

June 22, 2023

Report from Councilman Alworth

Kudo's to NDOT for getting the traffic lines repainted on Aultman and Great Basin Blvd before the 4th of July holiday. Now if they could repaint or better paint the "bumper car" intersection at Great Basin and Aultman to hopefully direct traffic safer.

Senator's Catherine Cortez Masto and Jacky Rosen recently announced the Dept. of Interior has provided the State of Nevada \$31,196,044 under the Payments in Lieu of Taxes (PILT) program for rural counties in Nevada for fiscal year 2023. White Pine County's share is \$1,456,109, an increase of \$97,451 over fiscal year 2022.

The PILT payments began in 1977 because local governments cannot tax federal lands, annual PILT payments are intended to help local governments carry out vital services, **such as firefighting, police protection, construction of public schools and roads, and search and rescue operations.**

My reason for bringing this announcement to this meeting and for the public's information, is because it is my belief, that White Pine County should report how these funds, over the years, have been allocated within White Pine County and yes, the City of Ely is part of the County. Former County Commissioner Steve Stork, up and to the time of his unfortunate passing, was expressing great interest in the "fair sharing of this funding" with the City and outlying Towns and Boards. The School District should also be interested in how these funds are being spent.

The current City staff was made aware of PILT payments last year by me and the staff should be more aggressive in having the County share funding from the PILT payment to offset the use of General Fund revenues to pay for Police Protection and providing Fire/EMS services currently under contract for runs outside of the City for White Pine County residents. Recent renegotiations between the County and City, for Law Enforcement protection, will cost the City an additional \$59,044 from the General Fund for the upcoming fiscal year with a built-in increase for the next several years. This could have been paid for with PILT monies during the negotiations. The City Fire Dept., through contract negotiations with the County receive \$185,000 from the County yearly to provide Fire/EMS for runs in the County. The budget for the City Fire Dept. for the next fiscal year exceeds \$1.4 million dollars. PILT funding can and should be applied to offset some of these costs.

White Pine County should investigate providing some additional funding using PILT funds for their County Fire Depts to boost and maintain the wonderful and dedicated Fire Departments they once had in past years.

June 15, 2023

CORTEZ MASTO, ROSEN ANNOUNCE OVER \$31 MILLION FOR RURAL NEVADA COUNTIES

Washington, D.C. – U.S. Senators Catherine Cortez Masto (D-Nev) and Jacky Rosen (D-Nev) announced that the Department of the Interior (DOI) has provided \$31,196,044 under the Payments in Lieu of Taxes (PILT) program for rural counties in Nevada for fiscal Year 2023.

"I've always championed this program to support rural Nevada counties pay their firefighters and police officers, repair aging infrastructure, and fund education and conservation projects," **said Senator Cortez Masto**. "I'm glad to see even more funding headed to Nevada this year, and I'll continue to protect this program and will always advocate for our rural counties to receive the resources they need."

"With the majority of Nevada's land under federal management, it's critical that communities in our state receive PILT payments to provide essential services, including paying law enforcement and first responders," **said Senator Rosen**.

"I'm glad to see that dozens of local governments in Nevada will receive over \$31 million through PILT this year, and I will fight to ensure rural communities in Nevada continue to receive their fair share of funding."

PILT payments are federal payments to local governments that help offset losses in property taxes due to non-taxable federal lands within those governments' boundaries. PILT payments support local governments in carrying out such vital services as firefighting and police protection.

continued →

construction of public schools and roads, and search-and-rescue operations
The payments are made annually for tax-exempt federal lands administered by the Bureau of Land Management, the National Park Service, the U.S. Fish and Wildlife Service (all agencies of the Department of the Interior), the U.S. Forest Service (part of the U.S. Department of Agriculture), and for federal water projects and some military installations. **A full breakdown of FY2023 PILT payments by county is available here.**

Senators Cortez Masto and Rosen have been champions of the PILT program, and they have repeatedly called for a long-term solution to secure the PILT program for the future. Both Senators are also cosponsors of the *Small County PILT Parity Act*, legislation that would modify the PILT formula so that counties with populations under 5,000 would receive increased PILT payments.

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DEPARTMENT OF THE INTERIOR
PAYMENTS IN LIEU OF TAXES - FOR FISCAL YEAR 2023
SUMMARY OF STATE & COUNTIES - NEVADA

LOCAL UNIT OF GOVERNMENT	TOTAL PD THIS FY	TOTAL ACRES
CARSON CITY	\$130,981	42,807
CHURCHILL COUNTY	\$2,797,457	2,135,104
CLARK COUNTY	\$4,126,562	4,720,092
DOUGLAS COUNTY	\$798,929	255,954
ELKO COUNTY	\$4,129,072	7,904,874
ESMERALDA COUNTY	\$157,431	2,253,155
EUREKA COUNTY	\$403,219	2,156,826
HUMBOLDT COUNTY	\$2,184,255	4,978,712
LANDER COUNTY	\$1,190,550	3,332,331
LINCOLN COUNTY	\$958,783	6,388,088
LYON COUNTY	\$2,592,732	859,166
MINERAL COUNTY	\$870,863	1,936,566
NYE COUNTY	\$3,843,946	8,547,910
PERSHING COUNTY	\$1,307,830	2,918,834
STOREY COUNTY	\$45,546	14,474
WASHOE COUNTY	\$4,201,779	2,934,615
→ WHITE PINE COUNTY	\$1,456,109	5,185,695
TOTAL	\$31,196,044	56,565,203

PILT 2022 = \$1,358,658
Increase \$ 97,451

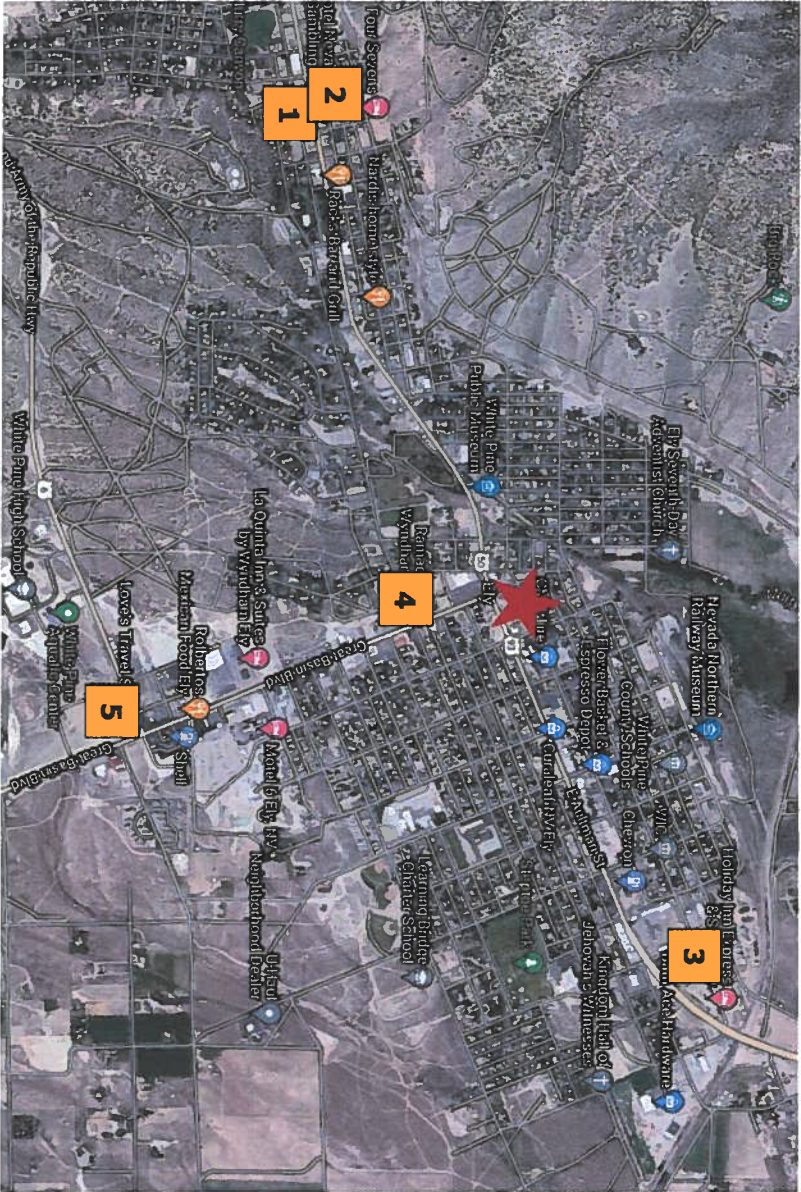
Overview of Ely Properties with Nonrestricted Gaming

Map ID	Property Name	# of Gaming Machines	YOC
1	Hotel Nevada & Gambling Hall	160	1929
2	Jailhouse Motel & Casino	121	1975
3	Prospector	106	1995
4	Ramada Inn & Copper Queen Casino	71	1985
5	Love's Travel Stop (#691)	50	2017

Total: 508
Average: 101.6

*	Subject Property	40	.
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Note: "YOC" = original year of construction. Most properties were renovated in 2005 or 2014.



Sources: *White Pine County Appraisal District*, *nevada.casinocity.com*

City of Ely Room Tax - Calendar Year 2022

				Room Tax Allocation				
	Great Basin Inn	Total Motel/Hotel Collected	Total RV	Dept of Taxation	White Pine Tourism	NV Railway	City of Ely	Golf Course
Jan	\$440.64	\$99,237.81	\$1,419.19	\$2,796.03	\$64,172.83	\$14,912.15	\$17,961.15	\$814.84
Feb	\$243.68	\$108,085.98	\$1,758.86	\$3,051.25	\$69,787.82	\$16,273.31	\$19,364.58	\$1,367.88
Mar	\$640.58	\$146,702.35	\$6,655.47	\$4,259.94	\$97,185.51	\$22,719.68	\$26,416.86	\$2,775.83
Apr	\$742.09	\$165,770.04	\$13,725.13	\$4,985.98	\$112,849.49	\$26,591.88	\$28,669.91	\$6,397.92
May	\$1,035.86	\$200,093.97	\$18,295.75	\$6,066.38	\$137,161.73	\$32,354.03	\$34,529.95	\$8,277.62
Jun	\$1,431.68	\$225,744.89	\$21,839.28	\$6,877.34	\$155,525.70	\$36,679.14	\$39,216.24	\$9,285.75
Jul	\$1,408.59	\$235,163.10	\$18,511.59	\$7,046.52	\$159,517.41	\$37,581.44	\$40,595.48	\$8,933.84
Aug	\$1,300.77	\$227,361.57	\$15,964.42	\$6,759.06	\$153,524.08	\$36,048.29	\$40,224.90	\$6,769.66
Sep	\$418.05	\$228,110.28	\$18,295.40	\$6,844.60	\$154,574.43	\$36,504.55	\$38,502.13	\$9,979.98
Oct	\$706.32	\$218,687.15	\$17,097.55	\$6,549.58	\$148,325.51	\$34,931.07	\$37,877.03	\$8,101.52
Nov	\$377.73	\$151,040.38	\$4,646.64	\$4,324.64	\$98,782.92	\$23,064.74	\$27,121.47	\$2,393.24
Dec	\$95.04	\$105,408.67	\$1,548.84	\$2,971.04	\$68,084.93	\$15,845.56	\$19,184.36	\$871.62
Total:	\$8,841.03	\$2,111,406.19	\$139,758.12	\$62,532.36	\$1,419,492.36	\$333,505.84	\$369,664.06	\$65,969.70

\$1,855,126.12 White Pine, Ely, Golf Course

Nevada Municipalities - Nonrestricted Gaming License (16+ machines) and Hotel Requirement

History and Summary

NRS 463.1605(1): Limitation on approval of nonrestricted license in county whose population is 100,000 or more

- 1. "...the Commission shall not approve a nonrestricted license...in a county whose population is 100,000 or more unless the establishment is a resort hotel."
- NRS 463.1605 allows a county, city, or town with the option to require resort hotels to meet standards in addition to these as a condition of licensure by the municipality.

- The Nevada Gaming Control Board did not create & does not implement this regulation. It's state law.

- Passed in 1991, NRS 463.01865 imposes the hotel-room requirement. It codified "resort hotel" as having 200 hotel rooms or more if the city/town is located in a county whose population exceeds 700,000 people (300 rooms if in a county of 100,000 persons and fewer than 700,000).

- News article with context and quotes: <https://www.lasvegassadvisor.com/question/casino-hotel-rooms/>

"It was pretty straightforward. The larger casinos argued that the smaller casinos without rooms had an unfair advantage," says gaming-law expert Anthony Cabot. "In other words, the big casino owners were lobbying to keep the Mom-and-Pop operators in their place. The legislature heard ... and responded in kind."

Table A: Nevada Counties - Which NV counties have adopted ordinances requiring hotels with nonrestricted gaming?

Rank	County	Population ¹	Largest Towns Governed by County Code ²	Hotel Requirement Adopted for Nonrestricted Gaming License?		
				Y/N	Min. Rooms Requirement	Link to Code
1	Clark	2,231,147	Enterprise, Spring Valley, Sunrise Manor, Paradise	Yes	200 rooms (STATE reqmt)	https://www.las-vegas.state.nv.us/nrs/nrs-463.htm#NRS463
2	Washoe	479,758	Sun Valley, Spanish Springs, Cold Springs, Incline Village	Yes	300 rooms (STATE reqmt)	https://www.las-vegas.state.nv.us/nrs/nrs-463.htm#NRS463
3	Lyon	58,029	Dayton, Silver Springs, Stagecoach	No	--	https://codelibrary.amsisal.com/codes/lyoncountynd/
4	Carson City/count	57,957	Carson City	Yes	100 rooms	https://library.municode.com/NV/carson_city/codes/cod
5	Elko	53,420	Spring Creek, Jackpot	No	--	https://codelibrary.amsisal.com/codes/eltowncountynd/
6	Nye	50,096	Pahrump, Tonopah, Amargosa Valley	Potentially ³	See footnote, 90 rooms or RVs	https://nvescounty.municipalcodeonline.com/book17ya
7	Douglas	49,158	Gardnerville, Johnson Lane, Indian Hills, Minden	Yes	100 rooms	https://library.municode.com/nv/douglas_county/cod
8	Churchill	25,077	Fallon Station	No	--	https://library.municode.com/nv/churchill_county/cod
9	Humboldt	17,218	McDermitt	No	--	https://www.codepublishing.com/NV/humboldtCounty
10	White Pine	9,192	Baker, Lund, McGill, Preston, Ruth	Yes	30 rooms	https://codelibrary.amsisal.com/codes/jesshin-county
11	Perching	6,668	Lovelock	No	--	https://codelibrary.amsisal.com/codes/jesshin-county
12	Lander	5,729	Battle Mountain	No	--	https://library.municode.com/nv/lander_county/codes
13	Lincoln	4,600	Pioche, Alamo, Panaca	Yes	50 rooms	https://codelibrary.amsisal.com/codes/lincolncountyn
14	Mineral	4,552	Hawthorne, Schurz	No	--	https://codelibrary.amsisal.com/codes/minerakountya
15	Storey	4,047	Virginia City	No	--	https://library.municode.com/nv/storey_county/codes
16	Eureka	1,603	Eureka, Crescent Valley	No	--	http://www.co.eureka.nv.us/county%20code/TITLE%20

¹ Source: US Census Bureau. B01001. SEX BY AGE, 2021 American Community Survey 5-Year Estimates. U.S. Census Bureau, ACS Office. Web. 8 December 2022. <http://www.census.gov/>.

² List excludes **incorporated cities**, which might have passed ordinances excluding themselves from the hotel requirement, or imposed additional restrictions. See below Table B.

³ 5.14.100(G) The board may refuse to grant a license to any applicant...who intends to operate, in any community in Nye Co. of 5,000 population or more...; sixteen (16) or more slot machines, unless that establishment also offers for rent accommodations of at least: ninety (90) hotel or motel rooms and/or RV spaces with full utility hookups

⁴Currently only applicable to Pahrump, as it's the only town in Nye Co. with a population greater than 5,000

Table B: Nevada Incorporated Cities - Which NV cities have adopted ordinances requiring hotels with nonrestricted gaming?

Note: any **incorporated city** in a county with a population less than 100,000 may exclude itself from county regulations (or adopt regulations if the county has not)

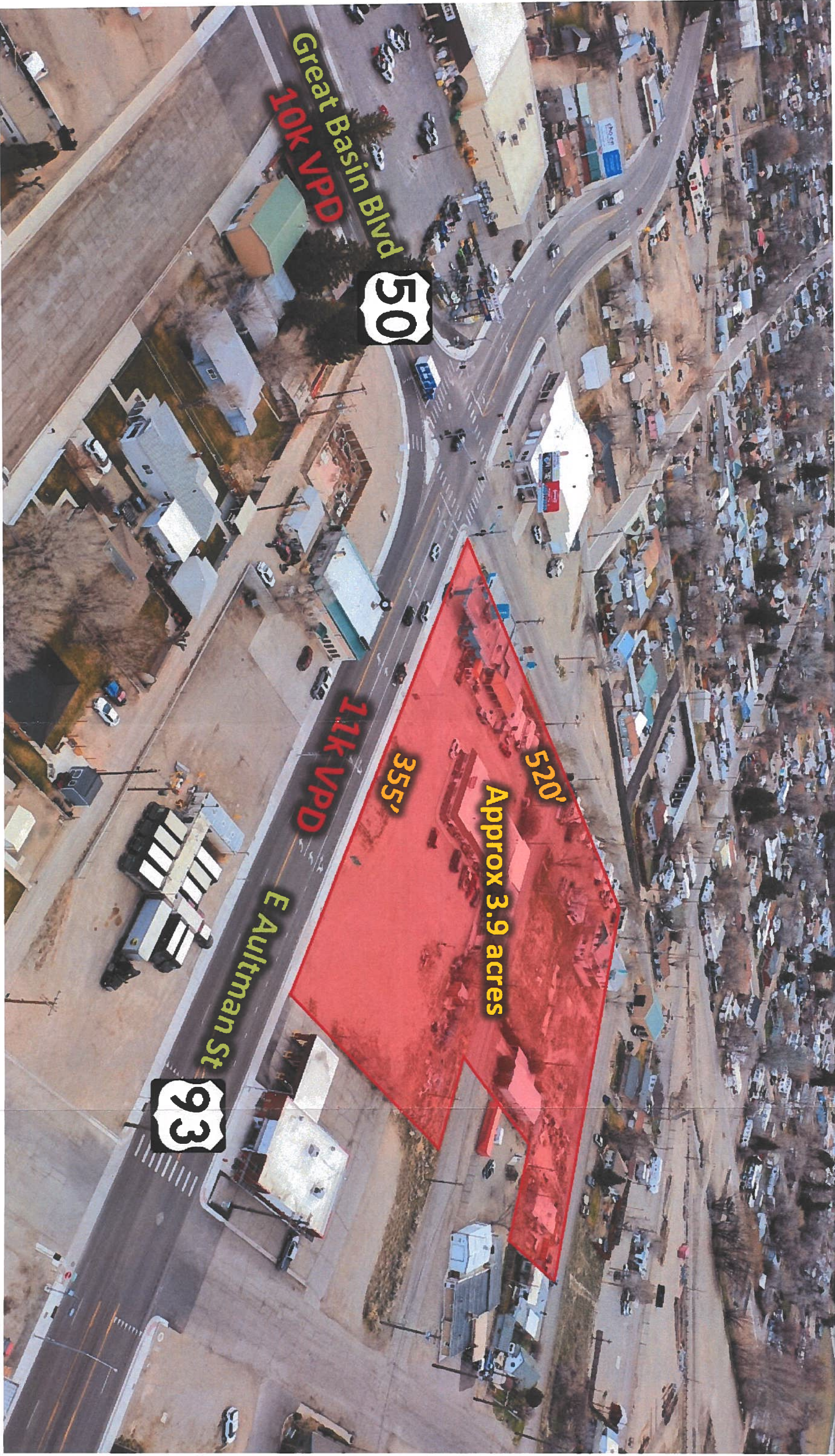
Note: excludes all cities within Clark County and Washoe County (100K+ population, required by NRS to have resort hotels with nonrestricted gaming)

Rank ¹	Incorporated City	Population	County	Hotel Requirement Adopted for Nonrestricted Gaming License?		
				Y/N	Min. Rooms Requirement	Link to Code
16	Fernley	22,343	Lyon	No	--	https://library.municode.com/nv/ferney/codes/cod
17	Elko	20,391	Elko	No	--	https://codelibrary.amsisal.com/codes/eltown/paris16
26	Fallon	9,068	Churchill	No	--	https://library.municode.com/nv/fallon/codes/cod
27	Winnemucca	8,325	Humboldt	No	--	https://library.municode.com/nv/winnemucca/codes/cod
35	West Wendover	4,517	Elko	Yes	150 rooms	https://codelibrary.amsisal.com/codes/westwendover
37	Ely	3,983	White Pine	Potentially ⁵	See footnote.	https://codelibrary.amsisal.com/codes/elynv/steat16h
40	Yerington	3,093	Lyon	No	--	https://codelibrary.amsisal.com/codes/yerintonnv16a
44	Carlin	2,279	Elko	No	--	https://codelibrary.amsisal.com/codes/carlinnv/steat16h
58	Wells	1,105	Elko	No	--	https://codelibrary.amsisal.com/codes/wellnv/steat16h

⁴ Ranked by population size. List reflects ALL incorporated cities in NV with population greater than 1,000 AND are NOT located in Clark County or Washoe County (both have 100K+ populations)

List does not reflect towns and census-designated places - both of which are governed by the local county code

⁵ 3.5.13(F)(12) The board may refuse to grant a license to any applicant...who intends to operate sixteen (16) or more slot machines, unless that establishment also offers at least fifty (50) hotel or motel rooms.



**Proposed
Development**
Great Basin Boulevard
Ely, NV

**Pine West
Development, LLC**
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CONCEPT SITE PLAN

CP.7

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Ely, NV

**Pine West
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SCALE: 1" = 40'

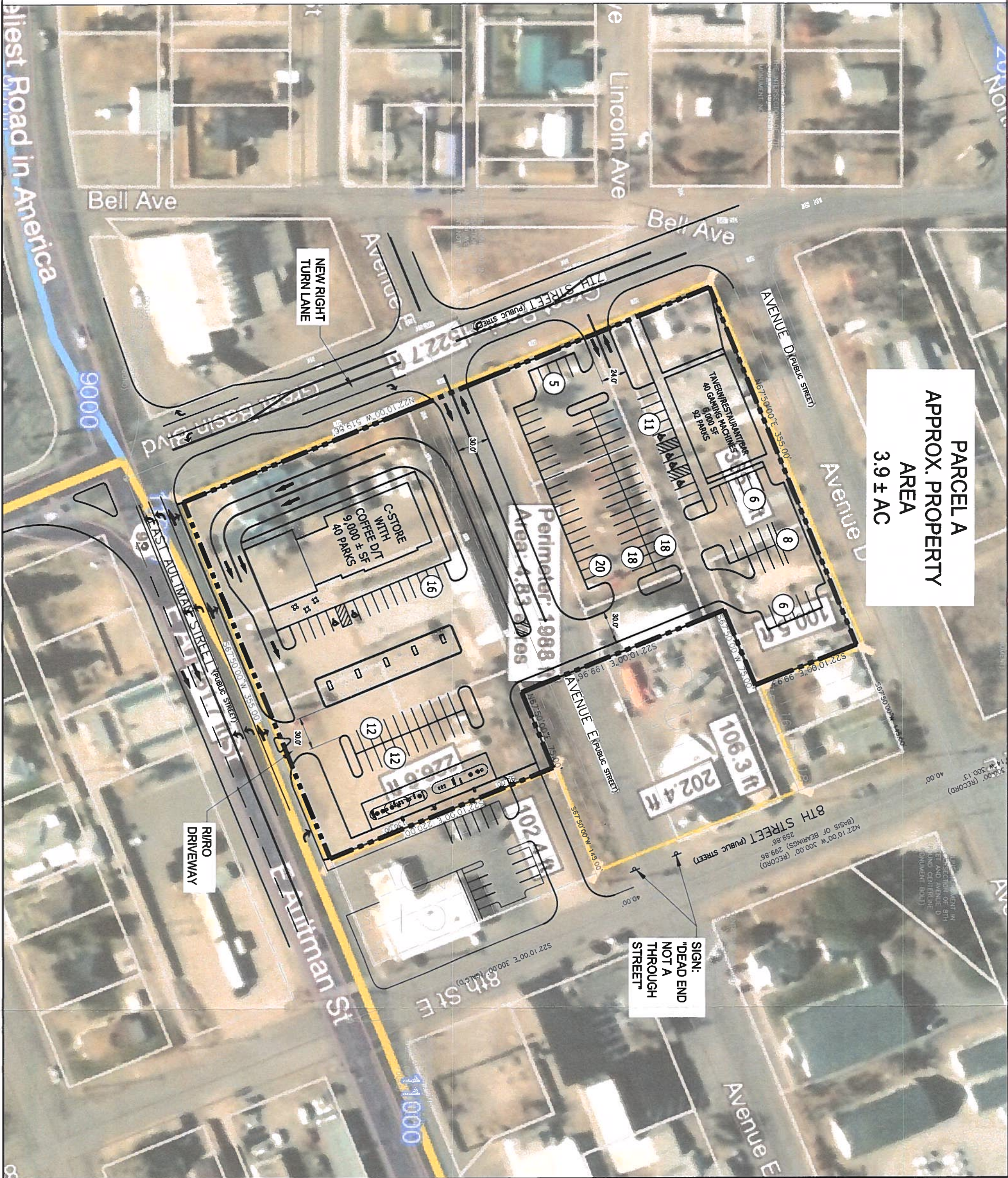
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T. Burt	T. Burt
May 25, 2023	May 25, 2023

CONCEPT SITE PLAN

CP-7



**PARCEL A
APPROX. PROPERTY
AREA
3.9 ± AC**