

Douglas County Board of County Commissioners

Sitting As Redevelopment Agency

AGENDA ACTION SHEET

Title: For possible action. Discussion to approve Resolution 2019R-073 of the Douglas County Redevelopment Agency directing that the portion of redevelopment property tax increment funds collected in Redevelopment Area No. 2 for the support of public schools within Douglas County pursuant to NRS 387.195 must be paid to the Douglas County School District until June 30, 2021. (Dave Nelson)

Recommended Motion: Approve Resolution 2019R-073 of the Douglas County Redevelopment Agency directing that the portion of redevelopment property tax increment funds collected in Redevelopment Area No. 2 for the support of public schools within Douglas County pursuant to NRS 387.195 must be paid to the Douglas County School District until June 30, 2021.

Financial Impact: From the date of (possible) adoption of the proposed Resolution through June 30, 2021, an estimated \$424,863 will be subtracted from the tax increment funds collected by Redevelopment Area No. 2 and deposited with the Douglas County School District for uses directed by the District. This amount is an estimate and could increase or decrease depending on new construction and property values/assessments within Redevelopment Area No. 2 during this time period.

Prepared by: Zach Wadle, Deputy District Attorney

Meeting Date: November 21, 2019 **Time Required:** 10 minute presentation (approximate).

Agenda: Administrative

Background Information: Redevelopment Area No. 2 generally in the Stateline, Nevada area is authorized to collect property tax increment funds pursuant to NRS 279.676 that must be used for redevelopment purposes consistent with the requirements of NRS Chapter 279. Part of the property tax increment funds collected by Redevelopment Area No. 2 include property taxes that would be collected by the Douglas County School District under NRS 387.195 if Redevelopment Area No. 2 did not exist.

Assembly Bill 465 adopted by the Nevada Legislature in the 80th Session (2019) authorized Redevelopment Agencies to adopt a resolution removing school district funds collected under NRS 387.195 from the property tax increment funds allocated to redevelopment areas. This resolution removes

Douglas County School District property taxes collected under NRS 387.195 from the tax increment funds that would otherwise be allocated to Redevelopment Area No. 2 until June 30, 2021.

The Resolution expires on June 30, 2021. County Staff is informed by the School District of a likely education funding change by the State that may occur effective June 30, 2021. This anticipated change in school district funding throughout the State of Nevada may send all school district property tax revenues to the State to be allocated among all Nevada school districts, with no guarantee that all property tax revenue generated in Douglas County is returned to the Douglas County School District.

This item was placed on the agenda at the request of Commissioner Dave Nelson.

Agenda Item # 5

RESOLUTION NO. 2019R-073

**RESOLUTION OF THE DOUGLAS COUNTY REDEVELOPMENT AGENCY
DIRECTING THAT THE PORTION OF REDEVELOPMENT PROPERTY TAX
INCREMENT FUNDS COLLECTED IN REDEVELOPMENT AREA NO. 2 FOR THE
SUPPORT OF PUBLIC SCHOOLS WITHIN DOUGLAS COUNTY PURSUANT TO
NRS 387.195 MUST BE PAID TO THE DOUGLAS COUNTY SCHOOL DISTRICT
UNTIL JUNE 30, 2021.**

WHEREAS, Douglas County Redevelopment Area No. 2, generally located in the Stateline, Nevada area, was created on February 18, 2016 by the enactment Douglas County Ordinance No. 2016-1456; and

WHEREAS, the adopted Redevelopment Plan for Redevelopment Area No. 2 authorizes the Redevelopment Agency to collect property tax increment funds within Redevelopment Area Number Two consistent with the provisions of NRS 279.676; and

WHEREAS, Senate Bill 465 was enacted by the Nevada State Legislature during the 80th Legislative Session (2019), and allows the Douglas County Redevelopment Agency to enact a resolution directing that the portion of property tax increment funds collected attributable to any tax rate levied by a taxing agency for the support of public schools within a county school district pursuant to NRS 387.195, must be allocated to, and when collected paid into, the appropriate fund of that taxing agency; and

WHEREAS, the Douglas County Agency wishes to direct that the portion of property tax increment funds collected within Redevelopment Area No. 2 attributable to the tax rate levied by the Douglas County School District pursuant to NRS 387.195 must be allocated to, and when collected paid into, the appropriate fund of the Douglas County School District until June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Douglas County Redevelopment Agency as follows:

1. Effective immediately upon approval of this Resolution, the portion of property tax increment funds collected within Redevelopment Area No. 2 attributable to the tax rate levied by the Douglas County School District pursuant to NRS 387.195 must be allocated to, and when collected paid into, the appropriate fund of the Douglas County School District until June 30, 2021.
2. After June 30, 2021, all property tax increment funds collected within Redevelopment Area No. 2, including those attributable to the tax rate levied by the Douglas County School District pursuant to NRS 387.195, shall be allocated to, and when collected paid into, the appropriate fund of the Douglas County Redevelopment Agency to be used

Attachment: Resolution 2019R-073 (4466 : Resolution 2019R-073 RDA 2: School District Funding)

for redevelopment purposes within Redevelopment Area No. 2 consistent with the requirements of NRS Chapter 279.

Adopted this _____ day of _____, 2019 by the following vote:

VOTE:

Ayes Commissioners:

Nays Commissioners:

Absent Commissioners:

William Penzel,
Chairman
Douglas County
Redevelopment Agency

ATTEST:

Kathy Lewis
Douglas County Clerk-Treasurer

Attachment: Resolution 2019R-073 (4466 : Resolution 2019R-073 RDA 2: School District Funding)