



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 8th, 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 Blockchains, Graphene Nano Tech, 3d Printing, AI and quantum computing with 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Whitten", with a long horizontal flourish extending to the right.

Pat Whitten
County Manager
Storey County, NV

pwhitten@storeycounty.org
(775) 847-0968 – Office
(775) 721-7001 – Cell

cc: Cory Hunt – Deputy Director, Governor's Office of Economic Development



B19113

MEDIAN FAMILY INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)
 Universe: Families
 2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Census Tract 9602.01, Lyon County, Nevada		Census Tract 9702, Storey County, Nevada	
	Estimate	Margin of Error	Estimate	Margin of Error
Median family income in the past 12 months (in 2016 inflation-adjusted dollars)	53,581	+/-9,376	66,738	+/-8,677

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.