numbers on his website.

The RDA2 fund is only receiving the INCREASED INCREMENT in property tax that ONLY comes after the PRIVATE sector INVESTS CAPITAL creating higher assessed value. The County, the school district, and all other entities that receive property tax from the RDA2 will continue to get what they have always received. It is NOT a taking of revenue. Incidentally, the Governor of California swept RDA funds and did away with RDAs because they were so successful. Words is California is looking to bring RDAs back similar to Nevada's rules.

Lastly, I want to recognize that anywhere else, Vegas for sure, if a casino hotel aged, they just implode them and build new. Where have the Desert Inn and Stardust gone? In Tahoe one must always protect the lake and the natural outdoors. Thus only through public-private partnerships that work to meet the triple bottom line of the TRPA Regional Plan...environmental gain, economic prosperity and enhanced community.

Remember the goose who laid golden eggs? And when they killed the goose, no more golden eggs. Tahoe sends down more money annually than DC spends up there. It isn't just property tax...what about the parks, Kahle Community Center, the sales tax, the TOT tax. The only legal place for vacation home rentals is the Tahoe Township yet people like Margaret Pross say no to VHRs except in Tahoe. Do not be so arrogant to believe the Tahoe Township will always be trampled on and beholden to the valley. Tahoe Township has options which do not bode well for the rest of Douglas County. They almost got free in 1997. People who do not study history are doomed to repeat the mistakes of the past, however with much more devastating results.

EXHIBIT (for identification only)
Filed Hem 4
By Deputy QB

Kirk Walder
6-20-19

Redevelopment Area 2

My name is Kirk Walder and I'm a resident of Zephyr Cove. While I am a member of the Planning Commission I am here expressing my personal views and not representing the Planning Commission.

~~Let's correct the many misstatements and outright falsehoods about Redevelopment Area 2 and the proposed Event Center.~~ It is dismaying to see mailings and newspaper advertisements such as the one promoting the recent meeting at Hamdogs and the statements made at that event and last few meetings of the Board of County Commissioners.

It has been long said, "Facts are stubborn things."

Falsehood number one: RDA2 will raise taxes on Douglas County residents to pay for the Event Center. A gross exaggeration.

Fact: RDA2 generates money from an incremental tax on ~~only~~ those properties within the confines of RDA2. It is not a tax on the people of Minden, Gardnerville or anyone else in Douglas County.

Falsehood number two: RDA2 is based on the premise that Edgewood and the Beach Club are “blighted.” Totally incorrect. Fact: The Beach Club construction had not begun when the Blight Study was done in 2016. And the ordinance creating RDA2, in Section 7, says, “All noncontiguous areas of the redevelopment area are either blighted or necessary for effective redevelopment of the Redevelopment Area.”

Falsehood number three: RDA2 takes Douglas County tax dollars and gives them to the casinos. 100% false. Fact: There is not one single provision in the ordinance creating RDA 2 or state law concerning the Event Center that sends one single dollar directly to any casino. If any gaming establishment makes money from the events center it is from the free enterprise system. Just like money

that might be made by restaurants, the lodging industry, gas stations or other businesses.

Falsehood number four. RDA2 was rushed through without proper deliberation. Not true. Fact: The Redevelopment Plan was based on a Preliminary Plan formulated and adopted by the Douglas County Planning Commission on November 10, 2015.



The Planning Commission (I was not a member at the time) voted unanimously in favor of creating RDA 2 on December 8, 2015 after the required public notice and opportunity for comment.

The Board of County Commissioners considered this issue three times, October and November of 2015 and January of 2016. On February 18, 2016 the ^{Board}BOCC voted in favor of Ordinance 2016-1456 unanimously. So that is over 4 months of consideration, with proper notification, opportunity for public comment, and unanimous votes by Douglas County policymakers.



Falsehood number five: RDA 2 takes tax dollars away from police, schools, fire protection and roads. Dangerously deceptive and misleading. Fact: the Board of County Commissioners has the authority to fund every item in the county as they see fit. Furthermore, the goal of RDA is to increase economic activity which has the goal of increasing overall tax revenues. And improvements at Edgewood and the Beach Club will certainly not increase the demand for police, schools, fire protection and roads.

Falsehood number six: Douglas County won't benefit from RDA 2 and the Event Center because people who use the facility will spend their money in California. Fact: People coming to events at the Event Center have few choices on where to stay than in lodging in Douglas County. They are likely to have meals in Douglas County. They have many convenient opportunities to shop and buy gas in Douglas County. We can expect many of them to enjoy the beaches, resorts and other recreation in Douglas County. All these will generate more

tax revenue to the benefit of the entirety of Douglas County. And one would expect, paid largely by people from California.

Falsehoods number seven and eight: The people at the Lake don't support RDA 2 or the Event Center. Only one person at the Hamdogs meeting on June 3 supported RDA 2. Not a shred of proof and contradicted by direct testimony at previous Board of County Commissioner meetings. Fact: Not a single poll or vote has been taken by Lake residents and a large number of Lake residents have spoken in favor of RDA 2 and the Event Center. No show of hands was taken at the Hamdogs event to indicate how many were for, against, or undecided on RDA 2. Even a resident of Gardnerville said in a May 30 letter to the Record Courier. "I support the concept of an events center at the lake. It will help stimulate the overall economy of that area and the ENTIRE county. It's not for the casinos. It's for small businesses and other areas that have not recovered from the Great Recession."

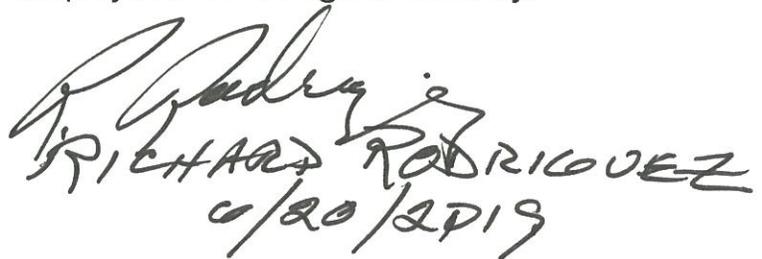
I could go on.

I would respectfully ask the members of the Board of County Commissioners: stick to the facts. Do not demagogue this issue.

Members of the public: yes, raise your questions and state your views, but do them with facts and on the merits, not falsehoods.

Douglas County deserves a fair debate, not demagoguery.

1. RDA2 appears to be primarily for the benefit of the casinos with limited benefit to other business.
2. With respect to the funding. By dedicating future incremental property tax revenues in excess of the base year to RDA2, RDA2 is appropriating all incremental future tax revenues to RDA2 and thus depriving Douglas County of the normal growth in property tax revenue usually associated with the appreciating value for the next 30 years. This will create a hole in funding in the future for normal county services such as police, fire, schools and other essential county services.
3. Also buried within this proposal is the need for the county to issue a bond issue which will affect all county residents should the anticipated revenue stream fail to materialize thus depriving county services of essential funds so as to repay the bond and which may necessitate an increase in property taxes on all residents to pay for the shortfall in funding for county services.
4. As the Event Center proposal necessitates the issuing of a bond, it should be put before all of Douglas County voters with complete details of how much of county funds would be at risk if the anticipated revenues from the Event Center fail to materialize.
5. At several meetings including members of the Board of Supervisors. Douglas County residents have been informed of that a potential shortfall of county revenues could be a problem. With that as a background, how can the voters be asked to fund the Event Center and put Douglas County at even greater risk of a funding shortfall for essential services for the benefit of the Event Center that will primarily be of benefit to the casinos.
6. My final point is; the problem in decline in revenue for the casinos appears to be poor strategic planning which DOES NOT create a problem to be solved by the taxpayers of Douglas County.


RICHARD RODRIGUEZ
6/20/2019

I want to call to the attention of the commissioners and audience three flaws that Heywood Sanders discovered in the information about the Event Center's financial projections. Heywood Sanders is the foremost national authority on using government money, i.e., economic development, to build event centers. He is the author of the Brookings Institution 2005 article entitled Space Available: The Realities of Convention Centers as Economic Development Strategy and the 2014 book Convention Center Follies.

Commissioners, please look at this graph on the history of room nights generated by the Reno Sparks Convention Center events from FY2010 to FY2018. This graph comes from the Reno Sparks Convention Center Feasibility Study authored by Johnson Consulting and presented to the Reno Sparks Visitor's Authority at their 6/20/18 Board Meeting.

Pay special attention to the dramatic decrease in room nights beginning in FY2015. I asked Heywood Sanders why the decrease.

Heywood told David and me that convention/event centers are vastly overbuilt. That is the why room nights have dropped off for the Reno Sparks Convention Center. Why does the graph show a partial recovery in FY2018? Because that number, 80,000 room nights, is based on the budget. It is not an actual number of room nights for FY 2018. It's an estimate.

A second flaw is the EPS report erroneously interchanges the number of annual visitors to the Event Center, also referred to as "Attendee Days," with the number of "Attendees. This is an error by a factor of 1.7 times, which is the estimated average number of days per event.

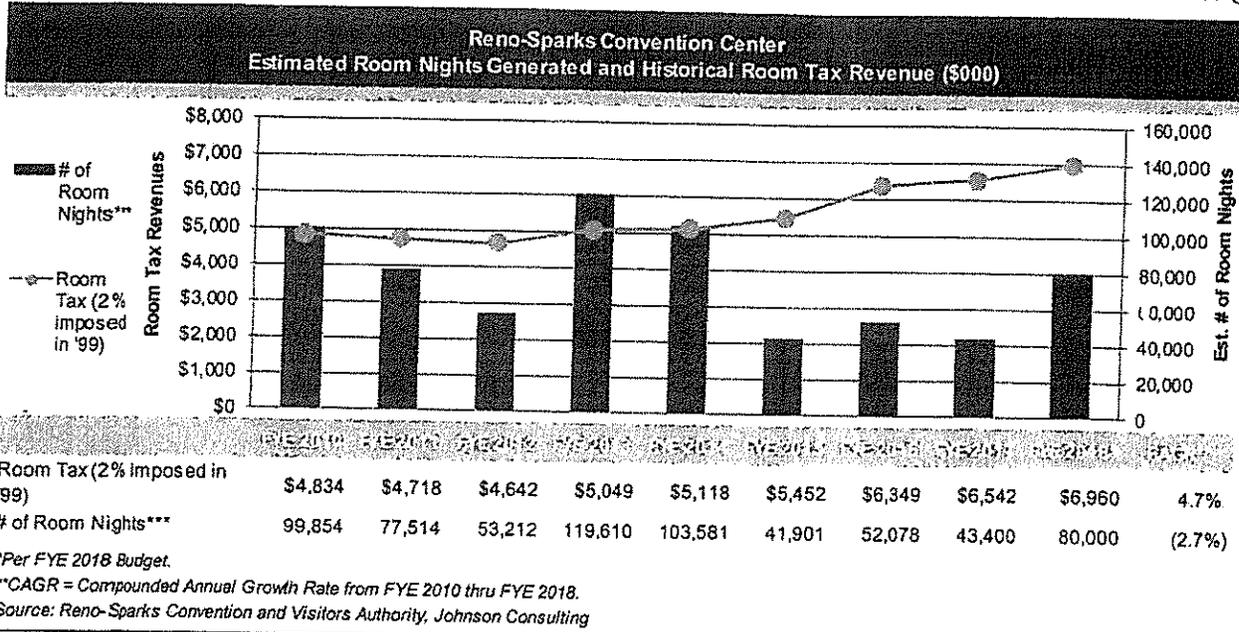
The third and largest error that Heywood identified in the CSL feasibility study and EPS fiscal and economic analysis report is explained in his attached 6/10/19 email to David entitled Re: files from EPS. The report uses a mathematically invalid estimate of 89,433 Overnight Visitors and multiplies this invalid estimate by \$353 (the average spending of an overnight visitor per trip to Stateline) to estimate the economic impact of the event center. The \$353 spending per trip assumes that the visitor will stay in Stateline hotel for 2.8 nights. This is a sleight of the hand changing an invalid estimation of overnight visitors into an exponential amount of hypothetical spending per overnight visitor. If the actual number of room nights is closer to the Reno Event Center of 19,000 annual room nights, then ^{the estimated spending} ~~spending per visitor~~ would be dramatically less than presented by a factor of ~~4.5~~ ^{4.7} times 89,400 divided 19,000.

These three errors that Heywood discovered in the TDVA reports reveals that the TDVA reports is ~~not credible~~ ^{need to be adjusted} and ~~should not be trusted~~ ^{downward in order to be credible.}. If you would like to speak with Heywood, I am sure that he would welcome your call.



*Reno - not prime
380 000 sq ft*

Figure 5-11



Between FYE 2010 and FYE 2012 room night tax remained mostly flat, at around \$4.7 million, but has steadily increased since then, reaching a high in FYE 2017 of \$6.5 million. Room taxes in FYE 2018 are projected to continue to increase to roughly \$7 million. Room tax revenue had a compounded annual growth rate of 4.7 percent from FYE 2010 to FYE 2018.

Over the same time frame estimated room nights generated varied widely. Estimated room nights reached a low of 41,901 in FYE 2015 and a high of 103,581 in FYE 2013 with a compounded annual growth rate of (2.7) percent. Estimated room nights are projected to increase to 80,000 in FYE 2018, up from 43,400 in FYE 2017.

From: Heywood Sanders <Heywood.Sanders@utsa.edu>

Sent: Sunday, June 9, 2019 10:17:38 AM

To: David Nelson

Subject: Re: files from EPS...

David,

I just wanted to follow up on the issues with the EPS report.

As we discussed, EPS erroneously took the CSL "attendee day" figure of 156,900 and used it as total attendees, rather than "days."

In appendix D-1 of their report, they then compounded the mistake by divided that total into the categories "day visitors" (67,467) and "overnight visitor" (89,433).

They then assumed that 90% of the day visitors would be from out of town, and 100% of the "overnight" visitors.

They then assert that the overnight visitors will spend on average \$353 per trip, based on "Overnight visitor spending assumption is based an average daily spending assumption of \$126 per day and an average stay of 2.8 days. "

Note that would yield a number of hotel room nights on the order of 180,000 (2 x 89,433)--a figure far, far beyond the 59,700 room nights estimated in the CSL report.

All of the EPS forecasts of tax revenues, spending, and employment generation are based on these erroneous estimates, and are therefore totally implausible.

Heywood Sanders

June 20, 2019

Gentlemen,

I come to you, not as a member of the Planning Commission, but as a concerned resident of Douglas County. Some years ago, while I was a resident of Reno, a new Event Center was proposed for Reno. Because I was working out of town, I could not express my opinion that I thought the Reno Event Center was a poorly conceived project that would not pay for itself. That is now the case.

Now RDA2 is in existence to create an Event Center at Lake Tahoe. I strongly feel that this project should not be built without asking Douglas County voters to vote on the project. Douglas County residents should not be asked to support a project that will enrich the Casinos in Lake Tahoe and create a burden on the taxpayers of Douglas County **WHEN** the event center proves to be unprofitable.

Please put the Event Center on the ballot in 2020 and let Douglas County voters decide if the Event Center should be constructed. If this project and its possible future financial liability are not brought to the voters of Douglas County, I think in every future reference to this project should be called Penzel's Folley.

David Akola

Resident of Douglas County

Comment Form

If you do not want to speak but want to share a comment, then please fill out this form and return it to the Clerk

Meeting Date: 6-20-19

Agenda Item # RDA # 2

Topic: New Center for Lake Tahoe

I am in support of this item.

I am opposed to this item.

I am undecided on this item.

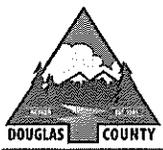
I do not wish to speak on this item, but please record my support/opposition and comments below.

Full Name: Sandra Berry
(Please Print)

Comments:

The citizens of Douglas County that I endorse do not want this wasteful spending and placing the whole county in debt for many, many years. We have a ^{new} community center in Gardnerville. That center can be used, instead. Let the casinos be used as well. They have meeting rooms. There are too many changes happening day after day by our new Democratic Governor. We need more police, etc.

Douglas County, Nevada



Filed Hem
By _____ Deputy db

Comment Form

If you do not want to speak but want to share a comment, then please fill out this form and return it to the Clerk

Meeting Date: 6-20-19

Agenda Item # _____

Topic: Event Center

I am in support of this item.

I am opposed to this item.

I am undecided on this item.

I do not wish to speak on this item, but please record my support/opposition and comments below.

Full Name: Joan Arann
(Please Print)

Comments:

Lake Tahoe is great. Lets
not make the place a big
city.
Nature, outdoors place
Let it be that way, enough
Gaming places, no more
please.

Douglas County, Nevada



Comment Form

If you do not want to speak but want to share a comment, then please fill out this form and return it to the Clerk

Meeting Date: 6/20/19 Agenda Item # Event Center

Topic: Event Center

I am in support of this item.

I am opposed to this item.

I am undecided on this item.

I do not wish to speak on this item, but please record my support/opposition and comments below.

Full Name: Annette Philips
(Please Print)

Comments:

Please do not put this on Douglas County tax payers backs. Every single Property owner in the Valley (that I talked to) opposes this tax hike.

If you want to build this Center go ahead - but not on our tax paying backs.

Douglas County, Nevada



Comment Form

If you do not want to speak but want to share a comment, then please fill out this form and return it to the Clerk

Meeting Date: 6-20-19

Agenda Item # RDA2

Topic: CONVENTION CENTER

I am in support of this item.

I am opposed to this item.

I am undecided on this item.

I do not wish to speak on this item, but please record my support/opposition and comments below.

Full Name: LEA HYATT
(Please Print)

Comments:

WHY DOES DOUGLAS COUNTY NEED TO FINANCE
THE CONVENTION CENTER WHEN SO. LAKE TAHOE
ON CALIF SIDE STARTED ONE & NEVER FINISHED
IT.

Douglas County, Nevada



Board of County Commissioners' Meeting

EXHIBIT (for identification only)

Comment Form

Filed Hem 4

By DP
Deputy

If you do not want to speak but want to share a comment, then please fill out this form and return it to the Clerk

Meeting Date: 20 Jan 2019

Agenda Item # RDA 2

Topic: Event Center

I am in support of this item.

I am opposed to this item.

I am undecided on this item.

I do not wish to speak on this item, but please record my support/opposition and comments below.

Full Name: Maxine Rodowicz
(Please Print)

Comments:

A boondoggle! If California wouldn't
even build ~~an~~ an Event Center in S. Lake
Tahoe because it was not profitable enough
why should we in Douglas County even
consider it.

Douglas County, Nevada



Wood, Natalie

From: Lake Tahoe Boat Rides <info@tahoeboatrides.com>
Sent: Wednesday, June 19, 2019 7:09 PM
To: Nelson, Dave
Cc: Wood, Natalie
Subject: RDA #2 Vote

EXHIBIT (for identification only)

Filed

By

Deputy

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Dear Douglas County Commissioner Nelson,

I am writing to show my support for RDA #2 and the Tahoe Events Center and to ask for your support as well. As a leader in this community, it is crucial that we all see the importance and need for redevelopment on the South Shore of Lake Tahoe. The Country can simply not afford to do nothing.

Redevelopment at Stateline, and the Events Center, is a rare opportunity to reinvent Stateline that will benefit all of Douglas County. The South Shore resort market is historically soft during the shoulder seasons (April/May and October/November) and midweek. A multi-use events center provides a venue to attract concerts, corporate meetings, conventions, trade shows, and sporting events, most of which are off peak and mid-week. The Events Center will create between 350-550 jobs and will generate additional bed tax and sales tax revenue that will benefit the entire County. Redevelopment and the Events Center are much needed catalysts to reinvent the built environment on the Nevada side. RDA#2 is an integral piece of the funding formula for the construction of an event center.

I know that there are rumors and fears that redevelopment will cost taxpayers. It will not. It will not take money from the pockets of Douglas County taxpayers. It will not raise taxes for Douglas County taxpayers. And the Douglas County taxpayers will not be "on the hook" for the Events Center. Tahoe Douglas Visitor's Authority ("TDVA"), not the taxpayers, is entirely responsible for the debt service on the bonds for the Events Center. A member of the Douglas County Board of Commissioners sits on the TDVA board, as required by state law.

I urge you to make sure that you are considering all of the facts here and to make the right and ethical decision to support RDA #2 and the Events Center in the best interest of Douglas County.

Sincerely,

Lyndsay Bryant

EXHIBIT (for identification only)

Filed

By

Deputy

From: [Cates, Patrick](#)
To: [Poole, Amy](#)
Subject: FW: RDA2
Date: Thursday, June 20, 2019 9:43:10 AM

-----Original Message-----

From: Diane Carroll [<mailto:ladydbc@earthlink.net>]
Sent: Thursday, June 20, 2019 1:07 AM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Dear Sir:

Please consider the request of the Registered Voters of Douglas County
by placing RDA2 on a BALLOT for a vote! Please!

You have many issues of concern to address so I won't take up
too much of your time. Thank you in advance for this consideration.

Sincerely,

Diane B. Carroll

1355 Bald Mtn.

775-266-4054

From: Marlena Freitas [<mailto:mfreitas@Ridge-Resorts.com>]
Sent: Thursday, June 20, 2019 9:29 AM
To: Nelson, Dave; Engels, John; Walsh, Larry; Rice, Wesley; Penzel, William
Cc: Wood, Natalie
Subject: Keep RDA No.2

EXHIBIT (for identification only)
Filed Item 4
By JP
Deputy

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

On behalf of The Ridge Resorts, Resorts West, and Resort West Vacation Club, I reach out to you in favor of keeping the Redevelopment District in place. We employ over 230 residents of Douglas County, many who live in the Carson Valley. The continued redevelopment of the Stateline area is critical for the success of our operations which keep Douglas County citizens employed with healthy wages and benefits. Dissolution of the redevelopment district will have negative impact on our business levels resulting in compromised shift availability, wages, and benefits. Do not dissolve RDA No. 2.

Sincerely,
Marlena Freitas
Vice President of Marketing and Resort Sales
Resorts West
(775)588-3553, ext. 4622
www.ridgetahoeresort.com



Disclaimer: The content of this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you have received this communication in error, be aware that forwarding it, copying it, or in anyway disclosing its contents to any other person(s), is strictly prohibited. If you have received this communication in error, please notify the author by replying to this e-mail immediately.

Filed Hem 4
By JP
Deputy

From: Kristi Kandel [<mailto:kristi@idconsulting.us>]
Sent: Thursday, June 20, 2019 10:18 AM
To: Nelson, Dave; Engels, John; Walsh, Larry; Rice, Wesley; Penzel, William; Wood, Natalie
Cc: Kristi Kandel
Subject: in support of RDA 2 - June 20th meeting

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Good morning Commissioners,

I am unfortunately stuck in Chicago today due to a cancelled flight home and won't be able to attend today's meeting regarding RDA 2.

My name is Kristi Kandel, I live and own several properties at the lake, am a tax payer and small business owner employing between 6-8 Douglas county residents throughout the year.

Last year I ran for office because I understood the magnitude of the decisions that would be made by the Douglas county commissioners over the next 2-4 years. I wanted to make sure that our community made the decisions that would propel us forward and would help create a thriving prosperous future for ours and future generations. In fact, I'm considering buying property and relocating to the Ranchos so I can run for office again. That is how strongly I feel about RDA2, the event center and ensuring a vibrant and flourishing future for Douglas County.

Today is not about RDA2, it's not about the event center and it's not about the lake vs the valley. It's about the future of Douglas County as a whole.

It's quite evident that the cost of doing nothing is very expensive and detrimental to our community. We all see our aging businesses and worn down infrastructure. The Lack of workforce housing and lack of real jobs. Due to being a tourism driven economy our seasonal low paying jobs require our residents to have 2-4 jobs throughout the year struggling to make ends meet. Quite simply It is incredibly hard to both live and be employed in Douglas County.

We have a plethora of issues in our County, and today each one of you commissioners has the opportunity to make a choice that will help rectify some of our major challenges and truly make something great happen for our community.

I am in complete support of the construction of a year-round event center in Douglas County and for the RDA #2 that will help us bring this to fruition. This facility will help our residents have stable, year-round employment (a HUGE problem with ALL lake employers and employees), provide additional Douglas County general fund revenues that will improve our infrastructure and quality of life, and make the entire county sustainable through economic development. This will benefit ALL of Douglas County.

Commissioners today you're faced with a choice that will no doubt result in blow back from some in the community regardless of how you vote. I want to let you know ahead of time that I appreciate your courage in making the right and best decision for the long-term viability of our community.

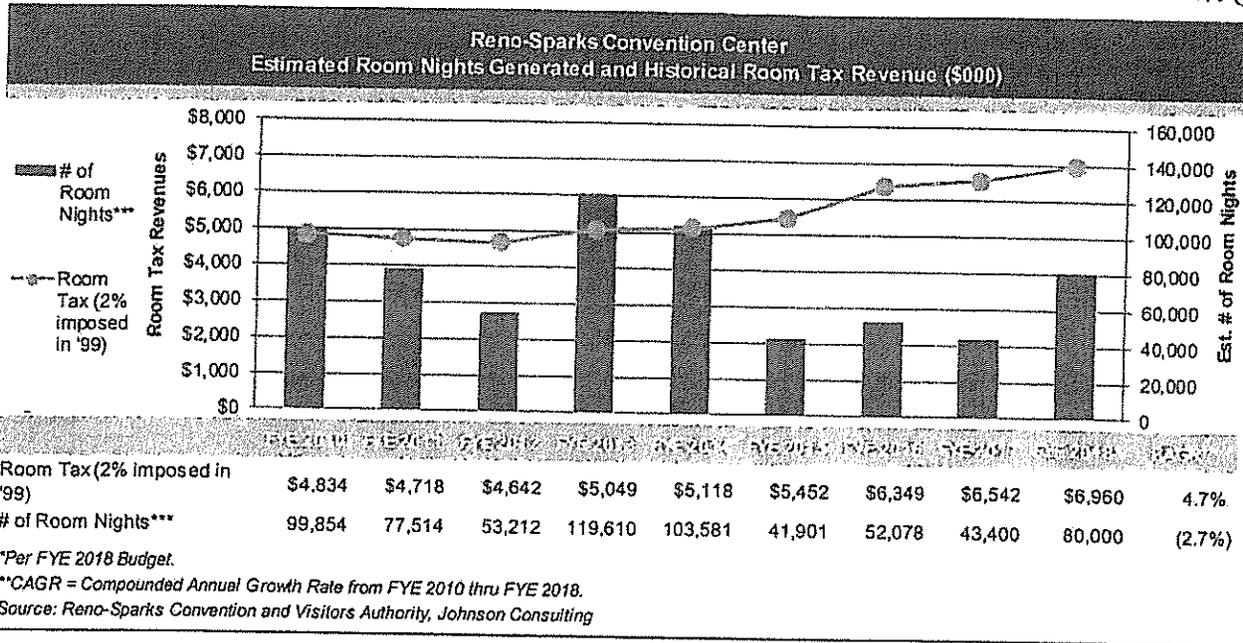
Thank you

--

Kristi Kandel
President and Founder
I&D CONSULTING
310.946.9562 mobile
Kristi@idconsulting.us
I&D Consulting

*Reno - not prime location
 380,000 sq ft Convention Ctr
 etc*

Figure 5-11



Between FYE 2010 and FYE 2012 room night tax remained mostly flat, at around \$4.7 million, but has steadily increased since then, reaching a high in FYE 2017 of \$6.5 million. Room taxes in FYE 2018 are projected to continue to increase to roughly \$7 million. Room tax revenue had a compounded annual growth rate of 4.7 percent from FYE 2010 to FYE 2018.

Over the same time frame estimated room nights generated varied widely. Estimated room nights reached a low of 41,901 in FYE 2015 and a high of 103,581 in FYE 2013 with a compounded annual growth rate of (2.7) percent. Estimated room nights are projected to increase to 80,000 in FYE 2018, up from 43,400 in FYE 2017.

HEM 4
Filed _____
By _____
Deputy

From: Heywood Sanders <Heywood.Sanders@utsa.edu>
Sent: Sunday, June 9, 2019 10:17:38 AM
To: David Nelson
Subject: Re: files from EPS...

David,

I just wanted to follow up on the issues with the EPS report.

As we discussed, EPS erroneously took the CSL "attendee day" figure of 156,900 and used it as total attendees, rather than "days."

In appendix D-1 of their report, they then compounded the mistake by divided that total into the categories "day visitors" (67,467) and "overnight visitor" (89,433).

They then assumed that 90% of the day visitors would be from out of town, and 100% of the "overnight" visitors.

They then assert that the overnight visitors will spend on average \$353 per trip, based on "Overnight visitor spending assumption is based an average daily spending assumption of \$126 per day and an average stay of 2.8 days. "

Note that would yield a number of hotel room nights on the order of 180,000 (2 x 89,433)--a figure far, far beyond the 59,700 room nights estimated in the CSL report.

All of the EPS forecasts of tax revenues, spending, and employment generation are based on these erroneous estimates, and are therefore totally implausible.

Heywood Sanders

EXHIBIT (for Identification only)

Filed Item #4

By _____

Deputy CP

The following information was provided
to the Board of County Commissioners
by Commissioner Nelson for Agenda
Item #4.

**Table D-1
Tahoe Event Center
Visitor Estimate Assumptions**

Item	Assumption	Estimate
Number of Events Annually [1]		
Concerts and Entertainment		30
Conventions and Conferences		5
Public/Consumer Shows		5
Corporate & Association Meetings		45
Sporting Events		5
Banquet/Reception/Other Events		40
Total Events Annually		130
Total Event Attendance		156,900
Estimated Visitor Type [2]		
Day Visitor	43%	67,467
Overnight Visitor	57%	89,433
Total Annual Visitors		156,900
Estimated Out of Town Visitors	Percentage Non-Local	
Day Visitor	90%	60,720
Overnight Visitor	100%	89,433
Total Annual Out of Town Visitors		150,153

count

Source: SMG Consulting; Tahoe Douglas Visitors Authority; Conventions, Sports & Leisure; EPS.

- [1] Based on study titled Feasibility Study for a New Multi-Purpose Entertainment & Conference Center Development on the South Shore, prepared by Conventions, Sports & Leisure, dated January 2015.
- [2] Based on the Lake Tahoe Visitors Authority Summer 2017 Concert Survey, prepared by SMG Consulting. It is assumed that visitor dynamics for Event Center events will be similar to visitor dynamics for the 2017 summer concert series.

Total event Attendees? What does this mean? It means if there is a multiple day event, attendees are counted twice. Will they rent two rooms for every night they stay? To be accurate we need to know how many rooms will be rented to an individual. Can we estimate the number of individuals? Yes, this study also tells us that there will be 221 event days. If we take 221 and divide it by 130 we get 1.7 which would be the average length of days for each event. Now by dividing the 156,900 by 1.7, we get +92,300 individuals. Can you see how all the numbers derived by using 156,900 attendees would be off by a factor of 1.7 times?

Also, how many people may double-up on a room? Does it make sense to you that out of 92,300 individuals, 89,433 would stay overnight?

Another question, how can you have 150,153 out-of-town visitors when there are only 92,300 individual visitors? They are creating people out of thin air with these reports. These thin-air people do not need a room overnight, nor will they spend any dollars.

The crucial questions are, with the Reno Event Center so close and information so available why not use that information in the reports prepared for the Tahoe Douglas Visitor Authority? Maybe because in its history the REC in one year has never had more than 56 events. Or the fact that in 2017 the number of overnight stays attributable to REC was 17,600 and in 2018, 19,200. A far cry from the ESTIMATED 89,433 that the studies for TDVA are guesstimating.

The South Lake Tahoe Event Center can never come close to the lofty heights that the people supporting this endeavor are hoping for.

Comments of Use of Public Referendum

Kirk Walder

6-20-19

EXHIBIT (for identification only)

Filed Closing PC

By Kirk Walder

Deputy

My name is Kirk Walder and I am a resident of Zephyr Cove.

While I am a member of the Planning Commission I am not speaking of behalf of that group — these are my own personal views.

Some people suggest we have a public referendum of the issue of Redevelopment Area 2. While I respect the goal of providing public input on this matter, a County Referendum would present many problems.

Douglas County has a representative democracy. We elect 5 Commissioners^{ers}, who while elected countywide, must live in the area they represent.

One example we should learn from is the recent referendum held by Great Britain on their membership in the Economic Union.

According to an article in Atlantic Monthly, then Prime Minister David

Cameron promised to hold the public referendum not because he believed in it, but because he wanted to appease right-wing “euroskeptics” in his party ahead of the 2015 election.

The article goes on to point out that British politicians cynically manipulated the referendum process. The “Leave” campaign, for instance, repeatedly pledged to divert millions of pounds that Britain sends to the EU to ~~run~~ the National Health Service. But a prominent Brexit advocate reneged on the promise hours after the vote.

Margaret Thatcher, when she was a Member of Parliament in 1975 and debating the proposed referendum on British membership in the EU, expressed the sentiments of a letter in the Evening Standard, which said, “How tired one gets of the well-worn cliché ‘the full-hearted consent of the people.’ What exactly is meant by this? Referenda for every important piece of legislation? If this was the case, we would have no Race Relations Act, immigration would have been stopped, abortions would still be illegal, and hanging still in force.

Thatcher concluded that those seeking referendum only want to choose the cases on which the people were consulted. ~~She said,~~ ~~perhaps the late Lord Attlee was right when he said the referendum was a device of dictators and demagogues.~~

Moving back to Douglas County, I would ask those that support a referendum, have they considered the consequences for the future? What if there was a project being considered in the Topaz Lake area that happened to involve funding that other areas of the County wanted diverted for other use. How would those living in Topaz feel about a Countywide referendum? We should not use the referendum process to divide Douglas County.

Or what if the State of Nevada proposed to let the State Engineer divert water from Douglas County to other areas of the state. Would Douglas County want such a question to be put to a Statewide referendum?

If the Board thinks a referendum would be helpful, I would recommend that a high bar be set for qualification. Perhaps a requirement of petition signatures from at least 10,000 registered voters, with at least 2,000 signatures coming from each of the five Commission districts. In that way public sentiment would be expressed, and would come from all geographic areas.

Stop the name recall
and refer to public
districts

From: noel@gbis.com [<mailto:noel@gbis.com>]
Sent: Thursday, June 20, 2019 12:10 PM
To: Wood, Natalie
Subject: Re: Public Comment Form for Board Meeting

EXHIBIT (for identification only)
Filed Hem 4
By Deputy 90

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Hello Natalie Wood: I did some research and there are approximately 75 homes that are over \$1,800,000.00 and some over \$10,000,000.00. The Transfer tax alone on some of these sales would help pay for the EVENT CENTER, even the property taxes on these properties, could also help pay for the EVENT CENTER. Get on with the project, LOGIC, comes into play here. The EVENT CENTER would be great for ALL here in our DOUGLAS COUNTY. I have been living in DOUGLAS COUNTY, since 1965, I am now 80 years old. I Know the history well. Whom ever Nelson and Engels are, they need to research our Douglas County History. I would be glad to teach them. First time here in Douglas County at age 17, Kingsbury was a dirt road. Sincerely, Louise M. Manoukian

On Thu, 20 Jun 2019 18:08:04 +0000, Wood, Natalie wrote:

Hi Noel,

I have attached the public comment form for you to complete. Please email to boardclerk@douglasnv.us once complete.

Or you can report a concern online if that is easier. Here is the link:
https://www.douglascountynv.gov/i_want_to/report_a_concern

Have a nice day.

Natalie Wood

Administrative Services Manager

Douglas County Manager's Office

1594 Esmeralda Avenue

Minden, NV 89423

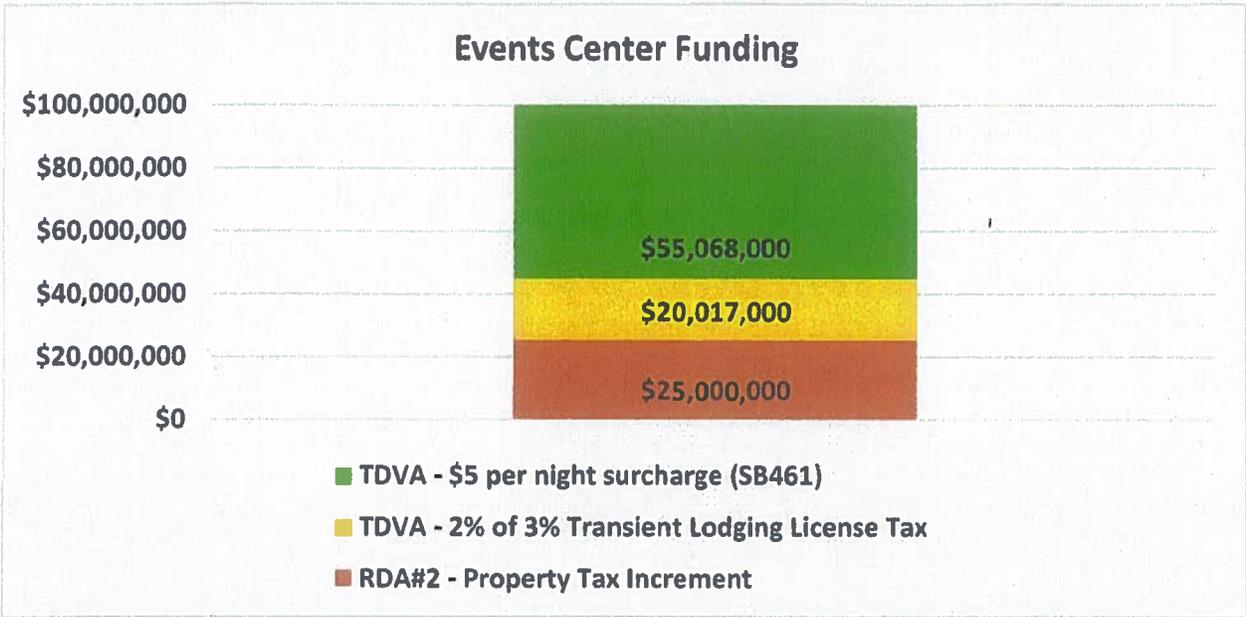
Desk: 775-782-9821

Email: nwood@douglasnv.us

www.douglascountynv.gov

The following information was provided
to the Board of County Commissioners
by the County Managers Office for
Agenda Item #4.

FUNDING ESTIMATES FOR TAHOE SOUTH EVENTS CENTER - as of June 2019



From TDVA presentation to Legislature for SB461 on 5/2/19 pg 30	
Source of Funds	
Bond Par	\$100,085,000
Uses of Funds	
Available for Project Financing	\$91,731,050
Debt Service Reserve Fund	\$6,903,100
Underwriter's Discount	\$1,000,850
Cost of Issuance	\$450,000
Total Uses of Funds	\$100,085,000

Funding Sources (based on SB461 presentation and TDVA testimony to BOCC)			
Sources of Funding			
RDA#2 - Property Tax Increment	\$25,000,000	24.98%	
TDVA - 2% of 3% Transient Lodging License Tax	\$20,017,000	20.00%	
TDVA - \$5 per night surcharge (SB461)	\$55,068,000	55.02%	
Total Sources of Funding	\$100,085,000		

Estimate of Annual Bond Payments			
RDA#2 - Property Tax Increment	\$1,626,286	24.98%	
TDVA - 2% of 3% Transient Lodging Tax	\$1,302,135	20.00%	
TDVA - \$5 per night surcharge (SB461)	\$3,582,252	55.02%	
Estimated annual payment	\$6,510,673		

Estimate of room nights from \$5 per night surcharge (SB461)	
Room nights needed to fund bond payments	
Surcharge revenue to fund bonds	\$3,582,252
Surcharge per night	\$5
Room nights needed	716,450
Room night stats from TDVA	
Total room nights available in township - 2017	1,431,268
Total room nights sold - 2017	886,945
Estimated \$5 per night surcharge Revenue	\$4,434,725

Debt Service Calculator

- 1) Enter amount to be borrowed. \$100,085,000
- 2) Enter borrowing conditions: Interest Rate (e.g., 3.5% as 3.5): 5.0000 percent
 Term (enter 5 or more) 30 years
- 3) Indicate ("x") payment type. Check both for comparisons.
- Level Debt Service x

Projected annual payment

Level Debt Service \$6,510,673

Projected total payments over term.

Principal & Interest

Interest only

Level Debt Service \$195,320,186

\$95,235,186

scroll down

scroll down

Year	Level debt service (\$)	Year	Level debt service (\$)
1	6,510,673	21	6,510,673
2	6,510,673	22	6,510,673
3	6,510,673	23	6,510,673
4	6,510,673	24	6,510,673
5	6,510,673	25	6,510,673
6	6,510,673	26	6,510,673
7	6,510,673	27	6,510,673
8	6,510,673	28	6,510,673
9	6,510,673	29	6,510,673
10	6,510,673	30	6,510,673
11	6,510,673		
12	6,510,673		
13	6,510,673		
14	6,510,673		
15	6,510,673		
16	6,510,673		
17	6,510,673		
18	6,510,673		
19	6,510,673		
20	6,510,673		

The following information was provided to the Board of County Commissioners as Public Comment for Agenda Item #4.

From: joyce joseph [mailto:joyce89423@gmail.com]
Sent: Sunday, June 16, 2019 9:27 AM
To: Penzel, William <wpenzel@douglasnv.us>; Cates, Patrick <pcates@douglasnv.us>
Subject: RDA 2 FAQ

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Commissioner Penzel and County Manager;
Please review the objectivity, transparency and completeness of the FAQs. The answers do not seem to be entirely factual in nature, particularly the FAQ on blight. Also, there are questions that are not addressed.

Information about declines in gaming revenue, gaming employment ... does not identify the time frame associated with the decline. The unemployment figures use a time frame of 1990 - 2012, a 22 year time span. The west coast of the United States started coming out of the recession around 2014. Current unemployment data is available and should be included. The disclaimer states that recessions are cyclical. That is not a reason to not include the time frame associated with the statistics or to ignore current post recession data.

Could you add a FAQ on the Beach Club? For example, how many units are in the Beach Club, is it under construction, how many units are completed and occupied, and what is the time frame for build out? A great deal of the tax increment will come from this source. To the extent the funding in RDA2 is less than anticipated, it is most likely because construction is going slower than anticipated.

Also, how much money per year with the SB 461 funding produce? The FAQ identifies it will fund 55 percent of the total cost, but an annual figure is easier to understand.

Should private market actions address the decreased interest in gaming rather than government intervention? I didn't see a FAQ responsive to that question.

Commissioner Penzel is on this email as he is honorable and has served his Country.

Thank you.

Joyce

From: Mark Sooy [mailto:msooy@yahoo.com]
Sent: Monday, June 17, 2019 12:39 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Continued funding for RDA2 should be put to a vote of the residents of Douglas County.

Mark Sooy
Gardnerville
Sent from Yahoo Mail on Android

From: Danna Meyer [mailto:rosired13@gmail.com]
Sent: Monday, June 17, 2019 1:01 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Please DO NOT allow a small, vocal, obnoxious group of people determine the fate of RDA2. It is the decision of the County Commissioners. That is their responsibility.
Danna Meyer

From: Dr. DeVere Henderson [mailto:devere.henderson63@gmail.com]
Sent: Monday, June 17, 2019 1:13 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Dear Mr. Cates,

I come to you as a resident of East Valley. I am not confident all the Commissioners are disposed to represent the wishes of the majority of the voters of Douglas County on RDA2. I therefore request that you endorse putting the matter of RDA2 to a vote of the people of Douglas County.

Very Respectfully,

Eldon DeVere Henderson, PhD
East Valley Resident

From: Don Melton [mailto:donmdappraisals@gmail.com]
Sent: Monday, June 17, 2019 1:28 PM
To: Cates, Patrick
Subject: Redevelopment Agency number 2

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Dear Patrick Cates,

I am requesting that you should put this matter to the voters here in Douglas County. If we the tax payers in Douglas County should have a say if we want our tax dollars to continue funding for RDA2.

Thank you
Donald W. Melton

Don Melton
MD Appraisals
Direct: (775) 309-3238
Lic. #A.0207733-CR

From: Stan Barnes [mailto:Stan.Barnes@unicomgov.com]
Sent: Monday, June 17, 2019 1:14 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: Regarding Redevelopment Area number 2
Importance: High

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Dear Mr. Cates,

Redevelopment Agency number 2 at Stateline is diverting our tax money away from public safety, infrastructure, schools, and other urgent Douglas County needs. No countywide public funds should be used to build an event center that would benefit the Lake casinos. Continued funding for RDA2 should be put to a vote of the people of Douglas County.

Respectfully Submitted,
Stanley Barnes
1478 Kathy Way
Gardnerville, NV 89460
775-392-4845

From: lornab@charter.net [mailto:lornab@charter.net]
Sent: Monday, June 17, 2019 1:01 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: Lake Casinos

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

County Manager Patrick Cates:

Redevelopment Agency number 2 at Stateline is diverting tax money away from public safety, infrastructure, schools, and other urgent Douglas County needs. No public funds should be used to build an event center that would benefit the Lake casinos. Continued funding for RDA2 should be put to a vote of the people of Douglas County. As a Douglas County teacher, I urge you to stand against any forward action at the meeting this Thursday. Thank you for your service.

Lorna Burkhard
1051 Aspen Brook Lane
Gardnerville, NV 89460

From: DONALD HOFFART [mailto:fortyford40@sbcglobal.net]
Sent: Monday, June 17, 2019 12:30 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: The facts please.

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Funding for RDA2 should be put to a public vote. ALL actual facts about those who are trying to railroad this through should be open to the public! Respectfully, Donald J. Hoffart

From: Fred J Ordway [mailto:fredordway@gmail.com]
Sent: Monday, June 17, 2019 12:37 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA 2

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This spending should be voted on by the residents of Douglas County.

Fred Ordway
2719 Pamela Pl
Minden, Nv

From: Dennis Coyle [mailto:denniscoyle@charter.net]
Sent: Monday, June 17, 2019 1:06 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA-2

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Greetings.

I am landing on the side of Dave Nelson regarding the event center issue. Issues of this magnitude should be handled with the best public outreach and involvement possible. While I am new to the issue it is clear that it is contentious and therefore it would best serve the county residents to provide as much information as possible regarding exactly how the event center will be used, how the proceeds will be distributed, and who will pay for everything from upkeep to event advertising. Perhaps mailing out a full information package to residents is in order for this issue; not everyone has the means to attend meetings and otherwise be directly involved in the political processes and this should be considered. I've long thought that Nevada's casinos have not given back enough to the communities they inhabit and that they tend to profit too much from political contributions. Perhaps the best way to fund an events center at Lake Tahoe would be an increase in the gaming tax. I appreciate your attention to my point of view and hope the county will move forward on this issue in a manner that respects the county residents in the form of outreach and full disclosure.

Dennis Coyle
1359 Kim Pl
Minden, NV

From: jamesmckalip [mailto:jamesmckalip@gmail.com]
Sent: Monday, June 17, 2019 12:49 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Mr. Cates,

Can you please pass this on to the five Commissioners. I am extremely concerned about diverting tax dollars to RDA2 for the purpose of building an Event center. I do not believe that these numbers generated by the "Pro" side have any bearing in reality. 130 events a year is 4 times the Reno event center. The Reno event center is more accessible, I don't believe Tahoe will do as well. If the corporations that own the South Lake casinos thought these numbers were at all realistic, they would have built it themselves, instead they are investing in California. The Event center will also have to compete with existing showrooms and Harvey's Amphitheater. Event Centers are being built all around the Country, mostly by local governments who are sold on claims of huge windfalls that never seem to materialize. We should not become another foolish county talked into diverting money away from our needs by outrageous claims of proponents of Stadiums, Arenas, and ofcourse Event Centers. If the Tahoe Visitors Authority really wants an Event Center they should combine the \$5 TOT tax with a modest contribution from the casinos, and not risk tax payer money. Let's not make the same mistakes others have made.

James Mckalip
720 Lassen way
Gardnerville

Sent from my Galaxy Tab A

From: DON BERRY [mailto:dn-berry@pacbell.net]
Sent: Monday, June 17, 2019 1:30 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA #2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

If you have any control over the approval or disapproval of passing RDA #2 please stop this process!

This should not be approved at all but if so much money is to be spent at least it should be put to the people for their approval!

We should be responsible about spending this kind of money (\$116 Million) and placing Douglas County in debt for 30 years on a "Speculation" that the Brookings Institute has deemed difficult if not impossible to meet the goals of 150 events per year!

Does Douglas County/Tahoe really need this Center?

Does Douglas County/Valley really need this Center?

Does Douglas County/Valley really benefit from this, even if it is successful?

In lieu of the Liberal Government in charge in this state right now and the fact that there are new laws being passed and proposed on nearly a weekly basis, wouldn't it be more circumvent to hold back on this in case we need money to cover unforeseen future obligations?

Sent from Yahoo Mail for iPhone

From: Donald G. Strachan, Economic Geologist [mailto:dgstrachan@yahoo.com]
Sent: Monday, June 17, 2019 1:37 PM
To: Cates, Patrick
Subject: RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Dear Patrick,

Please see to it that new county funding to be spent upon RDA2 are better used for legitimate, and county-wide infrastructure. A vote of the people is needed and required!

Donald G Strachan
837 Tamarack Drive,
Minden
Sent from Yahoo Mail on Android

-----Original Message-----

From: Julie Moore [mailto:jmoore6914@charter.net]

Sent: Monday, June 17, 2019 1:29 PM

To: Cates, Patrick <pcates@douglasnv.us>

Subject: RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The money that is being considered for the RDA2 Event Center should be stopped. This should go to a vote of the people of Douglas County Thank you Julie Moore Gardnerville

Sent from my iPhone

FW RDA2 (22)

From: Linda Kozak [mailto:sierrawhisper@gmail.com]
Sent: Monday, June 17, 2019 3:27 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Mr. Cates,
There is an urgent and controversial matter going on in our county right now. It is RDA2. That the area is considered blighted in the first place is questionable. Now with the creation of RDA2, tax money will be diverted from the general county needs and stay in the RDA2 area. That makes no sense to me and many tax paying county residents. There are urgent general needs throughout the county. I ask that this issue be put to a vote of the residents of Douglas County. Let us all decide this issue, not just 5 members of the community.
Sincerely,
Linda Kozak
Minden

FW RDA-2 (21)

From: bcl@inreach.com [mailto:bcl@inreach.com]
Sent: Monday, June 17, 2019 3:45 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA-2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Dear Mr. Cates,

I urge you to demand that continued funding for RDA-2 should be put to a vote of the people of Douglas County.

Sincerely,
Bruce Levy
1119 San Marcos Circle
Minden, NV 89423
bcl@inreach.com

FW About RDA2 (20)

-----Original Message-----

From: Nick [mailto:tahoewrx@yahoo.com]
Sent: Monday, June 17, 2019 4:10 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: About RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Hi Patrick, I believe the RDA2 should be put to a vote, the convention center does nothing to benefit the residents of The Valley, and is a complete and total waste of our tax payer dollars. I'm a home owner in Gardnerville and work up at the lake, and having lived in Gardnerville and Tahoe for 34 years I see this as a horribly bad idea. The people of Douglas County should have a say!!!

Thank you for your time.
-Nick Clarke

FW Redevelopment Agency number 2 at Stateline (19)

From: Sue Leinweber [mailto:sue@mauihelpdesk.com]
Sent: Monday, June 17, 2019 5:04 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: Redevelopment Agency number 2 at Stateline

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

County Manager,

I am concerned about my tax money funding for RDA2. The spending of tax payer's money should be put to a vote of the people of Douglas County. This event center should be funded by the casinos since they are the ones benefiting from the event center. If I, as a resident of Douglas County, choose to use the event center will be charged as if I didn't already have a stake in the construction. I am willing to pay for what I use not to benefit those who are making enough money to pay for the center without my tax dollars. As a retired person, funds are limited.

Please give us an opportunity to voice our opinion in the polling booth,

Sincerely,

Sue Leinweber

FW Thursday's vote on RDA-2 (18)

From: Bill Reuter [mailto:wgr1225@yahoo.com]
Sent: Monday, June 17, 2019 5:18 PM
To: Cates, Patrick
Subject: Thursday's vote on RDA-2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Good afternoon, Mr. Nelson.

My wife and I attended the evening presentation about the funding being considered for an event center at Stateline, NV. That event center would offer little benefit to the residents of the bulk of Douglas County. I'm not so certain that even the residents of Stateline would find it much benefit. The true beneficiaries would be the casinos of Stateline and the restaurants, bars, and hotels of South Lake Tahoe. If an event center at Stateline is such a great idea, let's let the Stateline casinos fund it.

With growing national skepticism of the ethics of politicians at all levels of government, the only fair method to decide if an event center at Stateline, NV should be built with Douglas County tax money is to put it to a vote of Douglas County taxpayers.

Most Sincerely,

Bill and Cathy Reuter
1912 Borda Way
Gardnerville, NV 89410
(775) 392-0151

FW RDA2 funding (17)

-----Original Message-----

From: Gary Bowman [mailto:fisheromen@verizon.net]
Sent: Monday, June 17, 2019 9:00 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2 funding

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Dear Mr. Cates,
My wife and I want to implore you to put the funding of the RDA2 to a public vote so the public can decide if they want their taxes going to an event center.
Thank you,
Gary & Sally Bowman

Sent from my iPad

FW RDA2 (16)

From: Dale Darrough [mailto:ddar108@yahoo.com]
Sent: Tuesday, June 18, 2019 6:55 AM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Dear Commissioner Cates,

Continued funding of RDA2 needs to be explained, justified, and put to a vote of the citizens of the entire Douglas County. Please ensure that "we the People" get to decide on an issue of this import and expense.

Sincerely,

Dale A. Darrough
1704 Rosso court
Minden, Nevada 89423

FW RDA-2 (15)

-----Original Message-----

From: DICK [mailto:dickrodriguez@charter.net]
Sent: Tuesday, June 18, 2019 8:36 AM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA-2

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Please do not fund the RDA-2 event center in Lake Tahoe. This would be a major commitment of county funds without a vote of Douglas County residents.

In addition, I do not support that level of funding for the benefit of the casinos.

Richard Rodriguez
Kathleen Rodriguez
2920 La Cresta Circle
Minden, 89423

Sent from my iPad

FW RDA2 (23)

From: aldeco@charter.net [mailto:aldeco@charter.net]
Sent: Monday, June 17, 2019 2:39 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

County Manager Cates:

Please consider your support of putting a halt to continued funding of RDA2 until Douglas citizens have the opportunity to vote on it, for the many reasons presented by Douglas citizens during the past three Board meetings.

Roger Adam
Douglas Taxpayer

FW RDA2 (24)

From: allinda@aol.com [mailto:allinda@aol.com]
Sent: Tuesday, June 18, 2019 11:56 AM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Dear Mr. Cates:

We think the issue of continued funding for RDA2 has a serious impact on all the residents of Douglas County, and for that reason, recommend that it be put to a vote by the people.

We appreciate your consideration.

Sincerely,

Alan & Linda Holly
1154 Buckbrush Road
Minden

FW RDA2 (25)

-----Original Message-----

From: Richard Bond [mailto:richbond47@yahoo.com]
Sent: Tuesday, June 18, 2019 3:59 PM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Without question this issue should go to the voters.

Sent from my iPad

From: Lake Tahoe Yoga [mailto:laketahoeyoga@gmail.com]
Sent: Tuesday, June 18, 2019 2:55 PM
To: Nelson, Dave; Engels, John; Walsh, Larry; Rice, Wesley; Penzel, William
Cc: Wood, Natalie
Subject: RDA No. 2

Namaskar

I am writing to express my support for the Redevelopment Area remaining in Stateline, Nevada. It is true that the entire county is struggling at this time. Any of us can list dozens of needs that could be served immediately and impact the present issues. However, RDA No. 2 holds the potential to create a sustainable positive effect on our county as a whole.

RDA No. 2 was established because there is blight in the casino area. Anyone who drives, rides or walks through this area can see the needs for improvement and modernization. We need to focus upon how we can create changes now that will benefit us in the future. Quick fixes and immediate satisfactions are not the answer. It is important that you, the representatives for our county expand your consideration and take into account the long term needs of our county. Planning for the future is the key to creating a positive legacy from your current position.

As revenue at the lake decreases it effects the valley. If you would like to see the county as a whole thrive and grow, then you must make decisions that help the basin thrive and grow. RDA No. 2 has the definite potential to increase revenue without increasing taxes. It will be a place that produces jobs and increases income to the area on a year-round basis. These increases will be effect the entire county.

It's time to look toward the future. It's time to focus on what is important. It's time that you demonstrated your dedication to our county as a whole. Review the data. Compare the facts. Make the best decision that serves the county as a whole and choose NOT TO dissolve RDA No. 2.

Namaste'

Jenay

Owner

Lake Tahoe Yoga Studio, School & Retreats

www.laketahoeyoga.com

775-580-7224

Join our Mailing List

#PeopleLoveUsOnYelp!

Trip Advisor & Facebook.

Follow us on Twitter

Practice Yoga Everywhere!

From: todd@planmygetaway.com [mailto:todd@planmygetaway.com]
Sent: Tuesday, June 18, 2019 11:21 AM
To: Nelson, Dave; Engels, John; Walsh, Larry; Rice, Wesley; Penzel, William
Cc: Wood, Natalie
Subject: RDA2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Good morning Douglas County commissioners and Staff,

My name is Todd Poth. I am a concerned Douglas county resident, Small business owner and Father of 3 girls under 5 year old. I know in the upcoming board meeting the proposal to dissolve RDA2 will be once again in front of the board. I was at the last meeting and actually spent close to 8 hours in that meeting and would be attending this meeting if it was not for the fact that I am out of town helping my elderly Parents. I am telling you this to complain but to show you how important I find this issue.

I know that there has been a lot of debate about RDA2 and the use of that money to help build a events center. I also know that as commissioners you also look at that money in RDA2 and may be tempted to use it to solve short term budget concerns. I would like to point out a couple facts for you to consider

1. The county tax income is going down. (Whether RDA2 stays in Tahoe or goes to general fund) and it will most likely continue to go down unless the county diversifies its income.
2. Pension cost, Wages and overall county expenses will continue to go up.

I think these are two items everyone can agree on.

Now there seems to me to be 2 schools of thought on how to solve this.

1. Dissolve RDA2 and pay budget short fall immediately.
2. Keep RDA2 reinvest and work to create more money in future.

As an economic conservative and having always run my business with fiscal responsibility. I understand this is a tough decision. But, I also know that we cannot "save" ourselves out of this financial hole. We must reinvest. Please do not dissolve RDA2 this would be a fiscally irresponsible decision. But, I also ask that if the numbers for the Events center do not make sense down the road do not vote for that either.

Use the RDA2 money to make more money and generate an income through a better

economy. Please
think long term not short term. Right now, RDA2 is the only Economic Development
plan the County
has. Please do not destroy it.

Once again thanks for you service

Todd Poth
Cell 702-480-4082

Todd Poth
Publisher
Getaway Reno/Tahoe
todd@planmygetaway.com
planmygetaway.com
702.480.4082

June 20, 2019

Douglas County Board of Commissioners
P.O. Box 218
Minden, NV 89423

Dear Board of Commissioners,

I, Tim Tretton, as the Vice President & General Manager of MontBleu Resort Casino & Spa, who relies on the economic benefits of tourism in our county, I'm writing to you in support of RDA No. 2 as it was established in 2016, and that it should not be dissolved. I urge you to vote no on the question before you today.

Over the past eight years, the region has experienced a significant decline in gaming revenue as a result of increased tribal gaming in northern California. Additionally, due to the recession, the assessed property value within the tourism core at South Lake Tahoe has seen a decrease in assessed values. As a result, in 2016 the Douglas County Board of Commissioners realized these factors impacting South Shore was significant enough to for Redevelopment District No. 2.

We should not disrupt the RDA No. 2 designation at South Shore. Funds generated by RDA No. 2 will help pay for a critically necessary event center that will result in year-round, full-time jobs, boost the construction industry in our area, and drive tourism during otherwise slow months. I'm optimistic of the positive effects an event center built using funds from the RDA will have on our community.

This is not a casino-versus-non casino issue. This is not a lake-versus-valley issue. This is about what is good for all of Douglas County. Maintaining South Shore as a redevelopment district will allow the region to push forward with plans to modernize, boost year-round tourism, and make South Shore economically viable once again.

We thank the Nevada State Legislature and applaud Gv. Sisolak for recently signing S.B. 461 into law. With this funding mechanism in place, most of the projects costs will be covered by tourism fees and serves as another fail-safe to ensuring Douglas County taxpayers are held harmless in the unlikely event of an economic downturn. Taxes will not be raised to support RDA#2. Property taxpayers in RDA#2 will continue to pay the same tax rate.

In closing, I again wish to express my support of RDA No. 2 and hope you vote no and do not let it be dissolved. I apologize that I could not be in attendance for the meeting on June 20, 2019 to voice my support.

Regards,

Tim Tretton, VP & General Manager
 MontBleu Resort Casino & Spa
55 Highway 50 / P.O. Box 5800
Stateline, NV 89449

Wood, Natalie

From: Katie Baumruck <kbaumruck@Ridge-Resorts.com>
Sent: Wednesday, June 19, 2019 3:35 PM
To: Nelson, Dave
Cc: Wood, Natalie
Subject: Upcoming Vote on RDA No. 2

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Good Afternoon Mr. Nelson,

I am the Corporate Sales Manager at The Ridge Tahoe, and I am writing you in support of the construction of a year round event center in Douglas County and also in support of RDA #2 in its current form.

I am a born and raised Douglas County resident, and I believe in a healthy, sustainable Douglas County for all. The event center, supported by RDA #2 will create economic development that will benefit not only Lake Tahoe, but all of Douglas County. RDA #2 will allow for the construction of a desperately needed events center that will attract visitors and locals throughout the year and result in more business for our beloved Douglas County.

The event center, funded by RDA #2, will create year round jobs for Douglas County residents and produce revenue that will improve Douglas County's infrastructure and thus benefit all residents of Douglas County.

I do hope you will support RDA # 2, and thank you for representing the best county in Nevada to live in, work in, and play in.

Sincerely,
Katie Baumruck
Corporate Sales Manager
The Ridge Resorts
(775) 588-3553 ext. 4605
www.ridgetahoeresort.com



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-----Original Message-----

From: Ray [mailto:yadent@aol.com]
Sent: Wednesday, June 19, 2019 8:17 AM
To: Cates, Patrick <pcates@douglasnv.us>
Subject: RDA2

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Sir:

Strongly suggest that this agency be put to a vote by the taxpayers who are funding it under the threat of punishment/force. After-all, if it's truly beneficial for the ENTIRE county, then the voting property taxpayers of Douglas County will wholeheartedly endorse the objectives of the agency.

Sincerely

A Douglas County property taxpayer

Sent from my iPad

-----Original Message-----

From: David-Kathy Lankford [mailto:summitloop@hotmail.com]

Sent: Wednesday, June 19, 2019 6:24 AM

To: Cates, Patrick <pcates@douglasnv.us>

Subject: RDA2

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As residents and tax payers of Douglas County, we believe that funding for RDA2 should be put to a vote by the citizens of Douglas County.

David and Kathleen Lankford
1319 Cedar Creek Circle
Gardnerville NV 89460

Sent from my iPhone

From: Heidi Hill Drum [mailto:heidi@tahoeprospersity.org]
Sent: Wednesday, June 19, 2019 1:40 PM
To: Nelson, Dave; Engels, John; Walsh, Larry; Rice, Wesley; Penzel, William
Cc: Wood, Natalie
Subject: Energy and priorities

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Dear Commissioners,

I was reminded today that life can throw you curveballs when you least expect it. My 17 year old son broke his collarbone last night and will be having surgery this afternoon. He won't be able to drive, he won't be able to work and no swimming, biking or climbing for at least the first half of this summer. This isn't how we envisioned summer vacation starting! I share this story, because it reminded me of where to spend my energy - being with him instead of at the County Commissioner's meeting tomorrow - and of priorities in general.

RDA 2 was approved years ago. The Nevada Legislature passed SB461 to fund the Event Center, which Governor Sisolak recently signed. The Event Center is a source of year round jobs, future revenue to Douglas County, it is a positive community project and will have long-lasting positive economic impacts far beyond the tenure of your terms in office. It is a legacy project that you all should be proud to support. The Tahoe Prosperity Center is non-partisan and acts as a neutral convener around tough challenges in our region. We know we don't all agree, but we strive to find compromise for the sake of all our community residents. The fact is that the Event Center not only benefits the residents and community at Lake Tahoe, but it benefits all of Douglas County with the revenue generation that will come from it when completed.

It is easy to imagine that with the added new flights in and out of Reno, the draw of our spectacular lake and mountain scenery, and the lack of this size facility at the lake, the Event Center will generate significant revenue in the first year of operation and beyond. And the independent economists have stated this as well in their analysis of this project. Redevelopment across the Stateline has proven enormously successful and also had initial

opposition. But, the Shops at Heavenly Village now provide the highest sales tax revenue generation to the City of South Lake Tahoe out of all the retail areas of the city. The Event Center will be a positive project for the community, environment and economy. Therefore, I hope you will reconsider trying to tear down something that is now finally coming to fruition after many years and previous Commissioner's and community support. Please do not vote to dissolve RDA 2.

We know we won't all agree and that is why we host the Tahoe Economic Summit each year. We want to bring together diversity in thought and approach to economic and community development. We know that by working together and not against each other, we all can make a positive impact. In the long run, those are also the solutions that stick. Ones based on remembering that even though we don't all agree, we do all care for this spectacular place, for Douglas County and all its residents. The Tahoe Prosperity Center hopes that you keep RDA 2 in its current form and that you can all move forward together on other important initiatives on behalf of the residents of the County.

You have a thankless job, but thank you.

Heidi Hill Drum

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E: heidi@tahoeprosperity.org

Uniting Tahoe's Communities to Strengthen Regional Prosperity