

Douglas County Board of County Commissioners

AGENDA ACTION SHEET

Title: For possible action. Discussion regarding the possible adoption of Resolution 2015R-068 designating an area for evaluation for redevelopment and other properly related matters.

Recommended Motion: Approve the adoption of Resolution 2015R-068.

Financial Impact: The financial feasibility and impact to the County will be part of the evaluation process if the Board adopts this resolution. To complete the evaluation process staff will require the professional assistance of various consultants including financial advisor, bond counsel, fiscal analysis, and redevelopment plan preparer. The costs for these services are estimated at approximately \$100,000. The South Tahoe Alliance of Resorts has agreed to match the County's costs up to \$50,000. Funding for the County's portion of the costs is available from appropriated reserves in the County Construction Fund, account # 410-751-625.103.

Prepared by: Christine Vuletich

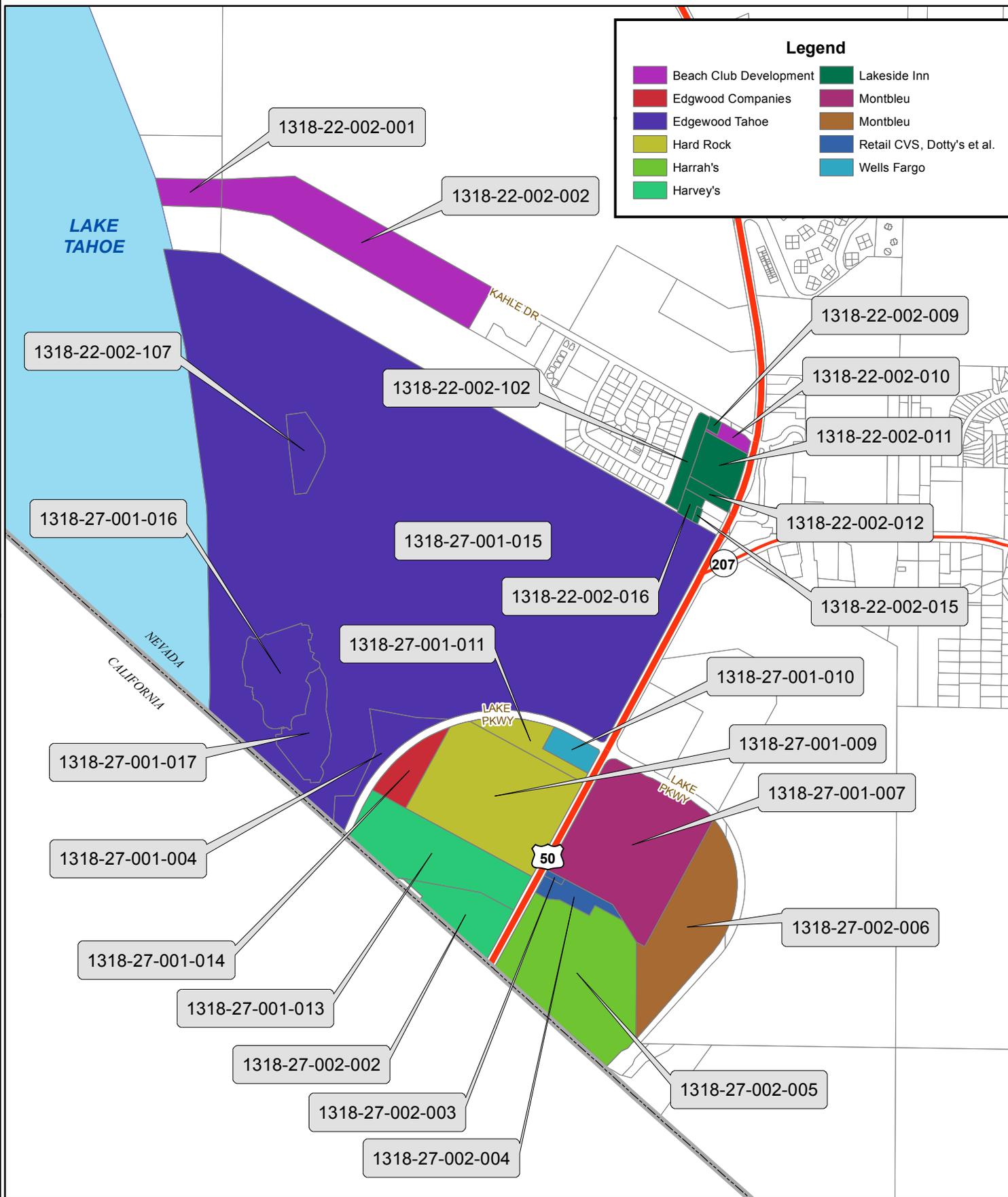
Meeting Date: October 15, 2015 **Time Required:** 10 minutes

Agenda: Administrative

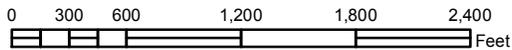
Background Information: The County's Strategic Plan priority of Economic Vitality includes the goal: Work with local partners and stakeholders to initiate the development of a year-round conference/entertainment venue at Lake Tahoe (within Douglas County). Staff has been working with the South Tahoe Alliance of Resorts (STAR) to evaluate possible options for the financing required to achieve this goal. The significant current private investment within the Stateline area will result in the increased assessed valuation of these properties and the generation of increased property tax revenues. One of the possible options that could be a component of the financing plan would be to establish a new redevelopment area for evaluation. The Douglas County Redevelopment Agency was established October 2, 1997. NRS 279.518 provides that an area may be designated for evaluation for redevelopment by the Board of County Commissioners. Staff is requesting direction from the Board, via the adoption of Resolution 2015R-068, to designate Evaluation Area No. 2 and to declare that the new area requires study to determine if a redevelopment project within the area is feasible (NRS 279.520). The proposed area includes properties in the casino-core area of Stateline, the Edgewood Golf Course properties, and the Kahle Drive area. A map of the proposed evaluation area is attached. Also attached is the tentative schedule for the new redevelopment plan.

Agenda Item # 4

Proposed Lake Redevelopment Area



Attachment: Tahoe_Redevelopment_8x11P_Z1054A Map Oct 5 2015 (1193 : Redevelopment Area Designation)



1 inch = 1,000 feet

Print Date: 10/5/2015 -- File Name: Tahoe_Redevelopment_8x11P_Z1054

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County or MAGIC as to the sufficiency or accuracy of the data.



Douglas County Redevelopment Agency, Nevada

Tentative Schedule – New Redevelopment Plan

Date	Activity	Participants
10/15/15	Resolution designating areas for evaluation as redevelopment areas and preparation of Redevelopment Plan	BOCC
11/10/15	Planning Commission selects a Redevelopment Area from the areas under evaluation and formulates a preliminary plan for redevelopment; Planning Commission submits preliminary plan to RDA	DCPC
11/19/15	RDA prepares or adopts Redevelopment Plan for Redevelopment Area and directs submission to Planning Commission	RDA
11/20/15	RDA submits Redevelopment Plan to the Planning Commission (Planning Commission has 30 days to file report and recommendation with agency)	DCPC
1/21/16	RDA submits Redevelopment Plan to BOCC; 1 st reading of Ordinance adopting Redevelopment Plan (accompanied by RDA's report)	BOCC; RDA
1/27/16; 2/3/16; 2/10/16; 2/17/16	Notice of Public Hearing publications	
2/18/16	Public Hearing and 2 nd reading of Ordinance adopting Redevelopment Plan	BOCC; RDA
2/24/16 and 3/02/16	Notice of Adoption of Ordinance published twice by title	
3/15/16	Assessment Roll cutoff	

Participants Key

DCPC = Douglas County Planning Commission

BOCC = Board of County Commissioners

RDA= Douglas County Redevelopment Agency

Douglas County Board of County Commissioners

AGENDA ACTION SHEET

Title: For presentation only. Reports/updates from County Commission members concerning the various boards and/or commissions that they may be a member of or a liaison to or meetings/functions they have attended. These boards/commissions/meetings include but are not limited to the: Nevada Association of Counties; Carson Water Subconservancy District; Lake Tahoe Visitors Authority; Tahoe Regional Planning Agency; Law Library; NevadaWorks; Carson Valley Chamber of Commerce, Carson Valley Visitors Authority; Tahoe Douglas Visitors Authority; Lake Tahoe South Shore Chamber of Commerce; Western Nevada Development District; Regional Transportation Commission; Nevada Tahoe Conservation District; Nevada V & T Railroad Commission; Joint Powers/Waste Management; Tahoe Transportation District, and the Debt Management Commission. There will be no discussion or action taken on these reports/updates.

Recommended Motion: No action requested.

Financial Impact: None

Prepared by: Debbie Beam

Meeting Date: October 15, 2015 **Time Required:** 10 minutes

Agenda: Administrative

Background Information: This is an opportunity for Commission members to update the other Commissioners about what is occurring on the various boards to which they have been appointed.

Agenda Item # 5