

MINUTES OF THE
MEETING OF THE SENATE COMMITTEE
ON FINANCE

SIXTY-FIRST SESSION
NEVADA STATE LEGISLATURE
April 28, 1981

The meeting of the Senate Committee on Finance was called to order by Senator Floyd R. Lamb, Chairman, at 8:00 a.m., Tuesday, April 28, 1981, in Room 231 of the Nevada State Legislature Building, Carson City, Nevada. Exhibit A is the Meeting Agenda. Exhibit B is the Attendance Roster.

COMMITTEE MEMBERS PRESENT:

Senator Floyd R. Lamb, Chairman
Senator James I. Gibson, Vice Chairman
Senator Eugene V. Echols
Senator Norman D. Glaser
Senator Lawrence E. Jacobsen
Senator Thomas R. C. Wilson
Senator Clifford E. McCorkle

COMMITTEE MEMBERS ABSENT:

(None)

STAFF MEMBERS PRESENT:

Ronald W. Sparks, Chief Fiscal Analyst
Dan Miles, Deputy Fiscal Analyst
Tracy L. Dukic, Secretary

OTHERS PRESENT:

(Please see Exhibit B)

The meeting of the Senate Committee on Finance was called to order by Senator Floyd R. Lamb, Chairman, at 8:00 a.m.

SENATE BILL 478

Mr. Ken Kjer, Chairman of the Douglas County Commissioners, told the Committee that this bill is asking for an appropriation of \$2 million dollars to enable Douglas County to purchase the Kahle Hotel/Casion Site along with \$550,000 dollars from State Park funds. He referenced the Committee to Exhibit C, Progress Report of the Committee to Purchase the Kahle Hotel/Casino Site, which outlines their efforts toward the acquisition of this property along with letters of support.

Mr. Kjer also outlined for the Committee the events leading up to the drafting of this legislation. He said that in 1973, two casino sites were approved, a 560-room hotel/casino called the Tahoe Palace, which was approved by Douglas County and the State of Nevada through the NTRPA and, also, the TRPA. He said that in addition to this hotel/casino site, the NTRPA gave its approval to a 1,000-room hotel/casino called Hotel Oliver.

Mr. Kjer said that since that time, the present Legislature and the Federal Government has seen fit to work on the Tahoe Regional Planning Agency Compact to revise it and reduce the impacts of tourism and improve the water and air quality of the Tahoe Basin.

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He said that the Legislature was presented with a request for \$6.25 million dollars two years ago to help finance the purchase of the two hotel/casino sites, which would have been a 25 percent share. He said that a similar bill was requested by the California Legislature, and the Federal Government agreed to match these two contributions with \$12.5 million dollars, but neither of these bills met with great success. He said that the Legislature then adjourned, and Douglas County began to pursue some type of proposal within local government and private enterprise to acquire one of the two sites in order to accommodate the match as premised by the Federal Government.

He said that, through discussions with Senator Laxalt, they were able to enlist his support, and Senator Laxalt secured the authorization from Congress for \$12.5 million to buy the Jennings Casino Site. Mr. Kjer indicated that the Federal Government did purchase this property based upon a commitment and an understanding that Douglas County would make every effort in order to acquire the Hotel Oliver Site.

He said, in continuance of that effort, Douglas County pursued negotiations with Messieurs Jaffey and Kahle, the owners of the Hotel Oliver Casino Site, and were able to secure an option on the property for a purchase price of \$7.6 million dollars with the understanding that the Federal Government paid \$11.5 million dollars for the twenty-acre Jennings Site. He said that Douglas County was paying almost \$11 million dollars for the Hotel Oliver Site, but the owners of the property were willing to donate back to the County approximately \$4 million. He said that with that understanding, the Douglas County Board of Commissioners proceeded to try to obtain the \$250,000 dollar option on this property, securing the option with the provision that the initial expenditure of \$250,000 dollars to purchase the option will be deducted from the total purchase price, \$7.6 million dollars.

Mr. Kjer indicated that the option to purchase this property is valid until May of 1981. He said that prior to the Board of Commissioners actually committing themselves in the option, they were met with a great deal of controversy in relation to the welfare of the public. He indicated that it is most important to take this action in order to preserve the air and water quality of the Lake Tahoe Basin, and, secondly, and most importantly, he stated that they feel that if land is going to be confiscated from private parties for the benefit of the public, then these individuals should be properly remunerated for their vested interest in the said property. He also said that it was necessary to do an analysis of the site in order to finally convince the public of the necessity of this action. He said that the analysis determined that the fiscal impact on Douglas County were tremendous, requiring a cost of \$7 million dollars for the expansion and upgrading of Kingsbury Grade to carry the additional traffic; there would be a demand within the Carson Valley for approximately 5,000 additional dwellings to support the facility; it would take \$3 million dollars annually to support a school system in order to accommodate the increase in population; the General Services and the extra workload to the Sheriff's Office would cost the County of Douglas approximately \$2.7 million dollars annually, and, finally, based upon the latest tax bills coming out of the Legislature this biennium, Douglas County would be bankrupt shortly.

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Mr. Kjer indicated that with that understanding, it was determined to be in the best interest of the Board of Commissioners to go ahead and purchase the option on the property, meanwhile, trying to pursue every avenue open to them to purchase the Hotel Oliver Casino Site.

He said that they set up a committee on the problem of funding this enterprise, they also secured the option with the \$250,000 dollars, and the option is tenable until May 15th of 1981. He also indicated that one of the committee's responsibilities is to study the potential uses of the site, realizing that even with the support of local government and some help from the State that their options would be limited. He said that if they were given a choice of whether or not to purchase the property at the average cost of \$35,000 dollars per lot or to allow the construction of a 1,000-room hotel, their choice would be to buy back the land from the present owners.

Mr. Kjer also indicated that two very serious problems which would affect the environmental equilibrium of the Tahoe Basin would be the water allocation problem and the sewage problem, which already exist.

Mr. Kjer also said that they have pursued all avenues requesting help from such organizations as the Trust for Public Lands and talking with Congressional agencies.

Senator Lamb asked what results came out of this.

Mr. Kjer indicated that there was no recourse found in their talks with their congressional delegation. He said that they were hoping to find some funds available through the Santini-Burton legislation, but the land must be determined to be environmentally sensitive, and the Oliver Hotel Casino Site property does not fall under that classification, and, secondly, the land must be determined to have no improvements, and this land does have structures already in existence on the property.

Senator Lamb asked what the bottom-dollar figure would be to enable Douglas County to purchase this land.

Mr. Kjer replied that, if Douglas County attains the \$5 million dollars, they will need an additional \$5 million dollars. He went on to inform the Committee about the expressed interest in the use of the property by private enterprise.

Senator Lamb asked if Senator Jacobsen wanted to add anything to Mr. Kjer's presentation.

Senator Jacobsen said that when he and Senator Gibson attended the National Legislator's Conference in Washington in February, and he asked if there was any possibility of receiving federal monies to help purchase the Site, Senator Laxalt indicated that the Santini-Burton legislation was probably their only possibility, although Congress has not funded that act. He also indicated that there has been a great deal of local interest in this regard.

The Committee also heard supporting testimony from the following individuals:

Mr. Robert Hatfield, Douglas County Manager
Bryce Wilson, a private citizen from Glenbrook
*Zane Smith, Regional Forester for Nevada, California
and Hawaii, being represented by
Michael Van Wagenen, Tahoe Sierra Preservation -
Executive Director
Jane Wilson, Lake Tahoe Republican Women's Club
Curtis Patrick
Oliver Kahle, Owner of the property

*--(Please see Exhibit D)

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DEPARTMENT OF PRISONS

Mr. Charles Wolff and Mr. Perry Comeaux came before the Committee and presented the Committee with Exhibit E, State of Nevada, Department of Prisons Long-Range Construction and Population Plan, (Please see Exhibit E).

Senator Lamb asked if in July of 1982 will be the time when the Department of Prisons will be at full capacity for all of the prisons facilities.

Mr. Wolff replied that that was correct. He also indicated that if things keep progressing at their current rate of growth, in June of 1983, they will be approximately 144 beds beyond their full capacity within the system. He said that the current rate of growth has been approximately 15 percent a year.

Senator Lamb asked Mr. Wolff what the Department's construction projections are to handle this problem.

Mr. Wolff indicated that what they have requested within this biennium is a two-housing unit that will be situated at the Nevada Correctional Center which will accommodate 150 people and a forty-eight-man housing unit at the Nevada State Prison. He said that these measures will only suffice until June 1986, at which time they will be approximately 44 beds over their total capacity.

Senator Lamb asked what the cost of these two proposals will be.

Mr. Wolff indicated that the cost of the housing unit at the Nevada Correctional Center will be \$2,831,000 and the unit at the Nevada State Prison is \$446,000 dollars.

Senator Lamb asked if there has been any further thought about purchasing the water system at the Jean Prison.

Mr. Wolff replied that there has been discussion about this, but he is not aware of any active negotiations at this point in time.

Senator Lamb asked how the State might go into partnership with this utility.

Mr. Wolff replied that one of the issues that was raised was the possibility of establishing a new utility district.

Senator Lamb asked what the date of the beginning of construction of a new prison would be.

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Mr. Wolff referenced the Committee to Exhibit E, a letter that he had received from the Public Works Board which states that for approximately \$150,000 dollars, the Department of Prisons could study and evaluate the plan of what their long-range recommendations would, in effect, accomplish. He said that they would then be prepared to bring to the Legislature in January of 1983 a fully certified package plan of what should be done. He said that with the Legislature taking expeditious action on their findings, construction could start in mid-year to fall of that same year. He indicated that the prison would take approximately 18 months to complete.

Senator Lamb asked for a final calculation as to when they might be able to plan for the completion of a new prison.

Mr. Wolff replied that it would be in October of 1984, but he also indicated that at the time of the completion of a new prison they would already be 580 beds over the design capacity of the prison then.

Senator Lamb asked what this would resolve; that the Department could not double-bunk that many individuals at one time. He noted that this would be dangerous and cause too many problems at the prison.

Mr. Comeaux observed that that would not be too much over what the present rate of overcrowding is currently.

Mr. Wolff indicated that as an alternative, they had proposed to redesign their current facilities by utilizing structures that are currently existing structures they are using now.

Senator Lamb expressed the concern that they should not wait until 1983 to start making preparations to plan a new prison; that it will be too late.

Mr. Wolff indicated that the only reason he suggested waiting until 1983 is that there is not enough money to fund a new prison construction project.

Senator Wilson asked Mr. Wolff if he had prepared and/or compiled a master plan to deal with this rapidly growing and complex problem.

Mr. Wolff indicated that this involves a significant amount of money, and he stated that he feels that the proposed study by the Public Works Board in order to establish their priorities and their alternatives.

Senator Wilson noted that Mr. Wolff began to say shortly after the last Session that Nevada would need another prison, which represents a substantial capitol investment, and he said if that is where the trend is leading, then there should be considerable effort expended in the direction of preparing a master plan.

Senator Lamb joined in Senator Wilson's concerns about the Department's handling of this situation, and he stated that he believes that the process of designing a new prison should begin now. He stated, though, that where the money will come from for this new construction is the problem of the Legislature and not the Department of Prisons.

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Mr. Comeaux indicated that included within Exhibit E is a chart identifying when the need would arise to obtain additional beds and when they would have to have certain construction projects completed.

Senator Gibson noted that another important part of funding the proposal to construct a new prison is the cost of operating it. He said that the committee should keep this in mind when reviewing these projections.

Mr. Wolff said that they had hesitated to project any operating costs because that will be greatly affected by what the Legislature decides to do with salaries for State employees.

Senator Gibson suggested that they make their projections based upon different assumptions so that the committee can take a look at them prior to the adjournment of the Legislature.

Senator McCorkle asked if there is some change that the Legislature might affect which would alter the terms of incarceration for offenders that would slow down the rate of overpopulation in the prisons.

Senator Lamb said that the State is bound to incarcerate those persons who commit an offense in Nevada here.

Senator McCorkle said that there must be a larger percentage of the prison population that are eligible for alternative placement. He suggested that the actual number of individuals who are eligible for this should be nailed down.

Senator Gibson noted that only one out of every ten criminals actually goes to prison; therefore, the general difficulty of placing prisoners into alternative programs has become greater.

Senator McCorkle said that that is a presumption that has been made, but he is not certain that that is fair.

Mr. Wolff replied that, because one is dealing with human beings, he is not able to give a definite figure.

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The meeting was recessed until 10:19 a.m.

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The meeting of the Senate Committee on Finance was reconvened at 10:19 a.m.

SENATE BILL NO. 564

SENATOR GLASER MOVED TO INDEFINITELY POSTPONE SENATE BILL NO. 564.

SENATOR JACOBSEN SECONDED THE MOTION.

(THE COMMITTEE ELECTED TO HOLD THIS BILL UNTIL LATER.)

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SENATE BILL NO. 562

SENATOR JACOBSEN MOVED TO PASS SENATE BILL NO. 562.

SENATOR GLASER SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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SENATE BILL NO. 24

SENATOR JACOBSEN MOVED TO INDEFINITELY POSTPONE SENATE BILL NO. 24.

SENATOR MCCORKLE SECONDED THE MOTION.

THE MOTION DID NOT CARRY AND THE COMMITTEE ELECTED TO HOLD THIS BILL FOR FURTHER CONSIDERATION.

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SENATE BILL NO. 123

SENATOR MCCORKLE MOVED TO INDEFINITELY POSTPONE SENATE BILL NO. 123.

SENATOR ECHOLS SECONDED THE MOTION.

THE MOTION CARRIED IN SPITE OF THE OPPOSITION OF SENATORS WILSON AND GIBSON.

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SENATE BILL NO. 561

SENATOR GIBSON MOVED TO PASS SENATE BILL NO. 561.

SENATOR JACOBSEN SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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ASSEMBLY BILL NO. 228

SENATOR GIBSON MOVED TO PASS ASSEMBLY BILL NO. 228.

SENATOR JACOBSEN SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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ASSEMBLY BILL NO. 274

SENATOR GIBSON MOVED TO REMOVE THE DOLLAR LIMITATIONS ON ASSEMBLY BILL NO. 274 AND APPROVE IT.

SENATOR ECHOLS SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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ASSEMBLY BILL NO. 358

SENATOR GIBSON MOVED TO APPROVE ASSEMBLY BILL NO. 358.

SENATOR JACOBSEN SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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SENATE BILL NO. 460

(THE COMMITTEE ELECTED TO HOLD THIS BILL FOR FURTHER
CONSIDERATION.)

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ASSEMBLY BILL NO. 318

SENATOR GIBSON MOVED TO APPROVE ASSEMBLY BILL NO. 318.

SENATOR WILSON SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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SENATE BILL NO. 478

SENATOR MCCORKLE MOVED TO AMEND SENATE BILL NO. 478
BY MAKING IT A BOND ISSUE UNDER THE NATURAL RESOURCES
EXEMPTION.

SENATOR GIBSON SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.


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There being no further business, the meeting was adjourned at 10:34 a.m.

Respectfully submitted by:


Tracy L. Dukić, Secretary

APPROVED BY:


Senator Floyd R. Lamb, Chairman

DATED: May 11 - 81

SENATE AGENDA

COMMITTEE MEETINGS

Committee on FINANCE, Room 231
Day (SEE BELOW), Date (SEE BELOW), Time 8:00 a.m.

MONDAY, APRIL 27, 1981

1. A. B. No. 50 - Creates position of specialist for child abuse and neglect. (Assemblyman Coulter, Ace Martell)
2. A. B. No. 228 - Relieves court administrator of duties of secretary of commission on judicial discipline. (Mike Brown, Guy Schippler)
3. A. B. No. 274 - Makes certain administrative changes in State Purchasing and increases amounts which may be paid for automobiles.
4. A. B. No. 358 - Changes name and increases amount of fund administered by Purchasing Division of Department of General Services.
5. A. B. No. 355 - Removes limitation on salaries of classified state employees based on salaries of their immediate supervisors. (J. Wittenburg)
6. S. B. No. 24 - Establishes demonstration program of teacher internships. (Ted Sanders)
7. S. B. No. 123 - Create council for seismic safety and makes various additions to law relating to seismic safety.
8. S. B. No. 460 - Authorizes Department of Transportation to use appropriations from state general fund to match federal money for certain projects. (Al Stone)
9. S. B. No. 561 - Provides balance for working capital for central data processing fund. (Gordon Harding)
10. S. B. No. 562 - Makes appropriation for addition to junior livestock pavilion on Nevada State Fairgrounds. (Senator Getto)
11. S. B. No. 564 - Makes appropriation to Rural Nevada Development Corporation. (Senator Blakemore)
12. S.C.R. No. 44 - Approves contract concerning Marlette Lake water system. (Senator Jacobsen)
13. S. B. No. 572 - Provides increases in certain industrial insurance benefits.

TUESDAY, APRIL 28, 1981

1. Meeting with Board of Prisons Commissioners - 9:00 a.m.

WEDNESDAY, APRIL 29, 1981

1. Closing of Budgets.

THURSDAY, APRIL 30, 1981

1. Closing of Budgets.

FRIDAY, MAY 1, 1981

1. S. B. No. 425 - Increases number of district judges in eighth judicial district.
2. S. B. No. 442 - Provides salary to district judges for serving as ex-officio trustees of law library and for their availability to sit on supreme court.
3. S. B. No. 565 - Requires state to pay employee contributions to public employees' retirement system for justices and district judges who remain members.

SENATE AGENDA

COMMITTEE MEETINGS

Committee on FINANCE, Room 231.
Day (SEE BELOW), Date (SEE BELOW), Time (SEE BELOW)

SUPPLEMENTAL AGENDA

TUESDAY, APRIL 28, 1981

1. 8:00 a.m. - Department of Prisons (Charles Wolff)

WEDNESDAY, APRIL 29, 1981

1. 8:00 a.m. - Environmental Protection Agency (Lou Dodgion)
2. 8:30 a.m. - NIC Rehabilitation Center (Joe Nusbaum)
3. 9:00 a.m. - Gaming Control Board (Richard Bunker)

FRIDAY, MAY 1, 1981

1. S. B. No. 514 - Provides for continuing education for district judges.

SENATE AGENDA

COMMITTEE MEETINGS

Committee on FINANCE, Room 231.

Day (SEE BELOW), Date (SEE BELOW), Time 8:00 a.m.

SUPPLEMENTAL AGENDA

(No. 2)

TUESDAY, APRIL 28, 1981

1. S. B. No. 478 - Makes appropriation from state general fund to acquire Kahle property.

FRIDAY, MAY 1, 1981

1. S. B. No. 592 - Increases salaries of justices of supreme court and provides annual salary adjustments.
2. S. B. No. 594 - Increases amount of benefits for surviving spouses of justices and district judges.

ATTENDANCE ROSTER FORM

COMMITTEE MEETINGS

SENATE COMMITTEE ON FINANCE

DATE: APRIL 28, 1981

PLEASE PRINT NAME	PLEASE PRINT ORGANIZATION & ADDRESS	PLEASE PRINT TELEPHONE
MIKE VAN WAGENEN	TAHOE SIERRA PRESERVATION COUNCIL, EXEC. DIRECTOR -	8:00 AM. 883-8625
KEN KJER	CHAIRMAN, DOUGLAS COUNTY COMM.	588-2720/23
PERRY COMENIUX	DEPT. OF PRISONS	4466
Marc Betty for Zone Smith	US Forest Service	415-556-9906
RICHARD MILBRODT	CITY OF SOUTH LAKE TAHOE	9165412900
Ronald D. Winsted	T.R.P.A. Chairman	885-11360
Herb Witt	Douglas Co. Commissioner	782-2155
Barbara Cook	Douglas Co. Commissioner	782-4626
Mr. T. Meyer	" " "	266-3225
Jane Wilson	Lake Tahoe Republican Women's Club	749-5202
Bruce Wilson	Resident Property Owner	749-5202
Ed. Ward	Board - Tahoe	813-7509
Margaret Martin		

1/81:cf

PROGRESS REPORT
OF THE
COMMITTEE TO PURCHASE THE
KAHLE HOTEL/CASINO SITE

PROGRESS REPORT
OF THE
COMMITTEE TO PURCHASE THE KAHLE HOTEL/CASINO SITE

The Douglas County Board of Commissioners entered into an option agreement to purchase the 25 acre Kahle site in order to eliminate the approved development of the 1000 room Hotel Oliver casino. The terms of the option provided that, with the deposit of \$250,000.00, the property can be purchased for \$7,600,000.00 on or before May 15, 1981. Although the time provided for in the agreement was limited, the Commissioners believed that with the support of the state and federal government the purchase could be accomplished in this short time frame. It was also the position of the Board of Commissioners that the purchase was essential to protect the Tahoe environment, mitigate the impacts of existing and future authorized development, and was in the best interest of the Tahoe community.

A committee was appointed to analyze the many potential uses of the property and to determine potential funding sources to complete the purchase. Members of the committee were appointed from the many interest groups desiring to actively participate in programs that will provide for the long term protection of the Tahoe environment. Attached to this report are the members of the committee and the entities they represent.

The committee has held meetings monthly with each member assigned areas of planning and funding sources to review. Listed below are the development proposals reviewed by the committee and the various reports on funding sources.

PLANNING REVIEW

Cemetery development

The committee reviewed the possibility of the development of the site for cemetery purposes. It was concluded, after indepth review and consultation with an expert in this field, that development of a cemetery for the purpose of generating large amounts of revenue in a relatively short period of time is not practical or economically feasible.

Industrial development

Interest was expressed by casino owners that they would like to develop sites close to Stateline for the warehousing needs of their facilities. The possibility does exist, under the development scenario reviewed, for 5 acres of land that can be set aside for this type of development.

Park development

The most desirable development of the site would be for community park purposes. This development scenario can be achieved only with substantial federal, state, and gift monies. The site contains approx. 15 acres with trees and does offer a vista of Lake Tahoe. Development of a park with community service facilities such as a cultural center and senior citizens center would be the priority choice of the committee.

Senior citizens center

Great interest has been expressed by Senior citizens for the building of a center on the site. Tied with the use of the site as a transit destination would also allow the center to be of great regional value as all seniors on south shore would have transportation available to them to gain maximum use from the facility.

County offices

Douglas County has funds available to build a public safety center in the Tahoe Township. This site is an ideal location for such a project. Construction of the new facility will begin in 1981 either on this site or another owned by the County. This site would be the first choice of the Board of Commissioners if the purchase can be accomplished with land area available for this construction.

Transit use

The Highway 50 frontage of this site is an excellent location for a transit terminal at Stateline and is, in fact, described for this use in the revised Tahoe Regional Planning Agency Compact approved by Congress in December of 1980. In researching funding for this use the committee learned that the Department of Transportation places a low priority on funds for the Tahoe area. Through the new Tahoe Transportation District and help from our congressional delegation the committee hopes to obtain funding for this purpose.

Housing

Development of this site for casino employee housing was reviewed but determined to be contrary to the desire of the committee to develop the site with minimal impact on sewer and water services in the area. It was considered that this proposal may have the ability to produce a substantial amount of funding needing to complete the purchase within the time frame we are working under but it was also considered that this type of development may create the same impact as the construction of a hotel, the very thing we were working to eliminate.

Day care center

A great need exists for a child care facility at the south shore. This use is a possibility with the public use/park area scenario but does not provide immediate cash generation to purchase the site.

Public/Employee parking

The site has great potential as a transit/parking facility. The committee reviewed the need for casino employee and visitor parking in the summertime and use of the parking facility by the Heavenly Valley Ski Area in the wintertime. This use would require substantial funds from the casino businesses at Stateline along with federal funding which, at this time, appears to be difficult to generate.

Campsites

Consideration was given to a time-share camp site development on the property. It was concluded that the demand for this type of facility was limited and the impact of this development would not be beneficial to the community.

Recreational vehicle park

Consideration was also given to the development of a time-share RV Park. Although demand appears to exist for this type of facility it was the concern of the committee that this would relate to future fuel availability and may be a difficult development to market.

Commercial development

One of the planning scenarios adopted shows development of the frontages of the property on Highway 50 and Kingsbury Grade as prime commercial property. Use for fast food restaurants, banking facilities, and other general commercial businesses would provide funding to complete the purchase. The committee will continue to review this alternative to determine interest in this development.

Retirement community

Consideration was given to establishing both a day care and housing facility for senior citizens. The site could be developed as a regional facility. The impacts on services as well as revenue generation for the purchase eliminated this proposal.

Museum

A proposal was reviewed that would have established a museum on the site exhibiting Tahoe memorabilia along with asking Harrah's to use the site for a portion of their automobile collection. This proposal did not appear to be able to produce the revenue needed to complete the purchase and would serve as a significant traffic/tourism generator on the site.

Federal land trades

Interest has been generated that would allow the purchase of portions of this site and use that portion purchased in a trade for other federal lands. There is interest in trading for certain BLM lands in other parts of the State of Nevada outside of Las Vegas. If it is possible to allow the trade of lands with the Federal government outside of the State of Nevada, this would produce the greatest interest and an ability to market the property faster. This will require federal legislation and will be discussed with our federal congressional delegation.

FUNDING SOURCES

The ability to generate revenue dictates the development of this property. Listed below are funding sources suggested and reviewed by the committee.

Private enterprise

Interest has been expressed by private enterprise in direct funding for this purchase. The casino industry wishes to pursue federal tax benefits for funds that they may wish to contribute. They have requested that the committee pursue a direct federal tax credit on any contributions as was allowed in the Redfield Estate. This proposal will be reviewed with our congressional delegation.

Federal funds

It was reported that the Secretary of the Interior has discretionary funds available to him that can be used to purchase property if it is determined to be in the best interest of the public and the environment. Since this acquisition qualifies under these categories we will pursue this funding source.

Fund raisers

The hotel/casino industry at Stateline has agreed to allow the use of their showrooms for fund raisers. Members of the committee are contacting entertainers to headline these fund raising events.

Environmental groups

The committee has requested that the League to Save Lake Tahoe and Sierra Club, along with other environmental organizations, make available their mailing lists for the purpose of soliciting funds from individuals that have a known interest in protecting Lake Tahoe.

State of Nevada

The Governor of the State of Nevada has placed a hold on \$530,000.00 of State Park funds to be used if development plans designate a portion of the property for use as a community park. Additionally, Senator Jacobson and Assemblyman Bergevin are introducing legislation for a \$2,000,000.00 appropriation from the State Legislature.

State of California

Representatives of the City of South Lake Tahoe are requesting a matching appropriation from the legislature of the State of California. Since the acquisition provides a benefit to the people of California and uses of the site can be determined to be regional, the committee feels that the request is timely and appropriate.

Additional federal funds

The committee feels that, under the Santini-Burton legislation, funds may also be available for this purpose. This will be further discussed with our congressional delegation.

Land Trust organizations

Members of the committee did meet with the Trust for Public Lands, Nature Conservancy and National Wildlife Federation. Each of the organizations agreed with the desire to remove this property from hotel/casino development but did not, or could not, have funds available to use for this purchase.

Based on all the above information, the committee developed three scenarios for development which are attached for review.

DEVELOPMENT SCENARIOS

Scenario 1

Hwy 50 frontage - commercial	5.2 acres
Kingbury frontage - commercial	3.0 acres
warehouse - industrial use	5.0 acres
county facilities	2.0 acres
park area	6.8 acres
road	2.7 acres

Scenario 2

Parking - employee	8.0 acres
transit area - Hwy. 50	5.2 acrea
county facilities	2.0 acres
community service facilities	2.0 acres
park area	4.8 acres
road	2.7 acres

Scenario 3

Park area (including uses authorized)	22.0 acres
road	2.7 acres

(This scenario is the result of trade agreement for other federal lands)

MEMBERS OF THE KAHLE PURCHASE COMMITTEE

Senator Lawrence Jacobsen, State of Nevada
Assemblyman Louis Bergevin, State of Nevada
Roland Westergard, Director of Department of Conservation & Natural Resources
Robert G. Perry, casino owner
Jim Bruner, League to Save Lake Tahoe
Phil Overcynder, Tahoe Regional Planning Agency
John Cefalu, Mayor of the City of South Lake Tahoe
Thomas Stewart, Supervisor of El Dorado County
Bill Ryan, Marla Bay landowner
Curtis Patrick, Glenbrook property owner
Ron Mahns, Developer of Glenbrook subdivision
Berle Coombes, general manager of Sahara Tahoe hotel/casino
Shrove Starwood, Certified Public Accountant and President of Tahoe Douglas
Chamber of Commerce
Bill Morgan, Administrator of Lake Tahoe Basin Management Unit, Forest Service
John Wynn, Manager of South Lake Tahoe Chamber of Commerce
Fred Duey, representing senior citizens (California)
Don Carver, representing senior citizens (Nevada)
Bill Killebrew, general partner of Heavenly Valley Ski Resort
Don Wright, publisher of the Tahoe Daily Tribune
Sandy Gardner, resident and businesswoman
Les Berkson, Attorney
Richard Kudrna, Vice President of Harvey's Resort Hotel and Harvey's Inn
Ken Kjer, Chairman of the Douglas County Board of Commissioners
Bob Hadfield, Douglas County Manager
Mike Rowe, Douglas County District Attorney

HDR

HDR

RESIDENTIAL

REC

Scale 1"=400'

LAKE VILLAGE

GF

TO

NUGGET CASINO

PARKING LOT

CASINO

HARVEYS INN

STORE

GAS

22 23
27 26

KINGSBURY DRIVE INTERCHANGE

OFFICE OFFICES

GC

PLATE 3

1920'S

T.R.P.A. PLAN
Adopted: 22 Dec. 1971

EDGEWOOD GOLF COURSE

KAHLE DRIVE

Folsom Spring

US 50

OLIVER PARK SUBD
MICHELLE DR
EDWARD DR
LARRY DR
LARRY DR

APARTMENTS

4-H CAMP

Report on the feasibility of using the Kahle Casino site for cemetery development.

According to Theodore Kimche, president of Sky Lawn in Hayward, California, a well respected cemetery development and management company, the Kahle property, although topographically suited for cemetery purposes, is far too valuable for such a use. Further, a cemetery would be incapable of generating sufficient revenues within the time frame required for purchase of the property. As evidence of this, Mr. Kimche offered the following information.

The maximum value of raw cemetery land is \$70,000 per acre, regardless of location. The per acre cost of development is approximately \$40,000. (This figure includes the cost of planning and engineering and road and irrigation system installation.) For a five acre cemetery, the average initial investment would be approximately \$550,000.

Assuming the sale of plots at \$500.00 apiece and a density of 1,000 plots per acre, a five acre site could theoretically generate as much as \$2,500,000 in total gross income. However, in most instances, each \$500 sale is financed at 9% over a 24 to 60 month period. Therefore, a full return on sales is not immediate, but is received at a maximum of \$295.00 per year and at a minimum of \$145.00 per year depending upon the length of financing.

While the cemetery owner receives \$145.00 to \$295.00 annually, a member of his sales staff receives a 40% commission or \$200.00 up front for every plot he sells. Therefore, the owner must expect a negative cash flow for at least the first few years of operation.

Additional costs to the owner include the construction of on-site sales and administrative facilities and, of course, utilities and maintenance.

Although the east side and South Shore areas of Tahoe, with an annual death rate of approximately 9.2 per 1,000, seems capable of supporting a cemetery of this size, an estimated 17% of those who die will have selected some form of final disposition other than burial.

In conclusion, although a market exists for such a facility, development of a cemetery on the Kahle site for the purpose of generating large amounts of revenue in a relatively short period of time is neither practical nor economically feasible.

Skylawn

32992 Mission Boulevard, Hayward, California 94544

(415) 538-3131

November 10, 1980

Chapel of the Chimes Memorial Park
Crematory, Mausoleum, Mortuary
32992 Mission Boulevard
Hayward, California 94544
(415) 538-3131

Chapel of the Chimes
Mausoleum, Columbarium,
Crematory, Mortuary
4099 Piedmont Avenue
Oakland, California 94611
(415) 654-8123

Skylawn Memorial Park
Crematory, Mausoleum,
Columbarium, Crematory
P. O. Box 5070
San Mateo, California 94402
(415) 349-4411

Sunset Lawn Chapel of the Chimes
Crematory, Mausoleum, Mortuary
4701 Marysville Boulevard
Sacramento, California 94838
(916) 922-5833

Oakland Memorial Park
Mausoleum, Columbarium,
Crematory, Mortuary
4701 Marysville Boulevard
Sacramento, California 94838
(916) 922-5833

Tucson Memorial Park
P. O. Box 12928
Tucson, Arizona 85711
(602) 875-6741

Mr. Ronald C. Nahas, Vice President
Glenbrook Properties
P. O. Box 257
Glenbrook, Nevada 89413

Dear Mr. Nahas:

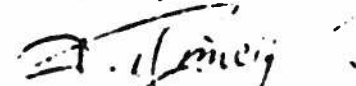
I am enclosing herewith my airline ticket covering my visit to you on November 5. This represents the only charge made in connection with the opinion I rendered regarding the possible use of the cemetery development on that certain 21 acre parcel of land which was the subject of my visit.

I do not propose to provide you with a detailed analysis as would be the case were I to act as a consultant to you or to the Board of County Commissioners. However, I will restate the opinion I gave you during my visit, which in summary, is that the 21 acre parcel, or any part thereof, could readily be developed into a cemetery. However, in order to make such a development, it would require additional capitalization in the form of master planning, engineering, and a minimal initial development.

In order to achieve optimum, or better stated, maximum pre-need sales, this could best be achieved through the efforts of a professional sales organization (which our company does not use nor encourages). Such a professional organization generally operates on a 40 percent commission, which amount is a front-end cost against sales, irrespective of whether a sales contract is for cash or on a time payment plan. In order to extrapolate potential cash flow, it would be my recommendation that you anticipate 70 percent of your sales being paid out over a period of 12 months or longer. Conversely, you should not anticipate more than 30 percent of your sales being for cash, 90 days, or a period of less than one year.

The possibility of a cemetery development that would realize a positive cash flow of approximately two million dollars over the next three years is, in my opinion, totally unrealistic; and it is my belief, which I would support on the basis of a professional opinion, that a cemetery of the acreage that is the subject matter of this opinion, will in no way meet the needs which prompted your considering such a development.

Yours very sincerely,


TED KIMCHE, President

TK:fn
cc: Mr. Kenneth Kjer



BOARD
OF
COUNTY
COMMISSIONERS

ROBERT S HADFIELD
County Manager

(702) 782-5176

COMMISSIONERS
Kenneth Kjer
Chairman
Eugene Osburne
Vice-Chairman
Harold P. Dayton, Jr.
Daniel R. Hickey
Garry D. Stone

CONFIDENTIAL MEMO

October 30, 1979

SUBJECT: PURCHASE OF OLIVER KAHLE PROPERTY

The proposal being presented today is for Douglas County to purchase approx. 25 acres of property owned by Oliver Kahle. The subject property fronts Highway 50 and Kingsbury Grade and has the necessary approvals to construct a major Hotel/Casino complex. Douglas County proposes to purchase the property with the cost of purchase to be paid by the Stateline gaming industry through a tax which can legally be imposed by ordinance or other legislation. As you are aware, the County's operating budget is limited by the legislature's imposed cap on spending. However, with the use of the enterprise fund it is anticipated that the purchase can be accomplished with the greatest Federal and State tax benefits being offered to the contributing taxpayers.

Hours of discussion and thought have gone in to the proposal being presented to you today. Admittedly, these discussions have been more on the philosophical end and need many legal and technical refinements to be implemented in a plan. I have had the opportunity to meet with each casino involved to introduce the idea and offer a very cursory explanation of the project. Since the development of this plan requires the complete cooperation and endorsement of the Stateline industry, it is our intent to involve each of the entities in every step of the planning effort. It has been my experience that the Stateline gaming interests are very concerned about the Tahoe environment and overall solutions to our major problems. I am also practical enough to realize that each business will have certain concerns and requirements to protect their own business interests. It is anticipated the through the planning process and involvement of each business that the project can and will provide the greatest benefit to each establishment and still satisfy the overall purpose and intent of the plan.

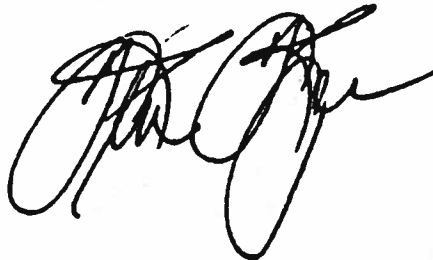
Lately, it appears that every effort to solve the air quality, water quality, and other environmental problems in the Tahoe Basin have faced a brick wall. It is a personal opinion that since these solutions require the support and cooperation of certain state agencies and groups that are motivated by a desire to turn back the clock and choke off the economy of the Tahoe Basin, unless we act within our own financial and technical ability we will lose in the long term that which we have worked so hard to protect in the short term. The Tahoe problems have been identified and the solutions are available. It is our community, our Lake, and our businesses that will suffer if we do not act. The plan being presented is one that we believe we can handle and is offered as a positive step in solving a major problem.

Courthouse • P.O. Box 218 • Minden, Nevada 89423

The plan is to purchase the Kahle site and develop it into a parking and transit facility. The proposal, in our opinion, offers the greatest benefit to all concerned parties. In the interest of private enterprise, it will satisfy the much needed employee and public parking demands which are necessary for the continuance of quality accommodations for the customer. Also, for the short term, it will provide alternate parking availability during construction of the various projects approved for each business. For Douglas County, it provides a short term ability to deal with parking and air quality problems that are the result of the use of the area by visitors. In the long term, it will afford the County the ability to develop a plan to satisfy the traffic congestion problem and meet the requirements of the air quality plans that are imposed by the Federal and State governments in our area. Both the county and private enterprise are working together in an effort to increase tourism in our community and stabilize our economy. However, these desires and goals carry with them the responsibility to mitigate the impacts of the increased usage of our area and the development of this site affords us the opportunity to plan for the future and not react to a crisis. At the Federal level, this plan will offer the assurances our congressional delegation needs to successfully oppose the National Recreation Area legislation. Although they can offer no guarantees that this legislation will not pass the Congress, certainly they need support for their position that these problems can best be solved at the local and state levels and not by the Federal government.

We realize that parking lots are not popular with certain governmental and environmental groups. However, we do feel that the trade offs offered in our proposal are significant and offer great advantages in the short and long term to all concerned. The attached sheets list the direct and indirect benefits of the proposal along with the financial impacts on the various contributing entities. Each of these sheets are offered to establish a direction and to initiate action on the proposal. They are offered as working documents only and are not to be construed as the final project proposal. These recommendations are offered so that we can proceed forward from this point united in our effort to tackle and successfully complete this most significant transaction.

I must stress that time is of the essence in order to gain the most advantage from our efforts. Reports indicate that an all out effort is being made to introduce federal legislation that will have a dramatic effect on our political and business community. Our success in this demonstration effort will have a direct bearing on the protection of our area from unsympathetic and dictatorial federal agencies and environmental groups.

A handwritten signature in black ink, appearing to be 'John J. ...', is written in a cursive style across the middle of the page.

Direct and Indirect benefits of purchase to private enterprise, local government and the community

Eliminate competition allowing increase in quality instead of quantity

Provide needed parking facilities

Option of each business to reduce size of parking structure proposed on each site if determined by that enterprise to be more cost effective

Tax credit on private transit systems by including the transport of employees.

Offer support to our Congressional representatives in opposing Federal takeover

Completion of loop road.

Ability to negotiate with environmental groups to eliminate costly harassment lawsuits.

Implement air quality mitigation plans.

Eliminate increased demand for housing, roads and other costly county services as a result of increased casino construction.

Offer the Federal government the opportunity to purchase the Jennings site.

Offers direct benefits to the visitor in providing needed parking and transit service.

Frees up sewage and water allocations to protect the property rights of small property owner being harassed by EPA and other agencies.

Improve public national image of gaming industry at Tahoe.

Discredits environmental and other groups and agencies whose main argument for federal takeover and restrictive regulations is that the Tahoe community is not concerned about the protection of Lake Tahoe.



**KEEP
TAHOE
BLUE**

LEAGUE TO SAVE LAKE TAHOE

2197 Lake Tahoe Boulevard, Post Office Box 10110

South Lake Tahoe, California 95731

Telephone: (916) 541-5388

December 13, 1979

Mr. Ken Kjer
P.O. Box JJ
Stateline, Nevada 89449

Dear Ken:

I very much appreciate your including the League to Save Lake Tahoe in your present proposal concerning the potential purchase of the Hotel Oliver casino site.

As I mentioned to you on Monday, December 3rd, your proposal is of such a comprehensive nature that the League's Board needs to be fully informed prior to any reactions and suggestions on behalf of the public interest. The League's next meeting is set for December 18, 1979, however we will make every effort in this writing to give you our initial thoughts.

As we understand your proposal, it would provide for the following:

- a. public purchase of the Hotel Oliver casino site;
- b. future construction of a 2,000 car surface parking facility on the site for casino employees and the public;
- c. a shuttle bus service to the casino core area and linkage to public transit facilities;
- d. a 100-unit recreational vehicle park on the Kahle site;
- e. on-site revegetation and drainage improvements in conjunction with the adopted 208 water quality plan;
- f. completion of the loop road at Montreal Road in South Lake Tahoe;
- g. construction of the "Nevada By-Pass Road" from the northeast quadrant of the loop road to Kingsbury Grade as identified on the map entitled Stateline to Elk Point Road--Douglas County, Nevada, Creegan and De'Angelo dated November, 1979;
- h. waive requirements for pedestrian separation between Park Tahoe and Sahara Tahoe and closing Highway 50 to traffic between Stateline and Loop Road, Nevada.

Mr. Ken Kjer
December 13, 1979
Page 3.

We believe your proposal has merit and moves in a direction which could possibly lead to a halting of the deterioration at Stateline in conjunction with positive transportation improvements.

We look forward to working with you and others to complete a plan which can have broad public support. I will contact you December 17th to arrange for further discussions of your constructive proposal.

Sincerely,



James W. Bruner, Jr.
Executive Director

JWB:lt

cc: Cameron W. Wolie, Jr.



**KEEP
TAHOE
BLUE**

LEAGUE TO SAVE LAKE TAHOE

2197 Lake Tahoe Boulevard, Post Office Box 10110

South Lake Tahoe, California 95731

Telephone (916) 541-5388

February 15, 1980

Mr. Ken Kjer
P. O. Box JJ
Stateline, NV 89449

Dear Ken:

Let me start by apologizing for the tardiness of my response to you. Immediately following the meeting of the Board of Directors of the League To Save Lake Tahoe I contacted the flu. I was out most of last week and this week had to be on the east coast on a previously scheduled business trip.

Our Board of Directors gave serious consideration at its recent meeting to the proposal outlined by you when we met in Bob Berry's office. In general, the board felt that the response Jim Bruner made in his letter to you of December 13, 1979 represented an appropriate response for the League. Bill Regan, Jim and I outlined the position you and the other representatives of Douglas County and the casino interests had taken regarding our proposal to include joint efforts to get quick congressional action to appropriate monies for purchase of all or part of outstanding development rights and/or modifications for Harvey's Wagon Wheel Master Plan and Harrah's and Sahara/Tahoe parking structures.

Following a lengthy discussion, the Board of Directors authorized our committee to continue negotiations with you. We were directed to attempt to bring about the "Stateline settlement" outlined in Jim's letter. Accordingly, our committee will immediately undertake efforts to contact the casino interests directly vis-a-vis

Mr. Ken Kjer
February 15, 1980
Page Two

that portion of the settlement. If some progress can be made on that front, I am confident that a "Stateline settlement" is possible. Needless to say, we would welcome any assistance which Douglas County can provide in that aspect of the negotiations.

In the meantime, we continue to support public purchase of the Hotel Oliver Casino site. If you cannot await the outcome of our direct discussions with the casino interests regarding their projects, perhaps a further discussion of that site alone would be warranted.

I should advise you that our Board of Directors felt quite strongly that we should not consider dropping our objection to completion of the Loop Road except as part of an overall "Stateline settlement." Accordingly, our committee attaches great importance to the discussions we intend to undertake with the Stateline casinos.

I suggest you and I touch base by telephone sometime next week to discuss the next step in this matter. Once again, many thanks for having opened these discussions. All of us believe this to be a very constructive approach toward resolution of Stateline problems.

Sincerely,


Cameron W. Wolfe, Jr.

Mr. Ken Kjer
April 4, 1980
Page Fourteen

creating another series of lawsuits until this problem could be resolved. This negative viewpoint, though, obviously assumes that resistance to the allocation for the Kahle site would be strong; whereas, in fact, it may not be. It is also possible that the allocation may be on a first come first serve basis and if the Kahle site comes before the board first, it might be approved. Other developments might be disappointed. This discussion is speculative since no firm answers are present. It does, though, indicate the problems facing a typical purchaser and, in my judgment, lends support to some discounting because of the difficulties.

It may also be that an alternate solution would entail a partial payment by the developers of the Kahle property along with a partial allocation of the remaining sewage capacity on the part of the sewer district. This discounting is entirely a matter of judgment on the part of the appraisers based upon the above discussion and cannot be proven one way or another. The previous \$2,000,000 maximum figure seems unrealistic as a dollar discount factor. In my judgment no more than 25% of the total potential cost may be facing the Kahle development.

My consideration, weighing all of the positive and negative factors, indicates a \$500,000 discounting or loss applicable to the subject site which a purchaser would consider in buying the subject parcel because of the problems relating to sewage capacity. This figure, when deducted from the previous value estimate of \$11,434,000, would then indicate a value conclusion for the fair market value of the subject property on a fee simple interest basis, as of April 1, 1980, as follows:

	\$11,434,000.00
Less \$500,000 Deduction for Sewer Problems	- 500,000.00
	<u>\$10,934,000.00</u>

ROUNDED TO

TEN MILLION NINE HUNDRED THIRTY-FOUR THOUSAND DOLLARS
(\$10,934,000.00).

Very truly yours,



William G. Kimmel, M.A.I.,
S.R.E.A., A.S.A.

Harrah's
Hotels and Casinos
Herald and Lake Tahoe

John Gianotti
Vice President
Community Affairs

February 6, 1980

Mr. Ken Kjer
Post Office Box JS
Stateline, NV 89449

Dear Ken:

Your wishes are finally coming true! You only need another
782,000 people donating \$25.00 each.

Sincerely,

HARRAH'S



John Gianotti
Vice President
Community Affairs

JSG/nig

enclosures

Post Office Box JS Stateline Nevada 89449 • 702 588 6011

R Harvey
P.O. BOX 152
MARKLEEVILLE
CALIF 96120

Mr. John Girotti
Harrah's Club
Stateline
Nevada

Dear Mr. Girotti:

I recently read an article in the Record Courier quoting you as believing that environmental groups should "put their money where their mouth is". As an environmentalist, I totally agree! Unfortunately the Sierra Club doesn't have the necessary funds. However please accept my check for \$25⁰⁰ as a small addition to the "buy out" fund.

Sincerely,
R Harvey

RICHARD A. HARVLY
KATHRYN A. ZEILAKS HARVEY
P. O. BOX 152 PHN 916 694-2295
MARKLEEVILLE, CA, 96120

0769

Feb 2 1980

11-20/1980

Pay to the
order of

John Ginotha
Twenty five and

00/100 Dollars

15 25

BANK OF AMERICA

MARKLEEVILLE BRANCH
WESTERN AND MAIN STREETS, MARKLEEVILLE, CA 96120

MEMO: FOR CASINO BUY-OUT
FUND

Richard A. Harvey

⑆ 2 2 0 0 0 3 5 8 ⑆ 0 7 6 9 ⑆ 0 2 0 0 8 ⑆ 0 0 0 2 3 ⑆

JOHN P. OR CLAUDIA BALCON
P. O. BOX 1177 782-4844
MIDLEN, NEVADA 89421

1722

L 19 1980

94-142/1212

Pay to the
order of

John P. or Claudia Balcon

25 Dollars

Twenty five and

SECURITY
BANK OF NEVADA



FOR *Mobile phone*


Claudia Balcon

⑆ 2 2 2 0 1 4 2 9 ⑆ 2 0 ⑆ 1 1 3 5 5 8 ⑆ ⑆ 7 2 2 ⑆

WEST BAY ENTERPRISES
P. O. BOX 1646
ZEPHYR COVE, NEVADA 89448

743
94.15
1212

Pay to the order of Douglas County 9-8-1980
Five Hundred \$ 500.00 Dollars

 SOUTH TAHOE OFFICE
Nevada National Bank
DRAWER A-100 • ZEPHYR COVE, NEVADA 89448

For KAHLE PROPERTY

R. E. Jant

⑆ 212001581⑆ 40654386⑈

Bank of Mountain State 1979

Mountain State

Printed by Ronald F. Smith

Hilton A. Horton
Star Route
Clenbrook
Nevada 89413

\$20 donation
deposited
9/8/80
DOUGLAS COUNTY
Box 218
MINDEN
NEVADA



89423

211

western union

Telegram

REA187(1712)(1-022743C170)PD 06/18/80 1712

ICS IPMNAWA WSH

10064 GOVT NFWASHINGTON DC 46 06-18 556P EDT

FMS CHAIRMAN KEN KJER

DOUGLAS COUNTY COMMISSIONER, COUNTY MANAGER

MINDEN NV 89423

1980 JUN 18 PM 3 25
Handwritten initials

HOPE YOU DONT ABANDON YOUR COURAGEOUS EFFORTS TO
WORK OUT AN ACCEPTABLE PLAN FOR THE ACQUISITION OF THE
KAHLE PROPERTY.

TO HAVE THIS PACKAGE FAIL, THEREBY SUBJECTING THE
AREA TO FURTHER DEVELOPMENT, WOULD, IN MY VIEW SERIOUSLY SET
BACK OUR EFFORTS TO STABILIZE THE TAHOE SITUATION.

SENATOR PAUL LAKALT

782-5176
PROF.
538 pm

RECEIVED

JUN 19 1980

Douglas Co. Commissioners

NNNN

8F-1201 (45-62)

WU AGI CD

940A

REA040(1130)(1-009867C171)PD 06/19/80 1126

ICS IPMUAWA WSH

11018 GOVT BUWSHINGTON DC 77 06-19 1214P EDT

PMS KEN KJER CHAIRMAN

DOUGLAS COUNTY COMMISSION

PO BOX 218

MINDEN NV 89520

DEAR KEN:

YOU HAVE MY STRONG SUPPORT AS YOU ATTEMPT TO PROVIDE
LOCAL SOLUTIONS TO PROBLEMS IN THE LAKE TAHOE BASIN. AS
A STRONG BELIEVER IN THE BI-STATE COMPACT, I COMMEND YOU AND
YOUR FELLOW COMMISSIONERS FOR YOUR VIGOROUS AND CREATIVE ACTIONS
TO KEEP CONTROL AT THE LOCAL LEVEL. I KNOW THE
SITUATION ON THE KAHLE PROPERTY IS VERY DELICATE AND THERE
ARE MANY CONCERNS TO BE MET. I SHARE YOUR CONCERNS AND
SUPPORT YOUR EFFORTS.

CONGRESSMAN JAMES D SANTINI

NNNN

March 20, 1980

The Honorable Ken Kjer
Chairman
Douglas County Board
of County Commissioners
Post Office Box 218
Minden, Nevada 89423

Dear Ken:

This is to review our meeting earlier this week in which we discussed the proposal for the County of Douglas to purchase a 25-acre site at Lake Tahoe now owned by Oliver Kahle.

I view this proposal as a great step forward for the entire State of Nevada and commend the county officials for their bold, farsighted leadership in the quest to solve the Tahoe dilemma.

As you know, as the result of our meeting, I have placed an administrative hold on approximately \$500,000 in State funds available to local governments for acquisition of park land. This hold allows Douglas County sufficient time to develop and submit a master plan for use of the funds on the site.

In addition, I also encourage you to develop a master plan for the site which would protect the integrity of the beautiful Tahoe Basin. In return, I am personally committed to assisting Douglas County in receiving as much financial assistance as possible, including additional State funds from the 1981 Nevada Legislature.

The Honorable Ken Kjer
March 20, 1980
Page Two

I view this effort as one in which the entire State should participate. The acquisition proposal certainly demonstrates to the nation Nevadans' sincere desire to protect Lake Tahoe. It also assists in stemming continued efforts by some factions to bring additional Federal controls over local governments.

Success of this proposal will serve as a stepping stone toward a reasonable solution to differences between Nevada and California over planning matters in the Lake Tahoe Basin.

You have my warm good wishes for success as well as my support in this project.

Sincerely,

ROBERT LIST
Governor

RL:BP/dac

cc: Eugene Osborne, Vice Chairman
Daniel Hickey
Herbert Witt
Harold Dayton

PACIFIC ENGINEERING
8201 GIBSON RD PO 797
ENDERSON NV 89015

Western Union Mailgram



4-029247S170002 06/18/80 ICS IPMMTZZ CSP RNOA
2 7025658741 MGM TDMT HENDERSON NV 06-18 1204P EST

DOUGLAS COUNTY COMMISSION
DOUGLAS COUNTY COURTHOUSE PO BOX 218
MINDEN NV 89423

THIS IS A CONFIRMATION COPY OF A PREVIOUSLY PHONE-DELIVERED TELEGRAM

I ENCOURAGE YOU TO PURCHASE THE OPTION ON THE KAHLE PROPERTY AT LAKE
TAHOE. THE ONE YEAR TIME WILL ALLOW US TO DEVELOP THE FUNDING TO BUY
THE PROPERTY AND REMOVE IT FROM THE MARKET. I WILL EXERCISE MY BEST
EFFORT IN THE 1981 LEGISLATIVE SESSION TO HELP FIND THE FUNDING
NECESSARY TO ACCOMPLISH IT
JAMES I GIBSON SENATOR CLARK COUNTY DISTRICT ONE SENATE MAJORITY
LEADER

1208 EST

MGMCOMP MGM

RECEIVED

JUN 19 1980

Douglas Co. Commissioners

DONALD CARANO WILSON ET AL BET
PO BOX 2670
RENO NV 89505

Western Union Mailgram

4-0256215170003 06/18/90 ICS IPMMT7Z CSP RNOB
2 7023220635 MGM TDMT RENO NV 06-18 1129A EST

KEN KJER, CHAIRMAN, CARE ROBERT HATFIELD
COUNTY MANAGER
BOARD OF COUNTY COMMISSIONERS OF DOUGLAS
COUNTY DOUGLAS COUNTY COURTHOUSE
MINDEN NV 89423

THIS IS A CONFIRMATION COPY OF A PREVIOUSLY PHONE-DELIVERED TELEGRAM

DEAR MR. KJER,
I SUPPORT DOUGLAS COUNTY'S EFFORTS TO ACQUIRE AN OPTION ON THE OLIVER
KAHLE HOTEL CASINO SITE AT LAKE TAHOE, IN THE HOPE THAT WE CAN
ACQUIRE PUBLIC AND OTHER FINANCING OF ITS PURCHASE, WHICH I ALSO
SUPPORT. AN OPTION WHICH DEFERS DEVELOPMENT OF THE SITE AND MAKES
ACQUISITION POSSIBLE IS DESIREABLE, AND WILL BE HELPFUL TO BI-STATE
NEGOTIATIONS AND TO NEVADA'S OPPOSITION TO FEDERAL JURISDICTION
WITHIN THE BASIN. SINCERELY,
THOMAS WILSON NEVADA STATE SENATOR

1131 EST

MGMCOMP MGM

RECEIVED

JUN 19 1980

Douglas Co. Commissioners

Ken Kjer, Chairman
June 18, 1980
Page Two

I hope that Douglas County will see its way clear to go forward with the purchase. It would be a very praiseworthy decision on your part in furtherance of a widespread public interest.

Respectfully yours,



Carl F. Dodge - Senator
Western Nevada District

CFD:vjw

CARL F. DODGE
SENATOR
WHEATON NEVADA SENATORIAL DISTRICT
P.O. Box 1030
FALLON, NEVADA 89406
TELEPHONE
OFFICE 423-3307
HOME 423-2373



COMMITTEES
MEMBER
JUDICIARY
TAXATION
GOVERNMENT AFFAIRS

Nevada Legislature

SIXTIETH SESSION

June 18, 1980

Mr. Ken Kjer
Chairman
Douglas County Commission
Minden, Nevada

Dear Ken:

I know that Douglas County faces a difficult decision tomorrow concerning the acquisition of the Kahle property. As a State Legislator faced with the problem of Tahoe for several legislative sessions, I would like to offer some thoughts.

I believe it was a mistake for Douglas County to have issued the Kahle and Jennings permits in the first instance. Casino development on these properties could have overtaxed a very fragile environment, and a serious unsolved transportation problem existed then, as it does now. I am convinced this was the move which completely alienated most people in California and many people in Nevada. Be that as it may, the past is behind us and we need to look to present solutions.

The public interest in the future well being of Tahoe transcends Douglas County and the State of Nevada and California. It is truly a national treasure. The key to a cooperative plan to preserve it is taking the Kahle property off the market. You can do this by agreeing to make the \$250,000 option payment. This action would reassure California of the sincerity of our intentions. A failure to purchase would cast a heavy cloud over current encouraging efforts to reach an accord with California.

The State of Nevada has a strong responsibility to aid you in perfecting a purchase plan. I cannot commit the legislature, but I will work to see that some state financial aid is forthcoming and that the influence of the state in attracting other funds is brought to bear.

ROLAND D. WESTERGARD, Director
G. MURPHY, Assistant Director
L. LITTLE, Assistant Director
Address Reply to

ROBERT LIST
Governor



DIVISIONS
Conservation Districts
Environmental Protection
Forestry
Historic Preservation and Archeology
State Lands
Mineral Resources
State Parks
Water Planning
Water Resources

COMMISSIONS
State Conservation Commission
State Environmental Commission

Capital Complex
Nye Bldg., 201 S. Fall Street
Carson City, Nevada 89710
Telephone (702) 883-4360

STATE OF NEVADA

Department of Conservation and Natural Resources

OFFICE OF THE DIRECTOR

CARSON CITY, NEVADA 89710

June 18, 1980

Chairman
Douglas County Commission
121 8th Street
Minden, Nevada

Gentlemen:

I am aware of the consideration by the Douglas County Commission to enter an option agreement for the purpose of obtaining the Kahle properties at Lake Tahoe. Acquisition of those properties is very important from many points of view. However, I would like to specifically address acquisition from the standpoint of natural resource protection and availability.

As you are aware, there certainly are limitations on water supplies available for use in the Lake Tahoe Basin. Removal of the demand for water supply for hotel-casino development on the Kahle property would certainly ease, not only the competition for the remaining supplies, but would, in fact, decrease the total existing and projected commitment for uses of those supplies.

Similarly, preclusion of development of that property for hotel-casino purposes would have a positive impact and affect on air and water quality control within the Basin.

For these and many other reasons, I would certainly urge favorable Commission action on entering the option for purchase of the property and offer my support in securing and obtaining funding to assist in the acquisition of the Kahle properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Roland D. Westergard".
Roland D. Westergard
Director

RDW:vjw

JIM BRUNER EXECUTIVE DIRECTOR
PO BOX 10110
JTH LAKE TAHOE CA 95731

 Mailgram

4-073790S170003 06/18/80 ICS IPMRNCZ CSP RNOA
2 9165415328 MGM TDRN SOUTH LAKE TAHOE CA 06-18 0714P EST

MR KEN KJER
COUNTY COMMISSIONER
DOUGLAS CO NEVADA
COUNTY COURT HOUSE
MINDEN NV 89423

THIS IS A CONFIRMATION COPY OF A PREVIOUSLY PHONE-DELIVERED TELEGRAM

THE LEAGUE TO SAVE LAKE TAHOE ENTHUSIASTICALLY SUPPORTS YOUR COUNTY
EFFORTS TO PURCHASE AN OPTION ON THE OLIVER KAHLE PROPERTY. THIS IS A
MAJOR STEP FORWARD AND MAY LEAD TO A RESOLUTION OF SEVERAL TAHOE
BASIN PROBLEMS. YOU ARE TO BE COMMENDED FOR YOUR EFFORTS ON BEHALF OF
THE COUNTY AND THE PUBLIC. SINCERELY
JIM BRUNER EXECUTIVE DIRECTOR

1912 EST

MGM TDRN MGM

RECEIVED
JUN 19 1980
Douglas Co. Commissioners



CITY OF
SOUTH LAKE TAHOE
CALIFORNIA

P. O. BOX 1210 - SOUTH LAKE TAHOE, CALIFORNIA 95705 - PHONE (916) 541-2900

December 19, 1980

Assemblyman Norm Waters
State Capitol, Rm. 4009
Sacramento, CA 95814

Assemblyman Norm Waters,

This City Council is pledged to assist in finding ways to acquire the last remaining casino site in the Lake Tahoe basin south shore. Known as the Kahle property, the County of Douglas purchased an option to buy which expires in May, 1981. Members of this Council and our staff have been active in a program led by Douglas County to formulate a plan for public uses on the site and funding of the acquisition. In this letter I want to bring you up to date with the progress of our efforts so that the California legislators will be as well informed as possible. A multi-member task force has been meeting monthly since July to bring together on a regional basis the appropriate private and public sector forces. This includes: United States Forest Service, Douglas County, City of South Lake Tahoe, El Dorado County, Chambers of Commerce from Douglas County and South Lake Tahoe, the organized seniors for the south shore, and a group of private sector organizations.

This group applied creative thinking to the goal and identified a number of potential uses for the site including an open space preserve; cemetery; transportation hub; county services center; senior services center; convalescent care facility; vehicle and supplies storage; etc.

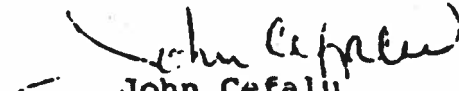
Each of these ideas have been financially analyzed and alternative site plan layouts discussed. We now believe that there are three possibilities which offer the best opportunity for public acquisition. These are: use of discretionary funds available to the Secretary of Interior for total purchase; sale of surplus Federal land in the western region to raise funds for Federal purchase of the entire site; joint purchase of the site by California and Nevada. This latter alternative would require legislative authority.

Accordingly, this community may be seeking assistance from you in the near future in the event that state involvement is needed. We know you share this City's conviction that public ownership of the Kahle property is preferred to the potential hotel-casino development which would otherwise occur. I plan to keep you informed as we proceed so that with or without state participation in the purchase you will have

Page 2.

a clear knowledge of the subject. Please let me know if you have any questions.

Sincerely,


John Cefaly
Mayor

JC/ep

cc: Ken Kjer
A-K Associates



CITY OF
SOUTH LAKE TAHOE
CALIFORNIA

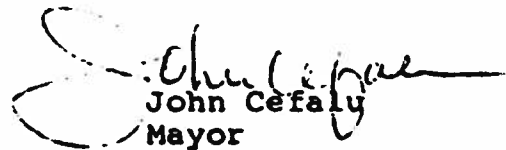
P. O. BOX 1210 - SOUTH LAKE TAHOE, CALIFORNIA 95705 - PHONE (916) 541-2900

December 22, 1980

President
League to Save Lake Tahoe
& Jim Bruner
P.O. Box 10110
South Lake Tahoe, CA 95731

This City Council is pledged to assist Douglas County in any way possible to acquire the Kahle property for public uses. I believe you and your organization share with us a concern that development of a hotel-casino on this site would not be in the best interest of the Lake Tahoe basin. Accordingly, and on behalf of the city, I am requesting assistance from the League to Save Lake Tahoe in our endeavor.

Considerable time and effort has been committed by a group of private and public agencies to develop a workable plan for public use and financing of the purchase. I regret the absence of your organization at those meetings, but I am willing to meet with you at any time to bring you current on the discussions that have taken place and to discuss in more detail ways in which your organization could be of help. I look forward to hearing from you.


John Cefaly
Mayor

JC/ep
cc: Jim Bruner

WESTERN UNION MAILGRAM
VA. 22645

WESTERN UNION MAILGRAM

1-0210752000 02/29/80 TAX INFORMATION REF 0001
1 SAN FRANCISCO, CA 2/29/80

KEN KOPP
DOUGLAS COUNTY COMMISSIONER
STATELINE, NV 89449

THE FOLLOWING LETTER HAS BEEN SENT TO MS. ADRIANA GIANTURCO,
DIRECTOR, CALTRANS, 1120 "N" STREET, SACRAMENTO, CA 95814:

YOUR ASSISTANCE IS NEEDED IN A MATTER OF CRITICAL IMPORTANCE
AT LAKETAHOE. FEDERAL ACQUISITION OF THE JENNINGS HOTEL/
CASINO SITE CONTEMPLATES THE ACQUISITION OF THE MAHLE HOTEL/CASINO
SITE BY DOUGLAS COUNTY. DOUGLAS COUNTY ACTION DEPENDS ON
RESOLUTION OF THE LOOP ROAD ISSUE. YOUR AVAILABILITY TO MEET
WITH KEN KOPP OF DOUGLAS COUNTY TO DISCUSS THIS MATTER IN THE
VERY NEAR FUTURE COULD HELP IMMEASURABLY. OUR PURCHASE OPTION
EXPIRES MARCH 14.

ZANE G. SMITH, JR.
REGIONAL FORESTER
U.S. FOREST SERVICE
630 CANSOME STREET
SAN FRANCISCO, CA 94111

PLEASE DISREGARD THE PREVIOUS MAILGRAM.

1701 EST

MG MCO 4P 16M

FOR INFORMATION ON MAILGRAMS SEE REVERSE SIDE FOR WESTERN UNION'S TOLL FREE PHONE NUMBERS

UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE

630 Sansome Street
San Francisco, California 94111

5420
March 9, 1981



Mr. Ken Kjer
P.O. Box JJ
Stateline, NV 89449

Dear Ken:

I just wanted to drop you a note of encouragement in your efforts to acquire the Kahle Casino site. I know at times you have felt quite alone. Allowing this casino to be built would indeed be a serious blow to the efforts to stabilize environmental decline, thus you can be sure I personally support your actions. I'm just sorry this support at present does not include funding such as was available for the Jennings purchase.

I know what you really need is funding support, however, should otherways come up to assist please don't hesitate to call.

Sincerely,


ZANE G. SMITH, Jr.
Regional Forester

6200-11 (1/80)

2126



UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE
630 Sansome Street
San Francisco, California 94111

1530
April 15, 1981

Honorable Robert List
Governor of Nevada
Executive Office
Capitol Complex
Carson City, NV 89701

Dear Governor List:

During the last few months much has been accomplished to insure that Tahoe does not become an overcrowded peripheral city around a once clear alpine lake. Certainly this progress would not have occurred if Nevadans, under your leadership, had not been concerned and acted responsibly. Many thanks.

One of the progress milestones of last year was the acquisition of the Jennings casino site which reduced the potential of severe air and water impacts, as well as other congestion problems. The next milestone, of course, is the acquisition of the Kahle site. As you are aware the direct and indirect impacts of a new 1,000 room hotel and casino would further stress the Tahoe area. Your continued leadership in this effort is crucial. Authorizing two and one half million dollars would be a giant step toward retiring this vested casino right.

Again thank you for your personal efforts. It will take all of us working together to retain Tahoe's environmental heritage.

Sincerely,

~~2127 2 2087 7~~

ZANE G. SMITH, JR.
Regional Forester

cc: Ken Kjer, Chairman, Douglas Co. Comm.
Roland D. Westergard, TRPA Chairman
L.T.B.M.U.
R-4/Toiyabe/FS

Forest Service Statement by Zane Smith before the Nevada Legislature on Nevada Senate Bill No. 478 - A Bill to appropriate general funds toward the acquisition of the Kahle Hotel/Casino Site.

DATE: April 28, 1981

INTRODUCTION

Members of the Nevada Legislature, my name is Zane Smith, Regional Forester for the Pacific Southwest Region of the United States Forest Service. In addition, I am also the Federal appointee to the Tahoe Regional Planning Agency's Governing Body.

THE COMPACT

It was just last fall I stood before you urging your support for the long negotiated Tahoe Bi-State Compact. Your rapid, almost unanimous, approval of that Bill at your special session was most heartening and demonstrated clearly the concern Nevadans have for Lake Tahoe. Your actions speak for themselves.

In the compact you placed growth controls on gaming in the Basin, restricting new construction. A few vested gaming rights remained on the books, however.

JENNING'S ACQUISITION

Because of the cumulative environmental impacts on the Basin, Congress allotted funding for the acquisition of the Jennings Hotel/Casino site last year, a major step toward preventing additional traffic congestion and urbanization. We completed the purchase and have revegetated and stabilized the site. The Congressional record reflects that the proposed Kahle Hotel/Casino site across Highway 50 would be acquired, using State and local initiatives. Certainly not an easy task for limited State and local funds.

Senate Bill No. 478

Douglas County has made a critical first step when they secured the option for the Kahle property, and now you, through Senate Bill No. 478, are complimenting their actions. We wholeheartedly endorse these two first actions. Appropriating 2,000,000 dollars, in addition to the 550,000 dollar natural resources bond act funds, is a big step toward retiring the Kahle vested casino rights. With the continued commitment on the part of the principles I am confident that the acquisition will be accomplished.

SUMMARY

The fight to maintain and/or restore Tahoe's quality recreation environment is going to take cooperation at all levels of government. Again, let me state my appreciation for your efforts in regard to the Compact and, hopefully, with the Kahle acquisition.

Insuring that Tahoe retains its image as a quality recreation environment is not going to be easy, but I do believe we are making headway.

Thank you for the opportunity to speak.

STATE OF NEVADA
DEPARTMENT OF PRISONS
LONG-RANGE CONSTRUCTION AND POPULATION PLAN

I have reviewed an analysis of growth patterns in order to project the housing needs for individuals who are under the jurisdiction of the Nevada Department of Prisons during the time period 3/81-7/87. Objectively, the goal is to maximize the effectiveness of existing space, which includes returning some of the hobby and day rooms which are presently utilized for living space, back to their original intended use. Concurrently, it is necessary to provide controlled growth which will economize resources for the people of the state of Nevada. Thus, development of bed space on an "as needed" basis has a very high priority in our correctional management.

Initially, a projection of capital needs and development is presented for your consideration which is entirely based upon a population projection model which is simply based upon the population development of Nevada Department of Prisons over the last five years. During this period the population has more than doubled, which represents a figure of approximately 15% per year.

It should be stressed that a population projection model of this nature, while based upon solid historical data, is accurate on a short term basis of approximately 18-30 months. It is a trend projection which cannot take into account any major changes in our society which might result in deviance from the historical pattern. Significant changes in laws, the economy, sentence structure, age groups, etc. could adversely affect this kind of projection model.

Consequently, the Nevada Department of Prisons will continue to update this population projection model on a six month basis to insure that projections and plans match future growth. At the same time, the Department will attempt to develop a more reliable population projection model which can take in the various components which affect population growth. Thus, certain changes in the socio-economic structure would have varying impacts in our projection and the population curve would not be based upon a population history trend which does not distinguish such selected characteristics. Alfred Blumstein, from the Urban Systems Institute, highlights this problem in his article "Demographically Disaggregated Projections of Prisons Populations," in volume 8 of Journal of Criminal Justice (1980): "Since the choice of a strategy for dealing with the overcrowding problem depends critically on the degree to which the problem will continue into the future, projections of future prison populations are necessary for planning purposes. Even sophisticated time series techniques that try to capture these fluctuations are not very satisfying since they do not explicitly take account of the underlying factors influencing the growth and decline of prison populations. This shortcoming not only reduces confidence in the projections but it also makes it impossible to explore policy alternatives for reducing prison populations when they do reach excessive levels." With these reservations, then, the following long range projections are presented with the object of providing the best possible future needs assessment at this time. It only acknowledges that if this trend continued, the inmate population will once again double in the next five years and the resulting bed space needs are the basis for this projection.

CONCLUSIONS:

Presently, we have surpassed design capacity for the Nevada Department of Prisons system. Some relief will be realized when Southern Desert Correctional Center is fully operational. The design capacities used through 1983 assume that the construction which is in the Governor's recommended budget is approved by the 1981 Legislature. It is apparent, however, that the system will still exceed design capacity by approximately 144 inmates at the conclusion of the forthcoming biennium.

If the population projection presented in chart III proves to be reasonable, the Department would approach the 1983 Legislature with the following capital improvement request:

1. Expansion of Southern Nevada Correctional Center with three additional 50 inmate units which would bring the design capacity to 500 inmates. Included in this construction would be an expanded vocational area and increased dining capacity. It must be noted that this is, however, very conditional upon determination that adequate water is available.
2. An increase of the Southern Desert Honor Camp capacity from 36 to 108, to be accomplished by February 1984.

3. An additional nine units, which would house 918 inmates, to be constructed at Southern Desert Correctional Center on a staggered basis as population increases. This would bring the institutional population to 1530 inmates by the conclusion of the expansion and the institution at that time would be divided into three separate institutions with separate core support facilities. This means developing separate administrations, dining facilities, etc.
4. Two additional 102 inmate units would be constructed at Northern Nevada Correctional Center which would bring their design capacity to 946 inmates. This institution would also be split into two separate facilities and a satellite dining hall and increased Vocational space would be developed.

If this additional capital construction is approved by the 1983 Legislature, and if water is available for this expansion, the Department will be within design capacity only in October and November 1984. The population will begin to exceed design capacity in December 1984 at a rate of approximately 36 inmates per month. With staggered construction of SDCC, the system will be within 101 of design capacity in October 1985 and in May 1986 it will be within 85 inmates of design capacity. As the population increases over design capacity, the result is decreasing ability to program effectively, increasing incidents between inmates, etc. Certainly, we can operate over design capacity, but the price is reduced efficiency.

The value of alternatives to incarceration in long term institutions cannot be denied. Honor camps, community based correctional centers, etc. are cost effective when adopted and they can replace some of the space requirements outlined in this population projection model. They are less expensive to construct and operate, and in view of this, we must begin investigating these alternatives now. It is also apparent that much of the suggested capital improvement considered in this study is very contingent on such things as water availability, power, sewage, etc. Because of that, it is also imperative that we develop some planning funds for the Public Works Board to investigate these alternatives early enough for the State to develop contingency plans if resources are found to be inadequate for site expansion.

If expansion of existing facilities is found to be impossible due to a lack of water or other resources, it will be necessary for the Department to request one or more new institutions from the 1983 Legislature. Even if the expansion of the existing facilities, as previously outlined, is possible, if the population projection model has accurately described the trend of prison population during the first half of this decade, it will still be necessary to request one or more new institutions from the 1985 Legislature. The result of the prison population growing at this projected rate is that the institutions will be beyond design capacity at the BEGINNING of the 1985 biennium and by the time new institutions are developed the system would then be over design capacity at about the same rate that we are presently beyond design capacity.

Hopefully, the study of expansion possibilities of the various institutions and the development of new prison sites during the upcoming years will assure us of the orderly development of bed space in a very cost effective manner to the State of Nevada.

I. DESIGN CAPACITIES

<u>FACILITY</u>	<u>EXISTING</u>	<u>UNDER CONSTRUCTION</u>	<u>REQUESTED</u>	<u>TOTAL</u>
Nevada Women's Correctional Center	104	-	-	104
Northern Nevada Correctional Center	612	28	102	742
Nevada State Prison	329	-	48	377
Southern Desert Correctional Center	-	612	-	612
Southern Nevada Correctional Center	350	-	-	350
Northern Nevada Restitution Center	30	-	-	30
Southern Nevada Restitution Center	30	-	-	30
Northern Nevada Honor Camp	108	-	-	108
Southern Desert Honor Camp	-	-	36	36
Lincoln County Honor Camp	36	-	12	48
Women's Pre-Release Center	-	-	20	20
	<u>1599</u>	<u>640</u>	<u>218</u>	<u>2457</u>

NOTE: This chart indicates what the total design capacity of the Nevada Department of Prisons will be when existing facilities are combined with those additional improvements under consideration by this year's legislature. When discussing prison construction, approximately 8 months is calculated for construction of an honor camp operation. Expansions of current institutions, or site development, is approximated at 12-14 months and construction of a new institution will run more than 24-36 months from planning date through occupancy.

Chart III is based upon a design capacity of 2457 inmates which assumes that the Department of Prisons will receive all capital improvements which are included in the Governor's recommended budget. Any deletion from that budget would, therefore, significantly change these figures. New design figures are added into the chart each time a new capital improvement "comes on line", thus changing the Department's design capacity. When the population is more than design capacity, the number of inmates over design capacity is referred to as the "difference" and placed in parentheses. When the figure is below design capacity, the "difference" is not placed in parentheses.

DEPARTMENT OF PRISONS
INSTITUTIONAL CAPACITIES vs PROJECTED POPULATIONS

	<u>SNCC</u>	<u>NWCC</u>	<u>NNCC</u>	<u>NSP</u>	<u>NNHC</u>	<u>LCHC</u>	<u>MCHC</u>	<u>NNRC</u>	<u>SNRC</u>	<u>SDCC</u>	<u>WPRC</u>	<u>TOTAL</u>	
<u>June 30, 1982</u>													
Design Capacity:													
Existing Facilities	350	104	612	329	108	36	-	30	30	-	-	1,599	
Planned Facilities	-	-	28	-	-	-	-	-	-	612	-	640	
Requested Facilities	-	-	-	-	-	12	36	-	-	-	20	68	
Total	350	104	640	329	108	48	36	30	30	612	20	2,307	
Projected Population	388	98	630	330	100	36	36	25	25	600	12	2,280	15.1% over
Population (Over) Under Capacity	(38)	6	10	(1)	8	12	-	5	5	12	8	27	6-30-81
<u>June 30, 1983</u>													
Design Capacity:													
Existing Facilities	350	104	612	329	108	36	-	30	30	-	-	1,599	
Planned Facilities	-	-	28	-	-	-	-	-	-	612	-	640	
Requested Facilities	-	-	102	48	-	12	36	-	-	-	20	218	
Total	350	104	742	377	108	48	36	30	30	612	20	2,457	
Projected Population	425	100	810	360	100	50	36	25	25	650	20	2,601	31.3% over
Population (Over) Under Capacity	(75)	4	(68)	17	8	(2)	-	5	5	(38)	-	(144)	6-30-81

DEPARTMENT OF PRISONS
INSTITUTIONAL CAPACITIES vs PROJECTED POPULATIONS

	<u>SNCC</u>	<u>NWCC</u>	<u>MNCC</u>	<u>NSP</u>	<u>NNHC</u>	<u>LCHC</u>	<u>MCHC</u>	<u>NNRC</u>	<u>SNRC</u>	<u>SDCC</u>	<u>WPRC</u>	<u>TOTAL</u>	
<u>June 30, 1982</u>													
Design Capacity:													
Existing Facilities	350	104	612	329	108	36	-	30	30	-	-	1,599	
Planned Facilities	-	-	28	-	-	-	-	-	-	612	-	640	
Requested Facilities	-	-	-	-	-	12	36	-	-	-	20	68	
Total	350	104	640	329	108	48	36	30	30	612	20	2,307	
Projected Population	388	98	630	330	100	36	36	25	25	600	12	2,280	15.1% over
Population (Over) Under Capacity	(38)	6	10	(1)	8	12	-	5	5	12	8	27	6-30-81
<u>June 30, 1983</u>													
Design Capacity:													
Existing Facilities	350	104	612	329	108	36	-	30	30	-	-	1,599	
Planned Facilities	-	-	28	-	-	-	-	-	-	612	-	640	
Requested Facilities	-	-	102	48	-	12	36	-	-	-	20	218	
Total	350	104	742	377	108	48	36	30	30	612	20	2,457	
Projected Population	425	100	810	360	100	50	36	25	25	650	20	2,601	31.3% over
Population (Over) Under Capacity	(75)	4	(68)	17	8	(2)	-	5	5	(38)	-	(144)	6-30-81

III. INSTITUTIONAL CAPACITIES vs. PROJECTED POPULATIONS (7/1/83-6/30/87)

MONTH		<u>NSP</u>	<u>NNCC</u>	<u>NWCC</u>	<u>WPRC</u>	<u>SNOC</u>	<u>NNRC</u>	<u>SNRC</u>	<u>NNHC</u>	<u>LCHC</u>	<u>SDCC</u>	<u>SDHC</u>	<u>TOTAL</u>	
July 83	DESIGN	377	742	104	20	350	30	30	108	48	612	36	2457	
	ACTUAL												2633	
	DIFFERENCE												(176)	
AUGUST	ACTUAL												2665	
	DIFFERENCE												(208)	
SEPTEMBER	ACTUAL												2697	
	DIFFERENCE												(236)	
OCTOBER	ACTUAL												2731	
	DIFFERENCE												(274)	
NOVEMBER	ACTUAL												2764	
	DIFFERENCE												(307)	
DECEMBER	ACTUAL												2797	
	DIFFERENCE												(340)	
JANUARY 84	ACTUAL												2831	
	DIFFERENCE												(374)	
FEBRUARY	DESIGN	377	742	104	20	350	30	30	108	48	612	108	2529	Completion date of SDHC expansion of 72 new bed spaces.
	ACTUAL												2865	
	DIFFERENCE												(336)	
MARCH	ACTUAL												2899	
	DIFFERENCE												(370)	
APRIL	ACTUAL												2933	
	DIFFERENCE												(404)	
MAY	ACTUAL												2968	
	DIFFERENCE												(439)	

<u>MONTH</u>	<u>DESIGN</u>	<u>NSP</u> 377	<u>NNCC</u> 742	<u>NWCC</u> 104	<u>WPRC</u> 20	<u>SNCC</u> 350	<u>NNRC</u> 30	<u>SNRC</u> 30	<u>NNHC</u> 108	<u>LCHC</u> 48	<u>SDCC</u> 612	<u>SDRC</u> 108	<u>TOTAL</u> 2529
JUNE	ACTUAL DIFFERENCE												3003 (474)
JULY	ACTUAL DIFFERENCE												3038 (509)
AUGUST	ACTUAL DIFFERENCE												3073 (544)
SEPTEMBER	ACTUAL DIFFERENCE												3109 (580)
OCTOBER	DESIGN ACTUAL DIFFERENCE	377	946	104	20	500	30	30	108	48	918	108	3189 3145 +44
NOVEMBER	ACTUAL DIFFERENCE												3181 + 8
DECEMBER	ACTUAL DIFFERENCE												3217 (28)
JANUARY 85	ACTUAL DIFFERENCE												3254 (65)
FEBRUARY	ACTUAL DIFFERENCE												3291 (102)
MARCH	ACTUAL DIFFERENCE												3329 (140)
APRIL	ACTUAL DIFFERENCE												3366 (177)

- A. Completion of two (102) inmate units at NNCC. Brings design to 946.
- B. Completion of three (50) inmate units at SNOC to bring design to 500.
- C. Completion of three (102) inmate units to bring design to 918.

<u>MONTH</u>		<u>NSP</u>	<u>NNCC</u>	<u>NWCC</u>	<u>WPRC</u>	<u>SNCC</u>	<u>NNRC</u>	<u>SNRC</u>	<u>NNHC</u>	<u>LCHC</u>	<u>SDCC</u>	<u>SDHC</u>	<u>TOTAL</u>	
	DESIGN	377	742	104	20	500	30	30	108	48	918	108	3189	
MAY	ACTUAL DIFFERENCE												3404 (215)	
JUNE	ACTUAL DIFFERENCE												3442 (253)	
JULY	ACTUAL DIFFERENCE												3480 (291)	
AUGUST	ACTUAL DIFFERENCE												3518 (329)	
SEPTEMBER	ACTUAL DIFFERENCE												3557 (368)	
OCTOBER	DESIGN ACTUAL DIFFERENCE	377	742	104	20	500	30	30	108	48	1224	108	3495 3596 (101)	Completion of three (102) inmate units at SDCC to bring design capacity up to 1224.
NOVEMBER	ACTUAL DIFFERENCE												3635 (140)	
DECEMBER	ACTUAL DIFFERENCE												3684 (189)	
JANUARY 86	ACTUAL DIFFERENCE												3724 (229)	
FEBRUARY	ACTUAL DIFFERENCE												3764 (269)	
MARCH	ACTUAL DIFFERENCE												3804 (309)	
APRIL	ACTUAL DIFFERENCE												3845 (350)	

<u>MONTH</u>		<u>NSP</u>	<u>NNCC</u>	<u>NWCC</u>	<u>WPRC</u>	<u>SNCC</u>	<u>NNRC</u>	<u>SNRC</u>	<u>NNHC</u>	<u>LCHC</u>	<u>SDCC</u>	<u>SDHC</u>	<u>TOTAL</u>	
MAY 86	DESIGN ACTUAL DIFFERENCE	377	946	104	20	500	30	30	108	48	1530	108	3801 3886 (85)	Completion of three (102) inmate units to bring design capacity at SDCC to 1530.
JUNE	ACTUAL DIFFERENCE												3927 (126)	
JULY	ACTUAL DIFFERENCE												3968 (167)	
AUGUST	ACTUAL DIFFERENCE												4010 (209)	
SEPTEMBER	ACTUAL DIFFERENCE												4052 (251)	
OCTOBER	ACTUAL DIFFERENCE												4094 (293)	
NOVEMBER	ACTUAL DIFFERENCE												4136 (335)	
DECEMBER	ACTUAL DIFFERENCE												4179 (378)	
JANUARY 87	ACTUAL DIFFERENCE												4222 (421)	
FEBRUARY	ACTUAL DIFFERENCE												4265 (464)	
MARCH	ACTUAL DIFFERENCE												4308 (507)	
APRIL	ACTUAL DIFFERENCE												4353 (551)	
MAY	ACTUAL DIFFERENCE												4396 (595)	
JUNE	ACTUAL DIFFERENCE												4440 (639)	

DEPARTMENT OF PRISONS
Average Population Projection
July 1982 through June 1983

*So. District
Housing*
↑

	<u>NSP</u>	<u>NNCC</u>	<u>NWCC</u>	<u>WPRC</u>	<u>SNCC</u>	<u>NNRC</u>	<u>SNRC</u>	<u>NNHC</u>	<u>LCHC</u>	<u>SDCC</u>	<u>MCHC</u>	<u>TOTAL</u>
th	330	650	96	14	390	25	25	100	40	600	36	2306
y 82	336	665	94	16	390	25	25	100	45	600	36	2332
82	340	680	93	18	395	25	25	100	47	600	36	2359
ot 82	341	700	93	20	395	25	25	100	50	600	36	2385
8	342	715	94	20	400	25	25	100	50	605	36	2412
y 82	343	725	95	20	405	25	25	100	50	615	36	2439
c 82	349	735	96	20	410	25	25	100	50	620	36	2466
83	350	750	97	20	420	25	25	100	50	620	36	2493
83	350	770	99	20	425	25	25	100	50	620	36	2520
r 83	353	785	99	20	425	25	25	100	50	630	36	2548
y 83	355	800	100	20	425	25	25	100	50	640	36	2576
ne	<u>360</u>	<u>815</u>	<u>100</u>	<u>20</u>	<u>425</u>	<u>25</u>	<u>25</u>	<u>100</u>	<u>50</u>	<u>650</u>	<u>36</u>	<u>2601</u> 2157

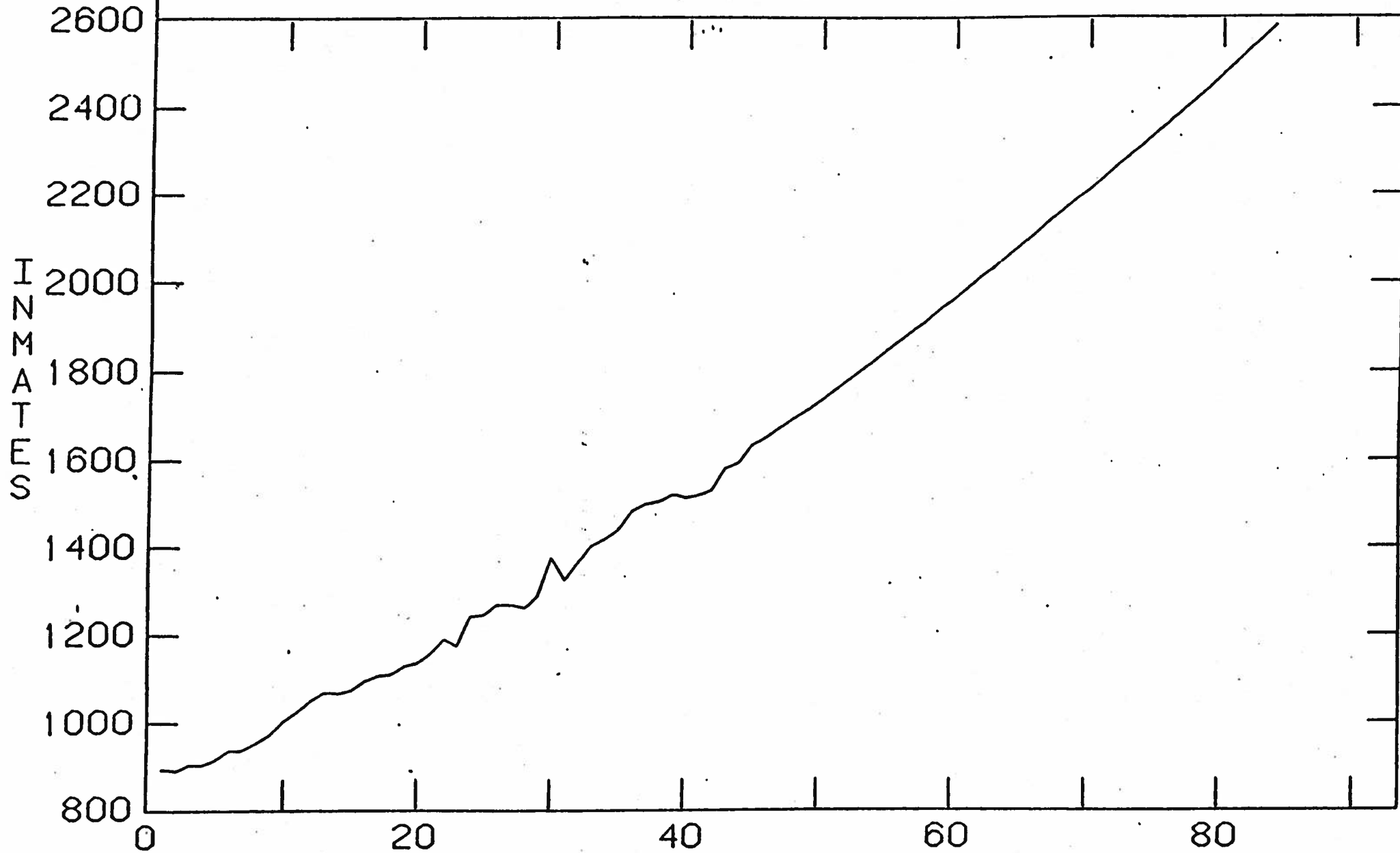
DEPARTMENT OF PRISONS - POPULATION PROJECTION

	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
January	853	973	1159	1366	1581	1866	2153	2466
February	861	1002	1188	1404	1593	1889	2178	2493
March	874	1024	1173	1417	1633	1912	2203	2520
April	898	1052	1240	1439	1676	1935	2229	2548
May	893	1070	1243	1479	1707	1959	2254	2576
June	889	1067	1264	1495	1720	1981	2280	2601
July	902	1073	1267	1501	1732	2006	2306	
August	902	1097	1260	1516	1754	2030	2332	
September	913	1105	1289	1510	1776	2054	2359	
October	937	1110	1285	1519	1798	2079	2385	
November	937	1130	1326	1530	1821	2103	2412	
December	953	1137	1361	1542	1843	2128	2439	

DEPARTMENT OF PRISONS - POPULATION PROJECTION

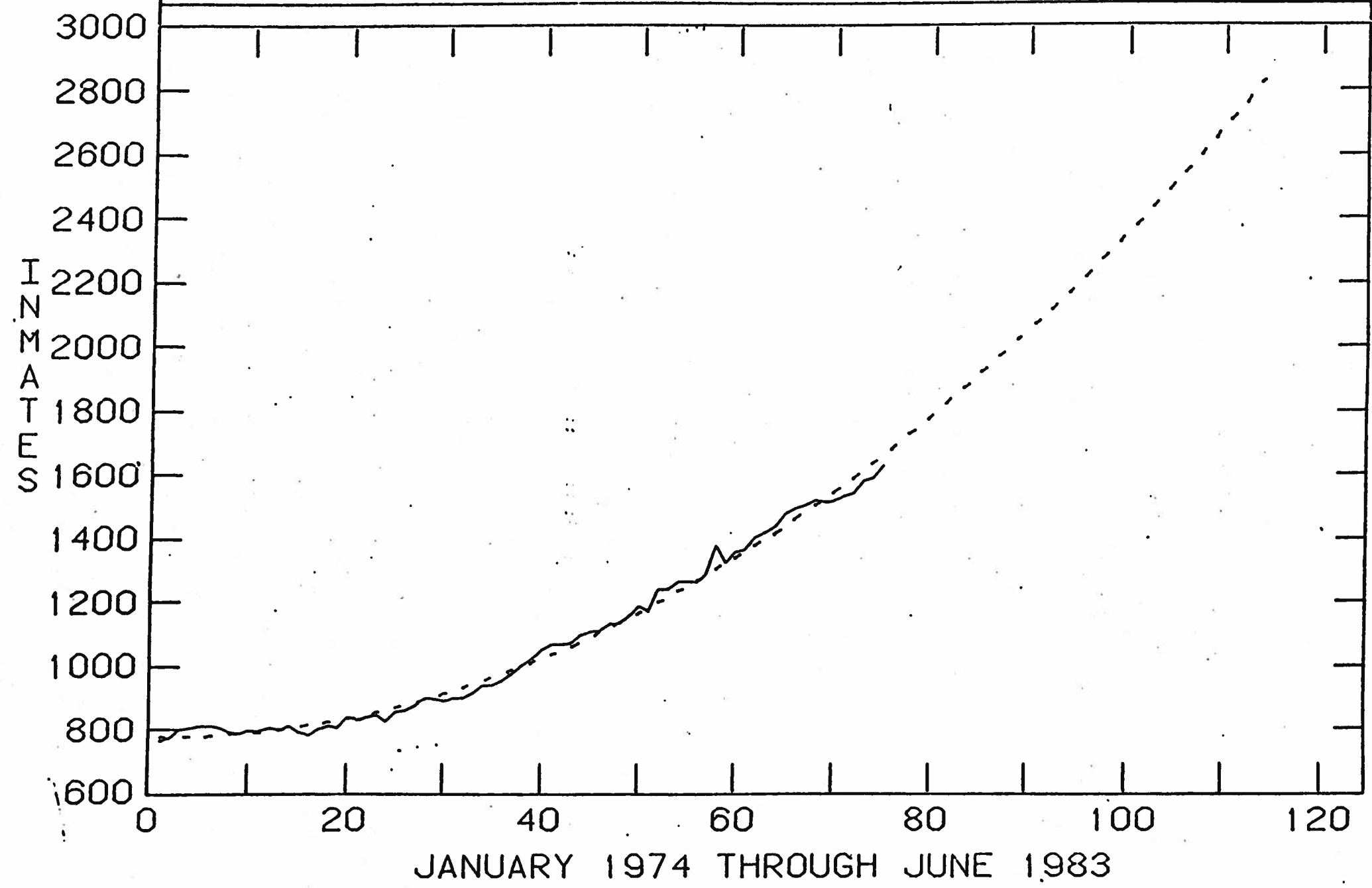
	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
January		2153	2466	2831	3254	3724	4222
February		2178	2493	2865	3291	3764	4265
March		2203	2520	2899	3329	3804	4308
April		2229	2548	2933	3366	3845	4352
May		2254	2576	2968	3404	3886	4396
June		2280	2601	3003	3442	3927	4440
July	2006	2306	2633	3038	3480	3968	4484
August	2030	2332	2665	3073	3518	4010	
September	2054	2359	2697	3109	3557	4052	
October	2079	2385	2731	3145	3596	4094	
November	2103	2412	2764	3181	3635	4136	
December	2128	2439	2797	3217	3684	4179	

PRISON POPULATION PROJECTION

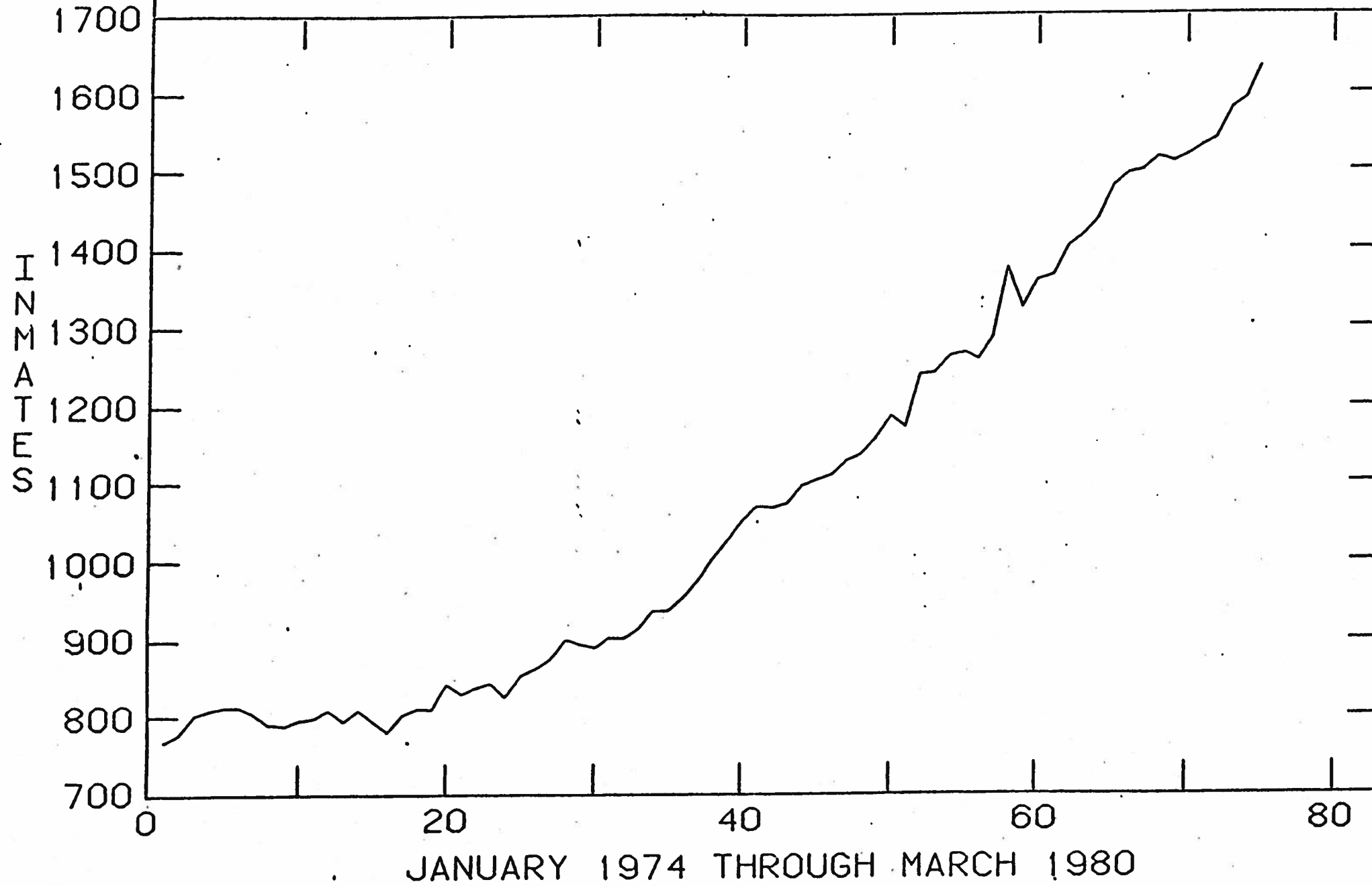


JULY 1976 THROUGH JUNE 1983

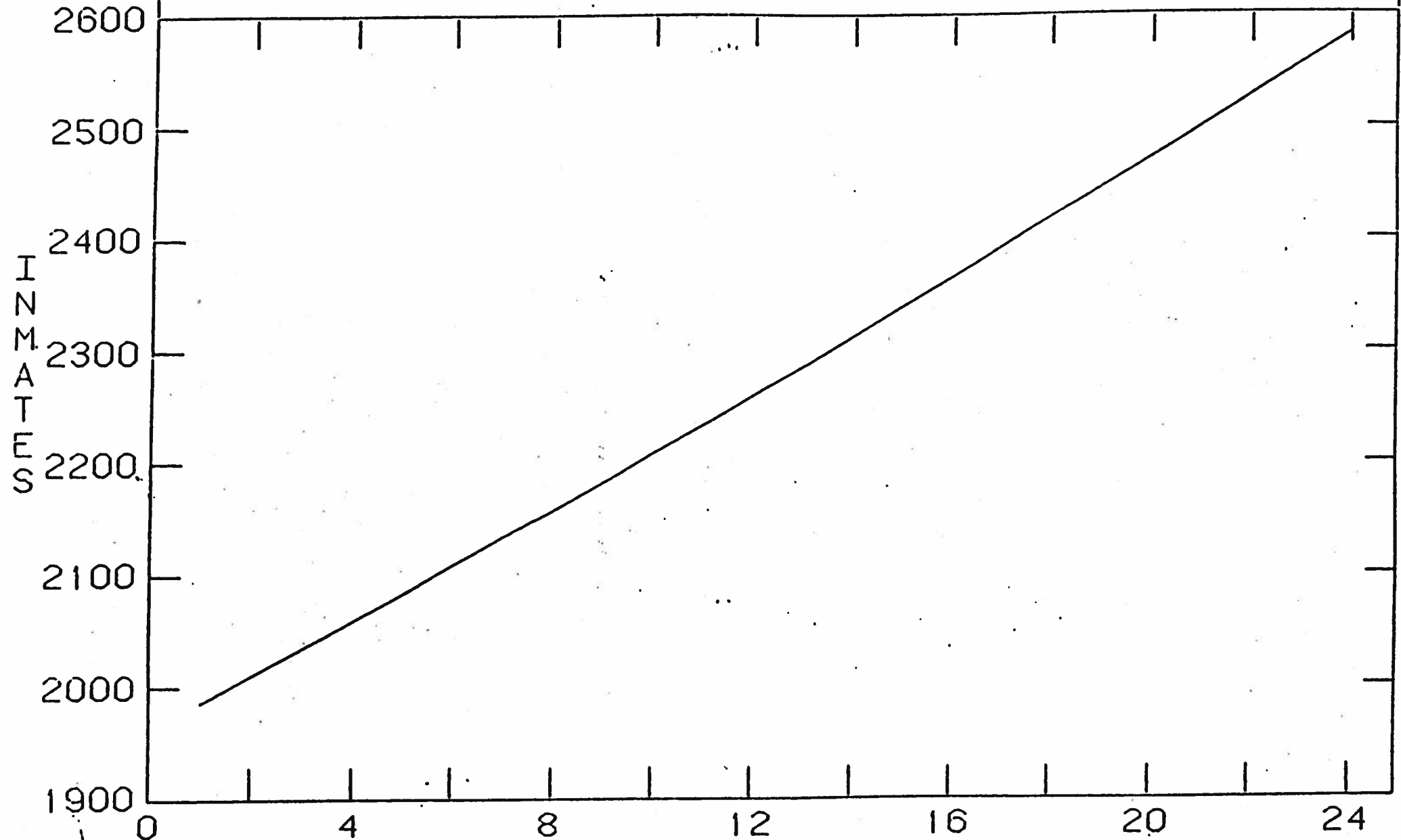
PRISON POPULATION PROJECTIONS



ACTUAL PRISON POPULATION



PRISON POPULATION PROJECTION



JULY 1981 THROUGH JUNE 1983

DEPARTMENT OF PRISONS

CAPITAL IMPROVEMENT PROJECTS

April 13, 1981

A. Recommended for 1981 C.I.P. by State Public Works Board

81-1 Improve Utility Systems, State Prisons	\$ 2,253,000
81-2 Roof Repairs, State Prisons (Part of Total Project)	496,470
81-3 Facility Improvements, State Prisons	1,263,000
81-11 Miscellaneous Improvements, State Prisons	4,030,000
81-14 Housing Unit No. 6, Northern Nevada Correctional Center, Carson City (102 Inmates)	2,831,000
81-16 Housing Unit No. 7, Nevada State Prison, Carson City (48 Inmates)	1,446,000
81-23 Addition to Central Office Building, Department of Prisons, Carson City	581,000
	<u>\$12,900,470</u>

* See Attachment C

B. Additional Projects Discussed in February and March 1981

1. Addition to Southern Nevada Correctional Center, Jean (150 Inmates)	\$ 8,655,000
2. Housing Unit No. 2, Women's Correctional Center, Carson City (66 Inmates)	2,109,000
3. Addition to Northern Nevada Correctional Center, Carson City (204 Inmates)	10,507,000
4. Protective Custody Facility, Clark County (96 Inmates)	5,320,000
5. Expand Southern Desert Correctional Center, Indian Springs (918 Inmates)	58,610,000
	<u>\$85,201,000</u>

1,518 New Male Inmates

A & B Total \$98,101,470

B. Projects	\$85,201,000	
Construction Cost	74,125,000 [†]	(87%)
Advance Plan Fee	370,000	(½ of 1%)

DEPARTMENT OF PRISONS
CAPITAL IMPROVEMENT PROJECTS

APRIL 16, 1981

C. Recommended for 1981 C.I.P. by Governor

81-1	Improve Utility Systems, State Prisons	\$ 585,000.00
81-3	Facility Improvements, State Prisons	1,263,000.00
81-14	Housing Unit No. 6, Northern Nevada Corr. Center, Carson City (102 inmates)	2,831,000.00
81-16	Housing Unit No. 7, Nevada State Prison, Carson City (48 inmates)	<u>1,446,000.00</u>
		\$ 6,125,000.00

TOTAL COST B AND C= \$91,326,000.00

STATE NEVADA
PUBLIC WORKS BOARD

DCE

CARSON CITY, NEVADA

3/25/81

In reply refer to subject

Charles Wolff
Dept of Public

Estimate for
Planning Program

Check

We are transmitting

herewith

under separate cover

original

1 cop of

of our estimate of proposed planning
program

for your ...

approval

information

appropriate action

files

Remarks

We also analyzed it based on
estimated construction costs for drain
requirements - It is 1/4 of 1% which
appears to be ok.



DL

cc: Steve Robinson
Bill Deering
Perry Comant

0-412

A
PHYSICAL PLANNING PROGRAM
FOR THE
DEPARTMENT OF PRISONS

A. Its Purpose:

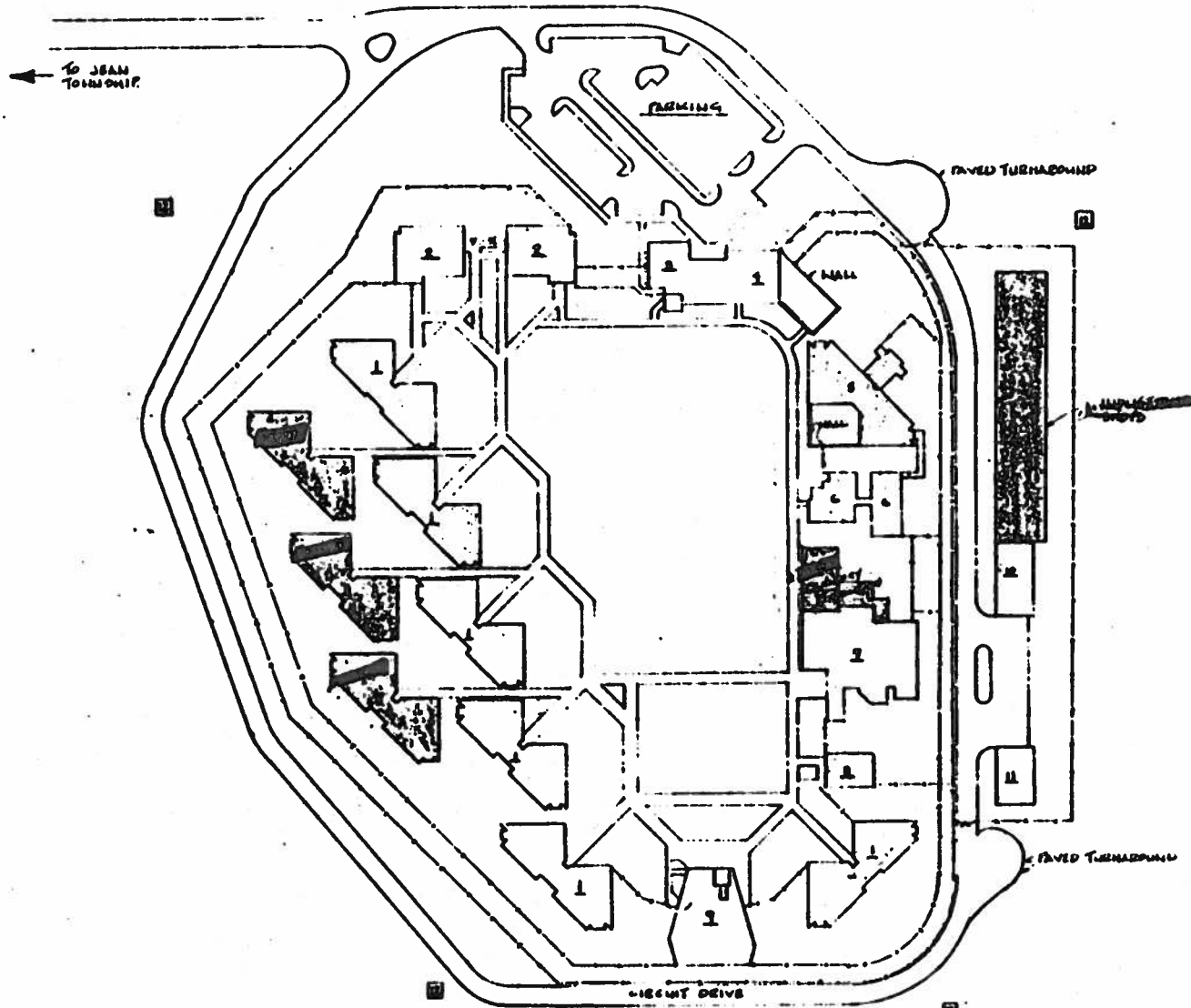
To determine what has to be built to accommodate estimated inmate populations, when and where it can be built and at what cost.

B. Its Scope:

1. Determine physical requirements for projected inmate populations.
 - a. Prisons, honor camps, restitution centers, administrative support, etc.
2. Determine expansion capabilities of existing prison facilities.
3. Determine requirement for new facilities.
4. Master Plan and program expansion of existing facilities.
5. Site, master plan and program new facilities
6. Estimate capital and operating costs.

C. Its Cost

1. Prison Consultants	\$ 30,000
2. A/E Consultants	
a) Existing Facility Analysis	\$ 25,000
b) Master Planning	\$ 50,000
c) Prison & NSPWB	-0-
3. Physical Testing	\$ 35,000
4. Site Committee	\$ 10,000
	<hr/>
TOTAL:	\$150,000

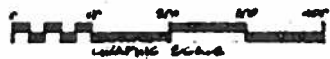


- 1. LIVING UNITS
- 2. EDUCATION FACILITY
- 3. ADMINISTRATION
- 4. VISITOR & CONTROL CENTER
- 5. DIAGNOSTIC & CLOSE SECURITY
- 6. MEDICAL
- 7. FOOD SERVICE & DINING
- 8. LAUNDRY & DRY CLEANING
- 9. RECREATION CENTER
- 10. AUTO MAINTENANCE
- 11. DRY STORAGE & SHOP
- 12. GUARD TOWERS

\$ 2,655,000 per
 ADDITIONAL ROOM DATA:
 3 JAILING UNITS
 ADDITION TO FOOD SERVICE & DINING
 4 GUEST TOWERS
 REQUIRING OF BEDS & POWER
 AND ADDITIONAL PLUMBING

D.F.A.
 2-6-61

WATER?
 Check - I do not remember this - staff



DATE	FILED
BY	SCALE
BY	FILED
BY	FILED

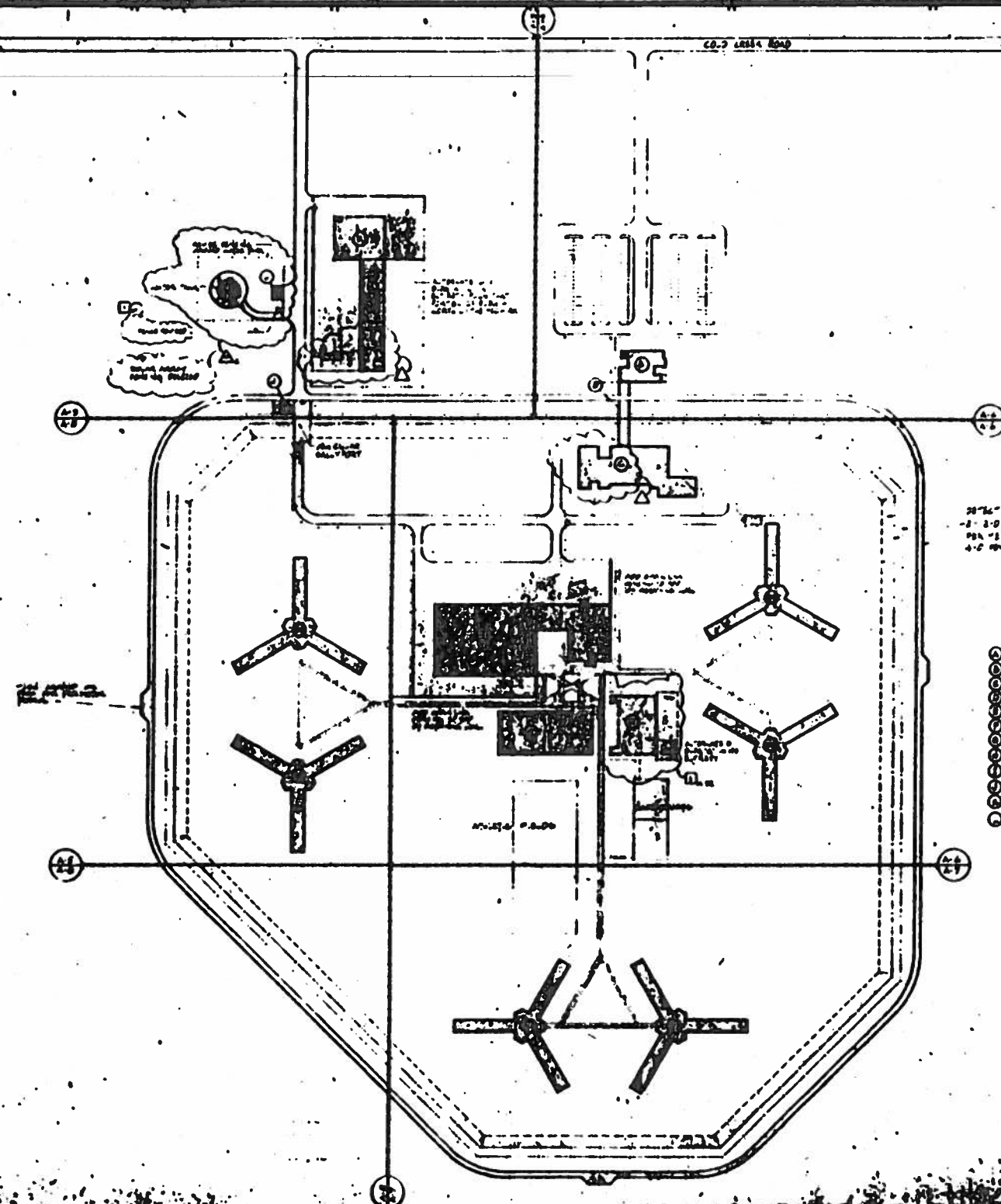
NEVADA
 STATE PUBLIC WORKS BOARD
 CARSON CITY

PROPOSED EXTENSION
 SOUTHERN NEVADA CORRECTIONAL CENTER
 JVA.

SHEET NO.	OF
DWG. NO.	



EXISTING FACILITY CORRECTIONAL CENTER NEVADA CLATSOP COUNTY

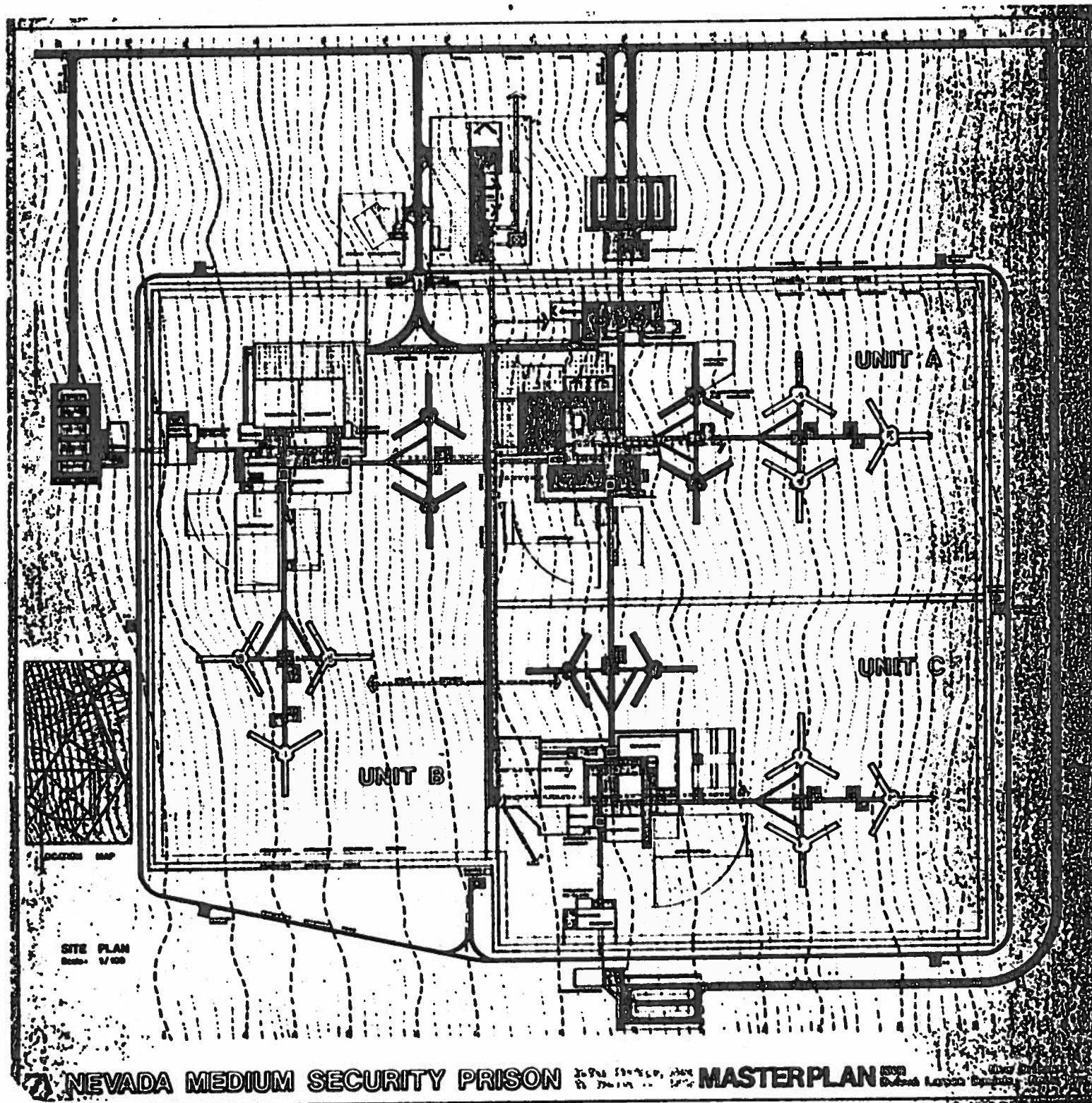


DATE: 1964
BY: [illegible]
FOR: [illegible]

BUILDING DETAILS

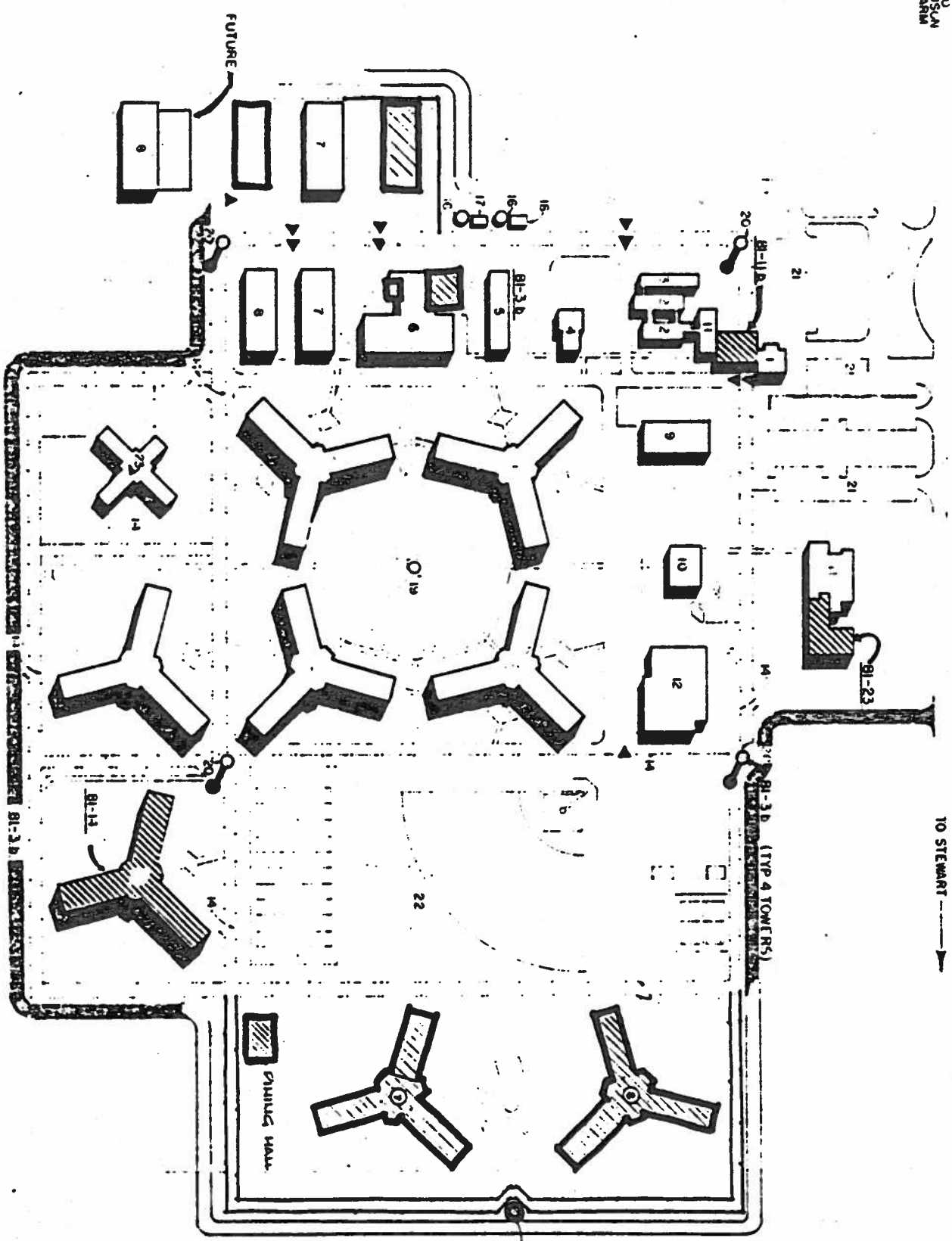
- ROOMS WITH IN-BUILDING
- PERSONAL TOILET
- CENTRAL OFFICE / VESTIBULE / RECEPTION
- DEPARTMENT
- OFFICE / IN-BUILDING
- NEW OFFICE / LAUNDRY
- RECEPTION OFFICE
- CENTRAL HALL / MULTIPURPOSE / MEETING
- OFFICE / VESTIBULE / RECEPTION
- HALL TOILET
- CENTRAL OFFICE
- PUMP ROOM





NEVADA MEDIUM SECURITY PRISON MASTERPLAN

10
PRISON
FARM



EXISTING

- 1 MAIN GATE HOUSE
- 2 INFIRMARY
- 3 IN ASMAPIERIS CENTER
- 4 VOKATIONAL
- 5 CONDRIY/BOILER PLANT
- 6 FOOD SERVICE
- 7 NUTRITIONAL
- 8 KITCHEN
- 9 ASSHODIA
- 10 VISITORS CENTER
- 11 INVESTIGATION
- 12 MULTI-PURPOSE
- 13 HALLWAYS
- 14 SECURITY FENCING
- 15 WATER TANK
- 16 PUMP HOUSE
- 17 TRASHFORMER
- 18 GUARD STATION
- 19 GUARD TOWER
- 20 PARKING
- 21 OUTDOOR RECREATION
- 22 PSYCHIATRIC UNIT

PROPOSED 1981 CIP

- BI-11 IMPROVE WATER SUPPLY SYSTEM
- BI-12 REPLACE STEAM BOILER
- BI-13 RENOVATE TOWERS,
- BI-14 REPAIR UNDERGROUND HEAT LINES, AND
- BI-15 REPAIR PAVING
- BI-16 REMODEL GATE HOUSE
- BI-17 KITCHEN UNIT
- BI-23 ADDITION TO CENTRAL OFFICE BUILDING

ADDITION TO WESTERN NEVADA CORRECTIONAL CENTER
 TWO DORMS WITH 200 SLEEPERS
 TWO INDUSTRIAL SHOP BLDGS.
 GUIDED TOWER
 DUNGEON HALL
 ADDITION TO FOOD SERVICE BLDG.
 REPAIR OF CENTRAL HEATING SYSTEM
 \$10,507,000
 -WATER & SEWER PLAN - 1981 CIP?



4/8/81
G&S

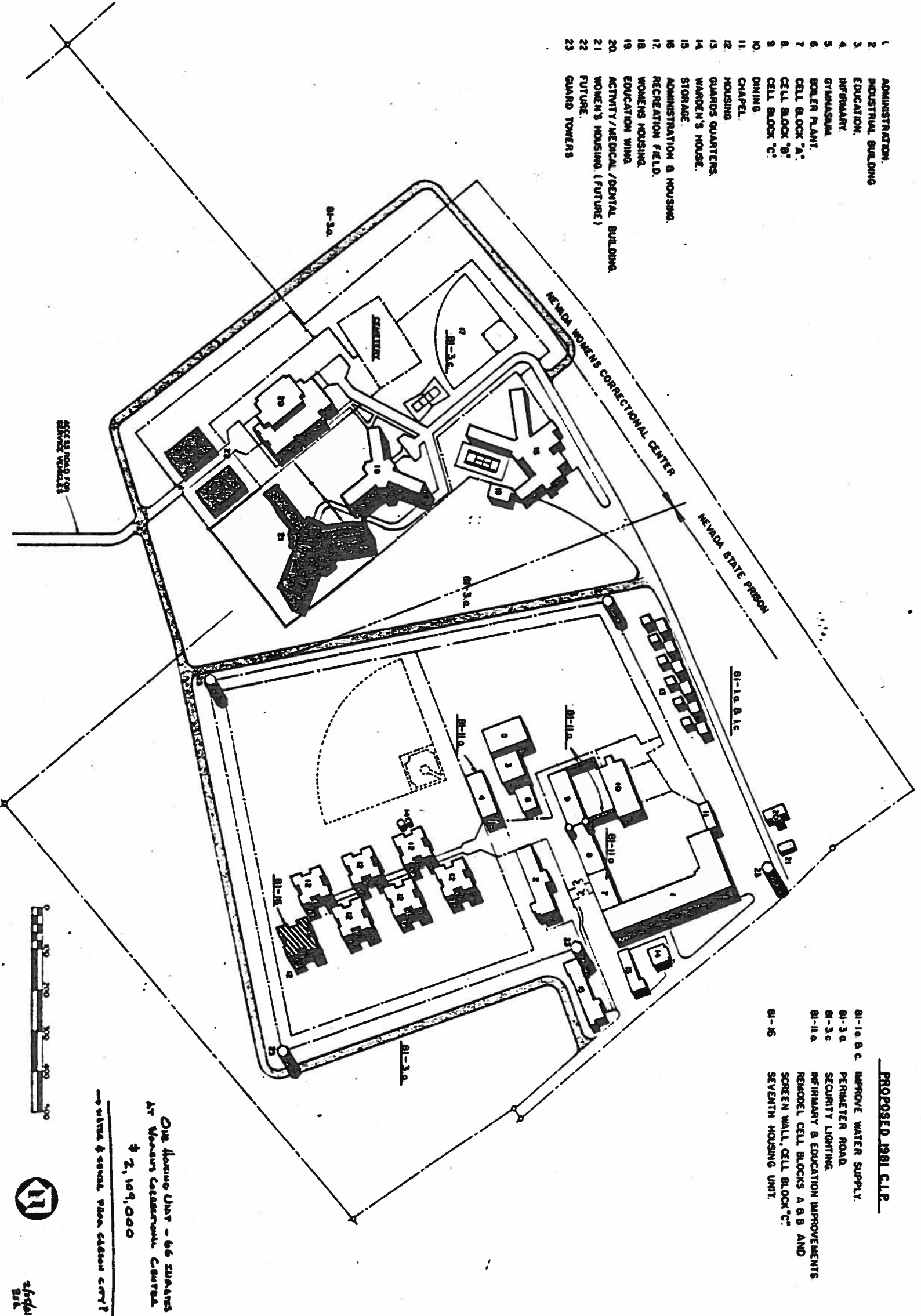
2154
 JANUARY 1981

MASTER SITE PLAN -
 CARSON CITY NEVADA

NEVADA
STATE PUBLIC WORKS BOARD
 CARSON CITY

2154
 JANUARY 1981

- 1 ADMINISTRATION.
- 2 INDUSTRIAL BUILDING.
- 3 EDUCATION.
- 4 INFIRMARY.
- 5 GYMNASIUM.
- 6 BOILER PLANT.
- 7 CELL BLOCK "A".
- 8 CELL BLOCK "B".
- 9 CELL BLOCK "C".
- 10 DINING.
- 11 CHAPEL.
- 12 HOUSING.
- 13 GUARDS QUARTERS.
- 14 WARDEN'S HOUSE.
- 15 STORAGE.
- 16 ADMINISTRATION & HOUSING.
- 17 RECREATION FIELD.
- 18 WOMEN'S HOUSING.
- 19 EDUCATION WING.
- 20 ACTIVITY/MEDICAL/DENTAL BUILDING.
- 21 WOMEN'S HOUSING (FUTURE).
- 22 FUTURE.
- 23 GUARD TOWERS.



PROPOSED 1981 C.I.P.

- B1-10 B.C. IMPROVE WATER SUPPLY.
- B1-3a PERIMETER ROAD.
- B1-3c SECURITY LIGHTING.
- B1-11a INFIRMARY & EDUCATION IMPROVEMENTS
- REMODEL CELL BLOCKS A, B & C AND
- SCREEN WALL, CELL BLOCK "C"
- B1-15 SEVENTH HOUSING UNIT.

One Housing Unit - 66 SUEBERS
 AT Women's Correctional Center
 \$ 2,109,000

WATER & SEWER FROM CARSON CITY?

 6 SHEET NO. 1	-MASTER SITE PLAN- NEVADA STATE PRISON & NEVADA WOMEN'S CORRECTIONAL CENTER CARSON CITY NEVADA	NEVADA STATE PUBLIC WORKS BOARD CARSON CITY	2155 JANUARY 1981
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