



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

THURSDAY, SEPTEMBER 6, 2018 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Clerk/Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, Deputy District Attorney Keith Loomis, Planning Director/Administrative Officer Austin Osborne

1. CALL TO ORDER SPECIAL MEETING AT 10:00 A.M.

Meeting was called to order by Chairman McBride at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for September 6, 2018.
Commissioner Gilman recused himself from items 6 and 7 due to having a pecuniary interest in the Tahoe Reno Industrial Center.

Public Comment:
None

Motion: Approve Agenda for September 6, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
None

5. BOARD COMMENT (No Action-No Public Comment):
Vice Chairman McGuffey:

- Welcome Mike Northan as a full time member of the Storey County team; he has done a great job.

6. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on resolution 18-512 directing the county's engineer to prepare preliminary plans, cost estimates and related items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C.

Mr. Whitten introduced the team involved in this item: Randy Alleman, Emerald Lakes Empire; Elise Porto, Switch; Brian Gordon, Applied Analysis; Attorney Bob Sader; Ryan Henry, Sherman & Howard; and Marty Johnson, JNA Consulting Group.

Mr. Johnson explained this Resolution calls for the engineer's to do the plans for the Tax Increment Area - essentially the same plans as in the Special Assessment District. Project costs were reviewed at the Commission meeting on June 4th.

No public comment.

Chairman McBride read the title of the resolution into the record: Resolution 18-512, a resolution directing the county's engineer to prepare preliminary plans, cost estimates and related items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C.

Motion: I make a motion to approve Resolution 18-512, directing the county's engineer to prepare preliminary plans, cost estimates and related items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

7. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on resolution 18-513 provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto.

Marty Johnson said this Resolution starts the process in creating the tax increment area (TIA). This was approved by the Interim Finance Committee (IFC) yesterday.

Mr. Johnson reviewed the definition of the TIA which has been discussed at previous meetings. The increment generated in the TIA is over and above what is currently generated today. Multiple local governments in the State are participating in the reimbursement.

Mr. Whitten recapped the critical items from the IFC meeting yesterday. The State is, and should be, a vital participant in the TIA.

Chairman McBride commented that the vote at the IFC meeting was a 3 or 4 "no vote" and approximately 30 yes votes, and it was passed with no conditions. They had all previously voted on and approved SB1 in the Legislature. SB1 contained this water issue.

Mr. Whitten added that there was one condition placed - that was the \$35 million cap.

Public Comment:

Sam Toll, Gold Hill resident: Stated he supports the pipeline and what it represents. He opposes the commitment of any future tax revenue to benefit the businesses. With the passing of the TIA, we will have committed over \$200 million for the TRI project since inception. Mr. Toll discussed the

abatements given to businesses in TRI. Mr. Toll asked when will the economic development on the taxpayers and the State's part need to end. He stated, once again, opposition to the formation of the increment area.

Nicole Barde, Storey County resident : Commented she is collecting signatures of people and their stand on this project at meetings she is holding.

Chairman McBride read the title: A resolution provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C setting a time and place for a hearing on the undertaking, and providing other matters related thereto.

Motion: I make a motion to approve Resolution 18-513, provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C setting a time and place for a hearing on the undertaking, and providing other matters related thereto, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

8. PUBLIC COMMENT (No Action)

Sam Toll, Gold Hill Resident: Once again, requests that Public Comment be moved to the beginning and the end of the meetings.

9. ADJOURNMENT

Chairman McBride adjourned the meeting at 10:15 A.M.

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer