WELCOME

EDAWN’s State Of The Economy & “Economic Update” Luncheon

February 7, 2019
Stuart Brady
Wells Fargo Bank

EDAWN Board Chair
New Presidential Gold Major Investors

- **Elemental Led**
  Technology | Engineering | Innovation

- **RHP Mechanical Systems**

- **Greater Nevada Credit Union**

- **Stark & Associates**
  Commercial Real Estate

---

**Economic Development Authority of Western Nevada**

Reno Sparks Tahoe
2018 New Gold Investors

Gold Investors:
• BBSI
• Brycon Corporation
• City National Bank
• Community Foundation of Western Nevada
• Community Ventures|RE
• Hutchison & Steffen, PLLC
• Moody Weiske Contractors
• MW Tech Accelerator LLC
• OnStrategy
• Outlets at Legends/RED
• Paul Davis Restoration
• Priority1 Pre-Employment Screening Services
• Prominence Health Plan
• UPS
• Vidler Water Company
• Western Nevada Supply
## Regional Public / Private Partners

<table>
<thead>
<tr>
<th>City of Reno</th>
<th>UNR</th>
<th>State Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Sparks</td>
<td>TMCC / WNC</td>
<td>Nevada JobConnect</td>
</tr>
<tr>
<td>City of Fernley</td>
<td>DRI</td>
<td>Nevadaworks</td>
</tr>
<tr>
<td>Washoe County</td>
<td>The Chamber</td>
<td>NNDA</td>
</tr>
<tr>
<td>Storey County</td>
<td>NCET</td>
<td>NV Energy</td>
</tr>
<tr>
<td>Washoe County</td>
<td>Nevada Museum of Art</td>
<td>Reno-Tahoe Airport Authority</td>
</tr>
<tr>
<td>School District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GOED</td>
<td>RTC</td>
<td>Investors</td>
</tr>
<tr>
<td>DETR</td>
<td>RSCVA</td>
<td>Many Others !</td>
</tr>
</tbody>
</table>
Mike Kazmierski
President & CEO
EDAWN
EDAWN Coin!

This Coin Is Presented In Recognition Of Exceptional Leadership, Engagement, And / Or Cooperation In Support Of Reno-Sparks Regional Economic Development Efforts!
Jeremy Aguero

- **Principal Analyst** With Applied Analysis, A Leading Economic, Fiscal And Policy Research Firm
- **Jeremy Founded** Applied Analysis In 1997
- In 2003, He **Chaired The Governor’s Task Force** On Tax Policy’s Co-authoring Its Report
- He Played A Key Role In Both The **Raiders Stadium** Project & The Las Vegas Convention Center Expansion
- He Has Been Honored As The **Hispanic Of Year** By The Las Vegas Latin Chamber Of Commerce
2018 Was A Great Year!

- 29 Companies Record Number of Tech & HQs
- Milken Institute Best-Performing Cities Report Reno Ranked #1 For Job Growth, #11 Overall
- UNR / TMCC / WCSD Success And Growth
- Tesla / Panasonic 7,000+ Employees – Model Y?
- Nevada Museum of Art National Recognition!
- Air Service Continues Improvements
- Positive National Media – RSCVA Branding
- First Ever Tech Conference – Blueprint
- BID And Emphasis On Downtown Revitalization
## Regional Public / Private Partners

<table>
<thead>
<tr>
<th>City of Reno</th>
<th>UNR</th>
<th>State Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Sparks</td>
<td>TMCC / WNC</td>
<td>Nevada JobConnect</td>
</tr>
<tr>
<td>City of Fernley</td>
<td>DRI</td>
<td>Nevadaworks</td>
</tr>
<tr>
<td>Washoe County</td>
<td>The Chamber</td>
<td>NNDA</td>
</tr>
<tr>
<td>Storey County</td>
<td>NCET</td>
<td>NV Energy</td>
</tr>
<tr>
<td>Washoe County School District</td>
<td>Nevada Museum of Art</td>
<td>Reno-Tahoe Airport Authority</td>
</tr>
<tr>
<td>GOED</td>
<td>RTC</td>
<td>Investors</td>
</tr>
<tr>
<td>DETR</td>
<td>RSCVA</td>
<td>Many Others !</td>
</tr>
</tbody>
</table>
State Of The Economy

• EDAWN Update
• The 4th Industrial Revolution – AI & Robotics
• EDAWN Strategic Plan Update - Preview
• EPIC Report Update – The Next 5 Years
• Our Challenges
• How You Can Help
What Is EDAWN?
Economic Development Authority Of Western Nevada

• **Non-Profit** That Leads Economic Development Efforts Of The Region

• **Primarily** Funded By Major Investors!

• Mission To Attract / Retain & Grow **Quality Jobs**

• **One Of Seven** - State Development Authorities

• A **Community Board** With Members From: Government, Business, Education & Partners

• **Area Of Responsibility** - Metro Area to Fernley
2018 Attraction / Expansion Summary

- 29 Companies – Over 2,000 New Jobs
- 848 Jobs Average $30/hour
- Record Number Of Corporate Headquarters 15
- 13 of 29 Located In Reno
- 48% From California
- Two International

Dis / Log / E-Com 32% 32% Techn / Aero / Fin Growing 36% Manufacturing

Thanks To The Attraction Team!
EDAWN Assisted New Jobs 2007-2018

Actual Assisted Jobs

5 Year Average

Tesla Announcement
Average Wages FY 2019

- **2019 Goal**: $55,000
- **2018 Actual**: $50,287
- **2017 Actual**: $46,158
- **2016 Actual**: $36,434
Prospect Visits Per Month
(Goal 8-10 per month)

11.25 – The Last 5 Months

- 2012 Ave 7.8
- 2013 Ave 9.8
- 2014 Ave 10.9
- 2015 Ave 10.5
- 2016 Ave 9.6
- 2017 Ave 10
- 2018 Ave 8.2
# Pending Announcements

<table>
<thead>
<tr>
<th>Industry</th>
<th>Job Count</th>
<th>HQ</th>
<th>Confidence</th>
<th>Relocation State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technology</td>
<td>205</td>
<td>X</td>
<td>Very Likely</td>
<td>CA</td>
</tr>
<tr>
<td>Technology</td>
<td>50</td>
<td></td>
<td>Very Likely</td>
<td>DE</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>100</td>
<td>X</td>
<td>Very Likely</td>
<td>CA</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>50</td>
<td></td>
<td>Very Likely</td>
<td>CA</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>80</td>
<td>X</td>
<td>Very Likely</td>
<td>CA</td>
</tr>
<tr>
<td>Technology</td>
<td>100</td>
<td>X</td>
<td>Very Likely</td>
<td>MN</td>
</tr>
<tr>
<td>Technology</td>
<td>500</td>
<td>X</td>
<td>Very Likely</td>
<td>NV</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,085</strong></td>
<td><strong>5</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Hot Prospects From List of 150+

<table>
<thead>
<tr>
<th>Industry</th>
<th>Job Count</th>
<th>HQ</th>
<th>Confidence</th>
<th>Relocation State</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>252</td>
<td></td>
<td>Finalist</td>
<td>WI</td>
<td>WI</td>
</tr>
<tr>
<td>Aerospace</td>
<td>300</td>
<td>X</td>
<td>Finalist</td>
<td>NV</td>
<td>NV</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>150</td>
<td></td>
<td>Finalist</td>
<td>INT</td>
<td>INT</td>
</tr>
<tr>
<td>Distribution</td>
<td>150</td>
<td></td>
<td>Finalist</td>
<td>FL</td>
<td>FL</td>
</tr>
<tr>
<td>Technology</td>
<td>300</td>
<td></td>
<td>Finalist</td>
<td>INT</td>
<td>INT</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>20</td>
<td>X</td>
<td>Finalist</td>
<td>NY</td>
<td>NY</td>
</tr>
<tr>
<td>Technology</td>
<td>100</td>
<td>X</td>
<td>Finalist</td>
<td>INT</td>
<td>INT</td>
</tr>
<tr>
<td>Back Office</td>
<td>300</td>
<td></td>
<td>Finalist</td>
<td>KS</td>
<td>KS</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>200</td>
<td></td>
<td>Finalist</td>
<td>CA</td>
<td>CA</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>260</td>
<td></td>
<td>Finalist</td>
<td>CA</td>
<td>CA</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,032</strong></td>
<td></td>
<td><strong>3</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
7 Year Plan For Technology

2012-2018 - **Phase 1.** Build A Technology Base

| Advanced Manufacturing | Data Centers | Entrepreneurial Growth |

2. Improve Branding And Feel Of Community
3. Increase STEAM Focus In Education

2018-2025 - **Phase 2.** Build **On** The Base **With** A Focus On Attracting: Blockchain; Internet Of Things; Biotech, Fintech & B2B Software

Area Development Magazine – Q4 / 2018
Nevada #1 + 20% In Manufacturing Jobs
2019 Attraction Priorities

- Higher Paying Jobs Majority Over $30 / Hr.
- Reduced Job Goal to 2,250 from 2,500
- Corporate Headquarters
- Technology Companies
- Joint Entrepreneurial Attraction Effort
- Increase Prospect Attraction From The Bay Area
Updated Economic Development Stool

- Workforce Development
- Retention / Expansion
- Attraction
- Entrepreneurial / Startup Growth
- Community Development
Retention-Expansion-Workforce

- Visit Primary Companies
- Introduce To Resources
- Remove Roadblocks
- Recognize And Support
- B2B & B2C Connections
- Implement Workforce Plan

Company of The Year
Elemental LED
Available Workforce Almost Gone

Significant Reduction Since 2011 14.2% to 3.3%
Unemployed From 30,731 To Now Just 8,417

Full Employment 4.0%
EDAWN Workforce Program

Four Key Components:
- Retention
- Connection
- Training
- Attraction
Retention, Connection & Training

- Shared Information: Market Wages, Benefits & Best Practices For Employee Retention
- Connected Employers With Resources To Help Remove Roadblocks To Employment
- Implementing System To Benchmark And Grow Internships And Apprenticeships
- Workforce Consortium - Maximizing Collaboration Within Workforce Ecosystem
- Successful Rollout Of New American Job Center - Consolidated In One Location

[CareerOneStop Logo]

your source for career exploration, training & jobs
Sponsored by the U.S. Department of Labor. A proud partner of the American Job Center network.
Internships – Are You Involved?

Only 150 Out Of 10,000 Companies - Use Interns

Regional Participants

- TMCC+Clinical+OJT
- UNR Pack Grant & Academic Credit
- Union Trades
- UNR Career Studio
- WCSD
- WNC

For Contacts go to EDAWN Employer Workforce Guide
Workforce Attraction

- **One Website:** WorkLivePlayRenoTahoe.com
- **Regional Schools:**
  - Connecting With **Leadership** At All Levels
  - Building Relationships With **Career Centers**
  - Marketing To **Clubs**
  - Hosting Student **Receptions**
- **NV Companies Joining EDAWN At Job Fairs**
Regional Schools

UNR  TMCC  WNC  SNC  CCNN

Sacramento State  UC Davis  San Jose State  Stanford

Cal State Chico  Fresno State  UC Berkeley  UC Merced

Engaging Students / Faculty; Attracting Talent!
2019 Workforce Strategic Focus

- Development & Attraction Of Tech & Engineering Talent
- Support Critical Curriculum Robotics & Coding K-16
- Raise Awareness Of CTE & STEAM Education
- Support Growth Of Work Based Learning - Interns
- Enhance Collaboration: Education And Business

Thanks To The BRE&WD Team!
Hot Off The Presses:

• **New Site** For Job Seekers, Students, Parents, Educators And Others
• Designed By Northern Nevada CTE Coalition
• Provides Information **To Help Connect** With Training & Employment Resources & Opportunities
• **The Place To Go** To Take The Next Step Toward Higher Wage Jobs

NewNevadajobs.org
Updated Economic Development Stool

- **Workforce Development**
- **Retention / Expansion**
- **Attraction**
- **Community Development**
- **Entrepreneurial / Startup Growth**
First Few Years Focused On Building A Vibrant Ecosystem

- Connections
- Events
- Marketing
- Capital
- Mentoring

An Environment Where Start-Ups Can Grow And Innovation Flourishes
Entrepreneurial Successes In 2018

Reno Attracting High Tech / High Growth Startups As An Alternative To The Bay Area

- 130 NEW Startup Jobs
- 50 NEW Companies
- $26 M In NEW Funding
Startup / Tech Attraction Efforts

- **Objective:** Increase High Wage / High Skill Jobs
- **Focus:** Attracting Tech Startups From Bay Area
- **How:**
  - Highly Targeted Direct Marketing Campaign
  - Hired Bay Area Consultant
  - Bay Area Focused Events (VC’s & Founders)
- **Example Of Successes**
Reno Seed Fund

- On Track For $2 Million Fund
- Soft-Close, February
- New Logo And Website

Where Northern Nevada Startups Meet Investors

WHO WE ARE
We are an organization of seasoned business professionals and angel investors helping Seed Stage startups, near and post-revenue, scale to the next level.

WHERE WE INVEST
Reno's Seed Fund is primary focus is towards Reno, Nevada and surrounding cities.

WHAT WE INVEST IN
We invest primarily in established companies in the blockchain, biotech,

Contact Us
2019 Focus: Nurturing A More Sophisticated Ecosystem

1. Increase **Startup Density** & Founder Role Models
Bay Area Startup & Tech Attraction

2. Improve **Access To Capital**

3. Support A **Thriving Ecosystem** Of Entrepreneurial Support Organizations

Thanks To The Entrepreneurial Team!
The Fourth Industrial Revolution

1st Industrial Revolution
Steam
1700s

2nd Industrial Revolution
Electricity
1800s

3rd Industrial Revolution
Computing
1990s

4th Industrial Revolution
Intelligence
Today
The 4th Industrial Revolution

Robots Could Kill **73 Million U.S. Jobs By 2030**

- **In The U.S., 39 Million To 73 Million Jobs Could Be Destroyed**
- **About 20 Million Can Be Easily Shifted Into Similar Occupations**
- **However, The Others, 1/3rd Of The U.S. Workforce, Will Need To Be Retrained For Entirely New Occupations**
The 4th Industrial Revolution*

By 2022 Companies Expect:

Adoption Of Big Data Analytics, Internet Of Things, & Machine Learning

- 30% Plan Robot Adoption
- 50% To Reduce Workforce
- 68% Growth In New Professions - 27% Of All Jobs
- 54% Of All Employees Will Require Re / Upskilling

Drivers Of Change:

• High-Speed Internet
• AI
• Big Data Analytics
• Cloud Technology

*According To The World Economic Forum
Economic Development Impact

McKinsey & Company – Global Institute

• A very large number of people need to shift occupational categories or learn new skills….On a scale not seen since the early 1990’s.

• With sufficient economic growth, innovation and investment there can be enough new jobs created to offset the losses.

• **Economic growth is essential** for jobs creation. Stronger growth and innovation will generate more labor demand.
Tasks **More Vulnerable To Automation** involve information collection & processing, or physical activities.

Such activities are found in many middle skill roles:

- Office Administration
- Construction, Maintenance, & Repair
- Production /Transportation
- Food Preparation
- Agricultural Activities

10 States Where Robots Are More Likely To Steal Human Jobs

1. **Nevada** — With retail and gaming SmartAsset estimates nearly three in five are at risk of automation.
Government Must Work With The Private Sector To Embrace Growth And Technology

• Embrace Transformative Technology

• Invest In Reskilling Incumbent Workers

• Expand Accelerated Learning & Certifications

• Make Skill Development More Affordable

• Align And Expand Traditional Education
EDAWN Strategic Plan Update

• Consider Impacts Of 4th Industrial Revolution
• Target Growth (Transformative) Technologies That Fit Well With Our Current Economy

Update To Address:
1. Attraction Efforts - Emphasis On Technology
2. Entrepreneurial Growth & Attraction
3. Workforce Development & Attraction
4. Community Development

The 4th Industrial Revolution has started.
Attraction & Entrepreneurship

Strategic Focus:

• High Wage Jobs Especially HQs
• Improve Perceptions Of Region
• Attract Technology Co’s & Entrepreneurs In Focus Sectors
• Build Region’s Tech Talent Pool
• Strengthen Bay Area Connection
• Enhance Ecosystem & Increase Capital

Technology Sector Focus:
- Blockchain
- IoT
- Bio Tech
- Fintech
- Software (B2B)
Strategic Focus:

• **Workforce Programs** In K-16 Education For Target Sector To Meet Current And Targeted Primary Employers’ Needs

• **Work-Based Learning Partnerships** – **Internships!!!**

• Connect Employers, Educational Institutions & Talent

• **Workforce Attraction**
Robotics Goal – Make Reno-Sparks Aspire to be Leaders in Robotics

• Leading Businesses Partnering With Education To Achieve A Robotics Program In Every School

• Initial Website nevadarobotics.org To Provide A Statewide Unifying Umbrella

• Students, Teachers And Principals – Learn More About Robotics And Start a Robotics Team

• Employers Embrace Robotics, Sponsor A School GetInvolved@NevadaRobotics.org

Consider Sponsoring Your Neighborhood School ($2,000 to $8,000) A Year
Strategic Focus:

• **Advocate** For Infrastructure Upgrades Needed To Accommodate Growth Including:
  - Workforce / Affordable **Housing**
  - Transportation (Roads, Rail And Transit)
  - Wastewater Treatment - Effluent
  - Flood Control

• **Support** Community Efforts To:
  - Improve Downtown, Trails, Arts & Culture
  - Address Homelessness
EDAWN's Focus – The Evolution Continues

EDAWN's Efforts %
- Attraction
- Retention
- Workforce
- Entrepreneurial Jobs

2015
- 45%
- 30%
- 25%
- 30%

2017
- 33%
- 30%
- 7%
- 30%

2019
- 20%
- 30%
- 20%
- 30%

Entrepreneurial & Technology Attraction
## Key EPIC Participants

| City of Reno | Truckee Meadows Regional Planning Agency |
| City of Sparks | Center of Regional Studies |
| City of Fernley | State Demographer |
| Washoe County | Reno Tahoe Airport Auth |
| Storey County | NV Dept of Employment, Training and Rehabilitation |
| EDAWN | Truckee Meadows Water |
| NV Energy | University of Nevada |
| TMCC | Western Nevada Development District |
| RTC | WCSD |
| GOED | GOED |
RCG Economics & John Restrepo
40 Years of Experience

• **RCG Economics** One Of The Top **Research & Market Trend Analysis** Firms In The State

• Research Based On Urban / Regional Modeling And Economic / Demographic Projections

• **Their Clients Include:** Bank Of America, City Of Las Vegas, Clark County, Wells Fargo, The Howard Hughes Corp, Nevada Department Of Transportation, UNLV, GOED
4 Years - EPIC Job Projections

EPIC Study Area Actual Employment Tracking: Dec-14 to Nov-18
(Scenario Forecast Period: 2015-2019)

<table>
<thead>
<tr>
<th></th>
<th>Dec-14</th>
<th>Nov-18</th>
<th># Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual</td>
<td>353,140</td>
<td>411,541</td>
<td>58,401</td>
<td>16.5</td>
</tr>
<tr>
<td>Scenario B</td>
<td>353,140</td>
<td>399,259</td>
<td>46,119</td>
<td>13.1</td>
</tr>
</tbody>
</table>

5 Year Projection 52,400
Currently At 58,400 Jobs

EPIC Population Projections

44,000 Population Increase @ 4 Years

64,700

42,400

Sources: EPIC Committee, RCG Economics, US Census.
EPIC 2 Report - Results

Data Input From 5 Sources
Addresses 5 County Region Around TRI

Forecast:
A Slowing From 3% to 2.4% on Jobs
An Increase From 1.36% to 1.68% on Population

Anticipates:
A Mild Recession
Some Adverse Impacts From Housing Shortage

5 Year Forecast
Jobs 51,585
Population 54,470
Community Concerns – To Address

1. **Workforce Housing**
2. **Property Tax** – Reset Upon Sale
3. **Alternate Road** To TRI
4. Other **Infrastructure Upgrades**
Our Greatest Challenge **Affordable Housing**

- Building **Fewer** Housing Units Than We Need
- Not Just Here – But **A National Problem**
- Housing **Shortage Impacts:**
  - Drives Up Prices
  - Forces Low Income Citizens Out
  - Increases Homelessness
  - Increases Sprawl And Traffic
National Problem - New Home Inventory

New Home Construction Lower than 45 Yrs Ago?

Jan 1973

Jan 2018

Not Started

Under Construction

Completed

http://www.calculatedriskblog.com/
New Housing $38\%$ of Pre-Recession Levels

(Data From UNR Center For Regional Studies)

Housing Units / 1,000 Jobs: Average 800 – Last 4 Yrs 300

New Single Family  New Multi-Family  New Jobs

The Gap

319,425  473,000
Housing Shortage Drives Up Prices

Our Median Income Qualifies For

150% Price Increase for Existing Homes in 8 Yrs

Median Home Prices - UNR Center for Regional Studies
Lack Of Housing Driving Rental Costs Up!
If you can find one – Vacancy Rate at 1.58%

50% Increase In 4 years!

Average Rent
3/2 Rental
1/1 Rental

Johnson Perkins Griffin, LLC Apartment Survey 2nd Qr. 2018 Data Reno/Sparks Metro
Housing: 94,862 Planned 39,691 Approved
But Based On New Growth - In 5 Years We Need 30,000+

North Valleys: 24,608
Approved: 5,994

W. Reno: 4,739
Approved: 1,464

S. Reno: 17,548
Approved: 7,668

Reno Other: 5,901
Approved: 3,689

Sparks: 18,916
Approved: 9,080

Fernley: 4,999
Approved: 4,742

Dayton Corridor: 18,151
Approved: 7,054

\[\text{Planned vs Approved}\]

\[\begin{array}{c|c|c}
\text{Reno} & \text{Sparks} & \text{Fernley/Dayton} \\
\hline
35\% & 48\% & 51\%
\end{array}\]
Housing Permits Continue To Fall Short Of Pre-Recession
San Diego’s Plan

• Streamline Housing Project Reviews
• Reduce Fees & Expedite Affordable Housing
• Encourage Smaller Units – Increase Density
• Incentivize The Construct Housing Projects Entry-Level / Middle-Income Households
• Promote The Construction Of Accessory Dwelling Units (ADUs)
• Revising Parking Standards To Reduce Parking Requirements In Development Projects

Housing Summit – March 7th To Consider Solutions
No Silver Bullet – But Some Ideas

- Supportive **Multifamily** Zoning
- **Fee Reduction** / Waivers For Housing
- Incentivize Multifamily – **Infill** – Infill - Infill
- Discount NIMBY Resistance To Infill
- Local Government **Accelerated Approvals**
- Building On Smaller Lots - Smaller/Simpler Units
- Private Sector Financial Assistance
How Can You Help?

- Acknowledge The Housing Problem Is Getting Worse!
- Support/Encourage Government Affordable Housing Solutions:
  - Zoning Changes – No Single Family?
  - Reduction Or Deferral of Fees
  - Support Housing Developments
  - Don’t Be A “Not In My Backyard”
  - Join The “YIMBY” Coalition

“To address its affordable housing crisis Minneapolis has eliminated single-family zoning, a classification that has long perpetuated segregation”
YIMBY Of Northern Nevada Lead By Regenesis – Gordon Gossage

- YIMBY Movement Started In San Francisco
- Young Adults, Elderly And Lower Income Hurt Most By Housing Shortage
- Housing Shortage A Result Of Decades Of Voting And Organizing Against Housing
- Advocates For Increased Density Embraces Missing Middle Housing (2-50) Units
Final Thoughts On Housing

January 31st Letter To The Editor: Eric Holland Quotes His Facebook Post

“A Former Rainshadow Charter HS Student Is Upset Because His Job Required Him to Evict An Elderly Couple Unable to Pay The Rent Due To A $500 A Month Increase”

We Should be Asking.... Where Will They Go? And What Can We Do To Help?
Second Road To TRI?

- Currently I-80 Is A Single Point Of Failure
- Major Accidents Daily
- Industrial Center Going From 12,000 To 25,000 In Next 10 Yrs
- No Funding Or Approved Plan To Address This Issue
- 75% Of TRI Employees Live North Of I-80 In Reno/Sparks
- Support Regional Priorities That Help To Address This Problem
Property Tax Fix – SJR-14
Reset Upon Sale

• **Flawed Tax Structure**: Depreciation Of Property Tax

• **Only State** In The Nation That Does This!

• **Causes A Systematic Decline Of Funding For Local Governments/Schools** *(1/3rd to Half of Total Revenue)*

• **Resets Property Taxes** Based On Market Value When Sold, Like New Homes, Cars & Everything Else

• Depreciation Continues For Everyone

• Requires Revote By Legislature **& Your Vote In 2020**

• **No One’s** Current Property Taxes Will Increase !!!
How Can You Help – Homework!

1. Hire An Intern, Or Two!
2. Support SJR-14
3. Engage In Support Of Workforce Housing
4. Join YIMBY Initiative
5. Support Robotics In Our Schools

Get Involved
Special Thanks To The EDAWN Board, Our Investors And The EDAWN Staff
Go Wolfpack!!

Nevada Wolf Pack
22-1
1st in Mountain West
Ranked #6 in the Nation
Mark Your Calendar!

EDAWN’s “Missing Middle” Community Housing Summit Luncheon

Dr. Steffen Lehmann

March 7, 2019
11:30 am – 1:30 pm
Grand Sierra Resort