



# Storey County Commissioners' Office

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April 16, 2018

The Honorable Brian Sandoval  
Office of the Governor  
One Hundred One North Carson Street  
Carson City, NV 89701

Re: Opportunity Zone Program Application

Honorable Governor Sandoval,

On behalf of Storey County, Nevada, I write to you today to request that Census Tract 32029970200 be nominated by you as a non-LIC Opportunity Zone tract.

Census Tract 32029970200 meets the qualifications laid out in the IRS guidance on February 8<sup>th</sup>, 2018 to be a non-LIC tract by; 1) being contiguous with a LIC that is designated as a Qualified Opportunity Zone (tract 32019960201 is a QOZ), and 2) the median family income of tract 32029970200 not exceeding 125 percent of the median family income of tract 32019960201. Because the median family income information used for this criterion is based on the 2012-2016 American Community Survey, we have also included an attachment which shows this data. Additionally, Storey County commissioned an independent income survey conducted by the Nevada Rural Water Association in 2012 which reflects that CT 32029970200 fully qualified within the program guidelines. Copies of this survey have been provided to the Governor's Office of Economic Development.

If tract 32019970200 is designated as a non-LIC contiguous Opportunity Zone, we expect that a number of projects could be undertaken within a very reasonable amount of time, including:

- Construction of a High Tech/High Security Mega Campus housing Blockchain, Graphene Nano Tech, 3d Printing, AI and quantum computing national and international tenants
- e-sport interactive Gaming Stadium targeting the millennial generation
- **Smart Town providing housing for in excess of 10,000 residents, schools and retail**
- Additional manufacturing, data and high tech related facilities

Estimated investment within this tract over the course of the next 10 years or less could exceed \$15 billion and will provide somewhere between 8-10 thousand jobs. These estimates are very conservative and do not include many of the other major land owners who would undoubtedly accelerate and expand their plans exponentially should this program be available to them. Simply put, this designation could have a transformative effect on not only Storey County but the entire northwestern Nevada region.

Thank you for your consideration in this matter and we are happy to provide any additional information that you might need in order to nominate Census Tract 32029970200 to be a non-LIC contiguous Opportunity Zone.