

Summarized History of Redevelopment Area 2

(Items Uploaded to RDA 2 Web Page)

1997 - **The Tahoe Douglas Visitors Act** gives authority to the Tahoe Douglas Visitors Authority for planning, construction and operation of a convention center in the Tahoe Township. To view the Tahoe Douglas Visitors Act click [here](#).

June 19, 1997 and September 11, 1997- the BOCC held public workshops to accept public input and assess redevelopment and its possible benefits to the County.

October 2, 1997- the BOCC adopts **Resolution 97R-069** establishing a Redevelopment Agency to assist with the elimination of blighted areas in Douglas County.

1998 the BOCC establishes Redevelopment Area No. 1

2007- Lake Tahoe South Shore Chamber of Commerce and the North Lake Tahoe Chamber of Commerce joined together to enlist Tahoe Basin partners to address changing socioeconomic conditions at the Lake.

September 3, 2009, BOCC Meeting, Item 10-The Board of Commissioners allocated matching funds (\$10,000) to participate in an Economic Development Administration Technical Assistance Grant Program application to develop an “Economic Prosperity Plan” for the entire Lake Tahoe Basin. Each participating jurisdiction would have a seat on the Prosperity Plan Steering Committee.

October 1, 2009, BOCC Meeting, Item 38– Board appointed a representative (Commissioner Nancy McDermid) to the Steering Committee for the Economic Prosperity Plan in the Lake Tahoe Basin.

November 5, 2009, BOCC Meeting Item 26- The Board of County Commissioners receives a presentation of the **Douglas County Community Assessment Final Report** by the Nevada Rural Development Council. The Community Assessment was completed in September 2009 as “the first step, the visioning step, in the strategic planning process. It is a community based planning and assessment process consisting of interviewing a large number of people in the community, recording their suggestions, and having a team of experts write up implementation plans for community use. This is a very neutral, nonthreatening process where citizens can give input without criticism or debate. Because it is citizen-based, it adds tremendous validation to master plans, strategic plans, community development plans, and the elected officials that use these plans for implementing strategies (page 4).” The Assessment identified a potential need to “diversify business types to shore up economic sustainability” at the Lake. “Several individuals felt the economic conditions at

the Lake, particularly in Stateline and South Lake Tahoe, would be enhanced greatly by the completion of the convention center, referred to recently as ‘the hole.’ We don't know the details of the project nor presume to know how to get it up and moving, but it could be very rewarding to realize a finished and functional convention center (page 102).” Click here to view the [Douglas County Community Assessment](#).

November 2010- [Lake Tahoe Basin Prosperity Plan](#)

Western Nevada Development District (WNDD) was awarded a grant from the U.S. Department of Commerce Economic Development Administration (EDA), with matching funds provided by all six of the Tahoe Basin’s local governments (including Douglas County). The Lake Tahoe Basin Prosperity Plan (Prosperity Plan) “is an unprecedented regional collaboration effort to develop a Basin-wide economic prosperity strategy, which did not exist (page 1).” The Plan discusses economic trends at the Lake and recommends action items to address each condition.

2010 - Douglas County participates in the development of the [South Shore Vision Plan](#) to identify strategies to inform the update of the Tahoe Regional Planning Agency’s (TRPA) Regional Plan (to view the TRPA Regional Plan click [here](#)). The plan is in response to factors in the declining resort and tourism market in the South Shore including:

- 1) 10 years of precipitous decline in gaming revenues. Gaming revenues at the Lake decreased 38% from \$338 million in 2004 to \$209 million in 2011([South Shore Vision Destination Economic Impact Analysis/ Nevada Gaming Commission](#));
- 2) The general tourism trend toward resort destination that are focused on recreation and entertainment experiences; and
- 3) Regional regulatory policies that were implemented to preserve and enhance Lake Tahoe’s water clarity that had in some cases deterred redevelopment (revitalization).

September 2011 - Completed [South Shore Vision Plan](#) includes development of new indoor entertainment venue and conference/group meeting space as part of one of 14 principle ideas to redefine the physical attributes of the study area in a way that is economically sustainable and responsive to environmental conditions. The plan was presented to the County Commission on [October 20, 2011, Agenda Item 7](#).

2012 Douglas County Strategic Plan identifies initiative to work with stakeholders to identify viable options to implement the South Shore Vision Plan.

September 25, 2013 Tahoe Regional Planning Agency (TRPA) adopts the **South Shore Area Plan** and on **November 21, 2013 (agenda item 8)** the BOCC adopts **Ordinance No. 2013-1400** to incorporate changes adopted by TRPA as part of the South Shore Area Plan. The South Shore Area Plan incorporates principles of the South Shore Vision Plan, including entertainment amenities.

2015 Douglas County Strategic Plan identifies initiative to work with local partners and stakeholders to initiate the development of a year-round conference/entertainment venue at Lake Tahoe.

October 15, 2015, BOCC Meeting, Item 4- the Board approved Resolution **2015 R-068** designating Redevelopment Area No. 2 within the Lake Tahoe Basin area of Douglas County for evaluation for redevelopment pursuant to [NRS Chapter 279](#). The background information provided to the BOCC at that time was:

“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.”

November 10, 2015, Planning Commission Meeting Item 2- the Douglas County Planning Commission selected Redevelopment Area No. 2 for further redevelopment evaluation, found that the preliminary redevelopment plan for Redevelopment Area No. 2 was sufficient under [NRS 279.526](#), and directed that the preliminary redevelopment plan be submitted to the Douglas County Redevelopment Agency for review pursuant to [NRS 279.528](#).

November 19, 2015, BOCC Meeting, Item 1- the Douglas County Redevelopment Agency adopted a more detailed redevelopment plan for Redevelopment Area No. 2 and submitted the proposed redevelopment plan to the Planning Commission for its report and recommendation as to the plan's conformity with the Master Plan and other related planning documents.

December 8, 2015, Planning Commission Meeting Item 1- the Planning Commission unanimously adopted a Report and Recommendation approving the Redevelopment Plan for Redevelopment Area No. 2 and submitted its Report and Recommendation to the Douglas County Redevelopment Agency.

January 21, 2016, The Agency made its proposed Owner Participation Rules (can be found in the Redevelopment Area Plan) available for public inspection.

January 21, 2015, The Agency made its proposed Employment Plan available (can be found in the Redevelopment Area Plan) for public inspection.

January 21, 2016 - The Agency made its proposed Relocation Rules (can be found in the Redevelopment Area Plan) available for public inspection.

January 21, 2016 - The Agency made its Blight Study and Economic Feasibility Report available for public inspection.

January 21, 2016 - The Agency submitted the Redevelopment Plan and its Analysis of the Primary Plan to the Douglas County Commission.

January 21, 2016, BOCC Meeting Agenda Items 3 and 4- The Board of Commissioners approved submission of the Redevelopment Plan for Redevelopment Area No. 2 within the Lake Tahoe Basin area of Douglas County and accepted the accompanying report and proposed redevelopment rules from the Agency pursuant to [NRS 279.578](#).

February 18, 2016, BOCC Meeting Agenda Items 5 & 6- The Board of Commissioners adopted Ordinance 2016-1456 approving and adopting the Redevelopment Plan for Redevelopment Area No. 2.

July 21, 2016, BOCC Meeting Agenda Item D- the Board approved the Memorandum of Understanding between the Tahoe Douglas Fire Protection District and the Douglas County Redevelopment Agency regarding the Redevelopment Plan for Redevelopment Area No. 2 within the Lake Tahoe Basin area of Douglas County, and the provision and funding of reasonably necessary public services within the Redevelopment Area. During the process to form Redevelopment Area No. 2 in the Stateline, Nevada area, the Tahoe Douglas Fire Protection District ("Tahoe Douglas") expressed potential concern about its ability to fund reasonably necessary public services within the Redevelopment Area due to future property tax increment being diverted to the Redevelopment Agency instead of Tahoe Douglas and other taxing agencies. Tahoe Douglas proposed a Memorandum of Understanding between Tahoe Douglas and the

Douglas County Redevelopment Agency setting forth the parties mutual understanding of the possible effect of the Redevelopment Area on Tahoe Douglas' ability to fund reasonably necessary public services, and possible methods to address a funding shortfall should it arise. The Memorandum of Understanding was reviewed and negotiated by both parties' legal counsel. The Memorandum of Understanding does not obligate either party to engage in any specific action, but sets forth the parties' mutual understanding to work cooperatively to procure adequate resources to support reasonably necessary public services within the Redevelopment Area if necessary and feasible.

March 21, 2017 BOCC Special Meeting Agenda Item 2- the Board discussed the possible modification or dissolution of the Redevelopment Plan for Douglas County Redevelopment Area No. 1 and Area No. 2.

2017 The updated **Economic Vitality Plan** includes South Shore Vision Implementation including entertainment venue development.

April 20, 2017, BOCC Meeting Agenda Items 9- Board of Commissioners approved additional 1% Transient Lodging License Tax on all transient lodging businesses within the Lake Tahoe Township for the purpose of studying the feasibility of, planning for, operating, and/or funding economic redevelopment projects within the Lake Tahoe Township; the funding is intended to supplement to funding generated by Redevelopment Area No. 2 in the Stateline area. Funds collected are paid to the TDVA. The TDVA's intended purpose is to use the funding to study the feasibility of, planning for, and operating the Event Center.

January 2018- TDVA submits Event Center project to Tahoe Regional Planning Agency to commence environmental review process.

March 15, 2018, BOCC Meeting Presentation by TDVA - Board of Commissioners hear an update from TDVA on the design and development of the proposed Event Center.

July 19, 2018, BOCC Meeting Presentation by TDVA- Board of Commissioners hear TDVA presentation on the Fiscal and Economic Impacts Study of the Event Center. Estimated new visitor spending of \$44 million - \$66 million annually. Additional annual Room Tax proceeds to Douglas County estimated at \$800,000 - \$1.1 million. To view the **Event Center Fiscal and Economic Analysis Technical Memorandum**, July 18, 2018, click here.

May 16, 2019, BOCC Meeting Presentation by TDVA Agenda Item 3- The Tahoe Douglas Visitors Authority (TDVA) had an **economic opportunity cost analysis** prepared to identify tourism and gaming trends during the past 20 years to

quantify the potential fiscal impacts in the event the South Tahoe Event Center is not constructed compared to the fiscal impacts if the South Tahoe Event Center is constructed. The analysis is intended to quantify the “opportunity cost” of not building the Event Center in terms of lost revenue. Strategic Marketing Group presented the preliminary study results to the Board of Commissioners. The final study is expected to be complete later this month and will be presented to the TDVA

May 16, 2019, BOCC Meeting Agenda Item 4- The District Attorney’s Office gave a presentation to the Board regarding [NRS 279.608](#) and the general procedure to amend, deviate from, or dissolve redevelopment plans and area boundaries.