



WASHOE COUNTY COMMISSION

"Dedicated to Excellence in Public Service"

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P.O. Box 11180
Reno, Nevada 89520-0027
Phone (775) 328-2005
Fax (775) 328-2037
www.co.washoe.nv.us

March 26, 2007

Commissioner Robert Kershaw
Storey County Commission, District 3
P.O. Box 176
Virginia City, Nevada 89440

Dear Commissioner Kershaw:

Storey County, under the stewardship of yourself and the Storey County Commission, has propelled itself into a unique and enviable position in the region. The creation of the Tahoe-Reno Industrial Center (TRI) has created many opportunities for not only Storey County but the entire region. However, along with opportunity challenges follow, which, fortunately, are within the control of local officials.

One such challenge is to ensure that opportunities, as well as the burdens, are equitably distributed throughout the area. While Storey County has been diversifying with TRI, the burden for shouldering some of this activity has fallen to surrounding areas. As your County moves forward to embrace the necessary changes, it is imperative that consideration be given to including the necessary infrastructure to support this dynamic and forward-looking strategy. As a neighboring Commission District, I want to extend a cooperating hand to my fellow Commissioner in whatever collaborative efforts that will assist to ensure the success for all partners in the region.

I look forward to working and collaborating with you, as well as the entire Storey County Commission. Please do not hesitate to call or email me for that assistance at (775) 328-2005 or rlarkin@washoecounty.us.

Sincerely,

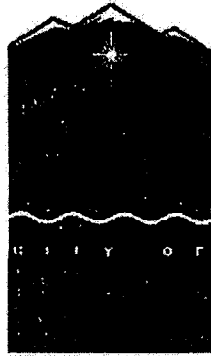
A handwritten signature in black ink that reads "Robert M. Larkin".

Robert M. Larkin, Chairman
Washoe County Commission, District 4

RML/rl
cc: Washoe County Commission
Washoe County Manager Katy Singlaub

Robert A. Cashell, Sr.
Mayor

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cashellr@ci.reno.nv.us
Web site: cityofreno.com



*"The most livable of Nevada cities;
the focus of culture, commerce and
tourism in Northern Nevada."*

March 29, 2007

Commissioner Doug Walling, Chairman
Storey County Planning Commission
P.O. Box 526
Virginia City, NV 89440

Dear Commissioner Walling:

Ten years ago Storey County approved the Tahoe Regional Industrial Park which has quickly become a Northern Nevada success story. With a planned build out of up to 600,000,000 million square feet of commercial and industrial space, TRI is the largest park of its kind in the world. A commercial development of this magnitude brings with it many political, social and fiscal consequences, not just for Storey County but for your neighboring counties and cities as well.

Upon build-out, TRI has the potential to employ as many as 180,000 people which could equate to approximately the same number of homes. To put this in perspective, there are currently 225,000 jobs in Reno-Sparks today. By the end of 2008, just 18 months away, TRI officials believe that 15,000-20,000 jobs may be generated by the park's tenants. This means a need for a potential in that short period of up to 15,000-20,000 homes.

Sound planning would suggest that Storey County provided housing for this workforce. However, with TRI being industrial and no housing to be supplied, this forces all employees to live and use all the public services of all the neighboring Counties and Cities. This is not equitable.

I encourage you, in the spirit of regional fairness and equity, to move quickly to provide housing, commercial uses, and public services in support of the extraordinary number of jobs that are rapidly coming on-line at TRI. Reno and Sparks should not be burdened with fulfilling your housing and public service needs without benefiting from the commercial and industrial real estate taxes generated by the park.

The number of people working in your county is expanding rapidly. Now is the time to plan for your good, sound and balanced future.

Sincerely,

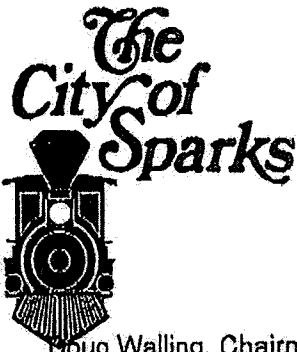
Robert A. Cashell, Sr., Mayor
City of Reno

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APR 02 2007

STOREY COUNTY
PLANNING

One East First Street, 15th Floor, P.O. Box 1900, Reno, NV 89505



MAYOR

March 29, 2007

Doug Walling, Chairman
 Storey County Planning Commission
 Box 526
 Virginia City, Nevada 89440

Dear Mr. Walling:

As governmental neighbors, I am sure you understand the tremendous impact that the phenomenal success of the Tahoe Reno Industrial Park has had on northern Nevada. The 102,000-acre park is the largest in the world, with a planned build-out of up to 600 million square feet of industrial and manufacturing space. There is potential for as many as 180,000 jobs, which is 80% of the current Reno-Sparks labor force. This is great economic news for northern Nevada. However, a development of this size presents many political, social, and fiscal impacts for the entire region, not just for Storey County.

Sound planning principles suggest that counties provide housing for their workforce. Unfortunately, TRI is zoned industrial; and there are no residential components within the park. In the spirit of regional equity and fairness, I believe Storey County has a responsibility to provide residential development and community services to support the extraordinary number of jobs that exist today and those which will be created in the future by TRI. Your neighboring counties and cities should not be burdened with providing housing and public services for TRI employees without the offset of collecting industrial and commercial real estate taxes generated by the park.

TRI currently has five million square feet under construction, and another ten million square feet is planned to be built in 2008. It is estimated that this construction will generate 15,000-20,000 new jobs by the end of 2008. Storey County needs to be planning now for this extraordinary growth. There is a huge imbalance of jobs and housing in Storey County which needs to be addressed in an expedited manner before it becomes an even more serious issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'Geno R. Martini', written over a horizontal line.

Geno R. Martini
 Mayor

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cc: Commissioners

STOREY COUNTY
 PLANNING

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