

NAIOP Southern and Northern Nevada 2019 Public Policy Initiatives

NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners and related professionals in office, industrial, retail and mixed-use real estate. With more than 663 members statewide, and over 288 affiliated businesses in the commercial development, construction, and property management fields, our members represent the largest non-gaming economic driver in the state of Nevada. In 2018 the commercial real estate development industry contributed \$2.2 Billion to Nevada's GDP, \$725 Million Nevada wages and salaries generated, and 16,144 Nevada jobs created and supported. Among the hardest hit industries in the nation during the Great Recession, NAIOP's members are focused on advancing Nevada's local economies through advocacy and awareness of issues related to the long-term health of our economy and improved quality of life in the state of Nevada. NAIOP supports issues that are critical to the success of our member companies and Nevada as a whole; including the following:

Economic Development – NAIOP supports incentives and programs that will increase demand for commercial real estate by creating jobs and encouraging businesses to remain and expand within the state and/or relocate from other markets to Nevada. NAIOP supports efforts by organizations and legislators that:

- Support programs to diversify our economy and incentivize businesses to relocate to Nevada.
- Eliminate unnecessary statutory, regulatory, and local ordinances which make Nevada anti-competitive.
- Enhance workforce training and development programs focused on high wage economic clusters, such as Health Care, Unmanned Aerial Systems/Aviation, Manufacturing, Transportation and Logistics.
- Support legislation that will promote banking reform for increased commercial lending.
- Improve revenue, funding matrix and flexibility for Nevada's K-12 and higher education system.

Government Funding – NAIOP supports improving Nevada's tax structure in a manner that will continue to keep Nevada competitive in the Western United States. As business owners and as companies leasing to other businesses within the community, we recognize the need to support services with dependable streams of revenue. However, sound tax policy must be implemented to ensure any revision is applied fairly and does not disrupt the market. NAIOP, and indeed, the Legislature must have transparent and complete information before taking any responsible position on new or revised fees or taxes. NAIOP looks forward to contributing its industry knowledge to the discussion, and supports efforts by organizations and legislators that:

- Advocate for creating efficiencies in Nevada's tax code which result in generation of additional revenue by ensuring fair application of existing taxes, as opposed to new or higher taxes.
- Oppose the implementation of taxes and fees targeting specific industries and sectors, placing an unreasonable burden on businesses, reducing Nevada's competitive position or adversely impacting the sustainability of Nevada's economy.
- Ensure taxes and fees intended for use on infrastructure projects are not reallocated.
- Control state and local expenditures and support those recommendations that streamline programs, consolidate programs, eliminate wasteful programs, measure performance and promote efficiencies within governments that reduce the need for additional taxes.
- Work to increase Nevada's share of available federal funding.
- Support technical revisions to the Commerce Tax, reducing complexities and easing the burden of compliance on Nevada taxpayers.

Transportation & Infrastructure – NAIOP supports policies and improvements that will increase the overall transportation system resulting in efficiency of moving goods into and out of Nevada including expanding the capacity of the highways that serve the area. NAIOP supports efforts by organizations and legislators that:

- Support public-private partnerships that expand the capacity of our highways and major arterial streets.
- Support funding for Nevada's infrastructure bank to begin projects of regional significance across the State.
- Support Interstate 11, from Arizona and through Nevada.
- Support highway expansions to improve access to Nevada's major markets including:
 - Improvement of US Highway 95 between State Route 163 and Interstate 40.
 - Improvement of State Route 164 between Interstate 15 and US Highway 95.
 - Improvement and widening of the US Highway 395 and Interstate 80 exchange in Washoe County
 - Improvement and widening of Interstate 80 eastbound in Washoe and Storey Counties