PAHRUMP TOWN BOARD AGENDA

Harley Kulkin Chair	Bill Dolan Vice-Chair	Tom Waters Clerk	Robert Adams Member	Amy Riches Member

NOTICE TO MEMBERS OF THE AUDIENCE

The Pahrump Town Board meets the second and fourth Tuesday of each month at 7:00 PM in the Nye County Building, 2100 E. Walt Williams Drive. Agendas are available at the Town Office on the Thursday prior to each Board meeting and are posted on the Town website at www.pahrumpnv.org

BOARD MEMBER	PHONE	EMAIL	TERM EXPIRES DECEMBER 31
Harley Kulkin	727-1525	hkulkin@pahrumpnv.org	2014
Bill Dolan	910-1617	bdolan@pahrumpnv.org	2016
Dr. Tom Waters	764-0949	twaters@pahrumpnv.org	2014
Robert Adams	910-1965	radams@pahrumpnv.org	2014
Amy Riches	764-0751	ariches@pahrumpnv.org	2016

NOTE: Town Board agendas will be posted online at www.pahrumpnv.org.

There may be a quorum of Pahrump Advisory Board members present at Town Board meetings.

TOWN OF PAHRUMP MISSION STATEMENT

"Our mission is to balance our history as a rural community with our need to provide appropriate and sustainable services to our citizens and those who visit our community. We will do this by demonstrating honest, responsive leadership and partnering, when appropriate, to augment our resources."

SPECIAL NOTE: Any member of the public who is disabled and requires accommodation, assistance or a wireless microphone at this meeting is requested to notify the Pahrump Town Office in writing or call 775-727-5107, prior to the meeting. Assisted listening device is available at Town Board Meetings upon request with 24 hour advance notice.

"Audience members and speakers may not use provocative, rude, obnoxious, abusive, inflammatory, slanderous, or offensive comments. Any person who makes such remarks or otherwise disrupts the meeting with loud outbursts, shouting, threats or other disruptive behavior will be warned by the Chair that his or her behavior is unacceptable. If after receiving a warning, any person persists in disrupting the meeting, the Chair shall order that person to leave and may utilize law enforcement to enforce that order. These rules are specifically permitted under Nevada Open Meeting Law and do not violate anyone's constitutional rights."

Granicus Instructions: Please find a video of our Pahrump Town Board meetings at the following URL link:
http://nyecounty.granicus.com/MediaPlayer.php?view_id=3&clip_id=330

PAHRUMP TOWN BOARD MEETING
NYE COUNTY ADMINISTRATIVE COMPLEX
2100 E WALT WILLIAMS DRIVE
TUESDAY – 7:00 P.M.
May 14, 2013
AGENDA

1. **Call to Order, Moment of Silence, and Pledge of Allegiance**.

2. **Discussion and Possible Decision** regarding Moving the Order of or Deleting an Agenda Item(s). (For Possible Action)

3. **Presentation and Possible Decision** to Acknowledge Mr. John Shea as the 2013 Earth Day Citizen of the Year at the Recommendation of the Nuclear Waste and Environmental Advisory Board. (For Possible Action)

4. **Presentation** by Goodwill pertaining to their new store and their involvement in the Community of Pahrump. (Non-Action Item)

5. **Presentation** by Mr. Ken Pyle of Brightlite Cancer Foundation of Pahrump pertaining to their Mission and Upcoming Rodeo Event being held June 2013 showcasing the WPRA – Women's Professional Rodeo Association. (Non-Action Item)

6. **Presentation/Reports** by Ms. Arlette Ledbetter, Town Tourism Coordinator, on the 2013 Rural Roundup that was held in Pahrump on April 17th & 18th, 2013 and Death Valley Park Partners. (Non-Action Item)

7. **Announcements** (Non-Action Item)

8. **Public/Board/Staff Comment**: Action may not be taken upon matters considered during this item until specifically included on an agenda for action. – NRS241.020(2)(c)(3). (Non-Action Item)

9. **Discussion and Possible Decision** Consent agenda items: (For Possible Action)
   a. For Possible Action – Approval of Town Vouchers.
   b. For Possible Action – Approval of Town Board meeting minutes for April 23, 2013 and Tentative Budget Hearing April 24, 2013.
   c. For Possible Action – Approval of the Removal of Mr. Michael Mack from the Pahrump Convention Center/Civic Center Advisory Board.
   d. For Possible Action – Approval to Transfer Ambulance Delinquent Accounts for January - March, 2013 for Further Collection and Related Accounting Adjustments.

10. **Advisory Board Reports** from Advisory Board Chairpersons and/or Town Board Liaisons on the Status of Advisory Boards. (Non-Action Item)

11. **Discussion and Possible Decision** to Review and approve of Resolution 2013-05, a Resolution accepting and approving the 2011-2012 Town audit and supplemental materials. (For Possible Action)

12. **Discussion and Possible Decision** to approve a Grant Application for the High Desert Shorts International Film Wine & Music Festival Marketing Plan in an Amount not to exceed $16,000.00 payable from the State Tourism Room Tax Fund.

13. **Discussion and Possible Decision** to receive and accept Contour Entertainment's Phase II Interim Report #2; provide staff with further direction on this project and Other Matters Properly Related Thereto. (For Possible Action)

14. **Discussion and Possible Decision** to Approve a Scope of Work for GC Wallace to provide Construction Documents, Pre-bid Services and Construction Management for the Simkins Park Basketball Courts in an Amount Not to Exceed $13,300; payable from the Park Impact Fees and Parks Room Tax Fund. (For Possible Action)

15. **Discussion and Possible Decision** to Permanently Table Agenda Item #8 from the April 09, 2013 Town Board meeting. (For Possible Action)

16. **Discussion and Possible Decision** to create a new Town of Pahrump Advisory Board named Event Planning. (For Possible Action)

17. **Discussion and Possible Decision Closed Session(s)**.
    a. **Discussion and Possible Decision** regarding a Closed Session, to receive information and advice from the Town Attorney regarding potential or existing litigation pursuant to NRS 241.015(2)(b)(2). (For Possible Action)
    b. **Discussion and Possible Decision** regarding a Closed Session pursuant to NRS 288.220 for purposes of conferring with the Town's Management Representatives Regarding Labor Negotiations. (For Possible Action)

18. **Future Meetings/Workshops: Date, Time and Location** (Non-Action Item)
    a. Final Public Budget Hearing May 16, 2013 @ 6:00 p.m. @ the Nye County Administrative Complex

19. **Public/Board/Staff Comment**: Action may not be taken upon matters considered during this item until specifically included on an agenda for action. – NRS241.020(2)(c)(3). (Non-Action Item)

20. **Adjournment**

A quorum of Advisory Board members may be present at any Town Board meeting but they will not take any formal action.
Any member of the public, who wishes to speak during public comment on any item, will be limited to three (03) minutes. Items may be taken out of order. Items may be combined. Items may be pulled or removed from the agenda at any time.
Any member of the public who is disabled and requires accommodations or assistance at this meeting is requested to notify the Pahrump Town Office in writing, or call 775-727-5107 prior to the meeting. Assisted listening devices are available at Town board meetings upon request.
This notice and agenda has been posted on or before 9:00 a.m. on the third working day before the meeting at the following locations:
PAHRUMP TOWN OFFICE, COMMUNITY CENTER, TOWN ANNEX, COUNTY COMPLEX, and CHAMBER OF COMMERCE

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision regarding Moving the Order of or Deleting an Agenda Item(s).

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision to Acknowledge Mr. John Shea as the 2013 Earth Day Citizen of the Year at the Recommendation of the Nuclear Waste and Environmental Advisory Board.

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:
Mr. Shea, Pahrump Valley Disposal Company has been a valued benefactor and supporter of all past Earth Day & Town Clean-up events within the Pahrump Valley. Without the help of Mr. Shea and his valued employees, these and many other events could not have been the successes that they have become. It is with this in mind that the Nuclear Waste & Environmental AB has chosen Mr. Shea for this award.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Nuclear Waste & Environmental AB

SPONSORED BY:

Mrs. Riches, Town Board Member
Print Name

Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number

9x12 green marble plaque/stock plate JDS #MJ4-710/black laser engraved

HONOREE

JOHN SHEA

Is Hereby Recognized As The

EARTH DAY 2013

CITIZEN OF THE YEAR

WHEREAS the global community now faces extraordinary challenges, such as global health issues, food and water shortages, and economic struggles; and

WHEREAS it is understood that the citizens of the global community must step forward and show leadership by their actions to create a greener economy and to address the above global challenges; and

WHEREAS a global economy can only be achieved at the grassroots and individual levels through educational efforts public policy, private enterprise participation, and consumer activism campaigns; and

FURTHERMORE, the Town of Pahrump recognizes Earth Day to celebrate the Earth and commit to building a more sustainable and greener economy and to recognize our local citizens for their support in these efforts.

Your Base Camp To Adventure

PAHRUMP

NEVADA

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Presentation by Goodwill pertaining to their new store and their involvement in the Community of Pahrump.

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:
Two Goodwill representatives will attend the Town Board meeting to discuss their activities, programs and new store.

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Goodwill Representatives

SPONSORED BY:

William A. Kohbarger, Town Manager
Print Name

William A. Kohbarger
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107 ext. 305
Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (5) 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 Bob Ruud Community Center.

DATE AGENDA ITEM SUBMITTED: May 6, 2013

DATE OF DESIRED BOARD MEETING: May 14, 2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:

Presentation by Ken Pyle of Brightlite Cancer Foundation of Pahrump about their mission and about an up coming rodeo in June 2013 showcasing the WPRA - Women's Professional Rodeo Association

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Ken Pyle

SPONSORED BY:

Bill Dolan Vice-Chairman Pahrump Town Board
Print Name

Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Presentation /Reports by Ms. Arlette Ledbetter, Town Tourism Coordinator, on the 2013 Rural Roundup that was held in Pahrump on April 17th & 18th, 2013 and Death Valley Park Partners.

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 backup on Rural Roundup and Death Valley Park Partners

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Ms. Arlette Ledbetter, Tourism Coordinator

SPONSORED BY:

William A. Kohbarger, Town Manager
Print Name

William A. Kohbarger
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107 ext. 305
Telephone Number

RURAL ROUNDUP

Nearly 220 rural Nevadans gather for tourism workshops focused on top travel issues

PAHRUMP, Nev. (April 25, 2013) — Rural Nevada showed it force as tourism professionals from across the state gathered in Pahrump, Nev., April 17-18, 2013, to attend the 23rd annual Rural Roundup, presented by the Nevada Commission on Tourism (NCOT) to learn about managing online reputations, international tourism markets and more.

"This event is something the tourism community looks forward to every year because of the extraordinary tools it provides to help boost travel to rural Nevada," Lt. Gov. Brian Krolicki, chairman of the Nevada Commission on Tourism (NCOT), said. "As the leading economic driver for our state, it's important that our communities are able to successfully attract both domestic and international visitors."

Featuring both networking activities and rural marketing workshops, Rural Roundup offered the opportunity to familiarize tourism leaders with the entire state. Held at a different rural Nevada community each year, the conference is designed to showcase the area and to network with fellow tourism professionals. The Pahrump Nugget Hotel and Casino served as the host hotel with attendees staying at nearly all hotel properties in Pahrump.

Preconference networking included the choice to attend one of three local attractions: nine holes of golf at Mountain Falls Golf Course, wine tasting at both Pahrump Valley Winery and Sanders Family Winery and slot tournament at Pahrump Nugget or driving instruction at Spring Mountain Motor Resort and Country Club.

Festivities officially commenced Wednesday evening with a 70's themed welcome reception presented by the Pahrump Tourism & Convention Council at Lakeside Casino and RV Park. The Woogie Boogie band played as visitors enjoyed barbeque and an interactive photo contest.

Thursday sessions included workshops on reinventing longstanding special events, marketing the state and the country through Brand USA, enhancing motorcycle and bicycle tourism, marketing to Canadian snowbirds and others. NCOT also provided insights into its new brand and showcased its new spring/summer ad campaign, including the newly redesigned TravelNevada.com website.

The Rural Roundup event also included the annual VolunTourism Awards Dinner recognizing industry leaders who have developed tourism in rural Nevada. Among this year's winners were Pahrump's own, Karen Spalding, a member of the Pahrump Tourism & Convention Council. She was recognized for promoting tourism in Pahrump and in the state of Nevada for more than a decade. A member of Nevada Silver Trails for the past two years, Karen attends every meeting, no matter how far she needs to travel, to share her expertise.

For more information on Pahrump, Nev., visit **www.visitpahrump.com** or call the Pahrump Tourism and Convention Council at 775-727-5107.

***Pahrump, Nev.**, an hour west of Las Vegas and an hour east of Death Valley, is telling its story of extremes. From top-notch wineries and the largest specialty coffee roaster in Southern Nevada to Front Site Firearms Institute, Mountain Fall Golf Club and Spring Mountain Motorsports Ranch, it's very evident Pahrump can and does fulfill any and everyone's desire for adventure. It's all just part of the reason Pahrump is "*Your Base Camp To Adventure*." Along with everything found in town, there are quite a few adventures awaiting just a few miles away – hiking, geocaching, camping, motorsports and more. Suffice to say, there's plenty going on in and around Pahrump. Let the adventures begin. For lodging, event calendar and itineraries, **visit online** or call 775-727-5107.*

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Park Partners Dinner, Death Valley, Stovepipe Wells Village, April 20, 2013
Supporting Partnerships with the National Park Service

TOWN OF PAHRUMP

March 4, 2013

Pahrump, NV, an hour west of Las Vegas and an hour east of Death Valley, is telling its story of extremes. Through integrated marketing including public relations, social media and traditional advertising, Pahrump seeks to become a base camp to adventure. Whether a visitor is sipping wine at one of our wineries in town, gaining speed offroading in Amargosa or hiking the depths of Death Valley, Pahrump offers a place to come back and put your feet up after a long day of adventure.

For more information on Pahrump, NV, visit www.visitpahrump.com, become a Pahrump fan on Facebook or read our short stories on Twitter.

Pahrump Contact
Arlette Ledbetter
Tourism Coordinator
Town of Pahrump
400 North Highway 160, Pahrump, NV 89048
O 775.727.5107 ext. 310
VisitPahrump.com

Media Representative
Allyson Freedland
Senior Account Executive
RKPR Inc., "*Making Noise*"
M 775.378.0033 | O 775.323.6333 | T @allyfreedland
www.facebook.com/RKPRInc

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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: 4/24/2013

DATE OF DESIRED BOARD MEETING: 5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Announcements.

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 announcements.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Citizens, Town Board, & Staff

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

Announcements

May 14th, 2013

- The following advisory boards are currently scheduled to meet in the 'A' Room of the Bob Ruud Community Center:

- Parks & Recreation Advisory Board on May 15th at 6:30pm
- Veterans' Memorial Advisory Board on May 16th at 6:00pm
- Community Center/Civic Center Advisory Board on June 5th at 5:00pm

- The following advisory boards are currently scheduled to meet in Town Annex:

- Public Lands Advisory Board on June 4th at 7:00pm
- Nuclear Waste and Environmental Advisory Board on June 7th at 1:00pm
- PTCC on June 6th at 8:00am
- Youth Advisory Board on June 12th at 2:30pm
- Arena Advisory Board on June 13th at 7:00pm

- The Social Security Administration will be in the 'A' and 'B' Rooms of the Bob Ruud Community Center on May 28th from 9am-11am.

- The Prostate Cancer support group meets 6pm on the 4th Thursday each month in the hospital training room.

- The annual Relay for Life will take place at Petrack Park on May 17th, 2013.

- The Goodwill is holding a workshop May 22, 2013 at the Bob Rudd Community Center.

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Public/Board/Staff Comment

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Citizens, Town Board, & Staff

SPONSORED BY:

Pahrump Town Board
Print Name

Pahrump Town Board
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 Bob Ruud Community Center.

DATE AGENDA ITEM SUBMITTED 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Approval of Town Vouchers

CONSENT AGENDA Item 9a

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

9a

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Approval of Town Board Meeting Minutes for April 23, 2013 and Tentative Budget Hearing April 24, 2013.
CONSENT AGENDA Item 9b.

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 Town Board Meeting Minutes for April 23, 2013 & April 24, 2013.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

9b

PAHRUMP TOWN BOARD MEETING
NYE COUNTY ADMINISTRATIVE COMPLEX
2100 E WALT WILLIAMS DRIVE
TUESDAY – 7:00 P.M.
April 23, 2013
Minutes

PRESENT:

Town Board:

Harley Kulkin
Bill Dolan
Amy Riches
Dr. Tom Waters
Robert Adams

Staff:

Bill Kohbarger, Town Manager
Bret Meich, Legal Counsel
Michael Sullivan, Finance Director
Matt Luis, Buildings & Grounds Manager
Scott Lewis, Fire Chief
Stephanie Massimino, Business License Technician

1. Call to Order, Moment of Silence, and Pledge of Allegiance.

Harley Kulkin called the meeting to order.

Tom Waters lead the Moment of Silence and Pledge of Allegiance.

2. Discussion and Possible Decision regarding Moving the Order of or Deleting an Agenda Item(s).

Nothing was moved.

3. Discussion and Possible Decision to Accept a $1,500 grant from the Southern Nevada Chapter of the International Code Council to provide toddler swimming lessons for the 2013 Pool season.

Mr. Gregory W. Blackburn, CBO from the Southern Nevada Chapter of International Code Council presented Town of Pahrump and Shelby Hughes, Pool Manager, with a $ 1,500 grant to provide toddler swimming lessons.

Mr. Bill Dolan motioned to accept a $1,500 grant from the Southern Nevada Chapter of the International Code Council to provide toddler swimming lessons for the 2013 Pool season.
Dr. Waters seconded.
Motion carried, 5-0.

4. Presentation by the ELKS Lodge of Pahrump pertaining to their involvement in and around the Pahrump Community.

Mr. John Bird and Mr. Ray Hann of the Pahrump Elks Lodge #2796 gave a presentation of the activities that they are involved throughout the Community. They stated that the Elks Lodge was very active in Youth group events. That they made numerous donations to many charities for children along with donations to schools. They also discussed events were they assist local Veterans.

Dr. Waters questioned how homeless children are determined. He also recommended that members of the Elks Lodge should attend the Veterans Advisory Board Meetings if they are interested in more events where they could help.

Mr. Bird said the school district determines who are considered homeless children and that was not just children without homes, it was also was children who were foster children or living in foster care.

Mr. Dolan stated that they should contact the DAV because the DAV also gave out back packs to children.

5. Announcements

Announcements were read by Dr. Waters.

Mr. Phil Huff of the Pahrump Museum stated both the Pahrump Gold Seekers and the Pahrump Garden Club used the Museum for their annual meeting.

Mr. Dolan asked about the large green statue and if it could be placed at the Pahrump Museum.

Mr. Huff said that the museum is usually only for Pahrump history but they are looking into a way they could add it to the museum.

Mr. Goldstein from Boy Scouts stated they were holding a rummage sale to raise money to send the Boy Scouts to camp this year from 10 am to 5pm on Saturday.

6. Public/Board/Staff Comment: Action may not be taken upon matters considered during this item until specifically included on an agenda for action. – NRS241.020(2)(c)(3).

Public comment was heard.

The Town Board presented Butch Harper with a letter of encouragement and support for the citizens of Boston and the victims of the Boston Bombing Massacre.

Mr. Dolan stated that Mr. Sullivan did an excellent job preparing the YTD budget report.

Mrs. Riches said that she appreciated everyone's comments.

7. Discussion and Possible Decision Consent agenda items:

a. *For Possible Action – Approval of Town Vouchers.*
b. *For Possible Action – Approval of Town Board meeting minutes for April 09, 2013.*

Dr. Waters motioned to approve Consent Agenda Items 7a and 7b.

Mr. Dolan seconded.
Motion carried, 5-0.

8. Advisory Board Reports from Advisory Board Chairpersons and/or Town Board Liaisons on the Status of Advisory Boards.

Mr. John Pawlak said the Nuclear Waste and Advisory Board meeting centered on the finalization of the Earth Day event. He also stated that $400 dollars worth of books have been purchased for the Library.

Dr. Waters asked if Dr. Voegele) could give a presentation to the Town Board.

Mr. Pawlak stated he is a great speaker and would ask him.

Dr. Waters said he was impressed at how many visitors attended the Youth Advisory Board.

Mr. Dolan stated Parks and Recreations have finalized the movies for Movie in the Park Night. He further stated the Arena Advisory Board was moving forward in a positive direction.

Mr. Robert Adams stated Rural Roundup went very well and Ms. Arlette Ledbetter did a wonderful job.

Mr. Kulkin stated that he enjoyed the Rural Roundup very much.

9. Discussion and Possible Decision to Select, Award, and Approve Funding for Bid #2013-01 for the Pahrump Valley Fire Rescue Service Station #3 Living Quarters Replacement Payable from the Capital Improvement Fund and Other Matters Properly Related Thereto.

Fire Chief Scott Lewis reminded the Town Board of the station they are deciding on. He stated that two companies both seemed very interested in the project. He stated the bid the Town decided to go with was GDS Services in an amount not exceed $128,168.00

Dr. Waters, Mrs. Riches, and Mr. Adams stated they were in favor of this choice.

Mr. Kulkin had several questions pertaining to the construction of the GDS Services building.

Mr. Matt Luis stated this building was a mobile home and that these buildings were built on an assembly line.

Mr. Dolan said he thinks this a good plan and that the staff found something that fit their needs.

Mr. Adams stated he believed that this item should be tabled to allow more time to look at the bid more closely.

Public comment was heard.

Mr. Adams motioned to table this item until the next meeting.
Mr. Kulkin seconded.
Motion was denied, 2-3 with Dr. Waters, Mrs. Riches and Mr. Dolan voting nay.

Mr. Dolan motioned to select, award and approve funding for Bid #2013-01 for the Pahrump Valley Fire Rescue Service Station #3 living quarters replacement to GDS Services Inc. in an amount not to exceed $130,000 payable from the Capital Improvement Fund.
Dr. Waters seconded.
Motion carried 4-1 with Mr. Kulkin voting nay.

10. Discussion and Possible Decision to Select, Award, and Approve Funding for Bid #2013-02 the Fairgrounds Park Fence Construction Project payable from the Fairgrounds Room Tax Fund and Park Impact Fees and Other Matters Properly Related Thereto.

Mr. Derrick Yoro, GC Wallace stated that four bids were received for the Fairgrounds Fence and upon reviewing the bids, GC Wallace determined that the most responsible and responsive bidder was Tiberti Fence Company.

Mr. Dolan stated he would like to see all the bids instead of just the winning bid from now on in the backup.

Mr. Kohbarger stated that all bids were in the office for review at anytime.

Mrs. Riches asked if this bid covered both the turtle fence and tortoise fence.

Mr. Derrick Yo confirmed it was.

Public comment was heard.

Dr. Waters motioned to select, award, and approve funding for bid #2013-02 for the Fairgrounds Park Fence Construction Project to Tiberti Fence Company in an amount not to exceed $103,300 payable from the Fairgrounds Room Tax Fund and Park Impact Fees.
Mr. Dolan seconded.
Motion carried, 5-0.

11. Discussion and Possible Decision to Request the Nye County Board of Commissioners to Amend the County Ordinance 16.24.020(B) Pertaining to the Appointment of the Town of Pahrump Board Appointee to the Regional Planning Commission (RPC).

Mr. Kulkin stated he felt that the County Commissioners mistreated the Town Board with regards to the RPC representative.

Mrs. Riches stated that at the last meeting the Town Board voted in Mr. Dolan as the RPC representative and questioned as to why this item was on the agenda.

Mr. Kulkin stated he placed this on the agenda because the original vote should have been accepted and we should have not had to vote in Mr. Dolan. He further stated that he wanted County Ordinance 16.24.020(B) to state that the Town Board will approve their own RPC representative instead of having to go through the County's approval.

Dr. Waters stated he felt that even though it is okay to ask the question do not assume that the County Commissioners will agree to change the ordinance. He also stated he felt this would only make things worse .

Mr. Dolan stated he felt that after everything that happened with the County and the Town this was not the best request to bring to them, because it would not make the current relationship any better.

Mr. Adams motioned to Request the Nye County Board of Commissioners to amend the County Ordinance 16.24.020(B) pertaining to the appointment of the Town of Pahrump Board appointee to the Regional Planning Commission (RPC).
Dr. Waters seconded.
Motion failed, 4-1 with Mr. Kulkin voting nay.

NOTE: Mr. Kulkin left the meeting after requesting Mr. Dolan to take over the Chair position.

12. Future Meetings/Workshops: Date, Time and Location

a. Tentative Budget Hearings April 24, 25, 26, 2013 @ 6:00 p.m. at the Town Annex.

Mr. Kohbarger reminded everyone about the Tentative Budget Hearings set for April 24, 25, 26 @ 6:00 p.m.

13. Town Manager Report.

Mr. Kohbarger wanted to say how well the PTCC Advisory Board and Arlette Ledbetter did for their work at Rural Roundup.

14. Public/Board/Staff Comment: Action may not be taken upon matters considered during this item until specifically included on an agenda for action. – NRS241.020(2)(c)(3).

Dr. Waters stated that, during the meetings, breaks should only be taken after a 2 hour time period.

15. Adjournment

Meeting Adjourned at 9:25 pm.

SPECIAL TOWN BOARD PRELIMINARY BUDGET HEARING MEETING
PAHRUMP TOWN ANNEX
270 NORTH HIGHWAY 160
WEDNESDAY – April 24, 2013
6:00 P.M.
Minutes

PRESENT:

Town Board:

Harley Kulkin
Bill Dolan
Amy Riches
Dr. Tom Waters
Robert Adams

Staff:

Bill Kohbarger, Town Manager
Michael Sullivan, Finance Director
Carla Yoder, Finance Assistant
Matt Luis, Buildings & Grounds Manager
Scott Lewis, Fire Chief
Stephanie Massimino, Executive Assistant

1. Call to order

Harley Kulkin called the meeting to order.
Tom Waters lead the Moment of Silence and Pledge of Allegiance.

2. Public/Board/Staff Comment. Action may not be taken on matters considered during this period until specifically included on an agenda as an action item – NRS241.020 (2)(c)(3).

Bill Dolan asked why the budget meeting was held in the Town Annex and further recommended that the Final Public Budget Hearing should be held at the Commissioners Chamber.

3. Discussion, and possible decision regarding fiscal year 2013-2014 preliminary Town of Pahrump and Pahrump Swimming Pool District budget.

Michael Sullivan gave a detailed summary of the budget and general information concerning the budget and staff recommendations. He further explained the groupings of funds as they were placed in the supplemental material.

Amy Riches left due to personal reasons.

Mr. Dolan asked what happened if we did not raise the rate this year.
Mr. Sullivan replied that if the Town did not raise the rate then the base rate would be permanently lost.

Mr. Adams asked if the people of Pahrump would see their payment overall go up.
Mr. Sullivan explained that they may see a small change by a couple dollars at most but that majority of the charges would go down based on the way the math worked out.

4. Discussion and possible decision regarding approval of Resolution 2013-04 approving preliminary 2013-14 fiscal year budgets for Town of Pahrump and Pahrump Swimming Pool District.

Dr. Waters motioned to move and accept the staff recommendation to the Town Board and approve Resolution 2013-04 authorizing the Town Manager to file the Tentative FY14 tentative budgets for the Fiscal Year 2013-2014 for the Town of Pahrump and Pahurmp Swimming Pool District and further authorizes the Town Manager and Finance Director to submit to the Department of Taxation with such amendments and revisions as proposed, including the proposed FY14 tax rate of $0.4795 for the Town and $0.0163 for the Pool District.
Mr. Kulkin seconded.
Motion carried, 4-0.

5. Public/Board/Staff Comment. Action may not be taken on matters considered during this period until specifically included on an agenda as an action item – NRS241.020 (2)(c)(3).

No public comment.

6. Adjournment.

Meeting Adjourned 8:45pm.

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Approval of Accepting the removal of Mr. Michael Mack from the Pahrump Convention Center/Civic Center Advisory Board.
CONSENT AGENDA Item 9c

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

9c

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 Bob Ruud Community Center.

DATE AGENDA ITEM SUBMITTED	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision for Approval to Transfer Ambulance Fund Delinquent Accounts for January-March 2013 for Further Collection and Related Accounting Adjustments. CONSENT AGENDA Item 9d

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 memo from Town Manager/Finance Director along with attached chart.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Mr. Sullivan, Finance Director

SPONSORED BY:

William A. Kohbarger, Town Manager	William A. Kohbarger
Print Name	Signature
400 N. Hwy 160	(775) 727-5107 ext. 305
Mailing Address	Telephone Number

9d

MEMO
TOWN OF PAHRUMP
TOWN BOARD MEETING AGENDA ITEM
MEETING DATE: 5/14/2013

TO: Town Board

FROM: William A. Kohbarger, Pahrump Town Manager
Michael Sullivan, Finance Director
Melissa Raetz, Ambulance Billing Supervisor

DATE: May 07, 2013

RE: Approval to Transfer Ambulance Delinquent Accounts for January - March, 2013 for Further Collection and Related Accounting Adjustments.

1.) Background

To ensure timely and accurate recording of our revenues, Generally Accepted Accounting Principles (GAAP) requires that the outstanding delinquent Ambulance accounts receivable balances be reviewed periodically so that appropriate accounting entries are recorded to reflect the probability of collecting the amounts due.

After a reasonable effort has been made to collect an outstanding balance by the Ambulance office staff, then we turn the delinquent accounts over to an outside professional collection agency to pursue. This transaction involves charges to the allowance for doubtful accounts; accounts receivable, and bad debt expense. This is so that our accounts receivable balance reflects the true value of our future revenues available for expenses, and not an inflated or unrealistic level.

If the additional efforts by the collection agency are successful, then a recovery of the write off is made. This involves two basic parts: first, there is a reversal of the write-off entry, and secondly, the payment is posted to the receivable just as if it had never been written off.

2.) Fiscal Impact

The current FY 2013 Ambulance Fund Budget is sufficient to reflect these adjusting transactions.

3.) Town Manager Recommendation and Board Action Requested

The Town Manager recommends that the Town ***Board move to approve the Ambulance Fund charges to Allowance for Doubtful Accounts in the amount of $542,961.00 for the period January thru March, 2013 as presented in the attached materials.***

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

(Attachment A – Town of Pahrump Fire-Rescue Service Ambulance Doubtful Accounts Chart for January, 2013 thru March, 2013.)

TOWN OF PAHRUMP
AMBULANCE FUND ACCOUNTS RECEIVABLE
BAD DEBT WRITE OFFS FISCAL YEAR 2013 FOR THE PERIOD JANUARY-MARCH,2013

1	CATEGORY	QTY	TOTAL CHARGES BILLED	CONTRACTUAL ADJUSTMENTS BY INSURANCE PROVIDERS	NET BILLABLE CHARGES	INSURANCE & PATIENT PAYMENTS RECEIVED	BALANCES RECOMMENDED FOR WRITE OFF & COLLECTIONS
2	BAD DEBTS	761	869,956	141,885	728,071	359,871	510,086
3	BANKRUPTCY	1	1,050	0	1,050	10	1,040
4	DECEASED	80	94,587	26,646	67,941	64,192	30,395
5	SMALL BALANCES	72	86,126	29,248	56,878	53,754	684
6	HARDSHIP	1	1,172	0	1,172	276	756
7	**TOTALS**	**915**	**1,052,891**	**197,779**	**855,112**	**478,104**	**542,961**

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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: 4/24/2013

DATE OF DESIRED BOARD MEETING: 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Advisory Board Reports.

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 meeting schedule.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Town Board & Advisory Boards

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision to Review and approve of Resolution 2013-05, a Resolution accepting and approving the 2011-2012 Town audit and supplemental materials.

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 Resolution 2013-05 and staff memo. The Audit will be presented at the Town Board meeting by Mr. Dan McArthur, Town Auditor.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Mr. Dan McArthur, Town Auditor

SPONSORED BY:

William A. Kohbarger, Town Manager
Print Name

William A. Kohbarger
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107 ext. 305
Telephone Number

MEMO
TOWN OF PAHRUMP
TOWN BOARD MEETING AGENDA ITEM
MEETING DATE: 05-07-2013

TO: Town Board

FROM: William A. Kohbarger, Pahrump Town Manager
Michael F. Sullivan, Finance Director

DATE: May 14, 2013

RE: **Discussion and Possible Decision** to Review and approve of Resolution 2013-05, a Resolution accepting and approving the 2011-2012 Town audit and supplemental materials. (For Possible Action).

1.) Background

Daniel McArthur, the Town's external auditor, will present the Fiscal Year 2011-2012 audit report, which reflects the accounting period from July 1, 2011 through June 30th, 2012.

The annual external audit report covers twenty-two funds and he will be presenting the highlights of the overall financial position of the Town, focusing on the major funds such as General and Ambulance Funds. As always, he will be available both at the meeting and subsequently to answer any questions you may have on any of the funds or his analysis.

Upon acceptance and approval of the audit tonight, we will then file the necessary copies with the Nevada Department of Taxation and County Clerk.

2.) Fiscal Impact

There is none. This is a presentation only not a funding request.

3.) Town Manager Recommendation and Board Action Requested

The Town Manager recommends that the Town Board ***move to approve Resolution 2013– 05 for the acceptance and approval of the Fiscal 2011-2012 External Audit, as presented by Daniel C. McArthur in the attached materials, and directs the Town Manager to file the audit with Department of Taxation in a timely manner, along with related forms and responses as required.***

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

(ATTACHMENT – DAN MCARTHUR WILL BE DISTRIBUTING THE FINAL AUDIT BOOKLET AT THE TOWN BOARD MEETING.

A SUPPLY OF PUBLIC COPIES WILL BE AVAILABLE AT THAT TIME, AND FOLLOWING THE MEETING WILL BE POSTED TO THE TOWN WEBSITE.)

RESOLUTION NO 2013-05

TOWN OF PAHRUMP, NEVADA

A RESOLUTION ACCEPTING AND APPROVING THE 2011-2012 TOWN AUDIT AND SUPPLEMENTAL MATERIALS

WHEREAS, the Town of Pahrump is required by the Nevada Department of Taxation to complete and submit an annual external audit, and;

WHEREAS, the Town of Pahrump has been presented with the annual external audit for fiscal year 2011-12 prepared by Daniel C. McArthur, LTD, Certified Public Accountant, and;

WHEREAS, the Town Board has reviewed the external audit for fiscal year 2011-12 which was completed according to general accepted auditing standards, and the related opinion, comments, recommendations, and;

WHEREAS, the Town Manager and Finance Director have recommended acceptance of the 2011-12 audit to the Town Board, now therefore:

IT IS HEREBY RESOLVED, the Town of Pahrump accepts and approves the external audit and supplemental materials for fiscal year 2011-12, and directs the Town Manager to file the audit with the Department of Taxation in a timely manner, along with all related forms and responses required.

Motion proposed by Town Board Member:

Motion seconded by Town Board Member:
Vote: Ayes:
Nays:
Absent:

Approved on the 14th day of May, 2013

_____
Harley Kulkin, Chairman
Pahrump Town Board

_____
Dr. Tom Waters, Clerk
Pahrump Town Board

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Approval of a Grant Application for the High Desert Shorts International Film Wine & Music Festival Marketing Plan in an Amount not to exceed $16,000 payable from the State Tourism Room Tax Fund.

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 Staff Memo.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Ms. Arlette Ledbetter, Tourism Coordinator

SPONSORED BY:

William A. Kohbarger, Town Manager	William A. Kohbarger
Print Name	Signature
400 N. Hwy 160	(775) 727-5107 ext. 305
Mailing Address	Telephone Number

MEMO
TOWN OF PAHRUMP
TOWN BOARD MEETING AGENDA ITEM
MEETING DATE: 5-14-13

TO: Town Board

FROM: William A. Kohbarger, Town Manager
Michael Sullivan, Finance Director
Kelli Buffi, Chairperson, Pahrump Tourism & Conference Council
Arlette Ledbetter, Tourism Coordinator

DATE: May 14, 2013

RE: Approval of a Grant Application for the High Desert Shorts International Film Wine & Music Festival Marketing Plan in an Amount not to exceed $16,000.00 payable from the State Tourism Room Tax Fund

1.) Background

After reviewing the grant submittal and having a discussion with the applicant, the PTCC found sufficient justification, under their established grant guidelines, to recommend to the Town Board to award a grant to the High Desert Shorts International Film, Art, Wine and Music Festival in an amount not to exceed $16,000 from the State Tourism Room Tax Fund, for the regional print, radio and social media marketing.

The Town Board is familiar with this regional marketing template which was developed by the PTCC for last year's Pahrump Fair and Festival. In order to replenish the Tourism Room Tax Fund, the PTCC goal is to market our special events and the hotel properties in Pahrump. The idea that we can tap into the Las Vegas market for these events has long been discussed and never approached. This marketing grant template is a direct result of this plan and a solution to advertising in the greater Las Vegas area. The grant fully meets the criteria for Nevada Commission on Tourism as well as the Pahrump Tourism & Convention Council (PTCC). This is a Marketing Grant based on regional print ads, radio coverage and online advertising.

PUBLICATION	PLACEMENT	INVESTMENT
Las Vegas Review Journal	Main	$ 3,399.00
Las Vegas Review Journal	Neon	$ 6,210.00
City Life Las Vegas		$ 1,027.00
Radio	Clear Channel, KSNE	$ 4,240.00
On line (lvrj.com)	Entertainment Section	$ 626.00
TOTAL		$ 15,502.00

2.) Fiscal Impact

There are sufficient funds available in the State Tourism Room Tax Fund for this grant.

3.) Board Action Requested

The Town Manager recommends that the Town Board ***move to approve a marketing grant to the High Desert Shorts International Film, Art, Wine & Music Festival, in an amount not to exceed $16,000, payable from the State Tourism Room Tax Fund, for regional print, radio, and online marketing and advertising*** for the following reason(s):

1. The PTCC has reviewed and accepted High Desert Shorts application, therefore recommending that this grant be granted.

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

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision to receive and accept Contour Entertainment's Phase II Interim Report #2; provide staff with further direction on this project and Other 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 Phase II Interim Report #2.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

CONTOUR
Entertainment Inc.

19 January 2013

Interim Review #2

Brief Recap

Following on the heals of Interim Review Report #1, Contour travelled to Pahrump along with our sub-consultants to present the Vision Plan as well as to directly familiarize our new sub-consultants with Pahrump. We were in Pahrump on October 10 – 12. The attendees on this trip were:

Chris Brown	Contour Entertainment
Matthew Perry	National Sports Services
Dev Pathik	Sports Facilities Advisory
Don Hart	Stern Brothers & Co
Don Holbrook	Economic Developer

Our team was greeted by Samantha Carns of the Town of Pahrump as Mr. Kohbarger was away on the day of our arrival. Samantha acted as host and tour guide for the group to introduce the new members to Pahrump and arranged meetings at various attractions and provided transportation and coordination for the group.

During the initial day's tour and meetings, the discussions were focused on bringing the new group members up to speed on the assets, presence and layout of Pahrump. During this tour, Contour's initial perspective, including the positive impression of certain aspects of Pahrump as well as our thoughts on what the next steps could and should be for tourism development were all held back so as to allow the new members to develop their own, independent opinions.

After the basic orientation and visits to the key attractions, sites and an overall drive through and around the town were completed on the first day, the second day added meetings with Mr. Kohbarger, the Town Manager and Pam Webster, Nye County Manager in a meeting at Mountain Falls where we also met with Greg Moynahan, General Manager of Mountain Falls.

During the meetings at Mountain Falls, Don Hart of Stern Brothers arrived as he'd been held up by a traffic fatality the previous day and had been unable to get over the hump to Pahrump as the road was closed. The meetings progressed to discuss financial structures and strategies as well as Town and County collaboration required to achieve effective results.

15036 Delano St. Van Nuys, CA 91411 USA Tel: +1(818) 778-0815 Fax: +1(818) 778-0816
info@contourentertainment.com www.contourentertainment.com

Additional Meetings were held with the group and various Town Board members and Town staff at the Town Offices. These meetings were generally attended by Bill Kohbarger and included:

- Dr. Tom Waters, Town Board Member
- Vicky Parker, Town Board Member
- Harley Kulkin, Town Board Member
- Mike Darby, Town Board Member
- Michael Sullivan, Town Finance Director
- Arlette Ledbetter, Town Tourism Coordinator
- Bill Dolan, Community Center Advisory Board Member
- Allan Parker, Rural Nevada Development Corporation

An additional meeting was held at the Nye County offices with a number of town citizens who expressed their interests in the project and brought with them various recommendations including an enthusiastic pitch for BMX and ATV tracks from Christopher Badia, (which were already a part of the Adventure Springs concept mix of attractions). Some of these town citizens expressed their concerns over using the Fairgrounds site and informed the team that a contract for the initial development of sports fields had already been let. This was a surprise to the team as we'd not been informed of such an agreement being in place and had earlier expressed why we felt that the location we'd been told about for a potential initial phase for town fields was not in the optimal location to compliment future development phasing.

In a follow up conversation with Bill Kohbarger, we were informed that this was only an infrastructure and grading contract, which would be useful no matter what the potential development program would be at the southern end of the property to both sides of Fox Avenue. This location is where the Town has identified and directed the initial site access point to the Fairgrounds property will be.

At the end of the trip, the new team members reported very similar perceptions about Pahrump:

- There are a number of high-quality attractions demonstrating successful draws over a long period indicating the underlying potential in the market
- There are far too few hotel rooms to properly support the increase in demand that would result from a significant destination attraction development
- There is a lack of sense of arrival and destination driven by the lack of signage and collected/centralized development
- There is a noticeable tension between Town and County positions with respect to the appropriate next steps and there is a vocal element in the town opposed to development

All of these observations are consistent with Contour's Initial Phase report and the positive perception of the potential of Pahrump as a tourist destination was confirmed.

However, the general discussion with respect to a potential new State Initiative to support new mechanisms that would assist the financial viability of a project, continued to demonstrate the fractious issue in Pahrump. Contour's scope was adjusted prior to contract finalization to delete any responsibility with respect to such a Bill Draft Request, BDR, and this responsibility was accepted by the Town. However, an independent and separate effort by Front Sight to support a general bill that would support their planned expansion efforts as well as any other development in the County, including Adventure Springs, stirred new discussion regarding the strategy to support such a BDR.

Contour's understanding is that an initial BDR was to be submitted through a joint and collaborative effort between the Town and County, in concert with the effort being put forth by Front Sight, including sharing of costs associated with the lobbying team consisting of Former Governor Robert List and Former Governor and Federal Senator Richard Bryan. Contour is aware that Former Governor List made a presentation to the Nye County Board and an initial approval was received to proceed with the discussion to support the BDR development. However, we understand that a subsequent decision to limit, if not withdraw their support was made and a discussion has begun regarding independent support from the Town of Pahrump without Nye County involvement to pursue the BDR. The Nevada State Legislative Session begins February 4th with nearly 900 BDR already listed for consideration and there is a significant concern about the late start to this effort.

This discussion will continue between the County, Town and Front Sight and could be critical if the potential BDR and resulting new legislation becomes a key element in the project financing structure. In the opinion of our Economic Development sub consultant, this BDR was critical in achieving the tools necessary to attract private sector funding. His opinion is that without the legislation to allow the Town to impose and collect new fees and taxes in the zone such as resort user fees, parking taxes, venue taxes, increased sales taxes and hotel occupancy taxes and other tools, which would provide bondable future revenue streams that could be provided to the project developers as additional incentives, the Adventure Springs project is not feasible. These issue are further addressed by our Economic Development sub consultant in his report attached as Appendix A.

Further discussion regarding the potential financial support through the various existing State of Nevada Revise Statues (NRS) and Federal programs such as the USDA and EB-5 programs are summarized in a later section of this report and reviewed in detail by our Investment Banker sub consultant, Stern Brothers, in their report attached in Appendix B.

During the trip, Contour presented the Vision Plan, which presents a full buildout of development on the Fairgrounds site. This plan had been refined and adjusted from our prior presentation and review with the Town in August and integrates responses to the comments received, providing an exciting and

dynamic vision which would provide the desired catalyst for development of the tourism sector in Pahrump.

The plan includes all of the recommended elements from the original Adventure Springs development. (As in the original plan, the Think Tank attraction zone is not located directly on the indicated site, but the check in station where visitors could begin their adventure is.) This plan responded to the town request to indicate the development plan on the Fairground site with initial phase access via Fox Avenue from the south so that inbound traffic from Las Vegas along 160 would exit at Gamebird Road and travel west to Fox Avenue, then turn north to enter the site.

The masterplan was organized with the a signature development at the eastern end to create a sense of arrival into Pahrump followed by the low rise development of the sports fields along the highway to provide an active and pleasant vista across the acreage to the taller buildings and Adventure Mountain anchoring the development at the back of the site along the western boundary.

The typical setbacks from Hwy 160 and the surrounding streets were maintained and the development was focused inward with the height and massing of Adventure Mountain providing some additional sound and visual isolation from the adjacent residential development to the west.

The plan was presented with three development phases to show how the project would progress from an initial phase to the full buildout over time. The initial phase was basically the same elements from the original Adventure Springs plan from our initial report adjusted to work with the Fairgrounds site and to link with the eventual surrounding development.

The additional elements included are consistent with the Town slogan of a *Base Camp to Adventure* and complimentary to the existing attractions, both natural and developed. Beyond two additional hotels, these additional complimentary attraction areas include:

- The Adventure Mountain activity zone
- An entire Old West Town attractions development
- An extensive Equestrian Center development
- Sports Fields and Indoor Sports Complex
- An expanded Retail, Dining and Entertainment District
- A Site-wide transportation Monorail system

The full build out development includes a new entrance directly from Hwy 160 at the center of the development, as the traffic driven by the successful development at this level would necessitate shifting this from the residential approach along Gamebird Rd and Fox Ave. The Visitor Center would be relocated to a site closer to this entrance when it is developed to provide easy

and convenient access for busses and other traffic headed towards Death Valley to pull off Hwy 160 to get an initial introduction to Pahrump.

Consistent with the preliminary indications from National Sports Services, (NSS), the sports fields were deferred until the third phase of development. This would allow for the earlier phases to provide the accommodation and additional activities necessary for the sports fields to be successful in attracting the families that bring the sports camp participants. The NSS report is attached as Appendix C. This report also presents NSS opinions supporting the other elements planned for Adventure Springs along with sizing criteria for the various types of Fields appropriate for Sports Tourism.

Along with the Vision Plan, Contour presented a bird's eye POV Illustration to help bring the concept to life. The Vision Plan and Illustration were reviewed during the various meetings with Town Board members and others. The comments received were positive with a few question regarding the scaling of various elements and positioning on the site. Fundamentally, there were no comments received that would alter the overall plan or content in the meetings. The new scaling information from NSS will be used to make adjustments to the sports fields.

Following the trip, in addition to the sports complex review, Contour's team have focused their efforts towards clarifying the potential public sector funding mechanisms that are currently in place along with monitoring the developing situation with the Town, County and Front Sight with respect to the BDR progress. It was the opinion of our Economic Development sub consultant that the BDR would need to be submitted during December in order to secure the discussion on the State Legislature agenda beginning in January. We understand that this did not happen and that an adjusted effort is underway with the Town leading the pursuit of the discussion.

Summary

While the Vision Plan and conceptual illustration are significant steps in helping the Town Board and others understand the potential Adventure Springs development, the key focus of this phase of work is to understand the potential financial support that may be available through an insightful and collaboratively developed Public Private Partnership. Our Investment Banking sub consultant has compiled a list of the available existing programs that could be used to support this effort through such a collaborative partnership. The level and significance of these are, in some cases, directly linked to potential future revenues and their resulting tax revenues, while others offer direct grants, loans, tax abatements or even significant equity contribution potential, such as the EB-5 program, a Federal Direct Foreign Investment program.

These programs are all reviewed in significant detail by our Investment Banker sub consultant in Appendix B, but a high level summary of their potential is as follows:

- Tax Increment Financing
  The Town would have to designate the Project Site as a Tax Increment Area, TIA. In the example provided, approximately $7 million could be provided to support a $25 million increase in assessed value (about 28%). This holds significant potential for Adventure Springs.

- Redevelopment Districts
  The Town would have to pass a resolution that there is a need for a Redevelopment Agency in the community and to designate certain areas as “blight”. It does not appear necessary to designate the Project Site as in a Blighted Area, but the existence of blight in the community is required. There appears to be a fairly flexible structure to allow economic development in blighted communities, which would be required to pursue this avenue. Requires the creation of a Redevelopment Plan and Neighborhood Plan. The result of these efforts would be to access debt at the cost of approximately $65,000 - $70,000 per year per $1 million borrowed with all bonds maturing within a 20-year term.

- Tourism Improvement Districts
  The Town would have to designate the Project Site as a Tax Increment Area, TIA, and create a Tourism Improvement District within or coincident with the TIA. This would allow the use of Sales Tax Anticipated Revenue bonds to be issued.

- USDA Grants and Loans
  While most of the Grant programs are relatively small amounts, these should be pursued as the project develops as they do have appropriate alignment with certain of these programs. The Loan programs, such as the Business and Industry Guaranteed Loan Program are potentially more significant, but these also have limits in terms of loan leveraging limits to 60% of the project cost that will make sense only in combination with other contributions to the equity credit side of the equation.

- EB-5 Foreign Investment Program
  The EB-5 program is a good program to consider from the perspective of equity capital contribution considerations with equity participation offset with capital returns. This can work well to reduce the direct debt load to a level where a USDA Loan Guarantee can be effective. The Town should pursue classification as a Rural or High Unemployment Area through a USCIS Regional Center to reduce the Green Card price from $1 million to $500,000 for each foreign investor.

- New Market Tax Credits

New Market Tax Credits, (NMTC) could be a significant tool in accessing a portion of the equity required for the project. In order to qualify to pursue New Market Tax Credits, (NMTC), the Town of Pahrump would need to be qualified as a Low Income Community, (LIC). The Town should pursue clarification or official classification as a LIC from the Community Development Financial Institutions Fund (CDFIC).

- Nevada Governor's Office on Economic Development (GOED)
  There are a number of programs available under the GOED. The Catalyst Fund is oversubscribed and depleted, but the various programs for Sales and Use Tax as well as Personal Property Tax and Modified Business Tax Abatement should all be considered. No action is required at this time with respect to these programs.

- Rural Communities Development and Community Development Block Grants
  Most of these Grants are relatively small amounts. The funds necessary to purchase the land would be a good target, but only a portion would be available through this program. The deadline for applications each year is mid January, so this is only available for 2014 at this point.

Taking an estimated current tax level as a basis to consider potential tax based Bond payments, Stern Brothers estimates approximately $4.35 million could be available to support Adventure Springs development. Additional support could be provided through a number of the strategies listed above. Some of these are relatively minor contributions, such as the Grant programs, while others could be significant sources of supporting funds.

Beyond the above, the potential for new legislation to allow additional public sector support still exists, albeit the issues with respect to getting the BDR submitted and reviewed in the current year legislative session cannot be ignored. From the perspective of our Economic Development sub contractor, the key issues are described in some detail in his report, but a brief summary of the current issues and required actions follows:

Site Control
The Town Manager and assistant County Manager believe that it will be possible to convey the Fairgrounds Site to the Town for future development through a revisionary sale process with the Bureau of Land Management, BLM. This needs to be evaluated with the Town and/or County Attorneys. Following a positive evaluation there, this strategy needs to be vetted and the terms finalized with the BLM.

Zoning
The preliminary assessment is that the zoning for this site is appropriate for the intended uses conceived as a part of the Vision Plan for Adventure Springs. This should be vetted with the Nye County Zoning Board through an enquiry from the Town Board via the Town attorney.

Environmental Impact Statement and Historic and Endangered Species Review
These studies are not necessarily required at this time, but they will need to be completed prior to seeking Funding.

Pursuit of the BDR
The Town urgently needs to decide if they are going to pursue the development of the BDR and resolve issues with Front Sight to assist in making this happen.

There are other discussion points in the submittal regarding future issues such as the steps necessary to preparing the site to “Shovel Ready” conditions, clarification of demands and potential water rights required, etc. These issues can be deferred until the potential for site control and the additional economic incentives that might be achieved through the BDR are more fully development as these would have a direct affect on the Phase I development plans, hence the demands for the steps forward.

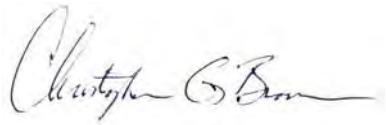
Conclusions

At this time we are completing an economic assessment of the potential impacts that the candidate strategies discussed in the BDR section may have on the public sector funding for the Adventure Springs project. As these are clarified, we will submit our final Interim Report, prior to having our concluding meetings and review, along with our Final Report submittal.

We are hopeful that the potential support that may be achieved through the BDR process is taken seriously and that the Town and County can agree and support to their mutual benefit, the continuation of the development of the concepts and planning for Adventure Springs and other Tourism attraction businesses.

We look forward to speaking with you soon and scheduling our next meetings in Pahrump.

Sincerely,



Christopher G. Brown, P.E., LEED AP
President

APPENDIX A

Pahrump Phase II Interim Report
Don A. Holbrook, Economic Developer LLC.

Pahrump Phase II Interim Report
By
Don A. Holbrook, Economic Developer LLC.

Overview:
Economic Developer LLC, will use the services of Don A. Holbrook from here forward referred to in this document as the "Consultant." The objective of the Consultant is to determine the best case possibility for creating a public private partnership that will attract sufficient private sector led financing and a credible developer to undertake the Adventure Springs Resort Park project in conjunction with the Town of Pahrump. The Consultant has been engaged in various stages of due diligence in Pahrump since mid-2011. This report is the compilation of this combined knowledge and a predictive analysis of the probability of success of the Adventure Springs project in receiving adequate economic development incentives to necessitate the private risk capital necessary to bring the project to funding fruition in the form of a public-private partnership. The report is being prepared under the direction of Contour Entertainment under the auspices of their formal contract with the Town of Pahrump. The Consultant is a sub-contractor to Contour Entertainment as a subject matter expert with regard to the site location considerations and the creation of adequate levels of economic development incentives to facilitate the expected private sector risks and capital raise that Contour will determine in their own evaluation and report to the Town of Pahrump. It should be noted that the Consultant is not stating that he is an expert in the field of economic development as defined by Section 11 "expert" description contained within the 1933 Securities Act. It is understood by Contour Entertainment and their client the Town of Pahrump that Economic Developer LLC shall serve solely in the capacity of consulting and providing advise with regard to his own opinion based on his limited knowledge and experience within the field of Economic Development since 1990. Economic Developer LLC will not render any "expert" opinions and does not hold itself out as an "expert" (as the term "expert" is defined in Section 11 of the Securities Act of 1933). Such advice should not be relied upon for financing considerations in a formal application for debt and/or solicitation for private equity.

1.1 Town and County Participation:

The Consultant has arranged for a series of meetings with leading experts within the state of Nevada that can best bring the necessary contacts, expertise and leadership to the creation of a special purpose LLC created to pursue the required enabling legislation for the consideration of creating a special economic development zone through the Nevada Legislature in their 2013 assembly session. To this regard the Consultant arranged for meetings with former Governor Robert List, former Governor and Senator Richard Bryan, Guy Hobbs a leading public finance consultant, and Jeremy Aguero, of Applied Analytics, and Front Sight Firearms Training Institute. This process has led to the approval in concept of the proposed funding to do a joint

venture to create the enabling legislation that was given preliminary approval on October 9, 2012 by the Pahrump Town Board. The team is approaching the Nye County Board of Commissioners on October 16, 2012 for the other funding amount. Front Sight has pledged no less than $50,000 towards this cost. It was the intent of the recommendation to create a three party public-private agreement in order to pay for the legal and professional costs of creating special legislation to enable the creation of a specific special economic development zone. The original concept was to ask for the creation of two granted zone boundaries. The first would be around the 426-acre fairgrounds site in the town of Pahrump. This site is the most suitable for the Adventure Springs project. The second zone boundary would be around the 550 acre Front Sight Firearms Training Center site. The Consultant raised awareness of the legislation in August with Senator Barbara Cegavske, who has offered to sponsor the bill for the project. The Consultant has provided Senator Cegavske and her Legislative Aide with a full overview of the zone proposed capabilities and the intended uses. The Legislative process should take approximately 6 months once the bill draft resolution is submitted to the committee and has the necessary endorsements and sponsors within the Nevada Assembly. Once the legislature leaves session then the bill should be deemed fully in force. In my opinion the biggest hurdle to this is that the bill really needs the support of both the Town of Pahrump and Nye County to be fully effective as a special economic zone. Gaining the County's support for the Adventure Springs project eventually and inevitably needs to be a very high priority if this project is to proceed to fruition. Currently the two public entities are very combative and not very collaborative at the elected official level. County staff seems somewhat open to the support of the project. At some point the Town needs to get a letter of endorsement for the Adventure Springs project if the funding is going to get any serious consideration from potential debt financers and/or investors. In the November election the County placed a ballot item on the electorate to disband the Town of Pahrump. The initiative passed 51% to 49%. Now under this current scenario the County will take over all operations financially of the Town of Pahrump in 2015. It should be noted that the population within the Town Limits is approximately 80% of the entire population of Nye County.

Despite an initial agreement, the County has withdrew their previously granted support for the BDR proposal and noted that they did not want to single out special support for the private sector partner, Front Sight in their decline. During the due diligence process with the lobbyists, Governor's office and legislators, the Consultant discovered and reported to the Town that without an existing, viable, private sector company that would benefit from the BDR, the NV Legislature was highly unlikely to grant the BDR as we had intended it to be designed. The feedback I received was that the legislature and the lobbyists did not feel an intangible project that currently has no developer would receive favorable consideration. It should be noted

that Nye County board of commissioners have voiced strong opposition to the Adventure Springs project from the onset. In my opinion the decline was as much aimed at derailing the Adventure Springs project as well as voicing concerns over Front Sight.

1.2 Site Conveyance to Private Sector Use:

The Consultant has had several conversations with Town Manager Bill Kohbarger regarding the Site Location Issues. The primary concern is whether the Town can in fact convey or provide the site for the intended use for a private sector led development. According to the Town Manager the site can be converted by going through a Federal BLM Revisionary Sale. His comments provided to the Consultant stated that the property could be purchased through this process for approximately $3,000 per acre and if it has an economic development purpose it can then be sold to a private sector developer for 25% less than the revisionary purchase price. Since the site is approximately 426 acres, that would set the potential revisionary price at $1,278,000 for purchase and that could then be discounted or leased to a developer over time at a 25% discount value of $958,500.

According to the Town Manager, the process once the Town makes a request for a revisionary sale is between 60 days to 180 days and does not appear to be a competitive bid or highest bidder situation, but rather a negotiated purchase thru a Modified Competitive Sale. In a conversation on October 11, 2012 with Pam Webster, the Assistant County Manager, she stated that she believed the fairgrounds site did indeed qualify as an economic development project under the revisionary sale requirements from BLM. See the following guide for federal land sales description of the process:

http://publications.usa.gov/epublications/fedsales/finalfsg.pdf
The BLM land sales information is on page 15 and 16 of this guide.

Other issues that will need to be addressed for the Town to convey the Site to a Private Sector Developer:

Water Rights- According to the Town Manager the water rights will need to be addressed with the Nye County Water Board. In order to make such a request, a full assessment of the necessary site development water acre-feet requirement must be determined by a qualified hydrologist and matched to the built out foot print and site user requirements.
http://water.nv.gov/waterrights/
Suggested Next Step- Gain opinion of Hydrologist once build out is known from Contour and have the Town pay for the report from their tourism funds. This can then be utilized to support their local contribution to the site and improvements so that it can be designated as truly shovel ready.

Zoning is handled with the Nye County Zoning board. According to the Town Manager the zoning is appropriate for the intended use, but this needs to be examined and a request for clarification on this should be made to the County Attorney from the Town of Pahrump to validate this statement.
http://www.nyecounty.net/faq.aspx?TID=16
Suggested Next Step- Get opinion from Nye County on intended use and their process for approval of the concept. Request should come from the Town Board of Pahrump.

The last question with regard to the Fairgrounds Site, which was addressed with the Town Manager, was the need for a Phase I **Environmental Site Assessment** and historic and endangered species review. Most private sector lenders and bond sale houses will require the Phase I (and Phase II if a condition is identified in Phase I) Environmental Site Assessment prior to lending on any asset where land is held as part of the collateral. In my opinion the site should be fully evaluated so that there are no environmental, historical, or endangered species issues once the project is ready to seek financial funding for construction. In addition, the soils need a complete geotechnical analysis for construction load purposes and hydrology evaluation for drainage.

In my opinion, the Town and/or County needs to be prepared to get the Fairgrounds site fully **Shovel Ready** Certified, to improve the ability of attracting interested private sector investors. This term refers to prepaying and preparing the site with the following pre-funded and completed work so that once construction is funded the project can move immediately to construction. For reference, a specific definition of Shovel Ready follows.

Shovel Ready Definition from an Economic Development Philosophy

1) A property is controlled through ownership or option and is readily available for ownership transfer to the prospect client,
2) Utilities, principally electricity, water, sewer, gas, and telecommunications, are present or can be quickly delivered to the site in suitable quantities for targeted project sizes; larger sites require utilities to have larger capacities and redundancy, and the cost of such utilities to the site are borne by the public sector.
3) Environmental, geotechnical, and archeological studies have identified any areas of risk, through a fully completed Phase One Environmental Site Assessment with historic, endangered species and wetlands evaluation and soil compaction testing for load distribution that may need to be considered during construction.
4) The site's shape is conducive to development and expansions, and a developable footprint is confirmed, and fully zoned and permitted for the type of project being sought.

5) The site's buffer is adequate for the type of businesses likely to consider the site, and no public nuisance will be created by the proposed construction.
6) Transportation access exists for employees, raw materials/supplies, and product shipments and completed ingress and egress to the site once operational.

http://www.siteselection.com/issues/2012/may/sas-shovel-ready-sites.cfm

It is the Consultant's opinion that the Town Manager should write the appropriate letters to the County and BLM to start to clarify this situation and in the case of the BLM establish that the process is initiated and clearly understood by the Pahrump Town Board and vetted by the Town's attorney.

Conclusion on the Site- the site needs to be fully evaluated and funded for certified Shovel Ready status. This process should be at the expense of the Town of Pahrump and/or Nye County. Furthermore the establishment of the required water rights capable of meeting the site use requirements is essential to the over-all shovel ready status. This, along with the site purchase, should, at a minimum, be the responsibility of the Town of Pahrump in order to have an equitable offering as an incentive to the developer selected for the build out and the investment group making the financial commitment to the Adventure Springs project. It is my recommendation that the Town of Pahrump and/or Nye County participate in establishing and funding these tasks in support of the Adventure Springs Project.

1.3 Public-Private Partnership Financial Investment for Private Capital Raise

The objective of this process is to work with Stern Brothers, the project's investment banking consultant, to determine what type of threshold capital the public sector will need to contribute to make the project capable of attracting private sector investment and to create such a strategy within a framework that is financially suitable and capable of being met by the Town of Pahrump and/or any other public sector partner involved in the public private partnership financing capital raise.

The preliminary assumption is that the enabling legislation is the best opportunity for the Town of Pahrump to create the most robust type of tool to accomplish this strategy and meet such a financial objective. The additional incentives that I believe must be suitable at a minimum level are for the Town of Pahrump to put the site into the equation as equity towards the over-all capital raise. In addition to this it is the Consultant's opinion that the entire three-step process of site design, venue and concept scaling for phase one and the investor solicitation business case needs to be contributed by the Town of Pahrump as part of their local project equity consideration.

In addition, during the business case and investor solicitation process the Town should engage Stern Brothers or a private investment banking institution to prepare and solicit an expression of interest to various private sector developers that are identified as possible interested parties. This solicitation should also vet these possible developers for the availability of adequate capital to capitalize the debt portion of the project that needs to be borne by the private sector partners.

Pahrump Financial Capacity Review:

This evaluation considers various financial support issues from the Town perspective. For example does the Town of Pahrump have the financial wherewithal to finance the revisionary land purchase from BLM and the Three-step process without the enabling legislation? Based on my understandings from the team discussions, it would appear that the Town of Pahrump does have the necessary funds to pay for the entire 3-step process, the special legislation, and the necessary site evaluations. Specifically, the Town has the ability to use their tourism fund for these purposes. It should be noted that this fund, generated from Hotel Occupancy Taxes, is restricted in use for the promotion and expansion of tourism in Pahrump. Therefore the Adventure Springs project is a valid use of these funds.

In my opinion, these types of costs should be borne by the Town of Pahrump outside of any incentives that may be provided by the special economic zone. In addition, the land purchase from BLM along with the site improvements and on-site infrastructure should be borne by the Town of Pahrump. These costs could total approximately $2M and would more than likely be bondable by the Town utilizing an increased tourism tax.

The economic zone is primarily to be used to attract the necessary private sector investors and to support the build out financing costs of the phase one project. It should be noted that the Consultant believes that without the special legislation BDR for the special economic zone, the financing for the Adventure Springs project is not possible or feasible.

During the post investment team meeting in Pahrump in October 2012, the Town Manager referred to USDA grants and loans. It is the opinion of the Consultant that the approval for the use of such funds is highly unlikely and too restrictive for the over-all capital structure necessary for the Adventure Springs project.

Stern brothers have identified additional tools that might prove to be useful to the private sector funding including the EB5 Immigration program. In this case, the Consultant believes the Town would need to pay to create the offering with a qualified solicitor overseas. Similarly, use of New Market Tax Credits could provide some tax based subordinated debt to assist in leveraging the private sector financing options and make the project more viable and attractive to the private sector. Again, the pursuit of establishing the required designation should be part of the Town's costs in the investor solicitation phase of the project.

2.1 Recap of Process To Date-

I have met with the Town Manager and the Ad Hoc Committee on October 11, 2012 regarding the issues discussed above. They seem supportive and encouraged in this process. In addition, I have held several meetings with the chief lobbyists being proposed for the special economic zone Bill Draft Request, namely Governor Robert List and Senator Richard Bryan on behalf of Front Sight. I have met with the Investment Banker, Don Hart to discuss the financing options for the site both public and private sector objectives and possible strategies. I have also met with Jeremy Aguero of Applied Economics and Guy Hobbs of Hobbs and Associates to discuss the Bill Draft Request and support efforts in the legislative process. All of these parties feel the BDR is very likely to get approved if the recommended lobbying strategy was funded and executed by November 2012. It is expected that by May 2013 the BDR would, if it successfully goes through Committee review and recommendation, be approved into Law. Then, upon closing of the Nevada Assembly Session, it would take immediate effect.

It is the opinion of the Consultant that without the support offered through the BDR, that there will be insufficient Public Sector support to attract Private Sector investment to support the Adventure Springs project.

2.2 Preliminary Findings Regarding the Economic Zone-

The intent of the BDR is to create a Special Economic Development Zone. This Zone would allow the use of some unique incentives based on both pay as you go financial governmental contributions and cost avoidance as a catalyst for investors to make such an investment in rural Nevada.

The anticipated revenue streams would likely seek to use Sales Tax (local and state level) contributed into the zone as a Tax Increment Financing tool that can be used to support a STAR Bond. The BDR would seek to qualify the Star Bond use as a funding source for part of the capital debt related to the private sector developer. The addition of an incremental sales tax within the zone along with a venue tax and parking taxes, as well as a resort user fee combined with hotel occupancy taxes would also be sought to support a STAR Bond issuance. The STAR Bond would need to be addressed to allow for such additional taxes to be used as revenue support for the issuance. This would need to be addressed in the zone legislation as a tag on to the existing STAR Bond program in Nevada. The developer and/or existing business can count any existing predevelopment expenses and/or property debt outstanding as part of their over-all contribution to the equity requirements of the STAR Bond or other Financing utilized to support such projects.

The Consultant's recommendation would be to seek up to 90% of the over-all financing to be borne by the public sector and/or the STAR Bond issuance when combined. Any land given as a land grant by the public sector counts as equity contribution towards the required equity for the capital raise. In addition, if gaming

is introduced on such a site for revenue enhancement, the gaming tax may be utilized to pay back the financing until it is retired in full, but gaming cannot be more than 10% of the over-all built out footprint of the project scope. In addition, it would be the Consultant's recommendation for the economic zone to allow for complete abatement of construction materials sales tax, which would save the private sector developer 7.10% of the construction material costs right off the bat.

Potential considerations are as follows;

- Ticket/Venue Tax altered to fit into the STAR bond program if possible.
- Resort User Fees
- Additional Special Sales Tax increase within the zone
- Additional HOT tax within the Zone
- Ad Valorem property Tax abatement above current value
- Capture State Sales tax in a Tax Increment Financing strategy on site
- Parking Taxes

Next Step: The Town needs to pursue the BDR process.

2.3 *Preliminary Findings & Recommendations regarding Capital Raise-*

Based on the team discussions, it is the Consultant's opinion that Nye County and the Town of Pahrump are both capable of providing up to 10% of the over-all site development costs as an equity in-kind contribution to the project. This would allow the Town and/or County to purchase the site, do all shovel ready analysis, infrastructure provisioning, site engineering, and design and engineered estimates from Contour Entertainment for the funded phase one venue and cover the cost of seeking private sector financing investors and public sector financing for their portion of the project, including the establishment of the special economic zone. However, it is the Consultant's opinion that although it appears that either party has the singularly and/or combined wherewithal to provide this financial commitment, they do not have the political will to pursue this option.

2.4 *Update Preliminary Finding on Conveyance of the Site-*

This needs to be evaluated by the County and/or City Attorney and a letter obtained from the BLM officially to validate the process, fee structures and timelines.

Next Step: Formal evaluation by Town / County Attorney and recommendation on viability for revisionary use intended by Adventure Springs project. Also, application request or notice of consideration for revision should be sent from Town of Pahrump to BLM.

2.5 *Update Recommendations regarding options and potential strategies for capital raise and private sector expectations of public sector partners and threshold incentives-*

It is the Consultant's opinion that the private sector financing should be focused on seeking a willing developer/investment group that is financially solvent enough to provide adequate assurances of both construction loan repayment and operational financial solvency to take charge of the Adventure Springs Project. The most likely candidates are those that already have investments in the region and are acclimated to nature of the public sector entities and their elected representatives. This investor/developer would then co-guarantee the repayment of the bonded debt issued for the project through the special economic zone and, if approved, the use of STAR bonds to construct the project.

When the conduit financing is deemed marketable by bond counsel and the county/town contribution initially of the in-kind provisions of up to 10% are garnered along with developer participation of at least 10% then the possibility for financing this project to fruition should be deemed reasonable and valid. The investment banking team would determine how these tools might be bundled and assembled for presentation to such investors and marketable in the public bond market and what approvals need to be obtained to create a reasonable term sheet that can substantiate the placement of the debt and the repayment requirements that would need to be agreed to in order to make the project fully viable for financing.

Next Steps: Pursue the BDR through the State Legislature, then prepare a financing capacity summary to guide the further development of the Adventure Springs Project. Then with the Special Zone legislation in place and a financing structure identified, existing local major private sector players and companies could be identified and discussions pursued to determine if there would be adequate local will to pursue the project.

APPENDIX B

Nevada Revised Statue Review
Stern Brothers & Company

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I. INTRODUCTION

Per request by Contour Entertainment Incorporated of Van Nuys, California ("Contour") Stern Brothers & Company ("Stern") has conducted the following analysis of Nevada's tax abatements and exemptions authorized by Nevada Revised Statutes ("NRS") to potentially be employed by Contour, the Town of Pahrump, Nevada ("Pahrump"), Nye County, Nevada and other potential partners and developers.

The scope of this presentation is to set forth a selection of viable financing options available in the current debt, equity, grant and guarantee marketplaces including:

- Tax Increment Financing;
- Redevelopment Districts;
- Tourism Improvement Districts;
- USDA Loan and Grant Programs;
- EB-5 Foreign Investment Program;
- New Market Tax Credits;
- Nevada Governor's Office on Economic Development Programs, and
- Rural Community Development and Community Development Block Grants.

Sections II through IV specifically addresses the benefits and supportive aspects of options available to the Town of Pahrump and engaged parties should these parties choose to employ these programs. When possible we have presented the findings of preliminary, estimated projections of revenues generated and estimated debt available, under current financial market conditions to be supported by the theoretical revenues. *Appendix I* has been included to provide a table which summarizes all Tax Increment Districts, Redevelopment Districts and Tourism Improvement Districts in the State of Nevada.

Sections V through IX present options which represent equity venues, grant programs and credit support to complement the debt options presented in Sections II through IV. As further reading will unveil, these sections present a broad range of options spanning from statewide offerings to multi-billion dollar federal programs administrated through the Internal Revenue Service and the Department of Housing and Urban Development.

We encourage any reader to treat this document as a primer in educating him or herself on options available and as a platform to direct further investigation into the programs described.

On behalf of Stern Brothers & Company we appreciate your taking the time to review this summary and encourage any and all questions to be directed to either Don Hart at dhart@sternbrothers.com or Andrew Ciocca at aciocca@sternbrothers.com.

Best wishes,

Donald J. Hart

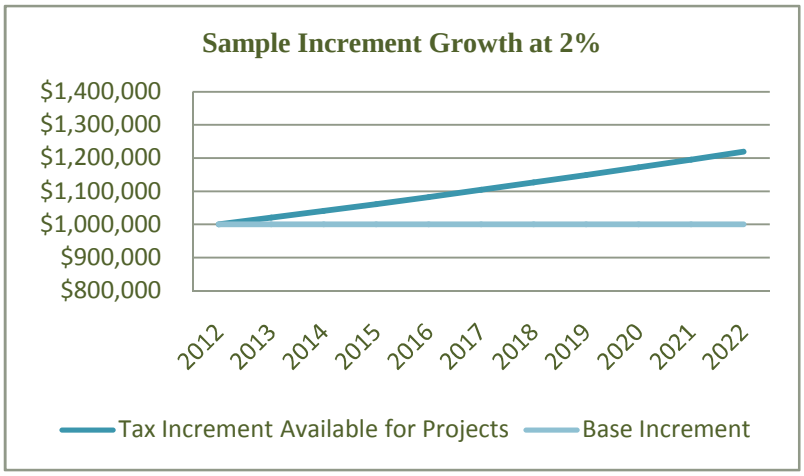
Andrew G. Ciocca

Section II: Tax Increment Financing

Background

The process of tax increment financing ("TIF") starts with property tax revenues derived from the assessed value of all real property within the jurisdiction of a local government. In the absence of tax increment financing, revenues from property taxes are distributed to the entities to fund public services provided throughout the community including schools, public works and other services.

Through the creation of a Tax Increment Area ("TIA"), the local government identifies a specifically designated area within the community intended to benefit from projects that will be supported from the use of public funds through tax increment financing. For the purpose of establishing a base level of assessed value and therefore property tax revenue as of the date the designated area was created, the assessed value of all real property within the designated area is capped or frozen.



Within the designated area, all future property tax revenue generated from the base level (base increment) of assessed value will be distributed as it was previously distributed funding government services provided throughout the entire community as was the case before the initiation of the TIA. If the assessed value of all property within the designated area increases above the base increment, all of the additional property tax revenue generated from the increased increment of assessed value is allocated back to the TIA area to fund various projects, improvements or debt service which benefits the TIA. This can be achieved either in a "pay-as-you-go" manner or, future revenues can be pledged to a Tax Increment Financing or "TIF" which would allow for a larger debt issuance to address needs on a larger scale early on.

Ideally, this process of reinvesting revenues generated from the tax increment back into the designated area contributes to even higher assessed values and ultimately more revenue to be used for projects within the TIA.

Legislative Authority

The State of Nevada's Community Redevelopment Law, NRS 279.382 to 279.685, inclusive, as amended, authorizes the financing and refinancing of redevelopment projects using tax increment revenues.

Creating a Tax Increment Area

Pursuant to NRS, a governing body may designate a tax increment area comprising any specially benefited zone within the municipality designated for the purpose of creating a special account for the payment of bonds or other securities issued to defray the cost of an undertaking. The term "specially benefited zone" is defined as an area which is specially benefited by an undertaking.

When the boundaries of a tax increment area are created, the area may not include property that is included within a previously created redevelopment area. For purposes of the proposed project, the taxable property of a tax increment area cannot be included in any subsequently created tax increment area (there are exemptions which would most likely not apply in this case).

A TIA is defined as an area:

1. Whose boundaries are coterminous with those of a specially benefited zone;
2. Specially benefited by an undertaking;
3. Designated by ordinance as provided in NRS 278C.220 (which addresses citizen complaints, hearings, engineer orders, and the decision to overrule complaints, protests and objections in order to proceed with the TIA);
4. In which is located the taxable property the assessed valuation of which is the basis for the allocation of tax proceeds to the tax increment account;

Time Limits

Once the projects within the designated area are ultimately completed and all associated debts and obligations have been paid off, the designated area is terminated and all property tax revenues (base and increment) are distributed as before to fund government services throughout the community in the same manner as the revenues were distributed before the designated area was created.

Funding Sources

Funds for redevelopment efforts are collected in the form of property tax

Available Debt

The marketability of tax increment debt is heavily dependent on investor faith in project feasibility and ability to generate revenue. Bonds issued by a TIA are special, limited obligations of the Area and are payable solely from increment collected. Tax increment debt is not a debt of the host municipality. Any debt issued by a TIA would most likely be secured by an irrevocable pledge of and first lien (but not necessarily an exclusive lien) on the increased increment revenues in the TIA.

Estimated Revenue Generated

Addressing only the Adventure Springs project and using a base area value of $958,500 (as provided by Don A. Holbrook, Economic Developer LLC), assuming a $25 million site development cost acknowledged 50% in 2013 and 50% in 2014 the following would reflect a conservative, 0% growth scenario as to increment collected:

Adventure Springs TIF - $25,000,000 Improvements, 0% Growth											
	Assessed Value		Assessment @ 3.147%				Assessed Value		Assessment @ 3.147%		
Year	Base Value	Increased Increment Value	Base	Increased Increment		Year	Base Value	Increased Increment Value	Base	Increased Increment	
2014	$ 958,500	$ -	$ 30,164	$ -		2024	$ 958,500	$ -	$ 30,164	$ -	
2015	$ 958,500	$ 12,500,000	$ 30,164	$ 393,375		2025	$ 958,500	$ 12,500,000	$ 30,164	$ 393,375	
2016	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2026	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2017	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2027	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2018	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2028	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2019	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2029	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2020	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2030	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2021	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2031	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2022	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2032	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	
2023	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750		2033	$ 958,500	$ 25,000,000	$ 30,164	$ 786,750	

Assuming that a 1.25x coverage ratio will be the lowest acceptable coverage ratio the funds available for debt service would be as follows:

$786,750 X (1/1.25 = .8) = $629,400

Using this amount as a constraint as to annual debt service available per year on a 20-year TIF bond[1] our initial estimates project slightly more than $7.037 million in net proceeds available for area improvements:

City of Pahrump, Nye County, Nevada
Adventure Springs
20-Year Tax Increment Financing

Sources & Uses

Dated 01/01/2014 | Delivered 01/01/2014

Sources Of Funds	
Par Amount of Bonds	$8,155,000.00
Total Sources	$8,155,000.00
Uses Of Funds	
Original Issue Discount (OID)	116,341.40
Total Underwriter's Discount (1.500%)	122,325.00
Costs of Issuance	250,000.00
Deposit to Debt Service Reserve Fund (DSRF)	629,156.26
Rounding Amount	7,037,177.34
Total Uses	$8,155,000.00

[1] This scenario represents highly preliminary estimates using a 20-year debt structure, a BBB rating and scale based off a recent TIF issue by the Industrial Development Authority of the City of Grain Valley, Missouri (sold October 24, 2012). It is also emphasized that the regular fluctuation of yields in the municipal debt markets vary daily and often substantially in short terms.

City of Pahrump, Nye County, Nevada
Adventure Springs
20-Year Tax Increment Financing

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
1/1/2015	Serial Coupon	2.00%	1.10%	320,000.00	100.89%	322,854.40
1/1/2016	Serial Coupon	2.00%	1.50%	325,000.00	100.98%	328,188.25
1/1/2017	Serial Coupon	2.00%	1.95%	330,000.00	100.15%	330,478.50
1/1/2018	Serial Coupon	2.13%	2.35%	340,000.00	99.15%	337,093.00
1/1/2022	Term 1 Coupon	3.50%	3.70%	1,450,000.00	98.63%	1,430,062.50
1/1/2025	Term 2 Coupon	4.00%	4.08%	1,235,000.00	99.34%	1,226,849.00
1/1/2033	Term 3 Coupon	4.38%	4.55%	4,155,000.00	97.79%	4,063,132.95
Total	-	-	-	$8,155,000.00	-	$8,038,658.60

Bid Information

Par Amount of Bonds	$ 8,155,000.00
Reoffering Premium or (Discount)	$ (116,341.40)
Gross Production	$ 8,038,658.60
Total Underwriter's Discount (1.500%)	$ (122,325.00)
Bid (97.073%)	$ 7,916,333.60
Total Purchase Price	$ 7,916,333.60
Bond Year Dollars	$ 90,520.00
Average Life	11.100 Years
Average Coupon	4.15%
Net Interest Cost (NIC)	4.41%
True Interest Cost (TIC)	4.46%

City of Pahrump, Nye County, Nevada
Adventure Springs
20-Year Tax Increment Financing

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
1/1/2014	-	-	-	-
1/1/2015	320,000.00	2.00%	308,656.26	628,656.26
1/1/2016	325,000.00	2.00%	302,256.26	627,256.26
1/1/2017	330,000.00	2.00%	295,756.26	625,756.26
1/1/2018	340,000.00	2.13%	289,156.26	629,156.26
1/1/2019	345,000.00	3.50%	281,931.26	626,931.26
1/1/2020	355,000.00	3.50%	269,856.26	624,856.26
1/1/2021	370,000.00	3.50%	257,431.26	627,431.26
1/1/2022	380,000.00	3.50%	244,481.26	624,481.26
1/1/2023	395,000.00	4.00%	231,181.26	626,181.26
1/1/2024	410,000.00	4.00%	215,381.26	625,381.26
1/1/2025	430,000.00	4.00%	198,981.26	628,981.26
1/1/2026	445,000.00	4.38%	181,781.26	626,781.26
1/1/2027	465,000.00	4.38%	162,312.50	627,312.50
1/1/2028	485,000.00	4.38%	141,968.76	626,968.76
1/1/2029	505,000.00	4.38%	120,750.00	625,750.00
1/1/2030	530,000.00	4.38%	98,656.26	628,656.26
1/1/2031	550,000.00	4.38%	75,468.76	625,468.76
1/1/2032	575,000.00	4.38%	51,406.26	626,406.26
1/1/2033	600,000.00	4.38%	26,250.00	626,250.00
Total	$8,155,000.00	-	$3,753,662.66	$11,908,662.66

Yield Statistics

Bond Year Dollars	$90,520.00
Average Life	11.100 Years
Average Coupon	4.15%
Net Interest Cost (NIC)	4.41%
True Interest Cost (TIC)	4.46%
Bond Yield for Arbitrage Purposes	4.28%
All Inclusive Cost (AIC)	4.85%
IRS Form 8038	
Net Interest Cost	4.36%
Weighted Average Maturity	11.054 Years

Risk to the Host Municipality

In recent years, as the result of the most recent recession and collapse of housing values several TIF bonds have gone into default. Without exception these defaults have had little to no direct impact on the host municipality in regards to direct credit treatment by national rating agencies.

Section III: Redevelopment Districts

Background

Chapter 279 of NRS, cited as the Community Redevelopment Law, was first established in 1959 and includes a range of state policy addressing the existence of blighted areas in many communities, which constitute social and economic liabilities. In short, such blight contributes substantially and increasingly to the problems of, and disproportionate necessity to spend on, the elimination or deterrence of social and economic ills.

Redevelopment agencies are designed essentially to eliminate blight with the general welfare of the community in mind. In the State of Nevada redevelopment agencies are granted a broad range of powers to pursue the goal of elimination of blight (such as purchasing and leasing property as well as the power of eminent domain). The definition under Nevada Revised Statues ("NRS") of "blight" is broad and ranges from awkwardly formed and unusable lots to decayed sewage lines. The common bond of this broad range of "blight" is that they contribute negatively on property values (and thereby taxes) and discourages new business in a geographic area.

Legislative Authority

The provisions of Chapter 278C of NRS establish the authority for local governments to use tax increment financing for the purpose of financing specific types of infrastructure projects that are critical to attracting new (economic development) projects to a community.

Area Benefits

The creation of a redevelopment agency starts with the passage of a resolution that declares there is a need for a redevelopment agency in the community. Under NRS 279.430 "the agency is conclusively deemed to have been established and authorized to transact business and exercise its powers upon proof of the adoption of such a resolution." Following such a formation any municipal body can do the following to aid local redevelopment:

1. Dedicate, sell, convey or lease any of its property to a redevelopment agency;
2. Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with redevelopment projects;
3. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake;
4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances;
5. Enter into agreements with the Federal Government respecting action to be taken by the Agency;
6. Purchase or legally invest in any of the bonds of an agency and exercise all of the rights of any holder of such bonds;

Time Limits

Under NRS 279.439 termination of redevelopment plan adopted on or after January 1, 1991, a redevelopment plan adopted on or after January 1, 1991, and any amendments to the plan must terminate no later than 30 years after the date on which the original redevelopment plan is adopted. All of the Agency's loans or indebtedness with respect to a redevelopment area must mature prior to the expiration of the redevelopment plan for that redevelopment area.

Creating a Redevelopment Plan

Every redevelopment agency is founded on the basis of a redevelopment plan (or the "Plan") for a redevelopment area (or the "Area"). It is common for the redevelopment plan to change as the needs of a community change but the redevelopment area tends to have less flexibility in terms of size and layout. When designing a redevelopment plan an agency should keep in mind potential for growth, evolving needs of a community, residential/commercial mix and other salient matters and design 5-, 10- and 20-years plans and return to these redevelopment plans "time to time" to adjust or tailor the plan to a communities evolving needs.

Creating a Redevelopment Agency

Pursuant to NRS 279.428, before a redevelopment agency can transact business or exercise authority, the governing body of Nye County or a chartered Town of Pahrump must declare, by resolution, the need for a redevelopment agency in the community. There are alternative methods for establishing the membership of the redevelopment agency but, in general, statute provides for a city council or board of county commissioners to declare it to be the redevelopment agency. Alternatively, the agency can consist of a combination of members of the city council or county board and appointed members.

As a side note, given it has occurred in regards to communities where the city council or county board of supervisors comprise the local redevelopment agency – under NRS 279 strictly prohibits that any member of the redevelopment agency acquire any interest in any property included within a redevelopment area unless it is a primary residence (there are exemptions which should be investigated by any person who might be included in this conflict of interests).

Prior to creating a redevelopment plan a community must have the following:

1. A planning commission;
2. A master or general plan for the community adopted by the planning commission or the legislative body. The plan must include all of the following:
    a. The general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other major public utilities and facilities;
    b. A land-use plan which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, recreation, education, public buildings and grounds and other categories of public and private uses of land;
    c. A statement of the standards of population density and building intensity recommended for the various districts and other territorial units, and estimates of future growth in population, in the territory covered by the plan, all correlated with the land-use plan.
    d. Maps, plans, charts or other descriptive matter showing the areas in which conditions are found indicating the existence of blighted areas.

Neighborhood Plans

For each neighborhood within the redevelopment area the redevelopment plan should incorporate a residential plan for the neighborhood or appoint an advisory council for redevelopment and delegate the authority to create the residential plan. A residential plan created by an advisory council must be approved by the agency, and each residential plan created pursuant to this must include a financing plan. A financing plan should create a budget which addresses all money received.

It is viable to have more than one redevelopment project area.

Funding Sources

Funds for redevelopment efforts are collected in the form of abatement on TIA property taxes.

Available Debt

Redevelopment debt is just one form of tax increment financing available to municipal bodies. Bonds issued by a redevelopment agency are typically special, limited obligations of the Agency and are payable solely from the revenues pledged to the agency. Redevelopment debt is not a debt of the host municipality. Any debt issued by a Pahrump Redevelopment Agency would most likely be secured by an irrevocable pledge of and first lien (but not necessarily an exclusive lien) on the pledged revenues of the district.

Estimated Debt Service

Although it would be more conventional to consider an amount required to fund redevelopment projects, at this point it is not determined what the size, location or assessed value (base and increment growth) would be of a redevelopment district in Pahrump. We are able to roughly estimate the cost of borrowing for a redevelopment area between $65,500 to $70,000 per year per $1 million of projects financed[2]:

City of Pahrump, Nye County, Nevada
Redevelopment Estimate
30-Year Tax Increment Financing

Sources & Uses

Dated 01/01/2014 | Delivered 01/01/2014

Sources Of Funds	
Par Amount of Bonds	$1,040,000.00
Reoffering Premium	51,475.10
Total Sources	$1,091,475.10
Uses Of Funds	
Total Underwriter's Discount (1.000%)	10,400.00
Costs of Issuance	10,000.00
Deposit to Debt Service Reserve Fund (DSRF)	70,250.00
Deposit to Project Construction Fund	1,000,000.00
Rounding Amount	825.1
Total Uses	$1,091,475.10

[2] This scenario represents highly preliminary estimates using a 30-year debt structure, a BBB rating and scale based off a recent redevelopment issue by the Redevelopment Authority of the City of Platteville, Wisconsin (sold October 24, 2012). It is also emphasized that the regular fluctuation of yields in the municipal debt markets vary daily and often substantially in short terms.

City of Pahrump, Nye County, Nevada
Redevelopment Estimate
30-Year Tax Increment Financing

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
1/1/2024	Term 1 Coupon	5.00%	3.63%	195,000.00	111.44%	217,315.80
1/1/2034	Term 2 Coupon	5.00%	4.59%	320,000.00	105.33%	337,052.80
1/1/2044	Term 3 Coupon	5.00%	4.85%	525,000.00	102.31%	537,106.50
Total	-	-	-	$1,040,000.00	-	$1,091,475.10

Bid Information

Par Amount of Bonds	$1,040,000.00
Reoffering Premium or (Discount)	$51,475.10
Gross Production	$1,091,475.10
Total Underwriter's Discount (1.000%)	-$10,400.00
Bid (103.950%)	$1,081,075.10
Total Purchase Price	$1,081,075.10
Bond Year Dollars	$19,865.00
Average Life	19.101 Years
Average Coupon	5.00%
Net Interest Cost (NIC)	4.79%
True Interest Cost (TIC)	4.67%

City of Pahrump, Nye County, Nevada
Redevelopment Estimate
30-Year Tax Increment Financing

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
1/1/2014	-	-	-	-
1/1/2015	15,000.00	5.00%	52,000.00	67,000.00
1/1/2016	15,000.00	5.00%	51,250.00	66,250.00
1/1/2017	15,000.00	5.00%	50,500.00	65,500.00
1/1/2018	20,000.00	5.00%	49,750.00	69,750.00
1/1/2019	20,000.00	5.00%	48,750.00	68,750.00
1/1/2020	20,000.00	5.00%	47,750.00	67,750.00
1/1/2021	20,000.00	5.00%	46,750.00	66,750.00
1/1/2022	20,000.00	5.00%	45,750.00	65,750.00
1/1/2023	25,000.00	5.00%	44,750.00	69,750.00
1/1/2024	25,000.00	5.00%	43,500.00	68,500.00
1/1/2025	25,000.00	5.00%	42,250.00	67,250.00
1/1/2026	25,000.00	5.00%	41,000.00	66,000.00
1/1/2027	30,000.00	5.00%	39,750.00	69,750.00
1/1/2028	30,000.00	5.00%	38,250.00	68,250.00
1/1/2029	30,000.00	5.00%	36,750.00	66,750.00
1/1/2030	30,000.00	5.00%	35,250.00	65,250.00
1/1/2031	35,000.00	5.00%	33,750.00	68,750.00
1/1/2032	35,000.00	5.00%	32,000.00	67,000.00
1/1/2033	40,000.00	5.00%	30,250.00	70,250.00
1/1/2034	40,000.00	5.00%	28,250.00	68,250.00
1/1/2035	40,000.00	5.00%	26,250.00	66,250.00
1/1/2036	45,000.00	5.00%	24,250.00	69,250.00
1/1/2037	45,000.00	5.00%	22,000.00	67,000.00
1/1/2038	50,000.00	5.00%	19,750.00	69,750.00
1/1/2039	50,000.00	5.00%	17,250.00	67,250.00
1/1/2040	55,000.00	5.00%	14,750.00	69,750.00
1/1/2041	55,000.00	5.00%	12,000.00	67,000.00
1/1/2042	60,000.00	5.00%	9,250.00	69,250.00
1/1/2043	60,000.00	5.00%	6,250.00	66,250.00
1/1/2044	65,000.00	5.00%	3,250.00	68,250.00
Total	$1,040,000.00	-	$993,250.00	$2,033,250.00

Yield Statistics

Bond Year Dollars	$19,865.00
Average Life	19.101 Years
Average Coupon	5.00%
Net Interest Cost (NIC)	4.79%
True Interest Cost (TIC)	4.67%
Bond Yield for Arbitrage Purposes	4.59%
All Inclusive Cost (AIC)	4.75%
IRS Form 8038	
Net Interest Cost	4.58%
Weighted Average Maturity	18.859 Years

Risk to the Host Municipality

It is possible for redevelopment bonds to default with some collateral, negative effect on the host municipality but it is rare. As an example (although not as an example of payment default) the City of Reno Redevelopment Agency provides an excellent example of the separation of redevelopment obligation and city general obligation, general fund or revenue obligation. In July of 2011 (and again in November of the same year) the Reno Redevelopment Agency was downgraded by Standard & Poor's Rating Service from BBB to BB due to inability to meet debt service requirements. At the same time the City of Reno's rating was reaffirmed at an A "stable".

Section IV: Tourism Improvement Districts

Background

The concept of sales tax anticipated revenue (STAR) bonds is generally associated with Tourism Improvement Districts as approved in Senate Bill 306 (2005 Session) and codified in NRS Chapter 271A. However, the authorization for the use of STAR bonds was first approved by the 2003 Legislature in Senate Bill 495, and the provisions of S.B. 495 were codified in NRS Chapter 271 (Local Improvements) in Sections NRS 271.650 through NRS 271.680.

The intent of the creation of Tourism Improvement Districts is best presented in the language of the preamble of Senate Bill 306 (of the 2005 session) presenting tourism improvement districts and sales tax anticipated revenue bonds for consideration:

> *Whereas, The State Legislature recognizes the importance of economic development and tourism to the State of Nevada and the need to compete effectively with other states in the promotion of economic development and tourism; and Whereas, It is the intention of the State Legislature for the provisions of this act to be carried out for the promotion of economic development and tourism in the State of Nevada and for no other purpose.*

The governing body may create a TIA by ordinance that will include a project designed to attract visitors to the area and generate retail sales.

At this point, two Tourism Improvements Districts have been created in Nevada and both are located in Washoe County in Northern Nevada:

The City of Reno approved an ordinance creating the Tourism Improvements District which includes the Cabela's store located at Boomtown Casino in East Reno/Verdi. It is believed that Cabela's has created 215 full time jobs in the community.

The City of Sparks approved an ordinance on July 23, 2007, creating the City of Sparks Tourism Improvement District No. 1 and pledged 75 percent of the sales and use tax revenues to help finance the Legends at Sparks Marina project.

These projects are in place and retail activity is occurring in both TIAs, but due to concerns regarding confidentiality of the information under current law, the Department of Taxation cannot report how much revenue is being distributed to the City of Reno for the Cabela's project and the City of Sparks for the Legends at Sparks Marina project.

Legislative Authority

NRS Chapter 271A (the Tourism Improvement District Law) was put in place by the 2005 Legislature and establishes the provisions for the creation of a TIA and the pledge of sales tax revenues to develop a project in the TIA.

Area/District Benefits

The governing body of a municipality may create a TIA and define by ordinance the boundaries of the district and describe the types of projects that may be financed within the TIA. The governing body of the municipality may, without election, maintain a project within the TIA established by ordinance and the project may be owned by a private entity (the project can also be owned by the municipality, another governmental entity or any combination but it is usually a private entity).

The ordinance adopted by the governing body includes the pledge of a percentage of sales tax generated in this TIA (including local school support tax, basic city/county relief tax, and supplemental city/county relief tax). In the case of Pahrump this would be equal to 75% of 7.10% or 5.325%,

It should be noted that municipality cannot adopt the ordinance creating a TIA and pledge up to 75% of the authorized sales and use taxes unless several conditions are satisfied. Generally, these conditions revolve around requiring the municipality to make a written finding that the project in the TIA will benefit the district and have a positive financial impact on the provision of local government services.

The governing body is required to determine at a public hearing that, as a result of the project in the TIA, retailers will locate in the district and there will be a significant increase in the sales and use tax revenue from retailers in the district. The governing body must also determine that a preponderance of the increase in sales and use tax revenues will be attributable to tourists who are not residents of the state.

Time Limitations

Any bond or note issued as part of a TIA (including refunding) must mature on or before, and any agreement entered pursuant to this section must automatically terminate on or before, the end of the fiscal year in which the 20th anniversary of the adoption of the ordinance creating the district occurs.

Creation of a Tourism Improvement District

The governing body of a municipality may create a TIA and define by ordinance the boundaries of the district and describe the types of projects that may be financed within the TIA. A tourism improvement district created by a city or county must be located entirely within the boundaries of that city or county. After October 1, 2009, a TIA cannot be created which includes any property included within the boundaries of a redevelopment area established pursuant to NRS Chapter 279.

The city or county cannot adopt an ordinance creating a TIA unless the following requirements are satisfied (per NRS 271A.080):

1. The city or county has determined that no retailers will have maintained or will be maintaining a fixed place of business within the TIA on or within 120 days immediately preceding the date of the adoption of the ordinance (with a similar requirement regarding amending the boundaries of the TIA);
2. The city or county has made a written finding at a public hearing that the project will benefit the district;
3. The city or county has made a written finding at a public hearing that financing the project with pledged sales and use tax revenue will have a positive fiscal effect on the local government services based on finding by independent consultants with results provided to the city (if the governing body), the board of county commissioners and the board of trustees of the local school district. These reports need to consider:
    a. Estimated taxes and other governmental revenue projected to be received as a result of the properties and businesses expected to locate in the TIA;
    b. The use of any sales and use tax revenue pledged as authorized in statute;
    c. Any increase in costs for local governmental, including, education and services for police and fire protection, as a result of the TIA;

d. Anticipated increases or decreases in sales and use taxes collected from retailers located outside of the TIA, as a result of businesses growth in the TIA;
e. Within 45-days of formalizing their findings, the city or county has provided the following:
   i. Written notice of when and where the finding will consider making the written finding;
   ii. All analysis prepared by or for or presented to the city or county regarding the financial effects of the project on local governmental services, including education;

4. A hearing is to be held by local school board of trustees regarding the effects of the district on local schools;
5. If the governing body considering the creation of a TIA is to be the Town of Pahrump, then the same notification requirements noted above are to be provided to the county;
6. The city council or county board of commissioners states their belief that the majority of taxes generated in the TIA will be tourist based;
7. The Commission on Tourism "o.k.'s" the project as generating tourism dollars;
8. The Governor Office "o.k.'s" the project as generating tourism dollars.

Funding Sources

The governing body is able to pledge up to 75% of the sales and use taxes generated from the state tax rate (2.00% percent), the Local School Support Tax rate (2.25%), and the Basic and Supplemental City/County Relief Tax rate (2.25% percent). Special local acts cannot be included in pledged amount. The funds generated from the pledged sales and use tax revenue can be used to finance the project.

Available Debt

To estimate the amount of bondable proceeds on a TIA several factors must be considered including retail draw viability and political responsiveness to such a project on a local and countywide level. As TIAs draw from funds applied to essential public services such as schools and fire and safety services there can often be opposition and on occasion a compromise is met between the developer and the community in which a project is planned. In the following estimates for proceeds that can be pledged towards debt we are using increments of one million dollar sales increases at the 7.10% sales tax rate, with TIA redirect of 25%, 50% and 75% (the legal maximum) and a debt service coverage requirement of 1.25x[3]:

Sales	Sales Tax Rate	Sales Taxes Generated	TIA Redirect	District Proceeds	Pledged at 1.25x Coverage	Net Proceeds Available (Rounded)
$1,000,000	7.10%	$71,000.00	25%	$17,750.00	$14,200	$ 97,000
$1,000,000	7.10%	$71,000.00	50%	$35,500.00	$28,400	$ 276,000
$1,000,000	7.10%	$71,000.00	75%	$53,250.00	$42,600	$ 433,000

Estimated Debt Service

The preliminary sizing estimates presented below represent an initial analysis of debt service on $1,000,000, 20-year debt issuance with cost of issuance at $25,000 (an estimate of proportional cost of issuance per $1 million issued) including a reserve fund of maximum annual debt service ("MADS"):

[3] These are highly preliminary estimates representing minimally changing cost of issuance and using a scale similar to the above tax increment scale which may not match exactly.

City of Pahrump, Nye County, Nevada
Adventure Springs
20-Year Tourism Improvement District Financing

Sources & Uses

Dated 01/01/2014 | Delivered 01/01/2014

Sources Of Funds	
Par Amount of Bonds	$515,000.00
Total Sources	$515,000.00
Uses Of Funds	
Original Issue Discount (OID)	7,427.80
Total Underwriter's Discount (1.500%)	7,725.00
Costs of Issuance	25,000.00
Deposit to Debt Service Reserve Fund (DSRF)	42,218.76
Rounding Amount	432,628.44
Total Uses	$515,000.00

City of Pahrump, Nye County, Nevada
Adventure Springs
20-Year Tourism Improvement District Financing

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
1/1/2014	-	-	-	-
1/1/2015	20,000.00	2.00%	19,543.76	39,543.76
1/1/2016	20,000.00	2.00%	19,143.76	39,143.76
1/1/2017	20,000.00	2.00%	18,743.76	38,743.76
1/1/2018	20,000.00	2.13%	18,343.76	38,343.76
1/1/2019	20,000.00	3.50%	17,918.76	37,918.76
1/1/2020	25,000.00	3.50%	17,218.76	42,218.76
1/1/2021	25,000.00	3.50%	16,343.76	41,343.76
1/1/2022	25,000.00	3.50%	15,468.76	40,468.76
1/1/2023	25,000.00	4.00%	14,593.76	39,593.76
1/1/2024	25,000.00	4.00%	13,593.76	38,593.76
1/1/2025	25,000.00	4.00%	12,593.76	37,593.76
1/1/2026	30,000.00	4.38%	11,593.76	41,593.76
1/1/2027	30,000.00	4.38%	10,281.26	40,281.26
1/1/2028	30,000.00	4.38%	8,968.76	38,968.76
1/1/2029	30,000.00	4.38%	7,656.26	37,656.26
1/1/2030	35,000.00	4.38%	6,343.76	41,343.76
1/1/2031	35,000.00	4.38%	4,812.50	39,812.50
1/1/2032	35,000.00	4.38%	3,281.26	38,281.26
1/1/2033	40,000.00	4.38%	1,750.00	41,750.00
Total	$515,000.00	-	$238,193.92	$753,193.92

Yield Statistics

Bond Year Dollars	$5,740.00
Average Life	11.146 Years
Average Coupon	4.15%
Net Interest Cost (NIC)	4.41%
True Interest Cost (TIC)	4.47%
Bond Yield for Arbitrage Purposes	4.29%
All Inclusive Cost (AIC)	5.08%

IRS Form 8038

Net Interest Cost	4.36%
Weighted Average Maturity	11.101 Years

City of Pahrump, Nye County, Nevada
Adventure Springs
20-Year Tax Increment Financing

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
1/1/2015	Serial Coupon	2.00%	1.10%	20,000.00	100.89%	20,178.40
1/1/2016	Serial Coupon	2.00%	1.50%	20,000.00	100.98%	20,196.20
1/1/2017	Serial Coupon	2.00%	1.95%	20,000.00	100.15%	20,029.00
1/1/2018	Serial Coupon	2.13%	2.35%	20,000.00	99.15%	19,829.00
1/1/2022	Term 1 Coupon	3.50%	3.70%	95,000.00	98.63%	93,693.75
1/1/2025	Term 2 Coupon	4.00%	4.08%	75,000.00	99.34%	74,505.00
1/1/2033	Term 3 Coupon	4.38%	4.55%	265,000.00	97.79%	259,140.85
Total	-	-	-	$515,000.00	-	$507,572.20

Bid Information

Par Amount of Bonds	$515,000.00
Reoffering Premium or (Discount)	-7,427.80
Gross Production	$507,572.20
Total Underwriter's Discount (1.500%)	-$7,725.00
Bid (97.058%)	499,847.20
Total Purchase Price	$499,847.20
Bond Year Dollars	$5,740.00
Average Life	11.146 Years
Average Coupon	4.15%
Net Interest Cost (NIC)	4.41%
True Interest Cost (TIC)	4.47%

Risk to the Host Municipality

Although TIAs are designed to eliminate direct risk of debt default to the community in which they reside there are additional issues to be considered including the political backlash of taking money from “schools and firemen” to promote private industry. Additionally, a community takes on a developer as partner in a TIA is heavily invested in that developer’s success. As a recent example, the City of Reno has committed to paying several hundreds of thousands of dollars a year (not to exceed $1 million) out of their general fund into a partnership with SK Baseball who developed the Reno Ace’s Ballpark in Downtown Reno in order to keep the team from leaving the area.

Section V: USDA PROGRAMS

Background

The United States Department of Agriculture ("USDA") offers a broad range of programs ranging from grants to direct loans to debt guarantees which benefit small (under 50,000 in the area as a rule of thumb), rural, usually agriculturally oriented communities. As the USDA has a vast selection of offerings this presentation has focused on those programs which are most applicable to the proposed Adventure Springs project, specifically community and economic development programs (there are also water and power programs which could be applicable and should be investigated as development plans proceed). Additionally, availability of certain programs in the current economy can be competitive and limited and Stern Brothers does not guarantee successful participation in any program.

Eligibility

For most programs under USDA the key word is "rural". Rural is defined as any area other than a city or town that has a population of greater than 50,000 (Pahrump is estimated between 36,000 and 37,000 and Nye County is between 43,000 and 45,000 (other areas may be included in the "area" and exceptions are available) according to the latest census and other dependable sources. Additional requirements apply varying from program to program but meeting the "rural" definition is the first step which it is fair to assume the proposed region will be considered "rural".

We also emphasize that many programs have been suspended due to recent economic conditions or have heightened standards for participation. Stern Brothers encourages a discussion of programs available with the Nevada regional USDA office who will be able to provide the best and most current information and input.

Time Limitations

Each program has individual application deadlines to be considered. We encourage forming a "short list" of programs early on to assess annual deadlines and availability (many programs have been suspended or limited in the recent economy).

Participation Requirements

Programs have unique participation requirements and should be considered on a program-by-program basis – the following sections provide initial samplings of programs Stern Brothers feels worth investigating for grant, loan and loan guarantee purposes.

Funding Sources: Grant Programs

Some grant programs offered through the USDA worth considering include:

- Rural Community Development Initiative and the Rural Business Opportunity Grants programs which are designed to provide technical assistance and training funds to qualified intermediary organizations to develop their capacity to undertake housing, community facilities, and community and economic development projects in rural areas. This program would prove to be particularly helpful in the initial planning and development stages of Adventure Springs;
- The Rural Business Grants Program (RBGP) which provides grants for rural projects (ranging from $10,000 to $500,000) that finance and facilitate development of small and emerging rural businesses help fund distance learning networks (which certain aspects of Adventure Springs

such as paramilitary training could be potentially considered), and help fund employment related adult education programs. To assist with business development, RBEGs may fund a broad array of activities. Rural public entities (towns, communities, State agencies, and authorities) and rural private non-profit corporations are eligible to apply for funding. Eligible projects include acquisition or development of land, construction, conversion, renovation of buildings, plants, machinery, equipment, access streets and roads, parking areas, utilities; pollution control and abatement; capitalization of revolving loan funds including funds that will make loans for start ups and working capital. Any project funded under the RBEG program should benefit small and emerging private businesses which are businesses that will employ 50 or fewer new employees and have less than $1 million in projected gross revenues;

- Rural Business Investment Program (RBIP) which helps to meet the equity capital investment needs of smaller enterprises located in such areas. USDA licenses newly formed for-profit investment fund entities as Rural Business Investment Companies (RBIC)s. RBIC's use the equity raised in capitalizing their fund to make equity, and equity-like, investments mostly in smaller enterprises located primarily in rural areas. Eligible applicants for a RBIP/RBIC license include newly formed for-profit entity which has a qualified management team with experience in relevant venture capital financing or community development financing with intent to invest in enterprises that will create wealth and job opportunities in rural areas. There is an emphasis on small enterprises under this program.

Funding Sources: Loan and Loan Guarantee Programs

The following represent the most applicable loan and guarantee programs possibly available to Adventure Springs:

- Business and Industry Guaranteed Loans or the B&I Guaranteed Loan Program is designed to improve the economic and environmental climate in rural communities by strengthening the private credit structure through loan guarantees that will provide rural community benefits. The guarantee may be a granted to company or a public body but the loan is required to provide employment, improve the economic or environmental climate (there are other applicable criteria which are not germane with the project). Adventure Springs seems to be, at first review, a qualified applicant in the sense it represents a business and the loan would assist in the prevention of the loss of employment opportunities, or provide expanded job opportunities. The loan may also be used for the purchase and development of land, equipment and improvements. The percentage of guarantee, up to the maximum allowed, varies, but the maximum percentage of guarantee is 80 percent for loans of $5 million or less, 70 percent for loans between $5 and $10 million, and 60 percent for loans exceeding $10 million;
- The Intermediary Relending Program ("IRP") program is designed to increase economic activity and employment in by establishing a revolving loan fund through the Town of Pahrump or Nye County to assist with financing business and economic development activity to create or retain jobs in disadvantaged and remote communities. An intermediary can borrow up to $2 million under its first financing and up to $1 million at a time thereafter. Total aggregate debt is capped at $15 million. Funds can be used for a number of purposes but to be eligible, ultimate recipients must be located in a rural area. Under the IRP, a rural area is any area that is not inside a city with a population of 25,000 or more. Applicable projects include the acquisition, construction or repair of a business or business facility, particularly when jobs will be created or retained. This includes the purchasing of land, equipment, leaseholds, machinery and can be used for lodging facilities and convention centers (two aspects discussed in the master plan of Adventure Springs);

Risk to the Host Municipality

Generally we feel the risk to host municipalities using the before mentioned programs is limited but reiterate our encouragement of discussing each program being considered with the regional USDA office in Nevada.

Examples of USDA Grant/Loan Projects

In September of 2012 the USDA Rural Development awarded $747,000 in grant funding to the City of West Wendover to fund replacement of water pipelines in the city. The funds are being matched with $746,435 from the Nevada Division of Environmental Protection and its State Revolving Loan Fund.

In August of 2012 the USDA announced a $105 million loan guarantee to Fulcrum Sierra BioFuels, LLC to finance the private development of a facility to convert municipal solid waste into advanced biofuels helping to reduce the nation's dependence on foreign oil, relieve pressure on existing and future landfills, and stimulate economic growth in Northern Nevada through job creation. The Nevada plant is expected to create an estimated 430 jobs during construction and 53 permanent jobs in Storey County, 20 miles east of Reno. Once operational, the plant is expected to convert 147,000 tons of processed municipal solid waste into over 10 million gallons of advanced biofuels annually using a two-part thermo-chemical process.

Section VI: EB-5 Programs

Background

In 1990 Congress created the fifth employment-based preference ("EB-5") immigrant visa category for qualified foreigners seeking to invest in a business that will benefit the U.S. economy and create or save at least 10 full-time jobs.

The base amount required to invest is $1 million in economically strong areas but that amount is reduced to $500,000 if the investment is made in a rural or high unemployment area (which Pahrump should qualify). Of the approximately 10,000 green cards available each year through the EB-5 program, 3,000 are reserved for foreign nationals who invest through a Regional Center. A Regional Center is a private group or a regional governmental agency with a targeted investment program within a defined geographic region. There are several Regional Center operators who service Southern Nevada designated by USCIS who are responsible for overseeing projects.

A project which benefitted from EB-5 funding which might be recognizable to the client is the W Hotel and Condominiums on Sunset Boulevard in Los Angeles, California.

Eligibility

An investor seeking an EB-5 immigrant visa through a designated regional center must also demonstrate that at least 10 jobs were directly or indirectly created through the investment. Adventure Springs would be required to utilize a United States Citizenship and Immigration Services ("USCIS") approved job methodology to measure and verify a qualifying project's required job creation.

Before participating in a Regional Center EB-5 investment program, each investor independently petitions USCIS for an EB-5 visa. Qualified investors investing through a Regional Center receive a conditional green card valid for two years. The investor, spouse and unmarried children (under age 21 at the time of petition) can then apply for permanent residency based on investment. If approved, the investor and his immediate family become permanent green card holders and can later apply to become U.S. citizens. Upon receipt of conditional permanent resident status, the investor and immediate family are entitled to the same benefits as other lawful permanent residents.

Time Limitations

Although there are no specific time limitations in regards to EB-5 investment the process itself can be time consuming and expensive given job creation proof requirements and finding the investors in this competitive market.

Participation Requirements

The base amount required to invest is $1 million, although that amount is reduced to $500,000 if the investment is made in a rural or high unemployment area.

Stern Brothers Participation in EB-5 Transactions

Stern Brothers is not a Regional Center for EB-5 transactions and would need to defer to a UCISC registered EB-5 Regional Center in order to market to or coordinate foreign investment.

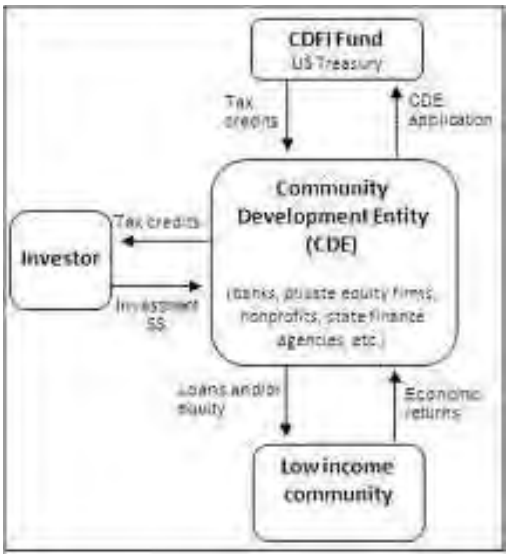
Risk to Other Opportunities

As a point of consideration it is salient to point out that several USDA programs require a minimum 51 percent participation of domestic investment in applicable programs. Should financial planning include both EB-5 and USDA sources it is recommended to monitor EB-5 participation and confirm it does not exceed 51 percent through appropriate legal counsel (although exceptions may be made by USDA for EB-5 investment this is not guaranteed).

Section VII: New Market Tax Credits

Background

The New Markets Tax Credit (NMTC) was introduced into the Internal Revenue Code (Section 45D) in 2000 to help attract equity investments and lending to low income areas. The Community Development Financial Institutions Fund (CDFI Fund) of the United States Treasury Department has, based upon a competitive process, made $28 billion of NMTC allocations, and has the authority to make an additional $3.5 billion of NMTC allocations in the future.



Under the program, an investor in a qualifying community development entity ("CDE") receives a direct credit against its federal tax liability equal to 39 percent of its equity investment. The credit is spread across a seven-year allowance period, with the investor receiving a credit equal to 5 percent of its investment on the initial investment date and the ensuing two anniversaries and 6 percent on the following four anniversaries.

Eligibility - Investor

Any US taxpayer is a potential investor, although various tax law restrictions limit their suitability for individuals and closely held corporations. Credit investors are generally insurance companies, investment banks, finance companies, and large corporations. An investor is entitled to start claiming the credits by making a cash qualified equity investment ("QEI"), that is, a purchase of stock in, or capital contribution to, a CDE that has obtained an allocation of NMTCs from the CDFI Fund.

Eligibility - Project

"Substantially all" (that is, at least 85 percent by regulation but more typically 95 percent or greater as a result of the competitive allocation application process) of a QEI must be used by the CDE to make qualified low income community investments ("QLICIs"), usually loans to or equity investments in "qualified active low income community businesses" ("QALICBs") for projects in low income communities ("LICs").

A LIC is a census tract with either a poverty rate of at least 20 percent or median income equal to or less than:

- Tracts within a MSA, the greater of 80 percent of the applicable MSA median income or the statewide median income;
- Tracts not within a MSA, 80 percent of the statewide median income.

A search of the Community Development Financial Institutions Fund website the Pahrump region qualifies as a LIC.

Time Limitations

Although there are not time limitations per se on the NMTC program the program is subject to renewal and allocations are allocated annually. It is believed that the next round of allocations will open for

submission in July of 2013 and close September 2013. There are still allocations available from previous years held by several QEIs.

Participation Requirements

Community participation is limited to LICs under the Community Development Financial Institutions Fund.

Application/Use Process

The recommended application process would be to develop in-depth, detailed marketing materials on Adventure Springs and distribute these materials to QEIs who have either Nevada, regional (including Nevada) or national designations.

Risk to Other Opportunities

It does not appear that NMTC participation would create risk to the opportunity to employ other financing options. A benefit of the NMTC program is that if it is a direct investment it can be viewed as project equity thereby making debt financing vehicles more attractive to potential investors.

Amounts Available

There is a broad range of QEIs ranging from national banks to smaller local banks. There is also a broad range of NMTC participation available ranging from a few hundred thousand dollars for smaller participants into tens of millions of dollars for larger. Although the amount of investment available to Adventure Springs is not anticipated to be onerous by regulatory standards most QEIs are sophisticated investors and will likely be looking for NMTC participation to be in balance with other equity contributions and debt financing.

Section VIII: Nevada Governor's Office on Economic Development

Background

In 2012 the Governor's Office on Economic Development ("GOED") was created to provide incentives for the expansion or relocation of businesses that will quickly result in the creation of high-quality, high-paying jobs in the state. This fund offers a tool to state Regional Development Authorities and communities to assist their efforts to do deals with viable companies that will enhance the state's economic sectors as well as offer stable jobs with good pay and benefits through a variety of incentives. These incentives include: sales tax abatements on capital equipment purchases, sales and use tax deferral on capital equipment purchases, abatements on personal and modified business taxes, a catalyst fund, assistance with the cost of intellectual property development, and employee training grants.

Available Programs

Catalyst Fund

Nevada's Catalyst Fund incentivizes the expansion or relocation of businesses that will quickly result in the creation of high-quality, primary jobs in Nevada. This fund offers a tool to Regional Development Authorities to assist their efforts to close deals with viable companies that will enhance the state's economic sectors and offer stable jobs with good pay and benefits. The fund issues both grants and low interest loans, but return on the money is one part of the evaluation for approval.

Eligibility

The procedure for applying to the Catalyst Fund consists of two major steps. First, the business that desires the incentive will apply, with assistance from the relevant designated Regional Development Authority (as defined in NRS 231.1571), to the local government in which the business is or will be located.

Local governments and Regional Development Authorities should refer to the Governor's Office of Economic Development's (GOED) "Suggested Criteria for Local Government Applications," which serves as a guide to local governments in the development and consideration of applications from interested businesses. Among factors to be given serious consideration are the nature and viability of the business, the wages and benefits for the jobs to be created, and the timeline for completion.

The second step is an application from the local government, again in collaboration with the pertinent designated Regional Development Authority, to GOED. For the state application to be considered, it must have attached to it the application to the local government. GOED expects that any application for Catalyst Funds will align with the regional economic development plan (which is included in a document produced by Nye County titled *Comprehensive Economic Development Strategy (CEDS)* and the State Plan for Excellence in Economic Development.

If it is determined that the project would promote the economic development of this State and aid the implementation of the State Plan for Economic Development, GOED (the Executive Director may individually approve a request for funding less than $100,000) may approve the application.

Factors considered include the following:

- Significant projected creation of primary jobs with wages significantly above the average wage for the relevant occupations in the county in which the new business intends to locate;
- Significant projected capital investment;
- Significant project relevance to sectors and clusters targeted by the State Plan for Economic Development (in this case tourism which is considered a high priority in the plan);
- Significant return-on-investment in job creation, wage levels, and capital investment over a three-year period;
- Applicant's plan for distributing funds must be financially sound;

The use of the term "significant" above should be considered in proportion to the amount requested and if the request is for a loan or a grant. A Regional Development Authority may develop additional criteria in order to emphasize regional priorities.

Limitations

The Catalyst Fund was started with an initial $10 million investment, is well known throughout the Nevada economic development community and has received more than enough submissions to exhaust the initial investment – therefore the program is very competitive. Although interest and principal return as well as additional investment by Nevada could reinvigorate this fund, it may be several years before such return or investment is realized if at all.

Sales and Use Tax Abatement

Partial sales and use tax abatements are available for purchases of capital equipment. The abatement reduces the applicable tax rate to 2%. This Abatement is designed to work within the State Plan for Economic Development by providing a clear vision for regional economic development; building upon the state's historical economic foundations of tourism, gaming and entertainment (among other industries) as well as attracting businesses which promote these industries and the expansion of businesses and industries that contribute to a diversified and vibrant economy.

Eligibility

An application for abatement must be made in advance to the Office or, if the purchase has been made, within 60 days after the date on which the tax was due. If the application for abatement is approved, the taxpayer is eligible for a refund of the tax paid (NRS 372.297 (2)). Eligible costs are capital goods for which an allowance for depreciation is authorized pursuant to the US Internal Revenue code, Section 179, as described in Publication 534, Depreciation under "Qualifying Property," and which directly provides jobs within the State of Nevada as a result of the use of the capital goods by the purchaser. Ineligible Goods are capital goods purchases including, but not limited to: buildings or their structural components, equipment utilized by a public utility, machinery and equipment used in the construction as well as other goods.

Limitations

There are two factors to consider when considering the sales and use tax abatement. The first is that the program may be redundant in concert with a Tourism Improvement District as both would provide the benefit of a reduced sales tax. The second is that there are requirements put upon the company using the abatements in the form of medical insurance minimums for workers, wage minimums, job creation minimum (likely 15 full-time jobs for the proposed project), capital investment minimums (likely $250,000 for the proposed project) and an expectation of the business to remain in Nevada for no less than 5-years.

Sales and Use Tax Deferral

An application for abatement must be made in advance to GOED or, if the purchase has been made, within 60 days after the date on which the tax was due. If the application for abatement is approved, the taxpayer is eligible for a refund of the tax paid (NRS 372.297 (2)). A minimum of $100,000 capital equipment purchase is required for a tax deferral. The program works in the following manner: if the sales price is:

- At least $100,000 but less than $350,000, the tax must be paid within 12 months;
- At least $350,000 but less than $600,000, the tax must be paid within 24 months;
- At least $600,000 but less than $850,000, the tax must be paid within 36 months;
- At least $850,000 but less than 1,000,000, the tax must be paid within 48 months;
- $1,000,000 or more, the tax must be paid within 60 months.

Eligibility

Eligible costs are capital goods for which an allowance for depreciation is authorized pursuant to the US Internal Revenue code, Section 179, as described in Publication 534, Depreciation under "Qualifying Property," and which directly provides jobs within the State of Nevada as a result of the use of the capital goods by the purchaser. Ineligible Goods are capital goods purchases including, but not limited to: buildings or their structural components, equipment utilized by a public utility, equipment used for medical treatment, and machinery and equipment used in the construction, gaming, and mining industries.

Limitations

The sales and use tax abatement also comes with a job requirement of 10 permanent jobs in Nevada. There is also a wage requirement which states that the company's average hourly wage at the Nevada facility must equal or exceed 100% of the county average hourly wage or statewide average hourly wage, whichever is less. For new businesses, compliance with these criteria is required. The statewide average hourly wage established for calendar year 2012 is $20.10 and Nye County is $21.54. Similar to other available programs the sales and use tax abatement may be redundant when incorporated with a Tourism Improvement District.

Personal Property Tax Abatement

Partial abatement from personal property taxes are available to companies that locate or expand their businesses in Nevada. The abatement can be up to 50% of the taxes due for up to 10 years. With the Adventure Springs project in mind (counties/cities with a population of less than 100,000/60,000) a non-industrial or manufacturing company needs to make an investment of at least $500,000. In cases of expansion, the capital investment must equal at least 20% of the value of tangible property possessed by the business which appears to be easily achieved in the case of the proposed project.

Eligibility

An application for abatement must be made in advance to the Office or, if the purchase has been made, within 60 days after the date on which the tax was due. If the application for abatement is approved, the taxpayer is eligible for a refund of the tax paid (NRS 372.297 (2)). Applications for abatement must be made not more than one year before the business begins to develop for expansion or operation in Nevada. Applications are due at least 30 working days prior to a GOED Board meeting. Eligible goods are capital goods which an allowance for depreciation is authorized pursuant to the US Internal Revenue code, Section 179, as described in Publication 534, Depreciation under "Qualifying Property," and which directly provides jobs within the State of Nevada as a result of the use of the capital goods by the purchaser.

Limitations

Similar to other incentive programs, the personal property tax abatement also comes with a job requirements (15 permanent jobs for new companies or growth of 10% of the number of employees on the company payroll or 6 new jobs – whichever is greater – in the case of an expansion), a wage requirement (company's average hourly wage must equal or exceed 100% of the county average hourly wage or statewide average hourly wage) and, as noted above, a minimum capital investment estimated to be $500,000 in the case of Adventure Springs.

Modified Business Tax Abatement

This program provides for an abatement of 50 percent of the 1.17% rate on quarterly wages exceeding $62,500. Although it is a useful program worthy of consideration, the program is not feasible for financial planning at this time as it only applies to business taxes on wages. This program may be worthy of consideration in *Phase II* or *Phase III* of the project.

Train Employees Now and Silver State Works Programs

Also premature to the current stage of development of Adventure Springs but worthy for consideration in *Phase II* or *Phase III* are the Nevada Train Employees Now ("TEN") and Silver State Works Programs.

Train Employees Now provides short-term, skills-based intensive job training to assist new and expanding firms which may be of some use to Contour and Front Sight given the nature of the project and anticipated incorporation of fire arms (which require specialize training). A customized program is created working with state and local agencies to train employees in a specialized area and to expand employment to Nevada residents. State agencies involved are the Governor's Office of Economic Development, Department of Employment, Training and Rehabilitation (DETR) and the Nevada System of Higher Education. Training providers include local community colleges, private postsecondary institutions and others. Benefits of the program include:

- Assistance with employee screening;
- The employer determines the goals and objectives of the training;
- Most direct training costs are eligible for reimbursement, including consumable materials, equipment, rental of tools and equipment, rental of training site, Instructor salaries and benefits as well as travel and per diem for limited number of instructors and trainees.

Silver State Works is a program where employers enter into a contract that establishes the agreed upon wage, number of hours to master the tasks, and the maximum amount of reimbursement based on the wage paid to new employees. Employers will be reimbursed up to a maximum of 50 percent of the participant's initial agreed upon gross wage for the contract period and a maximum of 40 hours per week. Contract length will be based on the time estimated to complete the needed training.

As an incentive, Silver State Works supports employers who hire and retain eligible individuals in full-time employment (30 hours or more per week) by providing a wage and training subsidy based on the total amount of time the qualified individual remains actively employed. Upon completion and satisfaction of certain requirements, the employer may receive a wage retention supplement – on average up to $2,000 – payable in four equal increments of $500 after each 30 days of successful employment, up to 120 days.

Section IX: Rural Communities Development and Community Development Block Grants

Background

The goals of Rural Community Development Division of the Governor's Office of Economic Development and its partners, both inside and outside of the State of Nevada, are the endorsement and facilitating sustainable and viable development and growth throughout rural Nevada.

In promoting and facilitating Community Development in rural Nevada, the Rural Community Development Division administers the State and Small Cities Community Development Block Grant ("CDBG") Program administered by the US Department of Housing and Urban Development (HUD).

The primary goals of CDBG projects in rural communities are the development of suitable living environments, providing decent housing and the creation of economic opportunities.

Program funds must be spent on projects which primarily serve low- and moderate income persons. The allocation from HUD for the State CDBG Program in Nevada for 2012 is $2,221,269.00

The CDBG Program is a widely appreciated and highly flexible community development tool, and a genuine federal-state-local government partnership. The state receives its CDBG funds from the federal government, and uses those funds to provide grants to units of local government which implement the projects, typically using local contractors and/or non-profit organizations.

In Nevada there are 26 local government entities that can apply for the State CDBG funds in Nevada (Nye County being one of these entities). Communities receiving CDBG funds from the state may use those funds for a variety of community development activities, such as:

- acquisition of property for public purposes;
- construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities and other public works;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning and capacity building activities;
- assistance to nonprofit entities for community and economic development activities;
- assistance to private, for-profit entities to carry out economic development activities, including assistance to micro-enterprises.

Time Limits

Grant applications are submitted in mid-January with the funding recommendations made before the end of March. Grant awards are effective July 1. In past years, applications have been funded in their entirety. That was the exception for the 2012 grant cycle. In some cases, projects were partially funded allowing phased implementation or the Scope of Work was reduced.

The grant period is generally one year to 18-months depending on the type of grant and complexity of the project. Depending on the circumstances, grants may be extended beyond the expiration date. The CDBG Staff has the option of granting the added time or putting the request before the Advisory Committee for consideration.

Funding Sources

The funds come in form of federal grant and do not require repayment.

Available Debt

There is neither a maximum nor minimum limit on the amount of a grant award. However, it is common to have awards recommend for approval in a manner as distributing the limited funds as widely as possible while still meeting the most urgent needs of the communities.

Examples of CDBG Projects

- In 2012 the Beatty Museum and Historical Society successfully requested $66,500 to acquire the Episcopal church across from the museum that was built in 1921 and moved from Rhyolite. The intended use is as an expansion of the museum, as a meeting place and educational programs;
- In 2011 the Court Appointed Special Advocate CASA program in Pahrump was awarded $20,000 to train volunteers;
- In 2011 $123,777 was awarded to reline a water tank in nearby Gabbs.

Other projects, more germane to needs that might arise in the proposed development include:

- West Wendover: $62,620 awarded for boulevard enhancement to increase pedestrian and bicycle access;
- West Wendover: $15,000 to development a community assessment;
- Humboldt County: $34,000 to create a utilities master plan in McDermitt;
- Lyon County: $66,000 to improve the Silver City water system;
- Fernley: $135,000 to construct sidewalks;
- Fernley: $50,000 to provide business counseling to microenterprises (in the case of Pahrump a possible counseling to local businesses on how to take advantage of the opportunity of the new project).

Appendix I: Table of TID, TIA and Redevelopment Use by Nevada Local Governments

NRS	TYPE	USE BY LOCAL GOVERNMENT	TYPE OF PROJECT	ADDITIONAL INFORMATION PROVIDED
Carson City				
271A	TID	No		
278C	TIA	No		
279	RDA	Carson City has created two redevelopment areas: Downtown Redevelopment Project Area No. 1 and South Carson Street Redevelopment Project Area No. 2. The Downtown Area No. 1 was created in 1986, while the South Carson Street Area No. 2 was created in 2004.	Carson City has several ongoing projects in Downtown Area No. 1 in the following areas: 1.) Downtown Redevelopment Incentive Program, 2.) Carson Street Infrastructure, 3.) Street Life Program, and 4.) Arts & Culture Assistance. The projects undertaken in Area No. 1 have been funded using the property tax increment revenues on a pay-as-you-go basis or to finance bonds. There are also several ongoing projects in the South Carson Street Area No. 2 in the following areas: 1.) Reuse of the vacant WalMart building with a Burlington Coat Factory and Sportsmen's Warehouse, 2.) Casino Fandango, Galaxy Theater, and Marriott Hotel projects, 3.) New Toyota dealership, and 4.) New Subaru Honda, and Chevrolet dealerships. The projects in Area No. 2 have been financed primarily using General Fund revenue and sales tax increment revenue. See the Carson City response for additional detail on the projects undertaken in Area No. 1 and Area No. 2 along with the private and public sector investment and the source of the public funds.	The base assessed value in Area No. 1 was approximately $42.5 million in 1985-86 and is now approximately $83.7 million in 2008-09. The base assessed value in Area No. 2 was approximatey $48.2 million in 2004-05 and is now approximately $93.1 million in 2008-09.
Churchill County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Clark County				
271A	TID	No		
278C	TIA	No		
279	RDA	Clark County created a redevelopment agency in August 2003. However, as a relatively new venture for Clark County, the redevelopment agency has yet to undertake any significant projects and has engaged primarily in planning efforts. The Board of County Commissioners considered an item on its January 20, 2009, agenda dealing with the current financial status of the redevelopment agency.	The agency is currently in the process of negotiating for the acquistion of certain parcels in the area comonly known as Commercial Center, but in the event that the parcels are acquired, there are no concrete plans for the disposition of the parcels.	The Clark County Redevelopment Agency received approximatey $11.0 million in FY 2007-08 from the property tax revenues derived from the incremental assessed value. The RDA had an ending fund balance of approximately $22.8 million at the end of FY 2007-08.

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

Douglas County				
271A	TID	No		
278C	TIA	No		
279	RDA	Douglas County Redevelopment Agency was created in September 1997 by the Douglas County Commission.	The Douglas County Redeveloment Agency has undertaken several different projects since the Redevelopment Area was established. Since 1999, the agency's portion of total cost of projects funded with property tax increment revenue totals approximately $11.1 million. These projects were funded either on a pay-as-you-go basis or to repay funds borrowed from Douglas County (versus selling bonds). The agency currently has approximately $6.7 million in outstanding loans to be repaid to Douglas County. The use of the redevelopment provisions in NRS 279 have allowed Douglas County to bring significant retail activity and jobs, such as Home Depot, Target, Staples in the North Valley Plaza and Best Buy, Borders, In & Out, and other stores to the Carson Valley Plaza. See the Douglas County response for information on projects assisted by property tax increment financing in Douglas County.	The original base assessed value was approximately $19.5 million and the additional assessed value added to projects in the Redevelopment Area is approximatley $102.3 million.
Elko County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Esmerelda County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Eureka County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Humboldt County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Lander County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Lincoln County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Lyon County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Mineral County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Nye County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Pershing County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

Storey County				
271A	TID			
278C	TIA	No		
279	RDA	No		
	Public/Private Partnership	Storey County has particpated with developers of the Tahoe-Reno Industrial Center (TRI) in a publicprivate partnership for almost ten years. Although the government contracts and agreements are complex, they essentially state that Storey County will reimburse the developers for infrastructure costs incurred for items such as interchanges, roads, railroads, public safety complexes, and flood control management.	The source of repayment is net revenues realized from the development and buildout of the industrial center. Storey County is responsible for separately recording certain revenues and expenses directly attributable to the projects in the TRI, approving reimbursable costs and determining annual net revenue. Net revenue must exceed $5 million before any reimbursements are made to TRI for projectrelated infrastructure costs. Once the $5 million net revenue threshold is met, the county must reimburse TRI developers for outstanding approved vouchers up to 35% of the annual net revenue. The final payback amount is estimated to be approximately $100 million and may take Storey County decades to complete the reimbursement payments to the developers.	In determining net revenue, the revenue includes taxes and fees recorded by the county for projectrelated sources, but does not include portions of any tax which are not actually distributed to the county or are dedicated revenue for earmarked programs not associated with the TRI project. Expenses used to calculate net revenue include the county's expenditures for the operation, maintenance, repair or construction of infrastructure, and other services attributable to the TRI project.
Washoe County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
White Pine County				
271A	TID	No		
278C	TIA	No		
279	RDA	No		

CITIES

Boulder City				
271A	TID	No		
278C	TIA	No		
279	RDA	Boulder City created an RDA in 1999 and the program adminstration costs of the RDA are funded with tax increment revenue generated from the redevelopment area.	The Boulder City RDA has not used bond financing to fund projects undertaken in the RDA as all projects have been financed on a pay-as-you-go basis. Since 2000, $25 million in private funds and $3.2 million in public funds have been invested in projects in the redevelopment area.	The projects undertaken in the RDA have increased the assessed value from the base value of $27.4 million in 1999 to current assessed value of $92.5 million for FY 2009.
Elko				
271A	TID	No		
278C	TIA	No		
279	RDA	Elko Redevelopment Area established on February 12, 2008.	Due to the recent establishment of the redevelopment plan for the Redevelopment Area, no specific projects have been identified at this point in time.	The net assessed value for property within the Redevelopment Area for 2007 was $32,904,846. As no projects have been completed, no additional assessed value can be attributed to the development of projects using public revenue financing options.
360.75	Econ. Dev.		In 2008, the City of Elko issued letter of acknowledgement to the Commission on Economic Development regarding abatement of sales tax, modified business tax, and personal property tax for a qualifying business (RAM Enterprises). RAM Enterprises is constructing a larger facility within the Redevelopment Area, qualifying for a total abatement of $105,885 with the City of Elko portion amounting to $23,540 over a ten-year period.	

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

Fallon				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Fernley				
271A	TID	No		
278C	TIA	No		
279	RDA	No		
Henderson				
271A	TID	No		
278C	TIA	The City of Henderson has created a Tax Increment Area associated with the Nevada State College for the development of projects as authorized in S.B. 374 (2007 Session).	The details of the projects that will be considered in this TIA are still being determined and an analysis is being conducted as part of developing the Campus Master Plan.	
279	RDA	The City of Henderson Redevelopment Agency has used the provisions authorized in statute for development areas to undertake and complete several different projects and functions. Please see the City of Henderson response and attachments for additional information and details regarding the various projects that used property tax increment financing.	The City of Henderson Redevelopment Agency uses the provisions of NRS 279 to assist in the financing or development of projects related to retail, mixed-use, low income housing, façade improvement loans, Homeowner Assistance Program, and other programs and functions. The City of Henderson Redevelopment Agency's document that provides detailed information on the numerous projects and functions undertaken by the agency in the redevelopment area is provided in the Appendix.	
Las Vegas				
271A	TID	Currently, there are no TID's in the City of Las Vegas. The city has a Disposition and Development Agreement (DDA) with the developer CIM to support a possible first TID in the city for the new development of city-owned lands surrounding the Old Post Office which will become the Las Vegas Museum of Law Enforcement and Organized Crime. Per the DDA, the land will be developed as a mixed-use retail center, commercial towers that could be hotels and structured parking. The CIM TID will seek approvals during the 2009 before the current October 2009 sunset in NRS for including a TID within and RDA.		
278C	TIA	No		
279	RDA	The Las Vegas Redevelopment Agency was formed on March 5, 1986, and has created only one redevelopment area, which has been amended over time to increase its total area. See the response provided by the City of Las Vegas for an overview structure and operations of the Las Vegas Redevelopment Agency.	The Las Vegas Redevelopment Agency has undertaken several projects using the financing provisions allowed in NRS, such as: 1.) Freemont Street Parking Garage, 2.) Homeless Shelters and Affordable Housing, 3.) Charleston Plaza Mall, 4.) Chelsea Premium Outlet, 5.) Molasky GSA/IRS Building, 6.) World Market Center, and 7.) Allure Tower. See the response provided by the City of Las Vegas for additional detail on these projects regarding the amount of private/public investment and the public financing.	The assessed value of the core of the redevelopment area when created in 1986 was $398.4 million. Based on the projects undertaken in the area, the assessed value was approximately $1.4 billion in 2008.
Mesquite				
271A	TID	No		
278C	TIA	No		
279	RDA	The City of Mesquite created an RDA on February 25, 1995. Since its creation, several projects have been undertaken to expand and enhance the retail and commercial component of the City of Mesquite.	The RDA has entered into financing agreements for the funding of major projects to promote development conducive to upgrades, renovations, land acquistion, main street and other street improvements to stimulate and attract commercial viability in the core downtown business district and adjacent properties to increase cultural, recreation and education opportunties. See the City of Mesquite response for additional information on the projects undertaken, the project cost, and amount financed by the RDA.	The base assessed value in the RDA when it was created in 1995 was approximately $42.2 million and is now approximately $267.3 million in FY 2008-09.

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

North Las Vegas				
271A	TID	Although the City of North Las Vegas currently has no STAR bond projects, in order to be prepared for the possibility that the city could be approached by parties interested in using the STAR bond program, the city council adopted qualification criteria regarding their approval and use. The policy is that any applicant requesting the use of STAR bonds must demonstrate how they meet all the criteria prior to an item being placed on an city council agenda for discussion and possible actions. See the Attachment A in the response from the City of North Las Vegas.		
278C	TIA	No		
279	RDA	The City of North Las Vegas has established a redevelopment agency which has created two redevelopment areas: Downtown Development Area in 1990 and North Redevelopment Area in 1999	In 2007, the 89,000 square foot Cheyenne Pointe neighborhood shopping center was completed in partnership with Montecito Companies. The redevelopment agency contributed approximately $400,000 on one-time development funds in return for Montecito agreeing to construct the $22 million shopping center, which was a ratio of $55 of private sector investment for every $1 of public funds. The estimated assessed value of the project's land was orginally less than $25,000, but the current assessed value is $993,568, since the completion of the Cheyenne Pointe shopping center. The shopping center created approximately 425 jobs and includes a grocery store for the residents of the neighborhood. Due to the new property taxes generated, the redevelopment agency estimates it will recapture its entire public investment within two years. See response from City of North Las Vegas for additional information on the Cheyenne Pointe shopping center project.	The redevelopment agency in the City of North Las Vegas has established a target of $10 of private sector investment for every $1 of public sector funds on all redvelopment projects.
279	RDA	The City of North Las Vegas has established a redevelopment agency which has created two redevelopment areas: Downtown Development Area in 1990 and North Redevelopment Area in 1999.	In 2009, the redevelopment agency will likely consider the Las Flores shopping center project. The project is anticipated to generate $100 million in new private sector investment and is estimated to create 400 temporary construction jobs and 722 new permanent jobs with an estimated payroll of approximately $16 million per year. The project is envisioned to provide severely needed services to an underserved portion of the downtown where residents find it difficult to obtain necessary goods and services due to low income levels and lack of transportation. See response from City of North Las Vegas for additional information on the Las Flores shopping center project.	The North Las Vegas Redevelopment Agency operates a façade improvement program, which uses public funds to match local business investment to improve the exterior of their business buildings in an ongoing effort to eliminate blight and deterioration.
360.750	Econ. Dev.	The City of North Las Vegas has projects in their city that have been granted abatement or deferral of taxes by the Commission on Economic Development.	The lastest prospect is GE Transportation, which is an industrial facility that will remanufacture and modernize rail wheels for sale and lease and received NCED approval on April 16, 2008. To receive the abatements, the company is estimated to make capital expenditures of approximately $3.1 million with 66 fulltime employees at annual wage of approximately $41,000 along with a full benefits package. The company was approved by NCED for sales and use tax abatement of $179,515; sales and use tax deferral of $62,440; and modifed business tax abatement of $16,490. The company was projected to create a five-year payroll impact of approximately $24.7 million, a five-year economic impact of approximately $128.3 million, and a five-year tax revenue impact of approximately $3.1 million.	There are no buildings in the North Las Vegas Redevelopment Area receiving any partial abatement of taxes under the economic development provisions of NRS 360.750.

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

Reno				
271A	TID	The City of Reno created the Cabela's STAR bond district in 2006.	The City of Reno has issued bonds totalling $34.7 million payable from the pledge of 75 percent of the sales and use tax paid from retail sales in TID. See the City of Reno response for additional information on the Cabela's STAR bond district (TID).	The Cabela's TID created 250 permanent jobs.
278C	TIA	No		
279	RDA	The Reno Development Agency (RDA) was created in 1983. The Redevelopment Project Area No. 1 (RDA1), created in 1983, consists of the downtown core area. Redevelopment Project Area No. 2 (RDA2), created in 2005, consists of a number of non-contiguous areas of the city.	The AAA baseball stadium project is located in RDA1 and is currently the largest project in the redevelopment area. See the City of Reno response for additional information on the baseball stadium project in RDA1.	
Sparks				
271A	TID	On July 23, 2007, the City of Sparks created a Tourism Improvement District (TID) for the Legends at the Sparks Marina Project. The first phase of the project was completed when the Scheels All Sports store opened on September 27, 2008. See the City of Sparks response for additional information on the TID created for the Legends at the Sparks Marina Project.	The City of Sparks has committed to issue STAR bonds yielding net proceeds of $156.66 million which will be repaid from the pledge of 75% of the sales tax colletions generated from retail activity in the TID. The proceeds of the bonds will be used to reimburse the developer (RED Development) for a portion of the construction costs related to the Scheels store. To date, the city has issued $83.29 million of STAR bonds for Phase I of the project: $23.8 million (at 6.5%) due June 15, 2020, and $59.4 million (at 6.75%) due June 15, 2028. The city intends to issue additional STAR bonds to fund remaining Phase I costs and Phase II construction costs. In addition to the STAR bonds, the redevelopment agency of the City of Sparks has issued $12.7 million of tax increment revenue bonds yielding a net amount of $9.25 million to purchase land for an arena, public art, common areas, and landscaping: $5.28 million (at 6.4%) due June 1, 2020, and $7.42 million (6.7%) due June 1, 2028.	The Legends at the Sparks Marina project is intended to include the Olympia Hotel/Casino, with a projected total cost of $160 million for Stage 1 of the hotel/casino project, but no STAR bonds proceeds are being used in the construction of the hotel/casino phase of the project. The City of Sparks reports that the total private sector contributions by RED Development and other private sector sources are over $911.4 million and the public investment in the project is equivalent to an additional 19%.
278C	TIA	The City of Sparks created the Kiley Ranch Tax Increment Area on February 11, 2008.	The city has also entered into a formation agreement with Kiley Ranch Communities, in which, the city agreed to issue bonds to provide financing for the construction or acquistion of certain public improvements as provided in NRS 278C.140. However, there is insufficient tax increment revenue to support a bond issue to date.	The base year assessed value for the Kiley Ranch Tax Increment Area was $13.0 million and the current incremental assessed value is approximately $6.4 million.
279	RDA	The City of Sparks Redevelopment Agency has created two redevelopment areas: 1.) Town Center Redevelopment Area No. 1 which includes Victorican Square, and 2.) Town Center Redevelopment Area No. 2 which includes Marina Village. See the City of Sparks response for additional information on the projects and functions of the two development areas that have been created in Sparks by its redevelopment agency.	The Town Center Redevelopment Area No. 1 (Area 1) was created in 1978 and has utilized property tax increment revenues to acquire property and finance numerous public improvements and programs designed to eliminate blight and improve downtown Sparks and surrounding neighborhoods. The redevelopment agency's current primary goal for Area 1 is the implementation of the Victorian Square Development Plan, adopted as an amendment to the Town Center Redevelopment Plan in 2005. The anticipated private investment in the project is expected to total $80-$100 million. The agency also expects to provide tax increment property tax revenues on a pay-as-you-go basis for construction of public improvements and to facilitate private investment. The expenditures from public funds are expected to total $3 to $5 million through 2023, when the Area 1 redevelopment area will terminate.	The current annual debt service for bonds financed with property tax increment revenue is $2.6 million per year. Due to the current situation and a requirement to have a 1.5 times debt coverage ratio, it has not been possible to issue any additional debt for Area 1 and has been limited to financing new operations or investments on a payas-you-go basis. The base year assessed value for Area 1 was approximately $35.3 million and the current assessed value for the area is approximately $139.5 million.
279	RDA	The City of Sparks Redevelopment Agency has created two redevelopment areas: 1.) Town Center Redevelopment Area No. 1 which includes Victorican Square, and 2.) Town Center Redevelopment Area No. 2 which includes Marina Village. See the City of Sparks response for additional information on the projects and functions of the two development areas that have been created in Sparks by its redevelopment agency.	The Town Center Redevelopment Area No. 2 (Area 2) was created in 1999 which is comprised of three noncontiguous areas includes the Sparks Marina area. The Marina Village Project is a mixed-use project with single- and multi-family homes as well as retail and office uses. The project developer built public improvements and public infrastructure and will be reimbursed for approximately $5.0 millon for the cost of the improvements and infrastructure put in place. The reimbursements will be in six progressive payments based on the expected tax increment to be generated by the project as it is completed.	Three of the six payments have been made to date, leaving approximately $2.4 million to be paid with completion of the project and final payments expected by 2012. The Area 2 redevelopment area is scheduled to terminate in 2029.

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

Wells			
271A	TID	No	
278C	TIA	No	
279	RDA	No	
West Wendover			
271A	TID	No	
278C	TIA	No	
279	RDA	No	
268.048	Ind. Dev.	Nevada Revised Statutes 268.048 allows a city in a county with a population less than 15,000, upon making a finding that a city industrial park is necessary to meet the needs of the city and no private enterprise has presented an acceptable proposal for industrial development, may develop a plan and establish requirements for the acquistion, sale, or lease or real property by the city for industrial development. The City of West Wendover also uses the provisions granted in NRS 277.050 that allow the city to sell or exchange real property to other federal, state, or local government entities.	Over the last 18 months, the City of West Wendover sold approximately 7 acres of land under public auction. The proceeds from the land auction were used to aid in the construction of a 30-acre improved industrial/logistics park that was completed in September 2008.
Winnemucca			
271A	TID	No	
278C	TIA	No	
279	RDA	No	
360.75	Econ. Dev.	During the past twelve years, the City of Winnemucca has had only two development projects that have been granted abatements or deferrals for sales tax, modified business tax, and property tax by the Commission on Economic Development. See the City of Winnemucca response for details on the approved amount of tax abatements/deferrals for sales tax, MBT, and personal property tax.	
Yerington			
271A	TID	No	
278C	TIA	No	
279	RDA	No	

TID = Tourism Improvement District, TIA = Tax Increment Area, RDA = Redevelopment Area

Appendix II: Estimated Revenues Through Currently Available Programs

Background

There are multiple programs available addressed in this report and authorized by the Town of Pahrump or Nye County to employ in generating revenue for tourism, Adventure Springs or other draws which contribute to economic development. The purpose of this appendix is to address potential increment available through existing programs, including the existing hotel tax in the Town of Pahrump as well as available, Nevada legislature approved increment programs noted in *Section IV* which provide for sales and use tax abatement.

Limitations on Estimates

The estimates provided are specific to sales and use taxes available for abatement under NRS 278 (Tax Increment Areas) and NRS 271(Tourism Improvement Districts). Estimates of debt capacity and revenues produced via property tax increment abatement under NRS 279 (Tax Increment Financing and Community Redevelopment Law) are included in *Sections II* and *III*.

Production of Estimates

Following conversations with the Tourism Coordinator at the Town of Pahrump, Nye County Assessor's Office and the Nevada Commission on Tourism, analysts reviewing the Adventure Springs project for this report determined that the availability and consistency of data from the Town of Pahrump was insufficient to project meaningful estimates on sales and use tax generated by any development.

To provide significant projections on sales and use tax revenues in Pahrump we have extracted the following data from the communities of Mesquite and Laughlin Nevada and applied these extractions to Pahrump: occupancy rate, average nightly rate, average shopping budget per trip and average dining budget. Although there are some broad differences in these communities the generally similar age demographics (essentially low- to mid-50s), location (between 50- and 100-miles to Las Vegas), relatively small populations (fewer than 50,000 residents), similar weather conditions, substantial presence of RV parks and proximity to the Nevada State Border as well as a national park or outdoor destination. As such these communities present the most applicable comparison communities and projections have been applied using a weighted average of the two. The table below presents a brief review of the similarities of these communities:

	Pahrump	**Mesquite**	**Laughlin**
Distance from Las Vegas (miles)	58	86	99
Average Age (per 2010 Census)	49.7	52.4	55.2
Nearby Attractions	Joshua Tree N.P.	Grand Canyon N.P.	Colorado River
Population (per 2010 Census)	36,411	15,276	7,323
# of Hotel Rooms (as of 10/31/12)	318	1,759	10,333
# of RV Spaces	1,336	555	1,239
Average Temperature (F)	61.8°	62.2°	72.7°

Hotel and RV Occupancy Tax

A primary revenue source targeted by the developers of Adventure Springs exists with available hotel and RV space use tax. The current tax rate on hotel rooms and RV spaces in the Town of Pahrump is 8.00%.

There are six components to the 8.00% tax rate in Pahrump which include the following factors:

Tax Rate	Component
1.000%	Economic Development
1.000%	Fairgrounds
0.500%	Pahrump Parks and Recreation
0.500%	Arena
3.000%	Tourism Promotion
2.000%	Airport
8.000%	TOTAL OCCUPANCY TAX

Sales Tax

Under NRS 271 and 278 up to 75% of sales tax collected, less local tax rates and special tax rates (per NRS 377A and 377B) generated are available for Tourism Improvement Districts. Of the 6.750% tax rate in Pahrump the following presents a breakout of the contributing components:

Tax	Component
2.00%	State Sales Tax
2.25%	Local School Support Tax Rate
2.25%	Basic and Supplemental County/City Tax Rate
0.50%	Special Tax Rate
6.750%	TOTAL SALES TAX

Combined Revenue Sources

Applying the weighted average of the two comparable communities the following input estimates have been generated to provide best estimates of projected revenues:

Hotel Occupancy Tax

The following presents conservative estimates of projected hotel occupancy and taxable rate:

	January	February	March	April	May	June	July	August	September	October	November	December
Number of Rooms	318	318	318	318	318	318	318	318	318	318	318	318
Room Nights	31	28	31	30	31	30	31	31	30	31	30	31
Average Rate	$ 38.18	$ 43.09	$ 43.15	$ 50.82	$ 44.25	$ 42.99	$ 42.64	$ 45.94	$ 43.68	$ 42.35	$ 41.39	$ 40.02
Occupancy	55.06%	62.70%	69.97%	67.56%	62.46%	65.66%	70.94%	63.44%	57.66%	59.47%	57.53%	47.78%
Revenue Generated	$ 207,217.85	$ 240,574.84	$ 297,668.90	$ 327,599.86	$ 272,462.75	$ 269,310.63	$ 298,187.41	$ 287,313.38	$ 240,293.59	$ 248,313.23	$ 227,155.41	$ 188,510.23

Food and Beverage Sales Tax

The following presents conservative estimates of projected sales taxes on expenditures by visitors on food and beverage:

	January	February	March	April	May	June	July	August	September	October	November	December
Number of Rooms	318	318	318	318	318	318	318	318	318	318	318	318
Room Nights	31	28	31	30	31	30	31	31	30	31	30	31
Avg. No. of Persons/Room	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
Occupancy	55.06%	62.70%	69.97%	67.56%	62.46%	65.66%	70.94%	63.44%	57.66%	59.47%	57.53%	47.78%
Monthly Visitors	11,399	11,723	14,485	13,536	12,931	13,154	14,686	13,133	11,552	12,312	11,527	9,892
Food/Drink Budget (Per Person)	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65	$ 52.65
Revenue Generated	$ 600,136.87	$ 617,225.41	$ 762,644.35	$ 712,664.13	$ 680,832.16	$ 692,577.69	$ 773,210.20	$ 691,463.97	$ 608,230.68	$ 648,226.17	$ 606,872.86	$ 520,800.29

Sales Tax on Shopping Activities

The following presents conservative estimates of projected sales taxes on expenditures by visitors on retail shopping activities:

	January	February	March	April	May	June	July	August	September	October	November	December
Number of Rooms	318	318	318	318	318	318	318	318	318	318	318	318
Room Nights	31	28	31	30	31	30	31	31	30	31	30	31
Avg. No. of Persons/Room	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
Occupancy	55.06%	62.70%	69.97%	67.56%	62.46%	65.66%	70.94%	63.44%	57.66%	59.47%	57.53%	47.78%
Monthly Visitors	11,399	11,723	14,485	13,536	12,931	13,154	14,686	13,133	11,552	12,312	11,527	9,892
Shopping Budget	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30	$ 3.30
Revenue Generated	$ 37,615.42	$ 38,686.49	$ 47,801.07	$ 44,668.41	$ 42,673.24	$ 43,409.43	$ 48,463.32	$ 43,339.62	$ 38,122.72	$ 40,629.56	$ 38,037.61	$ 32,642.75

Estimated Tax Increment District Revenues

	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013	7/31/2013	8/31/2013	9/30/2013	10/31/2013	11/30/2013	12/31/2013
Primary Revenue Streams in Place												
Sales Tax on Food and Drink	$ 39,008.90	$ 40,119.65	$ 49,571.88	$ 46,323.17	$ 44,254.09	$ 45,017.55	$ 50,258.66	$ 44,945.16	$ 39,534.99	$ 42,134.70	$ 39,446.74	$ 33,852.02
Sales Tax on Shopping Activities	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00	$ 2,445.00
Total Visitor Sales Tax Revenues	$ 41,453.90	$ 42,564.65	$ 52,016.88	$ 48,768.17	$ 46,699.09	$ 47,462.55	$ 52,703.67	$ 47,390.16	$ 41,980.00	$ 44,579.70	$ 41,891.74	$ 36,297.02
Diversion to Improvement Area (75%)	$ 31,090.42	$ 31,923.49	$ 39,012.66	$ 36,576.13	$ 35,024.32	$ 35,596.91	$ 39,527.75	$ 35,542.62	$ 31,485.00	$ 33,434.78	$ 31,418.80	$ 27,222.77
Other Revenue Available: Hotel Tax												
1.00% Economic Development	$ 2,072.18	$ 2,405.75	$ 2,976.69	$ 3,276.00	$ 2,724.63	$ 2,693.11	$ 2,981.87	$ 2,873.13	$ 2,402.94	$ 2,483.13	$ 2,271.55	$ 1,885.10
1.00% Fairgrounds	$ 2,072.18	$ 2,405.75	$ 2,976.69	$ 3,276.00	$ 2,724.63	$ 2,693.11	$ 2,981.87	$ 2,873.13	$ 2,402.94	$ 2,483.13	$ 2,271.55	$ 1,885.10
0.50% Pahrump Parks and Recreation	*Assumed Unavailable*											
0.50% Arena	$ 1,036.09	$ 1,202.87	$ 1,488.34	$ 1,638.00	$ 1,362.31	$ 1,346.55	$ 1,490.94	$ 1,436.57	$ 1,201.47	$ 1,241.57	$ 1,135.78	$ 942.55
3.00% Tourism Promotion	$ 6,216.54	$ 7,217.25	$ 8,930.07	$ 9,828.00	$ 8,173.88	$ 8,079.32	$ 8,945.62	$ 8,619.40	$ 7,208.81	$ 7,449.40	$ 6,814.66	$ 5,655.31
2.00% Airport	*Assumed Unavailable*											
Total Hotel Tax Revenues Presumed Available	$ 11,396.98	$ 13,231.62	$ 16,371.79	$ 18,017.99	$ 14,985.45	$ 14,812.08	$ 16,400.31	$ 15,802.24	$ 13,216.15	$ 13,657.23	$ 12,493.55	$ 10,368.06
Diversion to Improvement Area (50%)	$ 5,698.49	$ 6,615.81	$ 8,185.89	$ 9,009.00	$ 7,492.73	$ 7,406.04	$ 8,200.15	$ 7,901.12	$ 6,608.07	$ 6,828.61	$ 6,246.77	$ 5,184.03
Estimated Revenues from Available Programs	$ 36,788.91	$ 38,539.30	$ 47,198.56	$ 45,585.12	$ 42,517.05	$ 43,002.96	$ 47,727.90	$ 43,443.74	$ 38,093.07	$ 40,263.39	$ 37,665.58	$ 32,406.80

Assumption

The above estimate assumes the following:

- A maximum 75% diversion from sales taxes in the TIA to be made available;
- Of the 8% hotel tax in Pahrump the 2% for airport purposes and 0.5% for the Pahrump Parks and Recreation Fund would not be available for project financing;
- Of the remaining 5.5% of hotel taxes (which includes tourism promotion, arena fund, fairgrounds and economic development funds) only 50% would be made available for diversion to improvement area financing needs;
- RV space revenues have not yet been applied as average rate and occupancy figures are not available as of yet.

Estimated Proceeds from Debt Issuance

Using the above assumption and applying a 1.25x debt service coverage ratio an estimated $394,500 would be available per year, presuming the most conservative outlook of zero growth in tourism, for debt service from the $493,232 generated per year in diverted taxes. Extrapolating that figure over a 20-year financing, assuming a low investment grade rating (approximately BBB) it is estimated that approximately $4.35 million would be available for Adventure Springs development costs. The sizing analysis below presents a summary of Stern Brothers' findings:

City of Pahrump, Nye County, Nevada

Adventure Springs

20-Year 0-Growth Tax Abatement Proceeds

Sources & Uses

Dated 01/01/2014 | Delivered 01/01/2014

Sources Of Funds	
Par Amount of Bonds	$5,095,000.00
Total Sources	**$5,095,000.00**

Uses Of Funds	
Original Issue Discount (OID)	72,750.70
Total Underwriter's Discount (1.500%)	76,425.00
Costs of Issuance	200,000.00
Deposit to Debt Service Reserve Fund (DSRF)	393,862.50
Available Proceeds	4,351,961.80
Total Uses	**$5,095,000.00**

City of Pahrump, Nye County, Nevada

Adventure Springs

20-Year 0-Growth Tax Abatement Proceeds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
01/01/2014	-	-	-	-
01/01/2015	200,000.00	2.000%	192,862.50	392,862.50
01/01/2016	205,000.00	2.000%	188,862.50	393,862.50
01/01/2017	205,000.00	2.000%	184,762.50	389,762.50
01/01/2018	210,000.00	2.125%	180,662.50	390,662.50
01/01/2019	215,000.00	3.500%	176,200.00	391,200.00
01/01/2020	225,000.00	3.500%	168,675.00	393,675.00
01/01/2021	230,000.00	3.500%	160,800.00	390,800.00
01/01/2022	240,000.00	3.500%	152,750.00	392,750.00
01/01/2023	245,000.00	4.000%	144,350.00	389,350.00
01/01/2024	255,000.00	4.000%	134,550.00	389,550.00
01/01/2025	265,000.00	4.000%	124,350.00	389,350.00
01/01/2026	280,000.00	4.375%	113,750.00	393,750.00
01/01/2027	290,000.00	4.375%	101,500.00	391,500.00
01/01/2028	305,000.00	4.375%	88,812.50	393,812.50
01/01/2029	315,000.00	4.375%	75,468.76	390,468.76
01/01/2030	330,000.00	4.375%	61,687.50	391,687.50
01/01/2031	345,000.00	4.375%	47,250.00	392,250.00
01/01/2032	360,000.00	4.375%	32,156.26	392,156.26
01/01/2033	375,000.00	4.375%	16,406.26	391,406.26
Total	**$5,095,000.00**	**-**	**$2,345,856.28**	**$7,440,856.28**

Yield Statistics

Bond Year Dollars	$56,565.00
Average Life	11.102 Years
Average Coupon	4.1471869%
Net Interest Cost (NIC)	4.4109113%
True Interest Cost (TIC)	4.4631548%
Bond Yield for Arbitrage Purposes	4.2813632%
All Inclusive Cost (AIC)	4.9589173%

IRS Form 8038

Net Interest Cost	4.3556321%
Weighted Average Maturity	11.056 Years

APPENDIX C

Market Visit Summary Report
National Sports Services

January 2013

Market Visit Summary Report

Adventure Springs Resort

(Pahrump, NV)

Prepared for:
Town of Pahrump, NV

Prepared by:
National Sports Services, LLC

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INTRODUCTION

National Sports Services (NSS) has been engaged by Contour Entertainment to assess the market feasibility for sports, recreation and adventure facilities in Pahrump, Nevada. This report provides strategic recommendations specifically related to such opportunities for Pahrump.

To assists its efforts, NSS has enlisted the services of The Sports Facilities Advisory (SFA). The Tampa-based firm specializes in the development and operation of indoor and outdoor recreation opportunities. NSS and SFA have worked together on other, similar projects.

The firms are experienced with opportunities for entertainment, recreation, sports and other leisure facilities to include support through design, funding, development, and management. As sub-contractors to Contour Entertainment, National Sports Services provides specialized operational and market knowledge related to sports and recreation venues.

Both NSS and SFA have worked on projects to identify highest and best use opportunities for lifestyle and activity amenities. These synergistic environments combine the very best indoor and outdoor sports and recreation with leisure, entertainment and retail attractions positioned to be the central hub of activity within a development. These customized combinations of activities enhance value and differentiate a development from others in a market or region.

MARKET ANALYSIS AND INSIGHTS

Market Visit Recap
Over the course of a three-day visit, from October 10th – 12th, the parties associated with Contour Entertainment made an onsite visit to Pahrump and Nye County. The goal of the meetings was to meet key project stakeholders and have an opportunity for all Contour Entertainment's sub-consultants to tour the region and its attractions.

While not every meeting was attended by each individual, the parties analyzing the project in conjunction with **Contour Entertainment**, included:

- Chris Brown, Contour Entertainment Inc.
- Matt Perry, President, National Sports Services (sub-consultant to Contour Entertainment)
- Dev Pathik, CEO, Sports Facilities Advisory (sub-consultant for National Sports Services)
- Don Holbrook, economic development consultant (sub-consultant to Contour Entertainment)
- Donald Hart, Stern Brothers & Associates (financial advisor for the project)

Samantha Carns, Executive Assistant for the Town of Pahrump, was the on-going host and tour guide for the Contour group. The tour of the region included a drive-around in all directions to get a sense of the town's access and its many resources. The various tours included the following:

- **Front Sight Firearms Training Institute**: Had the opportunity to see their facilities, learn about their programs, discuss their vision for future growth. Discussed Adventure Springs proposal and how it may benefit their mission. Met with Dennis Bradley, Director, Resort Development and Michael Meacher, VP/COO.

- **Spring Mountain Motor Resort and Country Club**: Toured their facilities and participated in ride-along opportunities on the track. Learned about the breadth of services offered, clientele and prospects for expansion. Discussed their needs and how a development like Adventure Springs will provide entertainment options for their customers and families. Discussed their plans for a water-based attraction, which may be compatible with Adventure Springs.

- **Pahrump Nugget Hotel & Casino**: Toured facility and had dinner with Jeremy Jenson, General Manager, and Jeffrey Rathjen, Assistant General Manager. Discussed ways in which a project like Adventure Springs can assist their business, especially in driving summer participants and tourists.

- **Sanders Winery**: Met with Jack Sanders. Saw their grounds and discussed their customer base, marketing plans and ways in which an entertainment complex can benefit the region.

- **Mountain Falls Golf Club**: Saw the clubhouse, course and surrounding community. Met with Greg Moynahan, General Manager of Mountain Falls, LLC, Pam Webster, Nye County Manager and Bill Kohbarger, Town Manager for the Town of Pahrump. Discussed the vision for the region and ways to increase tourist traffic via a development such as Adventure Springs.

- **Pahrump Valley Winery**: Toured their facilities. Was able to review our various meetings and tours while having dinner at the restaurant.

- **Lakeside Casino and RV Park**: Drove through the facility and discussed their clientele and issues with seasonality.

The parties were also able to see the proposed site for Adventure Springs Resort.

Additional **stakeholder meetings** were scheduled with the following individuals:

- Harley Kulkin, Town of Pahrump Board Member
- Mike Darby, Town of Pahrump Board Member
- Dr. Tom Waters, Town of Pahrump Board Member
- Vicky Parker, Town of Pahrump Board Member
- Arlette Ledbetter, Tourism Coordinator, Town of Pahrump
- Michael Sullivan, Finance Director, Town of Pahrump
- Bill Dolan, former vice-chair of the Town Board for the Town of Pahrump; Board Member of newly-formed Community Center Advisory Board.
- Allan Parker, Rural Nevada Development Corporation
- Other residents and Town of Pahrump officials in a public forum

Matt Perry and Dev Pathik, who had not visited Pahrump previously, were very impressed with the quality of current attractions in the region and the potential for the Adventure Springs Resort to drive additional tourism and complement existing adventure opportunities.

FRONT SIGHT
FIREARMS TRAINING INSTITUTE

Market Highlights, Advantages and Opportunities

Pahrump is uniquely situated to build upon its current collection of truly unique attractions and amenities. However, the town is not yet well suited to aggressively pursue youth and amateur sports tournaments. Several reasons lead to this conclusion.

The youth sports tournament marketplace is highly competitive. For a community to reap the economic benefits and positive economic impact of a youth and amateur sports complex, the community must attract teams and visitors who will stay for multiple nights and spend money on local recreation, retail, and dining.

The most successful youth sports tourism destinations provide a wide range of family activities, recreation amenities for the "non-player" brother or sister, and numerous non-smoking and non-casino based lodging options.

Pahrump's unpredictable lodging availability (due in part to major bookings which fill rooms followed by periods of high availability), relative lack of immediately available family recreation and entertainment, and it's distance to major population centers suggest that it is not currently well positioned for success in the youth and amateur sports tourism market place. Pahrump will not be able to realistically compete for major events against other tournament destinations which have already developed the recreation, lodging, and entertainment options described above. The solution to this short term challenge lies in proper sequencing and master planning.

To establish Pahrump as a highly successful youth-tournament sports-tourism destination, the development of entertainment and recreation amenities, lodging, and retail assets must occur prior to or simultaneous to youth and amateur sports fields or gymnasiums. National Sports Services believes that the development of fields and other sports tournament assets should be part of an overall master plan which includes family oriented recreation, entertainment, new lodging options, and attractions which provide more than one day worth of recreation.

The plans put forth by Contour Entertainment for The Adventure Springs Resort address this reality and provide a strategy for sequencing the development of playing surfaces as part of a truly world class entertainment and lifestyle destination. If a baseline commitment to the development of Adventure Springs is made, National Sports Services will work closely with Contour to identify surface materials and other design aspects to ensure that youth and amateur sports environments within Pahrump are ideally suited to attract national and regional events, which produce multi-day visits.

Additional recommendation are outlined in the section entitled "Sports Tourism".

The ***advantages*** exhibited in the Pahrump market include a proven ability to attract multi-day adult visitors with highly unique attractions, such as:

- Spring Mountain
- Front Sight
- Pahrump Valley Winery
- Mountain Falls Golf Club

The lost opportunities occur in the tens of thousands on an annual basis. These include quick stop or other visits by those driving between Las Vegas and Death Valley, and by other passersby, who do not spend money in Pahrump as they drive through. Several solutions can be implemented to help address this quandary, which include enhanced marketing and directional signage.

Immediate ***opportunities for improvement*** and for strengthening the brand and appeal of Pahrump include:

1. **Wayfinding and Signage**

   - "Welcome to Pahrump" and departure signs. The current signage does not speak to quality, adventure, or differentiation. New signage and welcome areas on both sides of the road should create a clear and well defined sense of arrival/departure.

   - Pahrump welcome center. There is no obvious welcome center. This should be highly visible, appealing, bus and car ready, and provide a full-service menu of local and regional options with maps and booking capabilities. The welcome center must also provide an experience or interaction that provides visitors with a reason to stop in. This could include a small desert wildlife nature center ("See our Live Lizard and Scorpion Exhibit") or other recreation attractions that promote local attractions. These could include signage for the welcome center that promotes the opportunity to:

     - "Fire a gun"
     - Drive the race car simulator
     - Taste award winning desert wine
     - Win an RV vacation

     The idea is to create a welcome experience that buses and others will visit because it is entertaining rather than simply informational.

   - Signage on the Highway. Currently the lack of signage for major attractions makes the city feel like a drive through experience rather than a destination.

ATTRACTIONS & EVENTS POTENTIAL

Principles to Success

National Sports Services has identified eight criteria which can be used to evaluate whether an attraction is worthy of further evaluation. New attractions should be evaluated based on these criteria:

1. Unique and Differentiated
2. Non-Parallel to what you can get in Vegas
3. Good fit with "Base Camp to Adventure" tagline
4. Potential to draw thousands of visitors annually
5. By maturity, potential to support hotel or RV stays over 15,000 nights annually
6. Ability to operate at maturity by year five
7. Operations that are trending upward in other markets
8. Appealing to third party marketers (booking agents, concierge, associations and/or major clubs that can support marketing of events)

Preliminary Recommendations for Venue/Offerings/Amenities/Events
Most of the recommendations put forth by NSS and SFA echo the recommendations contained in the Final Report: Entertainment Assessment provided by Contour Entertainment in September of 2011. These include the Welcome Center, Rodeo and Equestrian events, BMX/Motocross/ATV courses, Ropes Courses, Ziplines and Whitewater features.

The following list of attractions and venues meet the majority of the criteria and are worthy of further investigation. National Sports Services recommends development of marketing materials and a strategic marketing plan to attract proven private operators to Pahrump in these areas:

Rodeo Events
Pahrump has a storied history with rodeo events, including military rodeos, Rockin Rodeo Productions, the Professional Rodeo Cowboys Association and the high school rodeo circuit.

Caldwell Night Rodeo

Unfortunately, the number and popularity of rodeo events has diminished over the years. However, through focused efforts, rodeo events can be re-invigorated and expanded in the future, which may bring the return of PRCA events.

Top-drawing rodeo events can be as short as one weekend or as long as two weeks. Typically, they feature festivities including stagecoach rides, parades, vintage vehicles, Old West film festivals, Wild West reenactments, livestock competitions, and more.

- ***Caldwell Night Rodeo – Caldwell, ID***
  - Length: 5 nights
  - Month: August
  - Attendance: 40,000+
- ***Nebraskaland Days – North Platte, NE***
  - Length: 12 days
  - Month: June
  - Attendance: 100,000

Off-Road Vehicle Amenities

There are more than three dozen trail systems in Nevada and more than a dozen motocross tracks, but only seven sites that include both. The most popular single-attraction sites in the state regularly draw more than 5,000 ATVs per weekend during the peak riding system, so the potential for a track/trail combination warrants further evaluation. There is also an opportunity to develop off road trail heads and a trail system to support side-by-side off-road vehicles. This type of development will support RV and other visitors.

Motocross

ATVMX

Mini-Motocross

BMX

BMX made its Olympic debut at the 2008 Olympic Games in Beijing. Since then, the sport's popularity has continued to boom and now has more than 70,000 registered athletes in the U.S. competing in more than 11,000 events held annually at roughly 350 sanctioned tracks.

- Number of Acres for a BMX Track: 3-5 (including parking and additional amenities)
- Track Size: 150'x350' Perimeter
- Size With Spectator Seating: 400'x500'
- Dirt Needed: 2,000-4,000 Cubic Yards

Motocross

The motorized version of BMX, Motocross became an internationally-recognized sport in the 1920's and continues to be popular today. With different engine classes, bike styles, and race types, Motocross has continued to evolve and has spawned numerous dirt-track sports, including Freestyle, ATV/Quad Motocross, Supercross, Sidecar Racing, Pit Bike Racing, and Mini-Motocross. A Motocross track is the standard course type, whereas Supercross is held on a track with steeper inclines, larger jumps, and

obstacles. The season runs from March-November and attracts competitors ranging from 500 racers per weekend for ATV Motocross (ATVMX) events to thousands of racers for Motocross events.

Trail Systems

Requiring little more than a trailhead and undeveloped terrain, trail systems attract outdoor adventure seekers from all parts of the country. Trails can be created for use by single and side-by-side ATVs, UTVs, motorcycles, dirt-bikes, dune buggies, and more. Off-road riding is popular in Nevada, and with Pahrump's proximity to unique land features and mix of mountain ranges and valleys, a trail system with multiple themes and features could become a popular regional attraction.

Through coordination and consistency, the trail system can be enhanced with service amenities such as parking, water, restrooms, picnic areas, gazebos, way-finding signs, posted rules of the road and a true base camp environment. Ease of use can become a trademark for the trail system surrounding Pahrump, with a message that truly offers "something for everyone" in outdoor activities.

Trail management may include a user fee to provide for on-going use and maintenance of the trails.

- ***Hatfield-McCoy Trail System – West Virginia***
  - Number of Trail Systems: 7
  - Average Miles Per System: 63.7
  - Average Trailheads Per System: 1.14
  - Number of Riding Permits Sold in 2012: 34,000
  - Percent of Permits Sold to Out-Of-State Users: 81%

Canopy Tour and Zip Lines

Canopy tours are the fastest growing tourist attraction in the world. They offer a tree-top or pole-to-pole views, even when trees are sparse or non-existent. Designed as aerial adventure and ropes courses with functions ranging from pure recreational entertainment to high-level corporate teambuilding programs, these courses are an anchor attraction that draws group business and individual adventure-seekers alike. Start-up and construction costs typically range from $375,000 through $1,000,000 and courses can feature sky bridges, zip lines, cargo nets, rappel stations, and more. Because the majority of the action takes place 30-90 feet in the air, canopy tours and zip lines can just as effectively be constructed over a facility's amenities as they can be situated over natural attractions. An adventure park or canopy tour operation could be paired with trail heads to create an adventure recreation environment which supports family and non, off-roading visitors. Highly successful canopy tours draw 25,000 + visits annually.

Whitewater Course

A "whitewater course" is a man-made amenity that allows beginners, and Olympic athletes alike, to raft through rapids in locations where there otherwise would be none. Typically made of concrete and natural rock, whitewater courses pump water from a pond into a start pool and send kayaks, canoes, duckies, and rafts through the course. Best-in-class locations have multiple river sections for adventurers of various skill levels, or hydraulic systems that can be adjusted to offer Class I-IV rapids so children, families, and experts can all enjoy a day on the river, regardless of natural geography.

US National Whitewater Center (Charlotte)

Adventure Sports Center International (Maryland)

Whitewater courses are a highlight for outdoor adventure and eco-tourism destinations, and typically are one piece of a larger attraction. Accompanying amenities would typically include climbing, hiking, canopy tours, zip lines, mountain biking, and adventure courses. This type of amenity is part of the Adventure Springs Resort and should be developed as part of a larger mixed-use development. Examples of similar operations include:

- ***U.S. National Whitewater Center – Charlotte, NC***
  - Number of Whitewater Courses: 3
  - Rapids Classes: II-IV
  - Additional Water Activities: Paddle Boarding, War Canoes, Flatwater Kayaking
  - Accompanying Amenities: Zip Lines, Climbing, Eco Trekking, Canopy Tour, and More
  - Annual Visits: 500,000 , Annual Passes: 150,000

- ***Adventure Sports Center International – Deep Creek Lake, MD***
  - Season: May-October
  - Course length: 1700 ft
  - Drop: 24 ft
  - Number of adjustable wave locations: 6
  - Rapids Classes: I-IV
  - Accompanying Amenities: Climbing, Hiking, Biking

Desert Survival Operations
Pahrump could proactively seek out an experienced operator and provide incentive to attract such an operator.

Wilderness survival courses are the ultimate offering for extreme adventurists. Designed to sharpen technical skills, decision-making abilities, and stress management capacities, a professionally-led survival course can be built to suit small groups or individual students. Participants walk away with the confidence and positive mental attitude necessary to survive in extreme scenarios and applicable to all aspects of life, work, and relationships.

Survival courses draw from an 11 million-person segment of the country's population that participates in backpacking and wilderness camping annually.

Cody Lundin's Desert Drifter Adventure Course

Programs are typically 2-4 days long and include activities to address the psychological aspects of survival and culminate in a real survival scenario. Fees can be as low as $125 per day up as high as thousands per participant.

- ***Cody Lundin's Aboriginal Living Skills School – Desert Drifter Adventure Course***
  - Location: Arizona
  - Length: 7 Days
  - Number of Students: 10
  - Tuition: $2195

Additional Attractions to Consider:
- Nature Center
- Desert Life Zoo
- Helicopter Tours

Sports Tourism

There are more than two dozen major youth and amateur sports tourism destinations currently in planning or development by municipal governments across the country. This is indicative of a recent trend toward generating economic impact through regional and national amateur sports competitions, which creates an increasing inventory for tournament sites.

Pahrump should consider tournament-ready sports amenities, but should reserve a final decision as to the number and type of amenities until the project plan is more developed. In doing so, the founding team can ensure that the plan includes a unique set of amenities that will be the region's premier destination for youth and amateur tournament sports and be a barrier to entry for would-be competitors.

There are five factors that should be addressed in the initial consideration of the sports tourism components: type, use, number, space, and cost. Three types of amenities appear to offer the best opportunity to attract out-of-town sports competitors. Each is listed below and paired with factors for consideration.

Ripken Academy, Aberdeen, Maryland

Diamond Sports Fields

Use: Baseball and Softball

Number: Minimum 8, no more than 12, in the appropriate phase, potentially up to 32 in total; in any configuration, one field would be a "championship field" and feature enhancements to the fencing, seating, dugouts, scoreboard, etc.

Space: Each field - including parking, spectator seating, and circulation space - will require approximately 4 acres of land. This includes room for spectator seating and circulation as well as land for "quad buildings" to service each set of four fields with restrooms, a first aid station, and an ancillary concession stand. That does not include front office space or tournament hosting space to include a lounge, showcase area, registration/check-in, etc.

Cost: Cost can vary significantly based on turf type (natural vs. synthetic), dugout type (at-level vs. in-ground), field amenities (scoreboard, fencing, cameras, water, type/quality of lighting, etc.). Based on "world-class" standards, the rough budget for each field should be $800,000-1 million per field and $2-2.5 million for the championship field, not including land, initial site work, or parking.

Long Fields

Use: Soccer, Football, and Lacrosse; any number of other field-based sports can also be accommodated.

Number: Minimum 6, no more than 8 in the appropriate phase, potentially up to 16 in total; in any configuration, one field would be a "championship field" and feature enhancements to the seating, player benches, scoreboard, etc.

Space: Each field - including a field apron, parking, spectator seating, and circulation - will require approximately 3 acres. That does not include front office space or tournament hosting space to include restrooms, lounge areas, a showcase area, registration/check-in, etc.

Cost: Cost can vary significantly based on turf type (natural vs. synthetic) and field amenities (scoreboard, fencing, cameras, water, type/quality of lighting, etc.). Based on "world-class" standards, the rough budget for each field should be $1-1.2 million per field and $1.7-2 million for the championship field, not including land, initial site work, or parking.

Indoor Hardwood Courts

Use: Basketball and Volleyball; any number of other court-based sports and indoor events can also be accommodated.

Number: Minimum 6 pods, no more than 12 in appropriate phase, potentially up to 24 in total; each court pod would feature a 94'x50' basketball court or an 84'x50' basketball court (depending on target age groups for tournaments) and be cross-lined with two volleyball courts.

Space: Each court pod - including a court apron, parking, spectator seating, and circulation - will require approximately 26,000 square feet. That does not include front office space or tournament hosting space to include restrooms, concessions, lounge areas, a showcase area, registration/check-in, etc.

Cost: Cost can vary significantly based on court amenities (flooring system, basket types, net systems, scoreboards, cameras, seating type, type/quality of lighting, etc.). Based on "world-class" standards, the rough budget for each pod should be $900,000-1.1 million including the associated, insulated shell of the building.

MARKETING THE CONCEPT AND PROJECT

Key Marketing Drivers

1. Alliance and paid referral programs utilizing existing tourism marketing outlets
2. Way finding and alliance/partnership with tour operators
3. Major events PR and Media coverage for national and regional competitions
4. Partnerships with organizing, governing, associations and clubs: 4-H, Rodeo association, ATV clubs, etc.
5. Co-Marketing to spouses and families with Front Sight, Spring Mountain, Mountain Falls, and other existing operations

Options

1. Dispersed and separate operations
2. Centralized

Option 1 - has the advantage of requiring little up front funding and would be focused on attracting individual operators. This is a normal function of Economic Development and could include a concerted and focused effort to identify existing operators and a marketing campaign for the same.

Development costs and projected visits assume maturity achieved by year five.

Option 2 – is to focus on the value of a centralized location wherein the development costs and projected visits achieve maturity by year five.

National Sports Services has evaluated both options. Considering a 20 year horizon, the ***central location*** clearly provides the best opportunity to differentiate Pahrump.

Appendix

INTERNATIONAL STANDARDS

Sport and Organization	Dimensions	Functional Properties and Diagrams
Racquetball (International Racquetball Federation)	Length: 40' +/- 4.8" Width: 20' +/- 3.0" Height: 20' +/- 3.0"	Court wall shall be plumb vertically to within 1/2 inch in 20 feet at any place on the court; court walls shall be straight to within +/- 3/4 inch in the length of the side wall and 1/2 inch in the length of the front wall; walls of the court shall be plane with no indentations, holes, or open joints more than 3/32 inch in any dimension in the plane of the wall and have no variation from the true surface of more than 1/8 inch in 12 inches; playing floor shall be level to within 1/4 inch in any 10' radius.
Squash (World Squash Federation)	**Singles** Length: 9750 mm +/- 10 mm Width: 6400 mm +/- 10 mm Diagonals: 11665 mm +/- 25 mm **Doubles** Length: 9750 mm +/- 10 mm Width: 7620 mm +/- 10 mm Diagonals: 12375 mm +/- 25 mm Clear Height: The height to the underside of the lowest obstruction over the whole of the court shall be not less than 5.64 m	**Walls** Vertical to within +/- 5 mm in a height of 2 metres; straight to within +/- 15 mm in the length of any wall when measured horizontally at a height of 1 metre above finished floor level; walls shall be plane with no indentations, holes, or open joints of more than 2 mm across in any dimension and have no variations from the true surface of more than 3 mm when measured in any direction with a 1800 mm long straight edge.
Tennis (Int'l Tennis Federation)	Middle of net to singles sidelines = 4.115 m (+/- 5 mm) Middle of net to doubles sideline = 5.486 m (+/- 5 mm) Net to baseline = 11.887 m (+/- 12 mm) **Total width of court = 10.972 m +/- 10 mm** **Total length of court = 23.774 m +/- 24 mm)** Singles sideline to centre mark = 4.115 m (+/- 5 mm) Net to service line = 6.401 m (+/- 6 mm)	

Sport and Organization	Dimensions	Functional Properties and Diagrams
Volleyball (federation internationale de volleyball)	• Rectangle measuring 18 m x 9 m, surrounded by a free zone which is a minimum of 3 m wide on all sides. • The free playing space is the space above the playing area which is free from any obstructions. The free playing space shall measure a minimum of 7 m in height from the playing surface. • For FIVB World and Official Competitions, the free zone shall measure a minimum of 5 m from the sidelines and 8 m from the endlines. The free playing space shall measure a minimum of 12.5 m in height from the playing surface.	
Bodybuilding & Fitness (Int'l Federation of Bodybuilding & Fitness)	All int'l competitions will take place, wherever possible, in a theatre-like venue complete with an appropriately sized stage, professional lighting and sound, and tiered seating. The organizer must pay special attention to the following critical requirements: Staging: Event shall be held on a raised stage with an optimum height of 80 cm. If the venue has a large, flat seating area without tiered seats, the stage must be at an optimum height of 1 metre. If the stage is any higher than that, the seats for the judges must also be raised so as to five them a full view of the competitors.	The top of the stage should be covered by a plain grey carpet and the front and sides by cloth, paneling or paint. The stage background should be of a neutral, non-distracting color, preferably dark blue or black. The organizer will provide dressing rooms and washrooms/showers for the competitors. Next to the dressing room area and adjacent to the stage, there should be an area where the marshals may assemble the competitors prior to leading them onto the stage. In the marshalling area, the organizer shall provide an adequate amount of warm-up equipment (barbells of varying weights, dumbbells of varying weights, adjustable benches, etc.)
Soccer (Federation Internationale de Football Association)	Length: 100-110 m Width: 64-75 m	FIFA has specific requirements that be accommodated within the National Stadium (separate locker room for referees) and in other planned administrative facilities within the Sports Centre.
	Futsal (Court Soccer) Length: 25-42 m Width: 15-25 m The pitch shall be rectangular. The length of the touch line shall be greater than the length of the goal line. **International Matches** Length: 38-42 m Width: 18-25 m	
	Sand/Beach Soccer The surface is composed of sand, is level and free of pebbles, and any other objects which could injure the players. For international	

	competitions, the sand must be fine and at least 40 cm deep. It must be sifted until suitable for play, must not be rough or contain any other dangerous elements; however, it must not be so fine as to cause dust that sticks to the skin. Length: 35-37 m Width: 26-28 m	

Sport and Organization	Dimensions	Functional Properties and Diagrams
Basketball (Federation Internationale de Basketball Association)	Length: 28 m Width: 15 m Team bench areas: Marked outside the playing court on the same side as the scorer's table; limited by a line extending from the end line, at least 2 m in length and by another line at least 2 m in length drawn 5 m from the inside edge of the centre line and at right angles to the sideline. There must be 14 seats available in the team bench area for coaches, players, and team personnel. Any other persons shall be at least 2 m behind the team bench.	
Baseball (International Baseball Federation)	Field dimensions can vary. Foul lines must be 325' minimum and straightaway centerfield must be 400' minimum.	
Softball (International Softball Federation)	Fences: 4-6' high (1.2-2.0 m) Fast-pitch Female: 220' (67.1 m) Fast-pitch Male: 250' (76.2 m)	
Boxing (Amateur International Boxing Association)	**Competition Ring** 6.10 m2 inside the line of the ropes. For all other competitions, the size of the inside of the ropes shall be 4.90 m2 (16 feet) and the maximum size of 6.10 m2 (20 feet). The size of the apron is 85 cm from the ropes on each side. **Height of Ring** 100 cm from the ground for all AIBA approved events; for all other competitions, the competition ring shall not be less than 91 cm (3 feet) or more than 1.22 m (4 feet) above the ground or base.	

	Platform Shall be level and free from any obstructing projections and shall extend for at least 46 cm (18 inches) outside the line of the ropes; it shall be fitted with four corner posts which shall be well padded.	

Sport and Organization	Event	Dimensions	Functional Properties and Diagrams
Gymnastics (Federation Internationale de Gymnastique)	Floor	Performance Area = 1200 cm x 1200 cm (+/- 3 cm)	Equal elasticity on surface as well as dampening; No hindering motion energy; Elasticity and dampening must be balanced to guarantee the gymnast stability and freedom of movement (must not restrict turns and slide movements); Surface cover of Performance Area must provide balance between anti-skid and slippage (must not cause skin burns); Floor must not produce disturbing sound during execution of an exercise (must assure low noise level); Of plain colour with a clear contrast to the performance area.
		Diagonals of Performance Area = 1697 cm (+/- 5 cm)	
		Border = 100 cm min.	
		Horizontal Area, Width = 50 cm min.	
		Slope Max 25%, Width = 50 cm min.	
		Height of outer border at the very end = 3-5 cm max.	
		Delimitation Strip Width (when applicable) between Performance Area and Border = 5 cm (+/- 0-5 cm)	

Gymnastics (in general)

Minimum seating for spectators:
Artistic Gymnastics = 6,000
Rhythmic Gymnastics = 4,000
Trampoline Gymnastics = 3,000
Acrobatic Gymnastics = 3,000
Aerobic Gymnastics = 3,000

Temperature at least 20°C; effective and visible separation of competition area and accommodation for spectators; suitable and sufficient "warm-up" area reserved for participants only.

Artistic Gymnastics: Installation of a podium respecting the FIG Apparatus Norms is necessary; distance of sufficient safety between the apparatus and the edge of the podium is essential.

Rhythmic Gymnastics: Hall must have minimum height of 8 meters (10 to 12 m preferably); working surfaces of 13 m x 13 m (exterior of the line) are compulsory and a safety zone (also carpeted) of 50 cm width at the minimum must be provided along the edge of the floor area.

Trampoline Gymnastics: Hall must have minimum height of 8 meters (10 to 12 m preferably); hall must be equipped with four trampolines including end decks and with floor covering of the same brand and model, two Double Mini-Tramps with landing areas and with floor covering, one Tumbling Track with landing area floor covering, one springboard, and seven spotter mats.

Acrobatic Gymnastics: Hall must have minimum height of 8 meters (10 to 12 m preferably); length must be minimum 45 meters and the width 30 metres; hall must be equipped at minimum with a spring gymnastic type floor of 12 x 12 meters square working surface (including boundary lines), landing mats with thickness of 20 cm min. to 50 cm max. for the Men's Group Balance Exercise and sufficient tables and chairs for all the various judges.

Aerobic Gymnastics: Podium is 80 cm to 140 cm high and closed off at the rear with a background; podium can be no less than 14 m x 14 m in size; competition floor must be 12m x 12m with clearly marked competition area of 7m x 7m (individuals, mixed pairs, trios) and 10m x 10m (groups).

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision to Approve a Scope of Work for GC Wallace to provide Construction Documents, Pre-bid Services and Construction Management for the Simkins Park Basketball Courts in an Amount Not to Exceed $13,300; payable from the Park Impact Fees and Parks Room Tax Fund.

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 Staff Memo and GC Wallace Proposal.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Mr. Luis, Town B&G Manager

SPONSORED BY:

William A. Kohbarger, Town Manager	William A. Kohbarger
Print Name	Signature
400 N. Hwy 160	(775) 727-5107 ext. 305
Mailing Address	Telephone Number

MEMO
TOWN OF PAHRUMP
TOWN BOARD MEETING AGENDA ITEM
MEETING DATE: 05/14/2013

TO: Town Board

FROM: William A. Kohbarger, Pahrump Town Manager
Matt Luis, Buildings & Grounds Manager

DATE: March 7, 2013

RE: **Discussion and Possible Decision** to Approve a Scope of Work for GC Wallace to provide Construction Documents, Pre-bid Services and Construction Management for the Simkins Park Basketball Courts in an Amount Not to Exceed $13,300; payable from the Park Impact Fees and Parks Room Tax Fund. (For Possible Action)

1.) Background

The Town has completed most of the renovation at Simkins Park. The next step in the renovation process is to construct basketball courts.

The first step to construct the basketball courts is for Engineering to provide construction documents, pre-bid services and construction services. Therefore, Town staff contacted GC Wallace and requested a proposal to move forth with constructing basketball courts at Simkins Park.

G.C. Wallace supplied the Town staff with an engagement proposal which led to staff placing same on the Town Board agenda. (See attached proposal)

2.) Fiscal Impact

This proposal came in at an Amount Not to Exceed $13,300; payable from the Park Impact Fees and Parks Room Tax Fund. There currently are sufficient funds available and budgeted in the Parks Impact Fee and Park Room Tax Funds.

3.) Town Manager Recommendation and Board Action Requested

The Town Manager recommends that the Town Board ***move to Approve a Scope of Work for GC Wallace to provide Construction Documents, Pre-bid Services and Construction Services for the Basketball Courts Construction in an Amount Not to Exceed $13,300; payable from the Park Impact Fees and Parks Room Tax Funds*** for the following reason(s):

1. The Town staff is respectfully requesting to continue the renovation of Simkins Park with the construction of the Basketball Courts.

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

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

Derick D.J Yoro, PE, LEED AP
Vice President
702.804.2143
dyoro@gcwallace.com

398-A351-002F

April 30, 2013

Mr. William A. Kohbarger
Town Manager
Town of Pahrump
400 N. Highway 160
Pahrump, NV 89060

Re: Town of Pahrump – Simkins Park Basketball Courts Construction Administration Services

Dear Mr. Kohbarger:

In accordance with your request, G. C. Wallace, Inc. (GCW) is pleased to provide this proposal for Professional Engineering Services for the subject project. GCW's services will be performed on a Salary Multiplier basis as specified in our contract that was approved by your Board on July 14, 2009.

The specific scope of work for this project is as follows:

1. Construction Documents
   a. *Project Manual* – GCW will prepare 100% Submittal Documents, Bidding Documents, Addenda (as necessary), and Construction Contract Documents.

   We propose to provide the services described in Item No. 1 on a Salary Cost basis with an estimated budget of $3,840.00.

2. Pre-bid Services
   a. *Coordination* – Provide coordination with the Nye County Building and Safety Department and Nye County Department of Planning, as required. Prepare project Advertisement for Bids and coordinate publishing with Pahrump Valley Times and Las Vegas Review Journal.
   b. *Pre-bid Meeting* – Conduct pre-bid meeting, provide technical assistance as necessary.
   c. *Bid Opening* – Assist the Town of Pahrump at the Bid Opening, prepare Bid Abstract, analyze all responsive and responsible bids, provide Engineer's Recommendation, and prepare Notice to Proceed.

   We propose to provide the services described in Item No. 2 on a Salary Cost basis with an estimated budget of $2,520.00.

3. Construction Management
   a. *Progress Meetings* – Preconstruction and closeout meetings (total of 2 meetings).
   b. *Site Inspections* – weekly site inspections (3 total).

c. *Weekly progress reports* – Via email (3 total).
d. Pre-construction Schedule (1 each).
e. Project Timeline w/ major milestones (1 each).
f. Change Order Review (assume 1 each).
g. Request for Information (assume 2 each).
h. Technical Submittal Review (assume 4 each).
i. Pay Application Review (assume 2 each).
j. Construction Schedule Review (assume 1 hours).
k. Final Report (assume 1 each).

We propose to provide the services described in Item No. 3 on a Salary Cost basis with an estimated budget of $5,940.00.

The fee for any Additional Services that may be requested by Client will either be negotiated and an addendum issued prior to commencement of said Additional Services or by mutual agreement, will be invoiced on a Salary Cost basis in accordance with the contract accepted by the Pahrump Town Board on July 14, 2009. Reimbursables will be a direct cost estimated to be **$1,000.00** for reproduction of drawings, postage, shipping charges, advertising fees, mileage and other out-of-pocket expenses. These items will be invoiced at our actual costs.

If this proposal meets with your approval and reflects your understanding of the scope of work requested of GCW, please indicate your acceptance by signing the Letter of Authorization (provided under separate cover) and return an executed copy to this office. Receipt of the signed Letter of Authorization will serve as notice to proceed.

We would be happy to discuss any questions or clarifications you may require regarding this proposal. We look forward to working with you on this project.

Summary of Fees

1.	Construction Documents	$3,840	Salary Cost
2.	Pre-bid Services	$2,520	Salary Cost
2.	Construction Management	$5,940	Salary Cost
3.	Reimbursables	$1,000	Budget
		$13,300	**Total**

Cordially,

G. C. WALLACE, INC.

Derick D.J Yoro, PE, LEED AP
Vice President

EXHIBIT A

LETTER OF AUTHORIZATION

BETWEEN

PAHRUMP TOWN BOARD
(Hereinafter "CLIENT")
400 N. Hwy 160
Pahrump, NV 89060

AND

G. C. WALLACE, INC.
(Hereinafter "GCW")
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89146

This Letter of Authorization, made and entered into on this 30th day of April, 2013, by and between CLIENT ("CLIENT"), and G. C. Wallace, Inc., a Nevada corporation ("GCW"), adds to, modifies or otherwise amends that certain Agreement for Professional Services between CLIENT and GCW, approved by the Town Board on July 14, 2009 (the "Agreement"), with regard to the Services, fees, basis of payment, schedule for performance, provision for additional services, or other such matters set forth below:

CLIENT Project Number or Description:
GCW Proposal, Project Number or Description: 398-A351-002F

As prepared and submitted by Derick Yoro, PE, LEEP AP

Except as specifically amended by this Letter of Authorization, all the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Letter of Authorization to be executed on the date and year first written above.

PAHRUMP TOWN BOARD	G. C. WALLACE, INC.,
	a Nevada corporation
By: _____	By: _____
Printed Name: _____	Printed Name: Derick Yoro, PE, LEED AP
Title: _____	Title: Vice President
Date: _____	Date: April 30, 2013

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 Bob Ruud Community Center.

DATE AGENDA ITEM SUBMITTED	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision to Permanently Table Agenda Item #8 from the April 09, 2013 Town Board meeting.

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 Mr. Dolan's Agenda Item Request form, Town Board Agenda for April 09, 2013, and an excerpt from the April 09, 2013 Town Board meeting minutes pertaining to this item.

BACKUP ATTACHED: ☒ YES ☐ NO

NAME OF PRESENTER(s) OF ITEM: Mr. Dolan, Town Board Vice-Chairman

SPONSORED BY:

William A. Kohbarger, Town Manager	William A. Kohbarger
Print Name	Signature
400 N. Hwy 160	(775) 727-5107 ext. 305
Mailing Address	Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (5) 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 Bob Ruud Community Center.

DATE AGENDA ITEM SUBMITTED
May 8, 2013

DATE OF DESIRED BOARD MEETING
May 14, 2013

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

ITEM REQUESTED FOR CONSIDERATION:
Agenda Item 8 from Town Board Meeting April 9th 2013 to be allowed to die on the table

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:
A motion was made by myself to table this agenda item for two town board meetings. At this time it is my request to allow this item to die on the table and not return it as requested. This is my request as the motion maker, due to the fact that a meeting was held with two TB members and the PVT and issues were brought to a mutual understanding. Therefore there is no need to return this item.

BACKUP ATTACHED: ☐ YES ■ NO

NAME OF PRESENTER(s) OF ITEM: Bill Dolan Vice-Chairman Pahrump Town Board

SPONSORED BY:

Bill DOlan Vice-Chairman Pahrump Town Board
Print Name

Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number

PAHRUMP TOWN BOARD MEETING
NYE COUNTY ADMINISTRATIVE COMPLEX
2100 E WALT WILLIAMS DRIVE
TUESDAY – 7:00 P.M.
April 09, 2013
AGENDA

1. **Call to Order, Moment of Silence, and Pledge of Allegiance**.

2. **Discussion and Possible Decision** regarding Moving the Order of or Deleting an Agenda Item(s). (For Possible Action)

3. **Presentation** by the League of Women Voters of Pahrump. (Non-Action Item)

4. **Announcements** (Non-Action Item)

5. **Public/Board/Staff Comment**: Action may not be taken upon matters considered during this item until specifically included on an agenda for action. – NRS241.020(2)(c)(3). (Non-Action Item)

6. **Discussion and Possible Decision** Consent agenda items: (For Possible Action)
   a. For Possible Action – Approval of Town Vouchers.
   b. For Possible Action – Approval of Town Board meeting minutes for March 26, 2013.
   c. For Possible Action – Approval of Funding the 2013 Earth Day Educational & Environmental Event being held on April 27, 2013 in an amount not to exceed $2,500.
   d. For Possible Action – Approval of the Family Movie Night in the Park Series Program in an amount not to exceed $10,000.00 from the Parks Room Tax Fund.
   e. For Possible Action – Approval to obtain permission to purchase through the bid process a new Tractor for the Arena pursuant to NRS 332 payable from the Arena Room Tax Fund.
   f. For Possible Action – Approval to Accept the Resignation of Mr. John Whitney from the Convention Center/Civic Center Advisory Board.

7. **Advisory Board Reports** from Advisory Board Chairpersons and/or Town Board Liaisons on the Status of Advisory Boards. (Non-Action Item)

8. **Discussion and Possible Decision** to Address Inaccurate & Negligent Claims of Town Action, Town Responsibilities & Related Matters that Lower the Estimation of the Town in the Community; Authorize the Town Attorney to Pursue All Legal Remedies to Address Serious and Harmful Inaccuracies. (For Possible Action)

9. **Discussion and Possible Decision** on the Appointment of a Pahrump Town Board member to the Pahrump Regional Planning Commission (RPC). (For Possible Action)

10. **Discussion and Possible Decision** Regarding having the Town of Pahrump take part in the "Battle Born – Nevada Proud" 150th Anniversary of Statehood. (For Possible Action)

11. **Discussion and Possible Decision** to revisit the 2013 Town Board Goals and Objectives to ensure that the correct G&O's were carried forward from the 2011-2012 Goals & Objectives list which became part of the new 2013 Goals & Objectives. (For Possible Action)

12. **Discussion and Possible Decision** to purchase through the State Purchasing a new 1-Ton Service Truck with Utility Boxes for the Buildings & Grounds Department payable from the General Fund Special Assessed Value Capital Fund Budget in an amount not to exceed $45,000. (For Possible Action)

13. **Discussion and Possible Decision** to send a "Letter of Support" for SB 337 to both the Senate and Assembly Government Affairs Committees on behalf of the Pahrump Town Board. (For Possible Action)

14. **Future Meetings/Workshops: Date, Time and Location** (Non-Action Item)

15. **Public/Board/Staff Comment**: Action may not be taken upon matters considered during this item until specifically included on an agenda for action. – NRS241.020(2)(c)(3). (Non-Action Item)

16. **Adjournment**

A quorum of Advisory Board members may be present at any Town Board meeting but they will not take any formal action.
Any member of the public, who wishes to speak during public comment on any item, will be limited to three (03) minutes. Items may be taken out of order. Items may be combined. Items may be pulled or removed from the agenda at any time.
Any member of the public who is disabled and requires accommodations or assistance at this meeting is requested to notify the Pahrump Town Office in writing, or call 775-727-5107 prior to the meeting. Assisted listening devices are available at Town board meetings upon request.
This notice and agenda has been posted on or before 9:00 a.m. on the third working day before the meeting at the following locations:
PAHRUMP TOWN OFFICE, COMMUNITY CENTER, TOWN ANNEX, COUNTY COMPLEX, and CHAMBER OF COMMERCE

Excerpt from April 09. 2013 Town Board Meeting Minutes
Agenda Item #8

8. **Discussion and Possible Decision** to Address Inaccurate & Negligent Claims of Town Action, Town Responsibilities & Related Matters that Lower the Estimation of the Town in the Community; Authorize the Town Attorney to Pursue All Legal Remedies to Address Serious and Harmful Inaccuracies.

Mr. Kohbarger said this item is on the Agenda because through-out time the Town Board gets blamed for things that are not Town responsibilities. He goes on to say that regarding the PV Times article written by Mark Waite about the Valley Homes' Green Man sign that was taken down, the Town in no way has any control over these issues and that this was a Nye County responsibility only. He then presented emails from the County to the Mr. Waite showing they had discussed that Code Compliance is a responsibly of the County.

Dr. Waters asked if we as a Town are implying Nye County did anything wrong. He also asked is this the only thing the Town is blamed for that Nye County is responsible for.
Mr. Kohbarger stated that in no way the county did anything wrong and they followed all the legal processes they were supposed to. Mr. Kohbarger said no this is just one of many things.

Mr. Adams said he has an issue with the last two sentences of the article, and found they were uncalled for.

Matt Ward stated that Mark Waite in his opinion is a good writer, and that when brought to Mr. Waite's attention that the sign actually had value he figured it would a light hearted story. He said yes some errors were made and that if someone from the Town had contacted him he would have printed an editor's retraction and said he only received news of the possible legal action from a local Television Station. He said however this was simple mistake.

Mr. Kulkin said the damage is done, and that he felt that as much as this may be a mistake that Mr. Waite's should have still checked his facts.

Mrs. Riches stated that she received a telephone call from an irate citizen about the PV Times article and requested that PV Times print an article about what the Town's responsibilities are.

Mr. Dolan thanked Mr. Ward for coming but noticed the web comments were printed in the paper. He said that when comments were printed they were blaming the Town for things the Town did not do and that he would prefer to see those comments not printed if they were providing incorrect material. He also stated that he personally contacted Mr. Waite and asked why he printed the misinformation. He stated that Mr. Waite had said he tried to speak with Mr. Kohbarger a day and half before the article was printed but phone records show that they spoke an hour & half before Mr. Waite's deadline. He further questioned Mr. Ward about why a retraction was not written by Mr. Waite when he found out the errors in the article.

Mr. Ward stated it had not been brought to his attention. He also stated he thought the comment about Mr. Kohbarger was funny. He also stated from the raw notes from Mr. Waite show he was told the Town owned the sign. He also stated he did not find this a serious enough reason to write a retraction.

Mr. Dolan and Mr. Kulkin both stated that this is a serious mistake and that a retraction was necessary.

Mr. Kulkin also said that Mr. Harris was one of the best reporters he has ever interacted with and that he was extremely accurate in his articles in the papers. He also felt that Mr. Harris should be put in charge over Mr. Waite.

Excerpt from April 09. 2013 Town Board Meeting Minutes
Agenda Item #8

Mr. Ward defended Mr. Waite.

Mr. Kohbarger said that he had contacted Mr. Ward about another article written and that article was also false and harsh wording, and that he would prefer personal comments about him be withheld if they are not needed to the story.

Dr. Waters also stated this motion was not to bring legal action against the paper now but in the future should it happen again.

Mr. Kulkin stated that he would prefer a meeting with Mr. Ward and the PV Times to resolve the issues.

Mr. Kohbarger stated that if the Town Board wanted to table this item to have meetings with Mr. Ward that was also an option.

Public comment was heard.

Mr. Dolan motioned to tabled Item 8 for two Town Board meting so that two Town Board members along with Town staff members could meet with PV Times staff.
Dr. Waters seconded.
Motion carried, 5-0.

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Discussion and Possible Decision to create a new Advisory Board Named Events Planning.

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:
Mr. Adams will supply a verbal statement on this issue at the Town Board meeting

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Mr. Adams, Town Board Member

SPONSORED BY:

Mr. Adams, Town Board Member
Print Name

Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number

AGENDA ITEM REQUEST

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DATE AGENDA ITEM SUBMITTED 4/24/2013

DATE OF DESIRED BOARD MEETING 5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Closed Session(s)

a. Discussion and Possible Decision regarding a Closed Session, to receive information and advice from the Town Attorney regarding potential or existing litigation pursuant to 241.015(2)(b)(2).

b. Discussion and Possible Decision regarding a Closed Session pursuant to NRS 288.220 for purposes of conferring with Town's Management Representatives Regarding Labor Negotiations.

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

AGENDA ITEM REQUEST

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DATE AGENDA ITEM SUBMITTED	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Future Meetings/Workshops: Date, Time and Location
A. Final Public Budget Hearing: May 16th, 2013 @ 6:00 p.m. at the Town Annex.

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:

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BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. five (05) 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	DATE OF DESIRED BOARD MEETING
4/24/2013	5/14/2013

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

ITEM REQUESTED FOR CONSIDERATION:
Public/Board/Staff Comment

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:

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Citizens, Town Board, & Staff

SPONSORED BY:

Pahrump Town Board	*Pahrump Town Board*
Print Name	Signature
400 N. Hwy 160	(775) 727-5107
Mailing Address	Telephone Number

AGENDA ITEM REQUEST

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DATE AGENDA ITEM SUBMITTED
4/24/2013

DATE OF DESIRED BOARD MEETING
5/14/2013

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Adjournment

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:
Good Night Pahrump Citizens, Town Board, and Staff.

BACKUP ATTACHED: ☐ YES ☒ NO

NAME OF PRESENTER(s) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board
Print Name

Pahrump Town Board
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107
Telephone Number