## Don A. Holbrook, Certified Economic Developer, CEcD, FM

Don Holbrook is a private practitioner involved in the major elements of site selection for major private sector investment projects and economic development consulting nationally as one of the fields most influential and recognized subject matter experts. Holbrook is located in Las Vegas, NV. His site selection consultancy specializes in public backed inducements and incentives that reduce the risk of new business investment in key markets prior to final location decisions, through, the establishment of a public private partnership in such projects. These type investments provide direct and indirect economic benefits to both the private company and the public sector partners. Public inducements level the playing field for new business opportunities and share some of the upfront risks in such investments. He has worked on over 100 projects representing over $1 billion dollars in capital investment generating more than 50,000 jobs in his nearly 20 years in the profession. Don has specialized in creating customized incentive policies such as equity funding, tax increment funding & tax abatements, workforce tax credits, specialized state legislation to increase equity and reduce operational costs, creative hybrid capital funding leveraged investments by communities and other targeted incentives and inducements that reduce the over-all cost of the project to the clients. Don has worked with economic organizations worldwide in developing strategic plans, core market assessment, target industry analysis, special business attraction incentive policies and the development of public backed strategic business investments in capital formation and permanent subordinated debt financing.

Holbrook is recognized for his prowess in the economic development industry as an early pioneer of site location and community profiling technology based infrastructure. He assisted in establishing the data standards utilized today as the industry standard through his role at the International Economic Development Council, IEDC. He has also conducted training classes and has given presentations to thousands of economic developers on innovative business attraction and deal formation strategies. He is regarded by many as one of the leading subject matter experts in the field on technology based site selection and creative financing for public investments in catalyst public –private partnerships. He is the developer of the patent pending dynamic site location database model now currently licensed to the industry with the IEDC.

He is one of the most respected speakers on world class economic development projects in America. He has authored two books within the profession, "Who Moved My Smoke Stack" in 2008 and his first book, "The Little Black Book of Economic Development" released in 2007. Holbrook is the most highly published and quoted subject matter experts in the field of economic development today. Holbrook has his third book, "The Next America… an inconvenient economy!" coming out in late 2010.

Don's work has been featured in the Wall Street Journal, New York Times, Washington Post, USA Today, Foreign Direct Investment, Financial Times, Business Facilities, Site Selection, Fox Prime Time, NBC Local news.

Don's work is focused primarily in the destination entertainment major attraction industry related to thematic entertainment, retail and leisure tourism. He has experience at applying alternative energy technology (green collar job projects), to tourism and real estate based development strategies in handling their site selection needs. Holbrook's approach is to create a public incentive and inducement package that creates equity for the private sector and reduced operational and initial up front financial risks. His approach is based on strong public-private partnership initiatives that build trust in collaborating and sharing economic risks for major business investment projects. He also works with local economic development organization in providing target & core industry analysis and community assessment of their capabilities in order to focus their efforts on their highest and best opportunities for leveraged investment into innovative private sector development opportunities and establish world class community business climate attributes.

Currently, Holbrook is heavily involved in the entertainment destination location industry to create major tourism based project investments into communities such as Theme Parks, Resort/Hotels, Casino Resort Hotels, Ball Parks, Water Parks and destination retail environments. He is very active in the sustainable development practices within this venue that lead to affordable green strategies for real estate development.

Don was instrumental in the development of the Verizon Telecommunications merger team strategy of community based investments that led to the approval by all 50 state's public utility commissions of the largest telecommunications deal in U.S. History. Verizon is a fortune 10 company with revenues of over $350 billion annually.

His work on special legislation has created hundreds of millions of operating savings for numerous companies over the past 20 years.

Don's approach is simple in deals there must be equilibrium that makes both parties feel satisfactory in their support for key business decisions to investment capital into new or existing ventures. He negotiates agreements that establish reasonable parameters for such investments to occur and removes the red-tape of dealing with local and state government agencies to establish very cost-effective business climates for private sector investments into a local economy.

## Past Appointments:

He is a past Chairman of the Mid-American Economic Development Council, MAEDC, (the formal industry association for the 10 mid-western states.)

He is former Board Member of the Tampa Bay Community Development Corporation (SBA backed non-profit lending body for Greater Tampa).

He was appointed by Governor Jeb Bush the Florida High Speed Rail Consortium.

He was appointed by Governor Carlson in Minnesota to co-chair the first workforce development partnership program.

President Bill Clinton requested he make a special presentation to the newly formed Presidents National Information Infrastructure Task Force and provide his subject matter expertise on the development of new innovative infrastructure to support the further development of the internet based electronic commerce particularly from the aspect of site location and business development hurdles.

## KEY APPOINTMENTS AND BOARDS

Currently Don is a board member of the International Economic Development Council, IEDC in Washington, D.C. IEDC is the world's leading and foremost economic development professional industry association.

Holbrook is also a board member of the CDC Small Business Corporation, an SBA 504 Lending organization the largest SBA lending organization in the United States (California, Arizona, Nevada region). He is a member on the loan review and approval committee.

## National Accreditation:

Certified Economic Development Professional, CEcD
Certified Economic Development Finance Professional, CEDFP
Certified Master Consultant, Business Expansion, Retention & Attraction
Certified Municipal Bond Finance
Fellow Member of the International Economic Development Council, IEDC
Voted Economic Developer of the Year in 1995 by his peers

## Education:

Bachelor of Arts, Dual Major, Urban Economic Geography & Environmental Science
Wright State University, Dayton- Ohio, United States

Master of Business Administration, Specialized in Technology Management, University of Phoenix, Phoenix, Arizona, United States

PH.D. Candidate at Walden University, Public Policy specialized in economic development objectives to create business investment.

## Testimonials and References Available:

Please visit his website to see his most recent testimonials at www.economicdeveloper.com then click on the Testimonial URL link on the upper left hand margin of the web page.

Clients references can be provided upon request and will be provided.

## William Kohbarger

**From:** ImVicky@aol.com
**Sent:** Wednesday, June 01, 2011 5:00 PM
**To:** bkohbarger@pahrumpnv.org
**Subject:** Fwd: FW: Theme Park

More backup if you don't have this already...

---

From: hdkulkin@hotmail.com
To: imvicky@aol.com
Sent: 6/1/2011 10:52:32 A.M. Pacific Daylight Time
Subj: FW: Theme Park

---

CC: hdkulkin@hotmail.com; bkohbarger@pahrumpnv.org
From: economicdeveloper@gmail.com
Subject: Re: Theme Park
Date: Tue, 31 May 2011 20:13:53 -0700
To: ALBALLOQUI@aol.com

Al, Harley and Bill

I don't know where this person got these ideas but they are highly inaccurate. Let me set the facts out:

The Developer did go bust and he was the developer the public partner choose against our advice.

Contour and I have a great relationship with the public partner.

The process we recommended is now engaged and Comtour is now the lead developer, including raising the $600M for phase one of the project. There was never a reduction in the project scale and scope.

We are now engaged with our investment banking team and we are planning our ground breaking for December this year or 1st quarter 2012. The developer cost us 21 months in our timeline. The public partner signed a development agreement with Contour to take over the project just earlier this month.

We are now purchasing the site from the bank since the developer over leveraged himself.

Frank McCrady would gladly vouch for everything I am telling you, he is the President/CEO of the public sector entity.

I want to stress the need to the backing of the Chamber and the Tourism Advisory board so we have the remaining votes of the additional town board members.

Please confirm this is your intentions for next Monday.

You may reach me at 928-706-4440

Sincerely

Don Holbrook

Live, Love and Laugh... Veritas vos Liberabit (the truth will set you free)

Chev. Don Allen Holbrook, KTJ, CEcD, FM / Author

Sent from Don Holbrook's iPhone

On May 31, 2011, at 4:45 PM, ALBALLOQUI@aol.com wrote:

Hi Frank,

Al here. This is why I want to meet & visit with you. You need to talk with the actual people involved in the Houston deal.

Contour Entertainment Inc was not involved in the land development which was partnered with East Montgomery County Improvement District (EMCID) the President/CEO is Frank McCrady. I would be glad to introduce him to you. We can call him together and ask him what happen. The EMCID project is actually 1594 acres which Contour Entertainment Inc was asked to develop the Theme Park for 500 acres called Earth Quest Adventures. The EMCID secured the land developer independent of Contour Entertainment involvement. The land developer incurred financial challenges in his real estate business when the real estate market tanked.

The project actually received over $500 Million in special tax abatements in addition to the $6.5 Millions in bonds which helped expanded highway 59 from two lanes to 8 lanes with exit ramp for the EMCID development plans. Contour Entertainment Inc is just a component to the overall county improvement plans. This project is no secret. It has been written about favorably in economic development journals.

Frank you are confusing the facts. Which is understanding, which is why I offered to visit with you. A realistic example would be blaming a pizza store for a shopping centers miss management. Yes the pizza store is located in the shopping center but not the reason or cause for the centers landowner having financial problems. If anything it is a benefit the center by creating business traffic that the pizza store generates; helps the shopping center. Contour Entertainment Inc Earth Quest Adventures project is the savior to the project not the cause of the problem.

The fact is that since the landowner went bankrupt and the lender was taken over by the FDIC (Nothing to do with Contour Entertainment Inc) Contour Entertainment Inc proposal has attracted outside investors into the picture. Who are seeking to purchase the 1594 acres provided that Contour Entertainment Inc develop and build the theme park. It is Contour Entertainments Inc creditability that is bringing about success. No one is faulting Contour Entertainment Inc no where!

Frank, there are over half dozen industry experts with no interest in the project that will tell you the same thing I just did. Again, this is why I am willing to educate you on the facts. When you only get half the truth it is easy to draw the wrong conclusion. It is hard work if you do not know the players in the industry or where to look. I do. Have you reviewed Contour Entertainment Inc other projects? What did you discover?

This opportunity is much to important not to review exhaustlessly. Sometimes we only see what we are looking forward. Your personal battle between Harley and you must be set aside for the greater good of the community. I have no doubt in my mind that you, Frank mean well. It is your nature as a retired cop to be reserved and question things.

Contour Entertainment Inc nor is Don Holbrook advocating a Earth Quest Adventure size project for Pahrump. What they are saying is based on there success and respect from those in the industry. Pahrump has potential.

Hope to hear from you soon.

Al Balloqui
Pahrump
Community Business Economic Development

702-400-6577

In a message dated 5/31/2011 1:48:27 P.M. Pacific Daylight Time, townboardwarrior@aol.com writes:

Ok Harley: I googled Contour like you suggested. They have a project in Houston, TX that started started in 2009. It was supposed to be operational now but it has been reduced in size from $500M to $200M. Houston with a metro population of 6M people, the 8th largest in the country can't make a park work. How is one going to be successful in Pahrump with a population of 30,000 in the dry dusty desert? More to the point, somebody there issued $7M in public bonds which Contours apparently got 1% of already according to there contract. That's another $700k before the park is built! Think its going to be different here? Still like Contour's success? Its all about the promises and the upfront money. Ultimately the town will be in too deep just like Houston only no one ... not the town and especially Nye county is going to issue bonds to cover this pipe dream.

Harley, don't you have a family member that is in high finance investments, did you ask her where the money is out there to finance this project? Didn't happen in Houston and it ain't gonna happen in dusty ole Pahrump.
Frank J Maurizio

P.S. More to follow??

=

**William Kohbarger**

**From:** ImVicky@aol.com
**Sent:** Wednesday, June 01, 2011 4:26 PM
**To:** bkohbarger@pahrumpnv.org
**Subject:** Re: EXCELLENT FOR PAHRUMP'S FUTURE GENERATION

ok to go into backup

In a message dated 5/28/2011 9:03:09 P.M. Pacific Daylight Time, tonieasison@aol.com writes:

THE PROPOSED THEME PARK FOR PAHRUMP IS A GREAT IDEA

ALSO GOOD FOR LAS VEGAS AND THE STATE OF NEVADA

MILLIONS FROM OUT STATE WILL ENJOY THE ENTERTAINMENT
FOR THE ENTIRE FAMILY STATE VISITORS AND MORE REVENUE
FOR PAHRUMP AND IT'S DEVELOPEMENT AND IT'S FUTURE

EVERYBODY IM MAY GROUP APPRECIATES WHAT YOU ALL
ARE DOING AND THIS PROJECT WILL PROVIDE EMPLOYMENT
OF THOUSANDS FROM PAHRUMP IN LAS VEGAS

ENCLOSED OR ATTACHED ARE PREDICTED IMPACT OF EARTHQUEST OF TEXAS
TO CANEY TEXAS A PROJECT DESIGNED BY CONTOUR OF CA

TONIE SISON PROPERTY OWNER
OF PAHRUMP

trulia City & State or ZIP

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Home > Blogs > Texas > Montgomery County > New Caney > Earthquest Adventures Is Coming To New Caney, TX

## Putting "Real" Back In Real Estate

Real Estate and Lifestyle Info in Northwest Houston

1,528 views

by Jason Graney | Broker in Cypress, TX

### Earthquest Adventures Is Coming To New Caney, TX

Posted under: Entertainment & Nightlife in New Caney | June 30, 2010 6:22 AM | 415 views | No comments

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Some of you may not even know where New Caney is, but it is part of the distant reaches of the Houston area. Located North of Houston on Highway 59, it is nestled in the charm of the piney woods. Now the area is going to receive a big boost with the opening of a theme park called EarthQuest adventures. Here is the re-post of the article from the Houston Chronicle Jobs section, June 27.

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Ok, this is truly exciting news. Maybe you've heard about plans for Earth Quest Adventures, a resort due to open in New Caney (25 miles north of Houston) in 2013. I hadn't until recently and I couldn't wait to find out more. Not only is it going to be an amazingly cool theme park, which will be the ONLY Eco Green theme park in the world, but the three-phase development plans include so much more.

Approximately 1,500 acres has been secured for the entire project. The theme park, which will include five themed areas sky, life, water, land and oceanes, will cover 500 acres and offer 50 different rides to thrill seekers. "We expect to see 1.5 million people come through the theme park gates each year," said Chris Brown, president of Contour Entertainment (the resort's master planner and lead designer). "This will be much bigger than Astroworld."

What is truly BIG is the revenue the park stands to bring into the city and the positive impact it will make on the job market. "During all three phases, the project expects to bring 17,000 jobs to the area," said Chris. The total 1,500-acre resort will consist of an Eco-Resort with Houston Conference Center, a Theme Park with attractions and thrills based on the natural world, a Water Park based on the real world of dinosaurs, a Family Entertainment Center, a Retail/Dining /Entertainment Promenade, and at the center of it all, the EarthQuest Institute, an innovative new education and research facility with handsome exhibits dedicated to advancing our awareness and appreciation of the environment.

But let's not get ahead of ourselves. Phase one of the theme park's [illegible] immediate horizon and they plan to employ approximately 1,200 to 1,800 full time [illegible]. During design and construction, they also plan to utilize local firms and purchase from regional suppliers.

New Caney was selected as the home for the new theme park and resort because of the size of Houston and the absence of anything like it close by. "There has been a frustrated demand since Astroworld closed," said Chris. Yet, this park will be nothing like Astroworld and they expect to draw visitors from all over the world.

For more information about EarthQuest, visit www.earthquestadventures.com. I'll keep you posted on this project's developments at Houston's Hiring as well.

# Earth Quest Adventures

From Wikipedia, the free encyclopedia

**Earth Quest Adventures is a resort located in New Caney, Texas, approximately 25 miles (40 km) north of Houston that is scheduled to open to the public in 2011 or 2012.[1] Contour Entertainment is the resort's master planner and lead designer. The planned 1,600-acre (6.5 km²) resort will include a theme park as well as a water park, hotel, conference center, retail and office developments.[2] The size of the theme park is reported to be 200 acres (0.81 km²) on opening.[3] The first phase was planned to begin in 2008.[4][5]**

| Earth Quest Adventures | |
|---|---|
| Location | New Caney, Texas, U.S. |
| Website | http://www.earthquestadventures.com/ |
| Owner | Global EarthQuest Holdings |
| Operated By | Global EarthQuest Ventures, LLP |
| Opened | 2011 or 2012 (future approximation) |
| Slogan | An Extraordinary Entertainment Resort Destination |

The creator and founder of the park describes it as a $500 million project with about 50 rides, including being inside a volcano, an ice cave, as well as coasters, and technologies that haven't been used before.[6] On November 17, 2010, Earth Quest was redesigned to cut the cost from $500 million to $300 million and to add construction phases. These changes are being made to secure and satisfy the project's investors.[7]

## References


1. ^ "EarthQuest Adventures Dinosaur Museum & Theme Park Information (updated Feb 2009)" (http://www.communitychamber.com/custom2.asp?pageid=3007). *Community Chamber of Commerce of East Montgomery County*. Lexion Publications. February 2009. http://www.communitychamber.com/custom2.asp?pageid=3007. Retrieved 2009-08-08.
2. ^ "Contour Entertainment" (http://www.contourentertainment.com/). http://www.contourentertainment.com/. Retrieved 2009-08-31.
3. ^ Stassner, Jennifer (2009-02-13). "Earth Quest Adventures drives ahead with plans, drawings" (http://www.hcnonline.com/articles/2009/02/13/kingwood_observer/news/0firealtor.txt). *The Kingwood Observer*. Houston Community Newspaper. http://www.hcnonline.com/articles/2009/02/13/kingwood_observer/news/0firealtor.txt. Retrieved 2009-08-08.
4. ^ Oliver, Patsy (2008-02-20). "Dinosaur park promises mega fun" (http://www.outribune.com/article.php?id=2813). *The Tribune*. Outribune.com. http://www.outribune.com/article.php?id=2813. Retrieved 2009-08-08.
5. ^ Bass, Greg (2006-11-10). "Dinosaur theme park may soar into Montgomery County" (http://www.bizjournals.com/houston/stories/2006/11/13/story11.html). *Houston Business Journal* (Bizjournals.com). http://www.bizjournals.com/houston/stories/2006/11/13/story11.html. Retrieved 2009-08-08.
6. ^ "EarthQuest Is No "Dinosaur Park"" (http://www.iaapa.org/industry/funworld/2009/may/departments/industrynotes.asp). *IAAPA - FUNWORLD Magazine March 2009*. http://www.iaapa.org/industry/funworld/2009/may/departments/industrynotes.asp. Retrieved 2009-08-31.
7. ^ Willett, Jim (2010-11-15). "Money holds up EarthQuest, investors want re-planned project" (http://www.hcnonline.com/east_montgomery/news/article_77d7118b-5d9-5f3f-a27a-16d68f507d70.html). Houston Community Newspaper. http://www.hcnonline.com/east_montgomery/news/article_77d7118b-5d9-5f3f-a27a-16d68f507d70.html. Retrieved 2010-11-17.


Retrieved from "http://en.wikipedia.org/wiki/Earth_Quest_Adventures"
Categories: Montgomery County, Texas | Greater Houston | Scheduled events | Dinosaur museums in the

**EarthQuest Adventures Theme Park Coming to Texas!!**

Wall Info Discussions

**Basic Info**

Name: EarthQuest Adventures Theme Park Coming to Texas!!

Category: Common Interest - Activities

Description: PLANS FOR A NEW 500-ACRE ENTERTAINMENT AND EDUCATIONAL PROJECT, WHICH HAS BEEN MISCHARACTERIZED AS A "DINOSAUR PARK" IN SOME NEWS STORIES, are taking shape in New Caney, Texas, about 40 minutes from downtown Houston.

To be called EarthQuest, the development include a for-profit entertainment park complete with rides and other attractions, and a nonprofit educational institute, according to Don Lessem, creator and founder of the park. "It's a $500 million project with about 50 different rides, including several 'E-ticket' rides," he said. "We going inside a volcano, going through an actual ice cave, launch rides, coasters, and technologies that haven't been used before."

The park will be divided into sections-- one devoted to sky, one to water, one to land, and one to prehistory, which will be called Pangaea. There will also be a waterpark and an animal park featuring creatures from Africa, South America, and Texas.

At the center of the park, said Lessem, will be the EarthQuest Institute, a $100 million research and educational center comprising 56 acres. "It's a very interactive environmental presentation," said Lessem, "and a lot of that is about how we change the way we live. It's going to have 4-D theaters, reconstructed environments from the past, and lots of very enterprising interactive presentations of new research."

Lessem said the reason the park has mischaracterized is because of his reputation for creating traveling and permanent exhibitions featuring dinosaurs, his work as an adviser on the original "Jurassic Park" movie and theme park ride, and his creation of the two largest charities for dinosaur research, all of which have earned him the nickname "Dino" Don.

Lessem noted that Martin Atlantis is the company behind EarthQuest, and its principal, John Martin, is a developer who owns the project's land. Contour Entertainment, of Mar Vista, California, has been brought on board to design the project, and Lessem said they've already chosen the suppliers they'll be using for the project. The institute is slated to open in the fall of 2011 and the park in the spring of 2012. Anticipated attendance for the entire project is 3 million annually.

http://www.iaapa.org/industry/funworld/2009/may/departments/industrynotes.asp

**Information**

Category: Common Interest - Activities

Description: PLANS FOR A NEW 500-ACRE ENTERTAINMENT AND EDUCATIONAL PROJECT, WHICH HAS BEEN MISCHARACTERIZED AS A "DINOSAUR PARK" IN SOME NEWS STORIES, are taking shape in New Caney, Texas, about 40 minutes from downtown Houston.

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Privacy Type: Open: All content is public.

**Admins**

- Rhonda
- Kindy (creator)

**Members**

3 of 930 members See All

Frances Marilyn Mona

EARTHQUEST ADVENTURE THEME PARK NEW CANEY TEXAS ( 2012 - 2013 ) DESIGNED BY CONTOUR ENTERTAINMENT OF VAN NUYS SAME DESIGNER AND FOR PAHRUMP PROPOSED THEME PARK ON HIWGHAY 160

**From:** Frank McCrady
**Sent:** Wednesday, June 01, 2011 11:47 AM
**To:** 'fjjm303@pahrump.com'
**Subject:** FW: EMCID - Website Request for Information

Dear Frank,

Contour has delivered what they have promised to our board. Our initial upfront fees were 125,000 to have a demographic study prepared and financial justification of the project being located in Houston. Any fees beyond this amount were paid by our developer of the site. The bond was issued to reimburse our developer for the development work and design work for the park and part of that was work which Contour performed but was actually paid by the developer and the developer was reimbursed by pour bond issue. No more bonds are anticipated being issued. Debt service is being paid out of existing revenues as we are a sales tax based operated political subdivision of the state of Texas. All plans designs and IP belong to us but can be licensed to the developer of the site or the IP can be purchased outright for certain objectives being met. We are pleased with the work and relationship we have had with Contour and feel they have provided a outstanding product for our development. Our them park was not a slam dunk as a replacement for the one torn down as our expectation was to not rebuild a six flags quality product but a better park with better amenities. Any theme park requires extensive financial consideration and I want to encourage you to hire the best professionals in the business that have extensive experience in the theme park industry not simply a demographic analyst that works on many variables of projects. A theme park has many intricacies which are very unique and many elements which require someone from that industry to fully understand how to maximize the revenue elements which are contained in the park.

Frank F. McCrady

President/CEO

East Montgomery County Improvement District

P.O. Box 1019

New Caney, Texas 77357

281-354-4419/ Cell 281-513-5111

**From:** Suzanne Parmer
**Sent:** Wednesday, June 01, 2011 7:05 AM
**To:** Frank McCrady
**Subject:** FW: EMCID - Website Request for Information

From the web site. For your response.

*Suzanne Parmer, PCED*

*Office Administrator*

*East Montgomery County Improvement District*

*21575 US Highway 59 N., Suite 200*

*New Caney, TX 77357*

sparmer@emctx.com

*281-354-4419*

**From:** emcidweb@gmail.com [mailto:emcidweb@gmail.com]
**Sent:** Tuesday, May 31, 2011 8:41 PM
**To:** inquiries info
**Subject:** EMCID - Website Request for Information

==========
== Website Request for Information ==
==========

Request Submitted on 05/31/2011 08:39:42 PM CDT

**Name:** Frank J Maurizio
**E-mail Address:** fjjm303@pahrump.com
**Address:** 581 China Street
**City:** Pahrump
**State:** NV
**Zip:** 89048

**Comments:**
Contours project, I am asking for a reference for Contours. Specifically: 1. Are you satisfied with Contour, did they do what they promised; 2. How much did they pay in upfront fees; 3. How much was paid already to Contour in 1% and 3% fees, 4 Who issued $7M bonds, who is paying debt service; are you expecting to issue more bonds; 5. What was $7M used for; 6. How is the bond service being paid w/o any operating park; 7. Who owns the intellectual property - study results and marketing research; 8. Would they hire Contour again. The new park in Houston was replacing one torn down. A new one should be a slam dunk. What obstacles did they experience in getting the new one going? How did Contour address those challenges? They are planning to propose a Theme Park here in Pahrump, NV. This infrmation is needed so our residences can make the right discussions. Thank you for your time. Frank J Maurizio former Town Board Member

Do you know your credit score? View your 3 FREE credit scores from all 3



# Putting "Real" Back In Real Estate

1,528 views

Real Estate and Lifestyle Info in Northwest Houston

By Jason Gracey | Broker in Cypress, TX

## Earthquest Adventures Is Coming To New Caney, TX

Posted under: Entertainment & Nightlife in New Caney | June 30, 2010 6:22 AM | 415 views | No comments

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*******

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Approximately 1,600 acres has been secured for the entire project. The theme park, which will include five themed areas: sky, life, water, land and pangea, will cover 500 acres and offer 50 different rides to thrill seekers. "We expect to see 1.5 million people come through the theme park gates each year alone," said Chris Brown, president of Contour Entertainment (the resort's master planner and lead designer). "This will be much bigger than Astroworld."

What is truly BIG is the revenue this park stands to bring into the city and the positive impact it will make on the job market **"During all three phases, the project expects to bring 17,000 jobs to the area," said Chris.** The total 1,600-acre resort will consist of an Eco-Resort with Hotel and Conference Center, a Theme Park with attractions and thrills based on the natural world, a Water Park based on the lost world of dinosaurs, a Family Entertainment Center, a Retail/Dining /Entertainment Promenade, and at the center of it all, the EarthQuest Institute, an innovative new education and research facility with hands-on exhibits dedicated to advancing our awareness and appreciation of the environment.

But let's not get ahead of ourselves. Phase one (the theme park) is on the immediate horizon and they **plan to employ approximately 1,200 to 1,500 full time operations staff.** During design and construction, they also plan to utilize local firms and purchase from regional suppliers.

New Caney was selected as the home for the new theme park and resort because of the size of Houston and the absence of anything like it close by. "There has been a frustrated demand since Astroworld closed," said Chris. Yet, this park will be nothing like Astroworld and they expect to draw visitors from all over the world.

For more information about EarthQuest, visit www.earthquestadventures.com. I'll keep you posted on this project's developments at Houston's Hiring as well.

# State of California
## Secretary of State

CERTIFICATE OF STATUS

ENTITY NAME:

CONTOUR ENTERTAINMENT, INC.

| | |
|---|---|
| FILE NUMBER: | C2202171 |
| FORMATION DATE: | 11/13/2000 |
| TYPE: | DOMESTIC CORPORATION |
| JURISDICTION: | CALIFORNIA |
| STATUS: | ACTIVE (GOOD STANDING) |

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

The records of this office indicate the entity is authorized to exercise all of its powers, rights and privileges in the State of California.

No information is available from this office regarding the financial condition, business activities or practices of the entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of March 17, 2011.

Debra Bowen

**DEBRA BOWEN**
**Secretary of State**

JMY

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## About Vercitas

The Vercitas group takes their meaning from two Latin words "Veritas" meaning Truth or Honesty and "Civitas" meaning City, Region, Community or Governance of a locale. Vercitas becomes the convergence of these two terms creating a new meaning, "A truthful and honest opinion on a community's vitality, prosperity, quality of life and their over-all business climate by an independent qualified third party from an economic development perspective."

Today The Vercitas Group incorporates those historic foundations into the heart of all their strategic opinions regarding to potential locations for business investments in their site location consultancy practice.

The Vercitas Group is a unique group of seasoned economic development and site location consultants who agree to regard the honest and candid evaluation of locales and project deal points as simply good business. Each partner brings their own strategic specialization to the over-all body of work by the group. Every member of the Group has access to each other to better assist in meeting the over-all objectives of private and public sector clients.

The Vercitas Group has a combined experience of over 75 years of Economic Development leadership at the most senior levels and over 50 years of Site Location experience in defining the best locales for maximizing investment by private sector clients.

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The world's first Marketing Alliance among world class consultants in Economic Development and Site Selection.

**Building A Stronger America**



# The Core Vercitas Business Services

The Vercitas group specializes in the following fields of expertise:

## Site Location

This manufacturing client has engaged MCS Strategies on numerous occasions to provide a variety of business development service. Included in this portfolio are lobbying, supply chain issue resolution, supply chain issue resolution, supplier evaluation as well as a dual location expansion of major manufacturing facilities.

## Foreign Trade Zones

In addition to serving on two separate grantee boards, Michalski has assisted multiple zones re-energize their FTZ development and recruitment efforts. In all cases FTZ usage resulted in retention and expansion of jobs and economic activity.

## Marketing and Recruitment

Several states and regional groups have retained MCS to increase their recruitment and expansion activity. These engagements have resulted in both new relocations and expansions of diverse industry and business.

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# This is the main content

## Who Moved My Smokestack?

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## Earth Quest

"Don Holbrook stands tall at the forefront of economic development worldwide. Don combines creativity, commitment and deal-closing savvy in unprecedented ways. My development projects went from hazy visions to billion-dollar realities under Don's innovative genius. Like a chess grandmaster, Don sees the endgame long before others, and has developed unique strategies to close the largest and most challenging of development deals."

- Don Lessem, Founder, The EarthQuest Institute

Learn more about EarthQuest

## Testimonial

"I have had the pleasure of working with Mike Michalski from Vercitas Group for over two years. His approach to everything starts with a very professional foundation and maintains the highest level of integrity. He is very customer focused and committed to delivering 'more than expected' value to his clients. I've worked with him on industrial site location projects and Foreign Trade Zone applications and marketing. I highly recommend Mike and the Vercitas Group."

- Michael M. Philpot, CEcD, Executive Director, West Tennessee Industrial Association

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## Contact The Vercitas Group

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866-486-3950

Don Holbrook, Partner, CEcD, FM
(928) 706-4440
don.holbrook@economicdeveloper.com

Mike Michalski, Partner
(505) 350-6010
mmichalski@mcsstrategies.com

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# AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. ten (10) business days before the preceding Town Board meeting** you wish the item presented. Town Board meetings are held on the second and fourth Tuesday of each month at 7:00 p.m. in the County Complex.

DATE AGENDA ITEM SUBMITTED 5/5/2011

DATE OF DESIRED BOARD MEETING 6/14/2011

**CIRCLE ONE:** (Action Item) Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision on Acceptance of the renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and approval for payment from the fiscal year 2011-2012 funds Not to Exceed $178,000.00 from the General Fund and All Matters Properly Related Thereto.

***If request for funding is approved by the Town Board, an invoice or letter from the requestor to Town of Pahrump/Accounts Payable is required to receive funding.***

BRIEF SUMMARY OF ITEM:
See attached Memorandums from Town Manager and Mr. Wayne Carlson, Executive Director POOL/PACT. plus Member Coverage Summary, Invoice for $177,484.76, which includes the additional invoice for Pollution Legal Liability, POOL/PACT: The Resource You Own and memo from Ms. Ingalls, Ingalls & Associates, LLC.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Mr. Wayne Carlson, POOL/PACT

SPONSORED BY:

William A. Kohbarger, Town Manager
Print Name

William A. Kohbarger
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number

**MEMO**
**TOWN OF PAHRUMP**
**AGENDA ITEM UPDATE**
**MEETING DATE: June 14, 2011**

**TO:** Town Board

**FROM:** William A. Kohbarger, Town Manager

**DATE:** Monday, May 17, 2010

**RE:** **Discussion and Possible Decision** on Acceptance of the renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and approval for payment from the fiscal year 2011-2012 funds Not to Exceed $178,000.00 from the General Fund and All Matters Properly Related Thereto. (Action Item)

## 1.) Background

This is the annual renewal from the POOL/PACT, which is the Town's Risk Management Insurance provider.

The POOL/PACT has provided a detailed analysis of the Town's limits and exposures. (See attached in the backup) The POOL/PACT supplies the Town with the following benefits: Human Resource Consulting, Swimming Pool Inspections, Risk Consulting, Respirator Fit Testing, Risk Management Grants, and liability coverage and support on lawsuits.

## 2.) Fiscal Impact

The fiscal cost to the town will be $177,484.76 which is budgeted in the General Fund Professional Services fund.

## 3.) Town Manager Recommendation and Board Action Requested

Town Manager's recommendation is for the Town Board **to approve the renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and approval for payment from the fiscal year 2011-2012 funds Not to Exceed $178,000.00 from the General Fund**.

If you have any additional questions, I would be happy to answer them.

**Nevada Public Agency Insurance Pool**
201 S. Roop Street, Suite 102
Carson City, NV 89701-4779
Toll Free Phone (877) 883-7665
Telephone (775) 885-7475
Facsimile (775) 883-7398

# MEMORANDUM

**DATE:** **May 5, 2011** **Sent VIA Fax: (775) 727-0345**

**TO:** **William Kohbarger**
**Pahrump**

**FROM:** **Wayne Carlson, MBA, CPCU, ARM**
**Executive Director**

**RE:** **POOL Renewal Proposal Presentation**

We are planning our June renewal presentation schedule and would appreciate your scheduling the following item on your **JUNE** agenda. Doug Smith, Ann Wiswell, Bob Lombard or I will present the renewal in conjunction with your local agent. Due to multiple board meetings on some days, scheduling us at or near the requested time will facilitate travel between meeting locations. Your cooperation is appreciated.

**DATE:** June 14, 2011 **at** 7:00 PM

The requested item should be listed as an action item and worded similar to the following:

**Action Item**: Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2011 - 2012 funds.

Please confirm the meeting date and time by faxing your response to (775) 883-7398. **I need a response no later than Friday, May 20, 2011.** Because renewal program presentation materials are still being prepared, your board packet information may be delayed. We appreciate your understanding and will get them to you as soon as we can. If you should have any questions feel free to call our office. Thanks for your assistance.

---

FAX TO: Wayne Carlson (775) 883-7398

**RE: Board Meeting Schedule**

☒ The item will be placed on the agenda as requested

☐ Please note these changes:_____

_____

_____

_____

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# MEMBER COVERAGE SUMMARY

Prepared For:

Pahrump, Town of

**Prepared By:**

**Ingalls & Associates, LLC**

*This summary is intended for reference only. For specific terms, conditions, limitations and exclusions, please refer to the POOL Coverage Form edition July 1, 2011.*

Dear POOL Member:

Thank you for your renewed commitment to the Nevada Public Agency Insurance Pool (POOL). In 1986, four counties in Nevada formed their own municipal risk sharing pool and now a quarter of a century later, the vast majority of Nevada's rural public entities remain committed to each other and the mission of this organization.

We are pleased to provide this Member Coverage Summary for your review. In 2011, we continue to excel and provide an unparalleled level of service to our members even in challenging economic conditions.

The POOL/PACT Board is an impressive group of dedicated, hardworking, and ethical leaders in public sector risk management. They continue to do a superb job of representing the interests of the Member-owners of POOL.

Our members continue to see great value in being part of POOL/PACT because of the extensive services, thus membership retention remains strong. We encourage you to discuss the services we offer with your insurance agent, a valued partner in the POOL program. Details on the financial performance and the services we offer are available on our website at www.poolpact.com.

If you have any questions, please call or e-mail us toll free: (877) 883-7665 or (775) 885-7475.

Sincerely,

**Wayne Carlson**
Executive Director
Nevada Public Agency Insurance Pool
Public Agency Compensation Trust

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NPAIP ACT

# NPAIP Membership

Counties:
Carson City
Churchill County
Douglas County
Elko County
Esmeralda County
Eureka County
Humboldt County
Lander County
Lincoln County
Lyon County
Mineral County
Nye County
Pershing County
Storey County
White Pine County

Cities:
Boulder City
City of Caliente
City of Carlin
City of Elko
City of Ely
City of Fernley
City of Lovelock
City of Mesquite
City of Wells
City of West Wendover
City of Winnemucca
City of Yerington

Special Districts:
Alamo Water & Sewer District
Amargosa Library District
Beatty Library District
Beatty Water & Sanitation District
Canyon General Improvement District
Carson-Truckee Water Conservancy District
Carson Water Subconservancy District
Churchill County Mosquito, Vector and Weed Control District
Coyote Springs General Improvement District
Douglas County Mosquito District
East Fork Swimming Pool District
Elko County Agricultural Association
Gardnerville Ranchos General Improvement District
Incline Village General Improvement District
Indian Hills General Improvement District
Kingsbury General Improvement District
Lakeridge General Improvement District
Lincoln County Water District
Logan Creek Estates General Improvement District
Lovelock Meadows Water District
Marla Bay General Improvement District
Minden Gardnerville Sanitation District
Moapa Valley Water District
Nevada Tahoe Conservation District
Pahrump Library District
Pershing County Water Conservation District
Sierra Estates General Improvement District
Silver Springs General Improvement District
Skyland General Improvement District
Smoky Valley Library District
Stagecoach General Improvement District
Sun Valley General Improvement District
Tahoe Douglas District
Tahoe Reno Industrial General Improvement District
Tonopah Library District
Virgin Valley Water District
Walker River Irrigation District
Washoe County Water Conservation District
West Wendover Recreation District
Western Nevada Development District

School Districts:
Churchill County School District
Douglas County School District
Elko County School District
Esmeralda County School District
Eureka County School District
Humboldt County School District
Lander County School District
Lincoln County School District
Lyon County School District
Mineral County School District
Nye County School District
Pershing County School District
Storey County School District
White Pine County School District

Towns:
Town of Gardnerville
Town of Genoa
Town of Minden
Town of Pahrump
Town of Round Mountain
Town of Tonopah

Fire Districts:
North Lake Tahoe Fire Protection District
Pahranagat Valley Fire District
Sierra Fire Protection District
Tahoe Douglas Fire Protection District
Truckee Meadows Fire Protection District
Washoe County Fire Suppression District
White Pine Fire District

Others:
Central Nevada Regional Water Authority
County Fiscal Officers Association of Nevada
Douglas County Redevelopment Agency
Elko Central Dispatch
Humboldt River Basin Water Authority
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V & T Railway
Nevada League of Cities
Nevada Rural Housing Authority
Pershing County Tourism Authority
Truckee Meadows Regional Planning Agency
U.S. Board of Water Commissioners
Virginia City Convention & Tourism Authority
Western Nevada Regional Youth Center
William Bee Ririe Hospital

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# NEVADA PUBLIC AGENCY INSURANCE POOL (POOL)
# COVERAGE SUMMARY

| RENEWAL PROPOSAL | COVERAGE PERIOD | NAMED ASSURED | MAINTENANCE DEDUCTIBLE |
|---|---|---|---|
| | 07/01/2011 – 07/01/2012 Standard Time | Pahrump, Town of | $2,000 all perils each and every loss |

PROPERTY LIMITS
Blanket Limit per schedule of locations on file with POOL subject to a maximum limit of $300,000,000 per loss. The following sub-limits apply to Section V. C. Extensions of Property Coverage:

| | |
|---|---|
| Accounts Receivable | $5,000,000 per loss |
| Arson Reward | 10% up to $25,000 per loss |
| Earthquake | $100,000,000 aggregate |
| Flood | $100,000,000 aggregate<br>$10,000,000 aggregate - Flood Zone A |
| Equipment Breakdown | $60,000,000 per loss |
| Loss of Income & Extra Expense | included |
| Hazardous Substance Coverage | $250,000 per loss |
| Spoilage Coverage | $250,000 per loss |
| Data Restoration | $100,000 per loss |
| Expediting Expenses | $25,000 per loss |
| Unintentional Errors and Omissions | $5,000,000 per loss |
| Money and Securities | $500,000 per loss |
| Transmission Facilities | $100,000 per loss |
| Vehicle Replacement | Per Attachment E, if applicable |

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NPAIP ACT