

Lincoln County Industrial Sites and Amenities



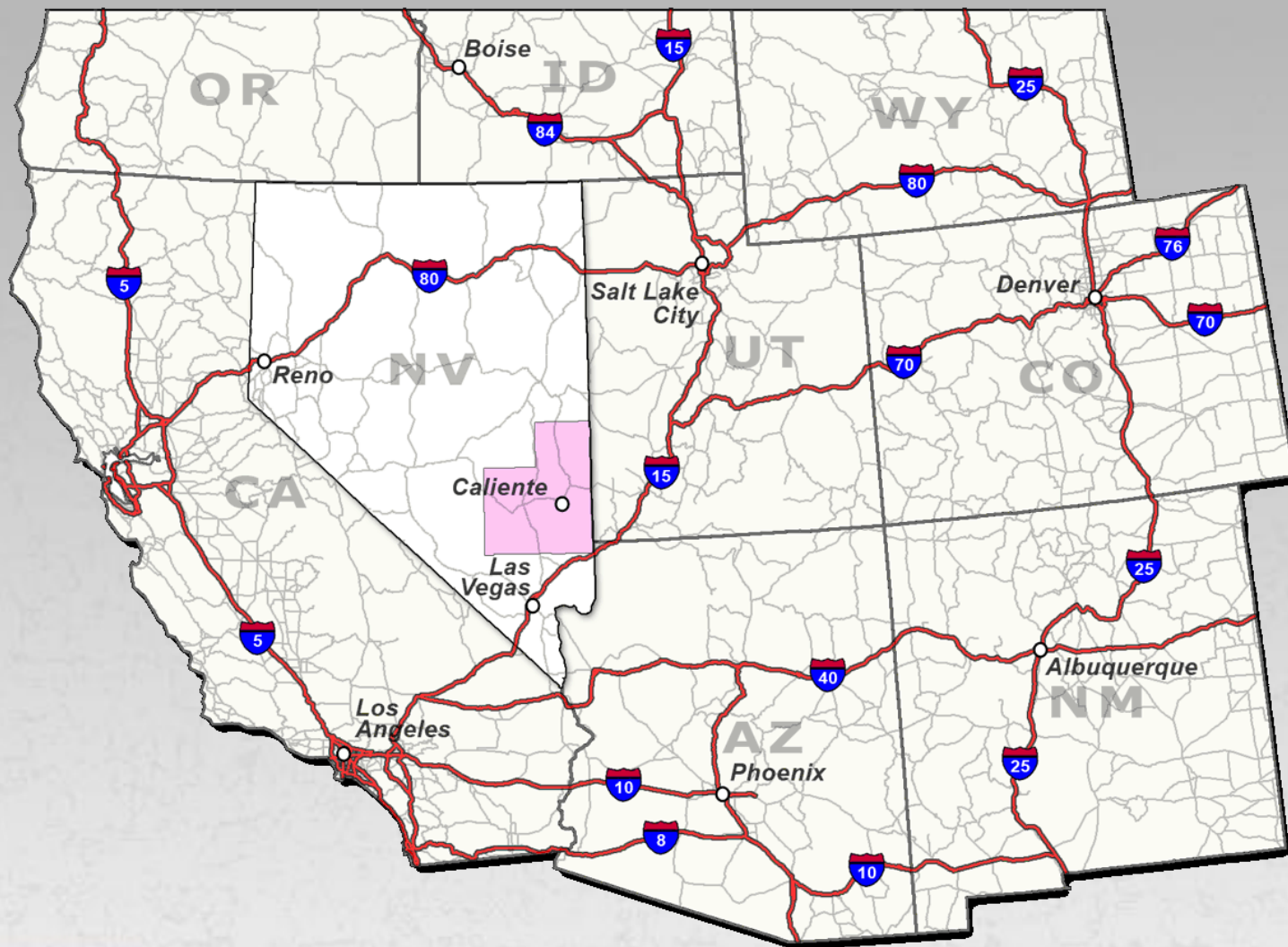
Lincoln County Regional Development Authority

Nevada/Western States Rail Routes

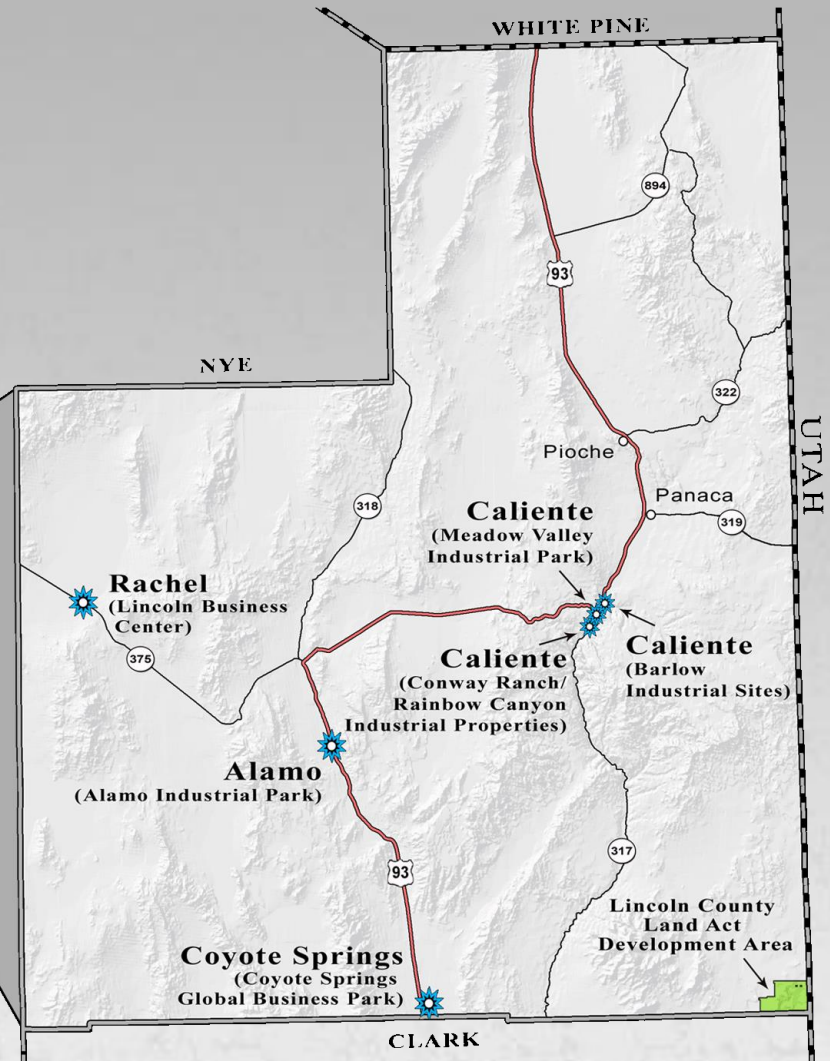


Nevada/Western States Highway Routes

to/from Caliente, NV (miles)	
Las Vegas, NV	159
Salt Lake City, UT	338
Los Angeles, CA	428
Reno, NV	443
Phoenix, AZ	446
Sacramento, CA	561
San Francisco, CA	647
Denver, CO	662
Albuquerque, NM	725

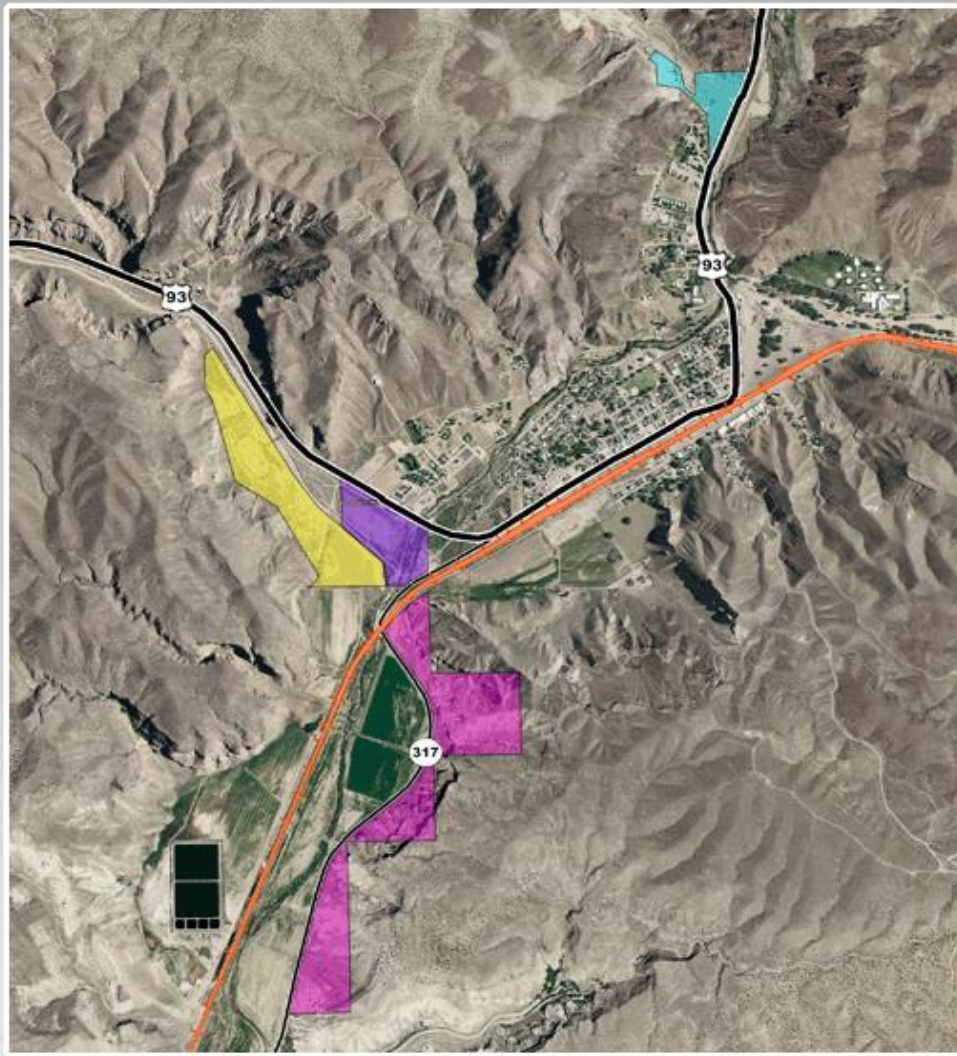


Lincoln County Industrial Sites



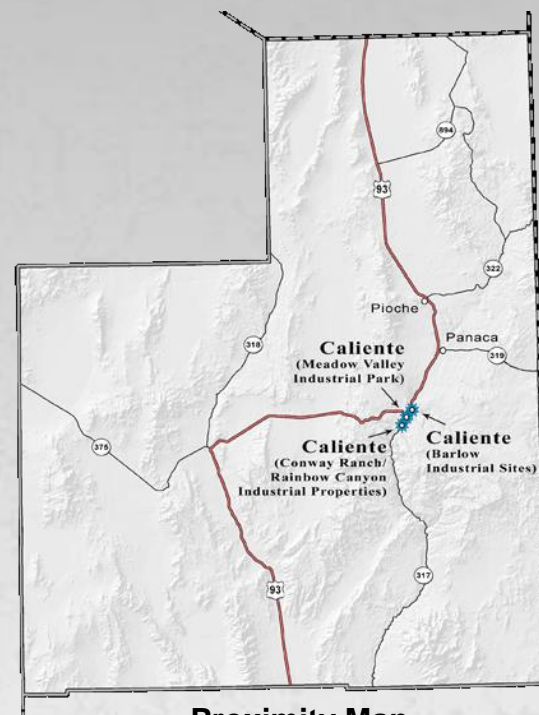
Lincoln County Regional Development Authority

Caliente Industrial Park Sites



Overhead

-  Meadow Valley Industrial Park
-  Conway Ranch Industrial Properties
-  Rainbow Canyon Industrial Properties
-  Barlow Industrial Sites
-  UP Rail Route

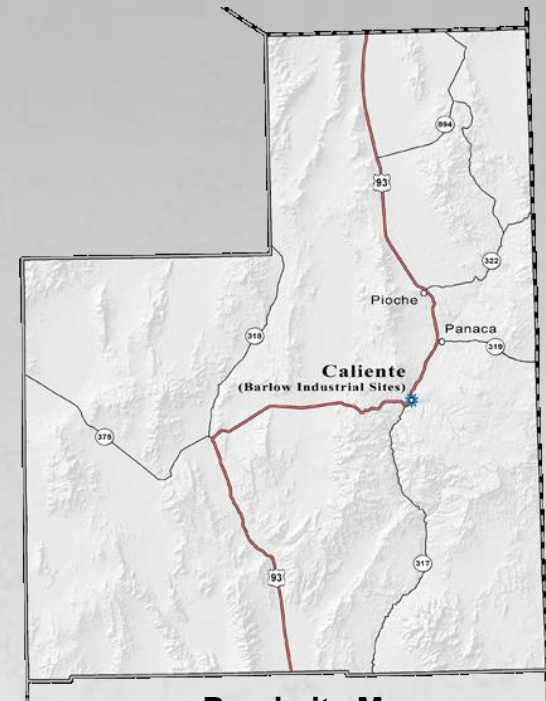


Proximity Map

Barlow Industrial Sites (Caliente)



Overhead



Proximity Map

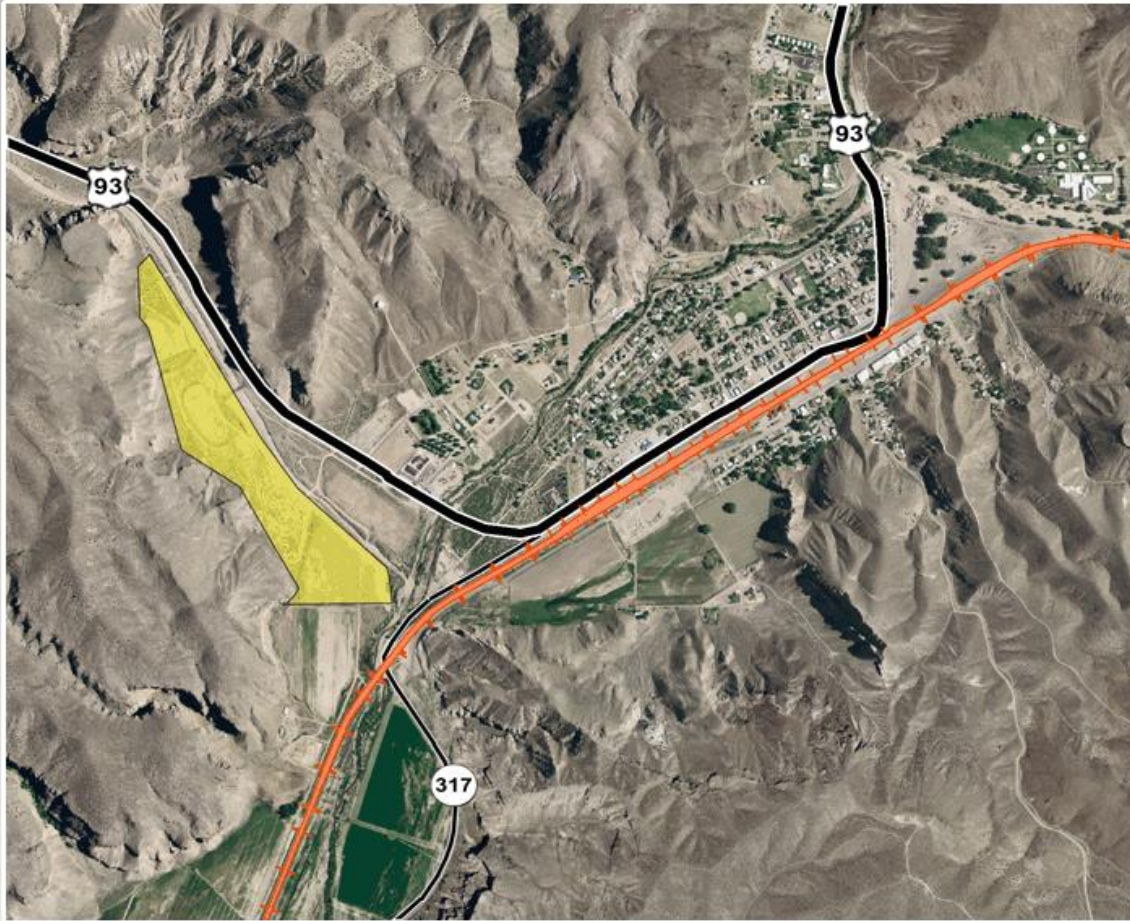
Barlow Industrial Sites

(Amenities)

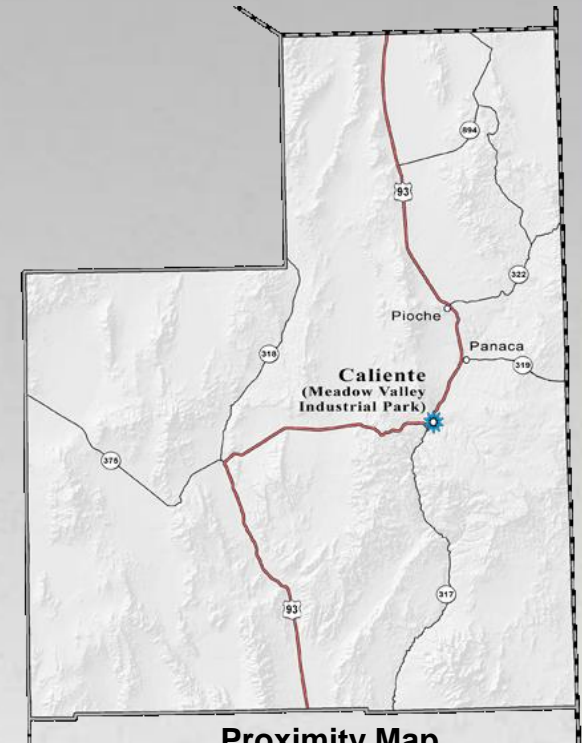
Barlow Industrial Sites:

- Metal building on approximately 15 acres zoned industrial
- Building is approx. 9,000 sq. ft. with 14' walls and 14' doors
- Site has 1,200' of U.S. Hwy 93 frontage
- City of Caliente water and sewer is close to site
- City of Caliente-owned geothermal well (approx. 150 F at surface) is located on adjacent parcel
- A substation is nearby and power is served by Lincoln County Power District #1 and city of Caliente.

Meadow Valley Industrial Park (Caliente)

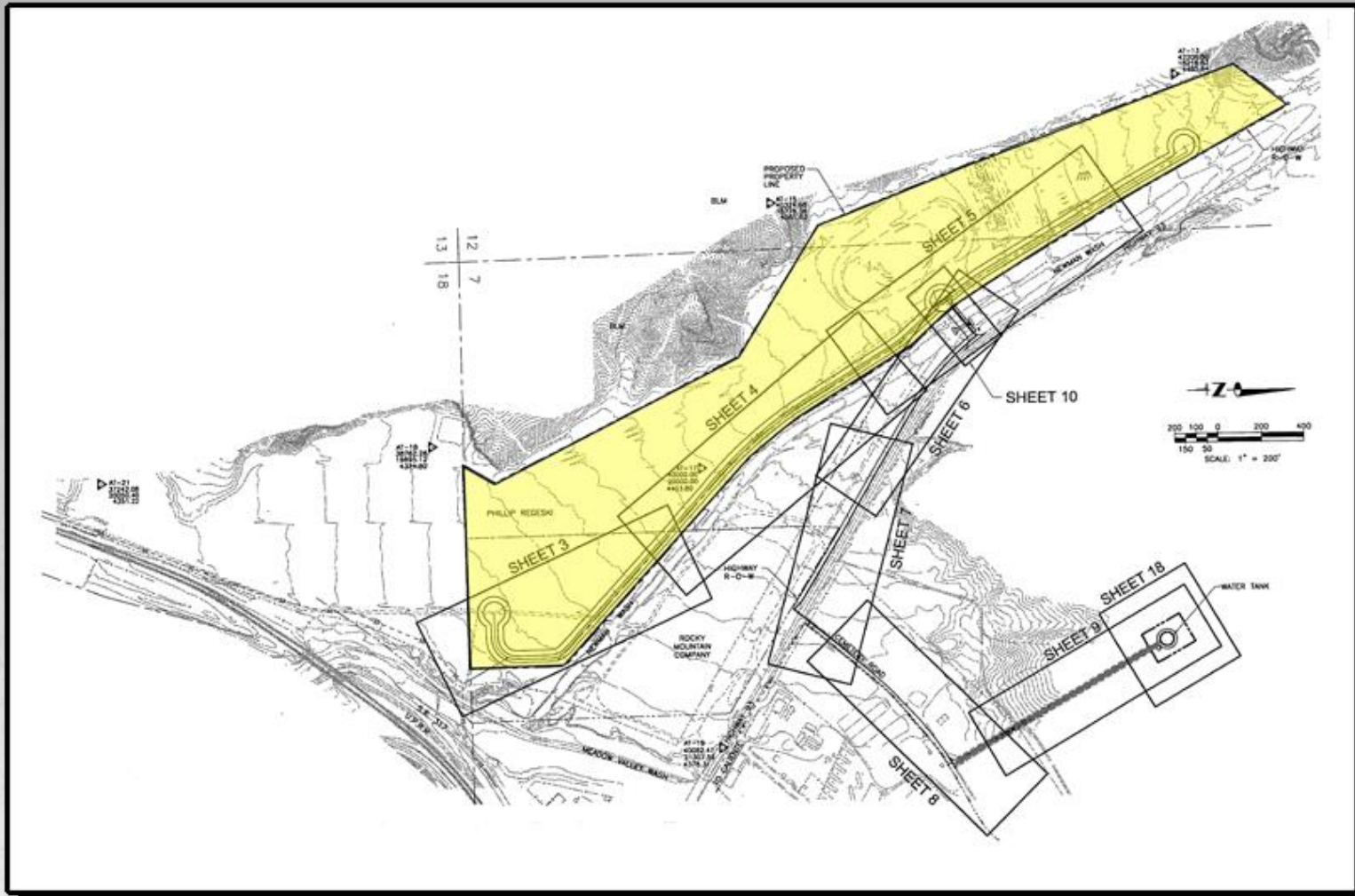


Overhead



Proximity Map

Meadow Valley Industrial Park (Phase 1 Improvements-Drawing)



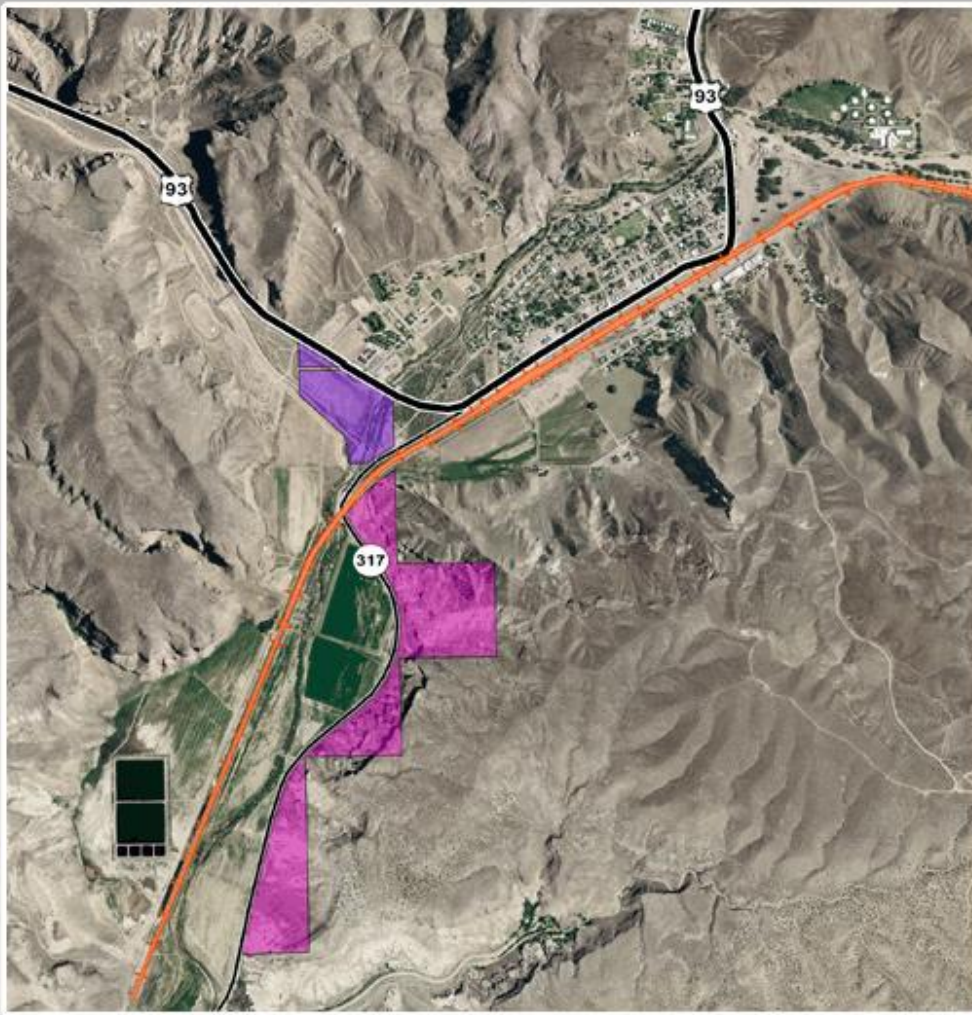
Meadow Valley Industrial Park

(Amenities)

Meadow Valley Industrial Park:

- The City of Caliente has recently completed Phase I improvements to the Meadow Valley Industrial Park.
- The Park includes approximately 62 useable acres with direct access to U.S. Highway 93.
- The City will work with industrial clients to identify individual acreage needs.
- Future improvements will provide access to the adjacent Union Pacific Mainline Railroad.
- Meadow Valley Industrial Park is served by City water and sewer.
- The City of Caliente provides electrical service to the Park and 480 volt three-phase power is possible.
- Lease rates/terms are very favorable (significantly reduced from those in the Las Vegas metropolitan area) for industries creating employment and income opportunities for residents of the Caliente area.
- Located 159 Miles north of Las Vegas
- Immediate truck access to Las Vegas and Southern California markets

Conway Ranch/Rainbow Canyon Industrial Properties (Caliente)



Overhead

-  Conway Ranch Industrial Properties
-  Rainbow Canyon Industrial Properties



Proximity Map

Conway Ranch/Rainbow Canyon Industrial Properties

(Amenities)

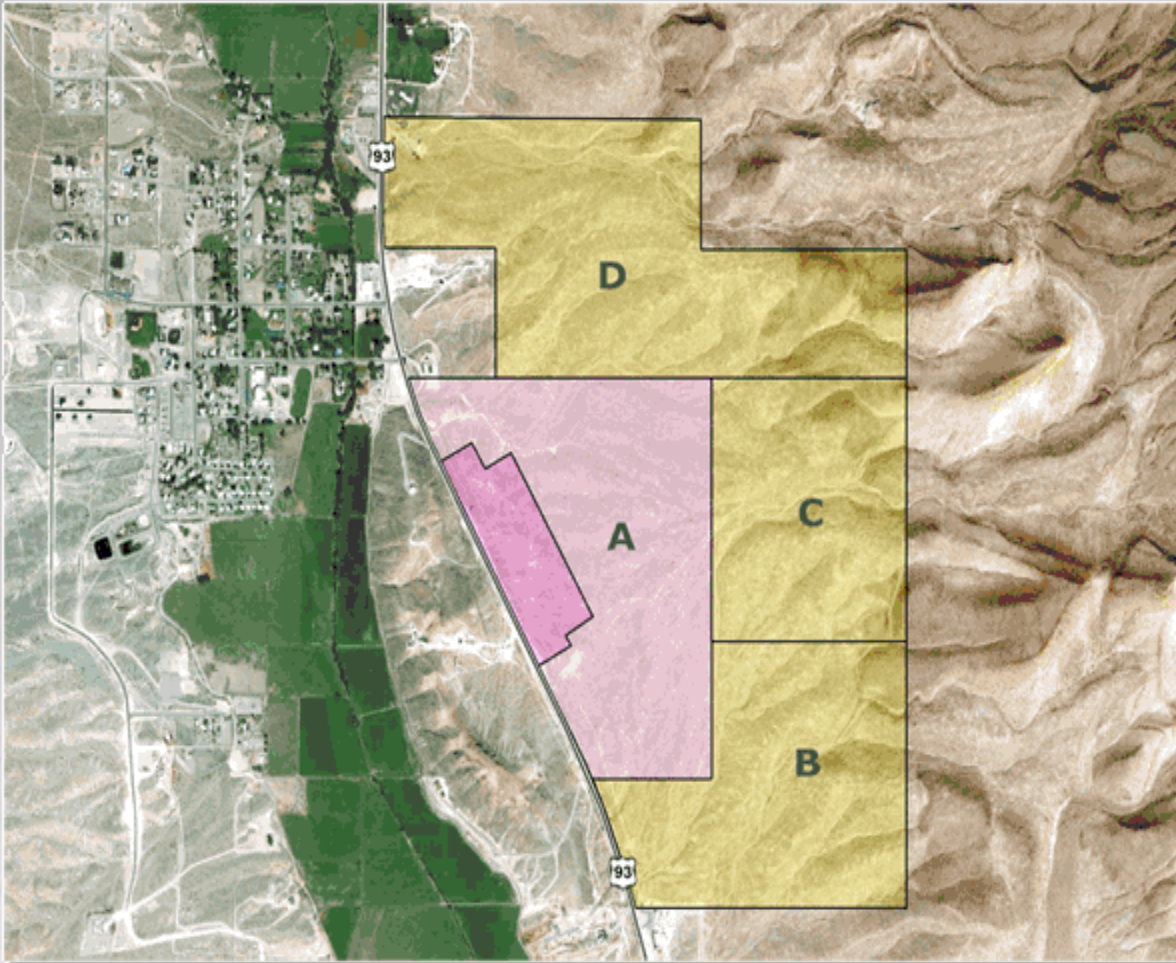
Conway Ranch (Caliente city limits- 30.98 acre parcel):

- Fronts Highway 93, east of the city's Meadow Valley Industrial Park,
- City sewer, city water and city power to site.

Rainbow Canyon (101.77 acres):

- Fronts State Highway 317,
- Parcel could be commercial,
- 150 Miles North of Las Vegas.
- Water rights, 100 acre-feet annually, are available
- The ranch includes all of the private land east of the Union Pacific Railroad and is surrounded by federal lands.

Alamo Industrial Park



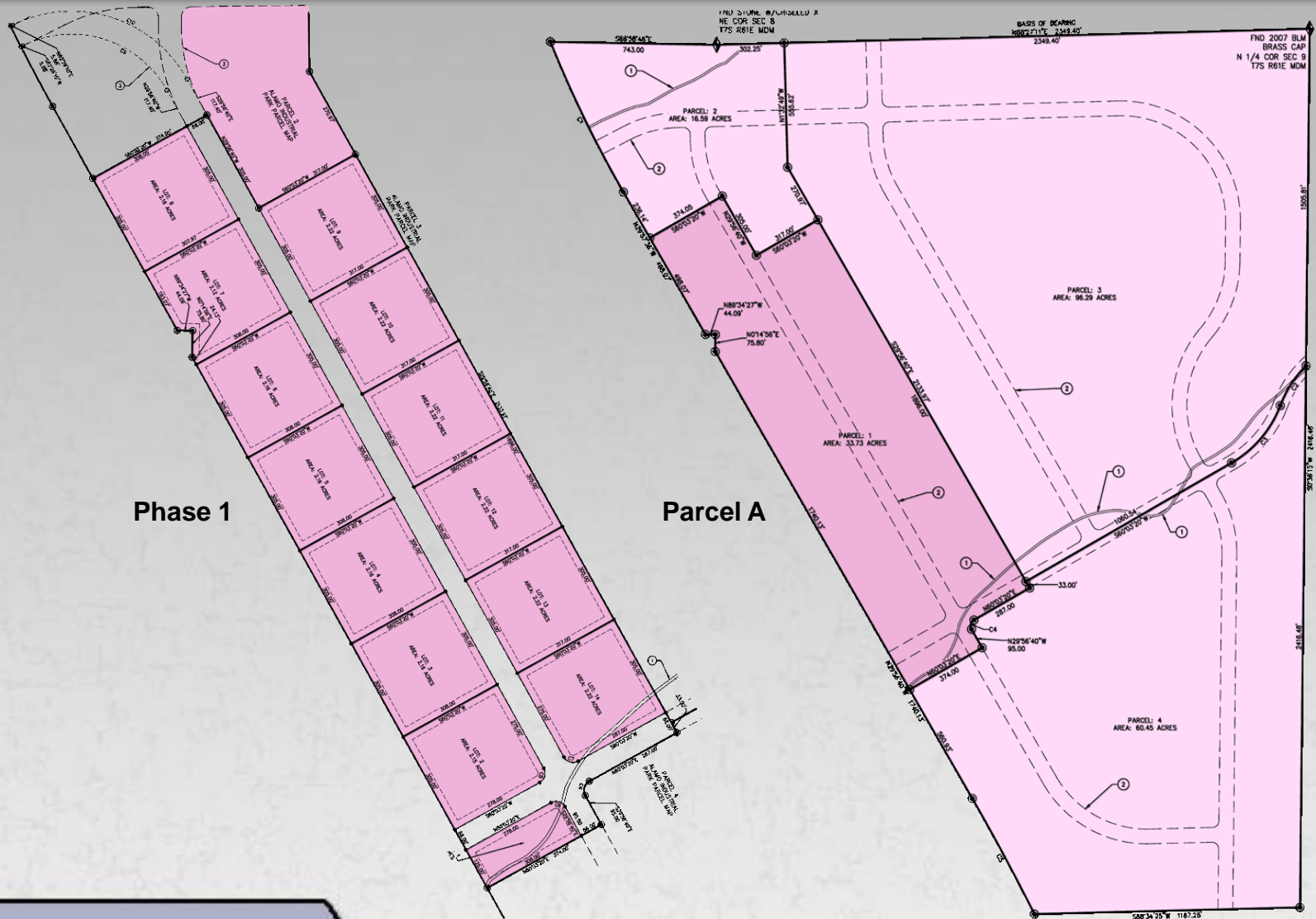
Overhead



Proximity Map

Alamo Industrial Park

Phase 1 of Parcel A Subdivision Plats



Alamo Industrial Park

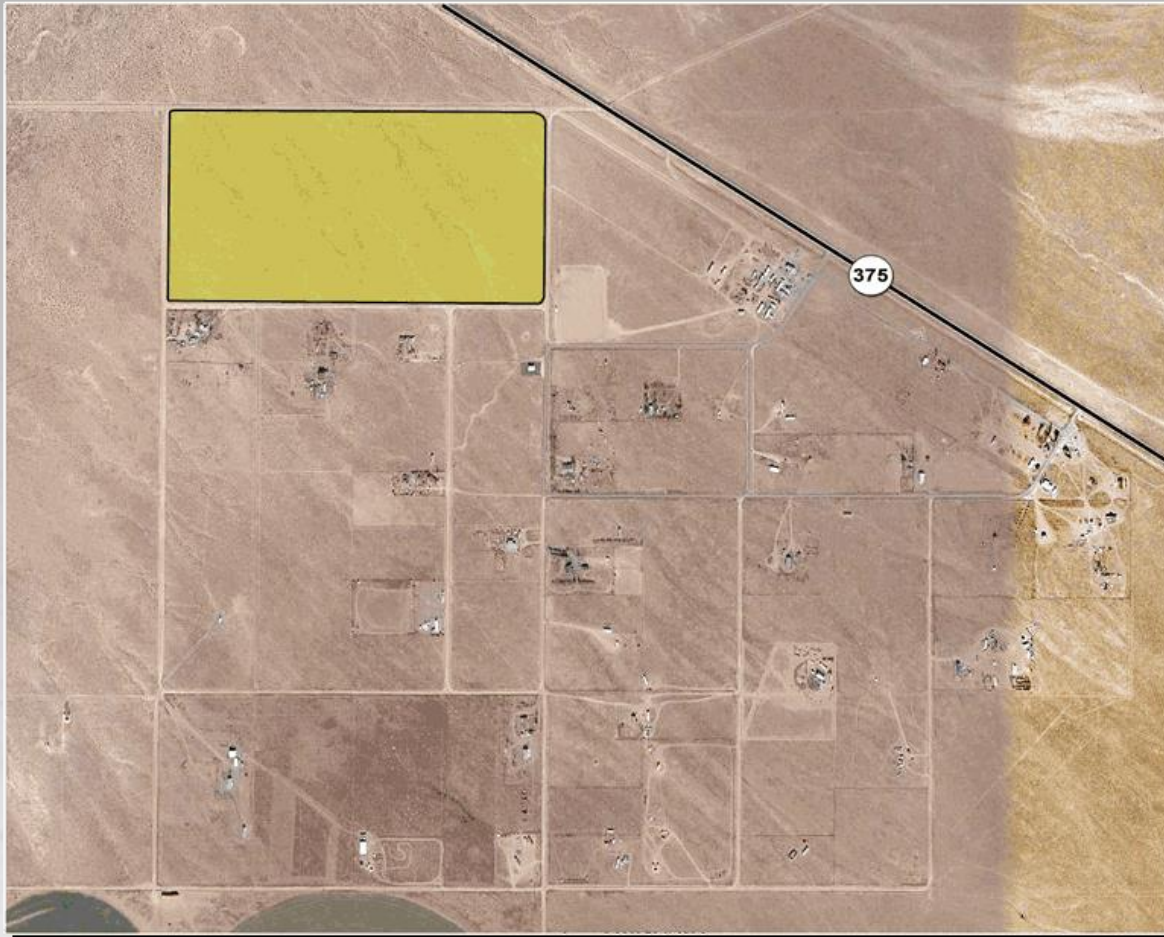
Amenities

The Lincoln County Commission is developing the Alamo Industrial Park. The community of Alamo is located in the oasis-like Pahranaagat Valley, an area of irrigated farms dotted with horses and cattle; the Upper and Lower Pahranaagat Lakes and the Pahranaagat National Wildlife Refuge

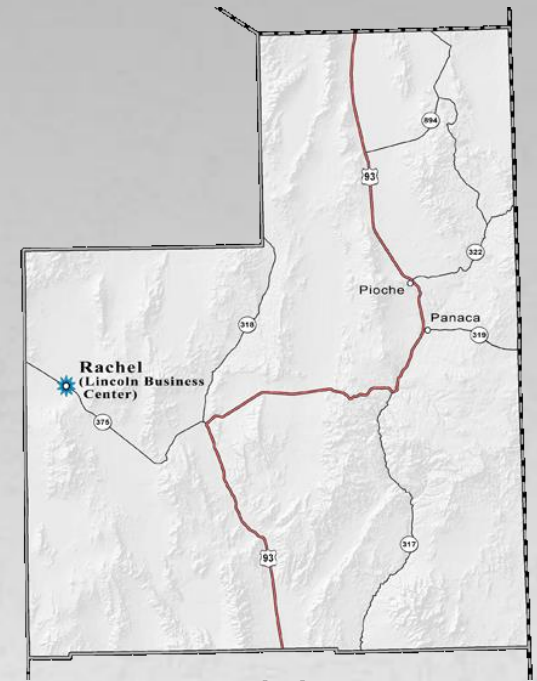
Alamo Industrial Park Offers:

- Adjacent to U.S. Hwy 93 and includes 240 acres of developable area
- County Owned
- Located 90 miles north of Las Vegas
- Alamo Sewer and Water District Services
- 40 miles to 35,000 acre developing new community of Coyote Springs
- Land acquired by Lincoln County from federal government and can be competitively priced for sale/lease
- Engineering designs for all Phase I improvements completed
- Access to Las Vegas and Southern California markets

Lincoln Business Center (Rachel)



Overhead



Proximity Map

Lincoln Business Center

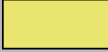

(Amenities)

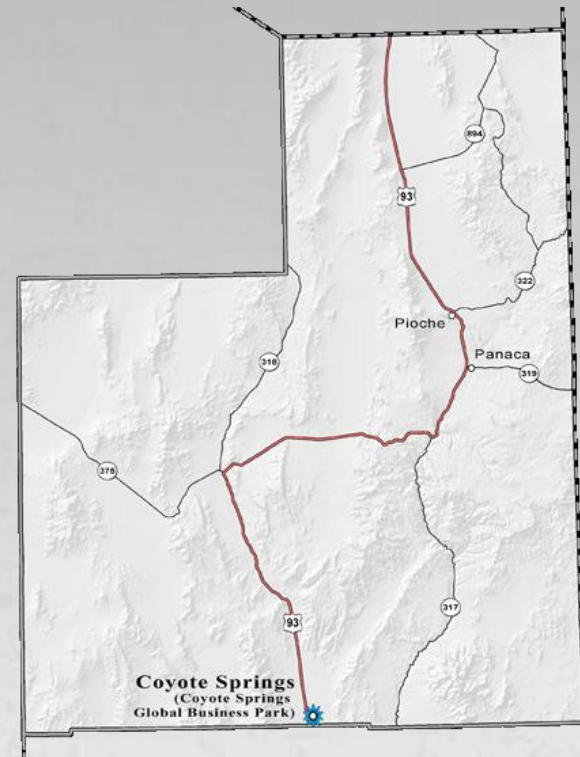
- Diverse mix of uses including retail, office, commercial, manufacturing, and distribution
- Low land costs
- Low building costs
- Low cost rural development loans
- “Rural Advantage” with a high “quality of life” and is less than 2 hours from Las Vegas
- Industrial Land of up to 400 acres
- Commercial Land of up to 100 acres
- Water Rights up to 2,500 acre feet
- Telephone and High Speed Internet
- High Solar Radiation for “Green” Buildings

Coyote Springs Global Business Park



Overhead

-  Coyote Springs Development
-  Coyote Springs Global Business Park



Proximity Map

Coyote Springs

(Amenities)



Coyote Springs Amenities:

- Location – 55 minutes from the Las Vegas Strip, located in the Mojave Desert of Southern Nevada.
- Access – U.S. Highway 93 and Kane Springs Road.
- Use – Coyote Springs PUD Code (Lincoln County Title 15)
- Planned Village District (Industrial Park) CS-M-2,
- Electric Generation Station
- Utilities – Municipal water and power to be provided to the site by the CS-LCGID and Lincoln County Power District, respectively.
- Rates & Fees – Lease rates, environmental, and entitled fees are based on comparable public land alterations
- Improvements – Raw land site.

U.S. Small Business Administration (SBA)

HUBZone Program

What Is SBC?

The U.S. Small Business Administration (SBA) was created in 1953 as an independent agency of the federal government to aid, counsel, assist and protect the interests of small business concerns, to preserve free competitive enterprise and to maintain and strengthen the overall economy of our nation. They recognize that small business is critical to our economic recovery and strength, to building America's future, and to helping the United States compete in today's global marketplace. Although SBA has grown and evolved in the years since it was established in 1953, the bottom line mission remains the same. The SBA helps Americans start, build and grow businesses.

<http://www.sba.gov/aboutsba/index-.html>

Lincoln County is a SBA Certified HUBZone Area

SBA HUBZone Program

The purpose of the HUBZone program is to provide federal contracting assistance for qualified Small Business Concerns (SBCs) located in historically underutilized business zones in an effort to increase employment opportunities, investment, and economic development in such areas.

HUBZone contracts are contracts awarded to a qualified HUBZone SBC through any of the following procurement methods:

- Sole source awards to qualified HUBZone SBCs;
- Set-aside awards based on competition restricted to qualified HUBZone SBCs; or
- Awards to qualified HUBZone SBCs through full and open competition after a price evaluation preference in favor of qualified HUBZone SBCs.

Nevada Commission on Economic Development

Relocation & Expansion Assistance

The Nevada Commission on Economic Development is your resource for the entire state, and its Business Development & Research Team works to provide you with the necessary facts for informed business decision making. Lower taxation, reduced workers' compensation insurance rates and other decreased operation costs are just part of the package.

Research

- As a state agency, the Commission has inter-agency access to information from the Nevada Department of Taxation to Nevada Department of Environmental Protection. Let us get the answers for you to make a well-planned transition. Save time and money on site research by calling us first.

Programs


- Whether you are an existing business or a relocation, Nevada has programs to help grow your business—on the job training, exporting products or winning government contracts.

Connections

- We have the connections to enable you to visit available commercial or warehouse sites, recruit qualified employees, and fast-track your project.



Nevada Incentive Programs: Expansion Assistance

 NEVADA COMMISSION ON ECONOMIC DEVELOPMENT	Incentive Programs: Business Location Assistance Rural County/City Populations <100,000/60,000 <i>The intent is to favorably alter business location decisions by creating tax incentives for companies locating operations in Nevada. A minimum of two of the three parameters are required by statute—capital investment, job creation and wages. Program standards set forth in NRS 360.750.</i>				
	Sales & Use Tax Abatement	Sales and Use Tax Deferral	Personal Property Tax Abatement	Modified Business Tax Abatement	Train Employees Now (TEN) Grant
	NRS 374.357	NRS 372.397	NRS 361.0687	NRS 363B.120	NRS 231.068
Incentives and Criteria	Sales tax abatement on capital equipment purchases - rate reduced to 2%	A sales/use tax deferral on capital equipment	An abatement not to exceed 50% over a maximum of 10 years	An abatement of 50% for 4 years	Training grants with 25% company match (generally \$1,000 per eligible employee)
Capital Investment	\$260,000	Minimum \$100,000 or more capital equipment	\$5,000,000 (Industrial) \$600,000 (Other) (This parameter required.)	\$260,000	No minimum requirement
Number of Primary Jobs Created¹	15	10	15	15	10
Minimum Hourly Wage Level²	\$19.93	\$15.94 (80% of state average wage)	\$19.93 (This parameter required.)	\$19.93	\$15.94* (80% of state average wage)
Other Requirements					
Health Insurance⁴	Required	Required	Required	Required	Required
Nevada Business Licenses & Permits	Required	Required	Required	Required	Required
Business Commitment Term⁵	At least 5 years	At least 5 years	At least 5 years	At least 5 years	
Comments		Surety bond in the amount of tax deferred.			Training administered and conducted in partnership with community college
<p>1. Primary Jobs are those where the revenue generated to pay the employees is generated from outside the economic region (NAC 360.474(3)).</p> <p>2. The average hourly wage that is paid by the business is at least 100% of the average statewide hourly wage or the average countywide hourly wage, whichever is less, as established by the Department of Employment, Training and Rehabilitation. See separate sheet for current countywide average wages.</p> <p>3. To be eligible for the grant, each employee must be paid at least 80% of the statewide or countywide average wage, whichever is less.</p> <p>4. The business will provide a health insurance plan for all employees that includes an option for health insurance coverage for dependents of the employees and the company will cover at least 25% of the employee premium.</p> <p>5. Audits are conducted by the Department of Taxation at 2 and 5 years after the abatement is active. If the company has not complied with contract requirements, claw backs commence.</p>					

07/2010

Additional Incentives

(Nevada State Incentives for Renewable Energy and Green Building Developments)

Renewable Energy Projects

- 5.5% sales and Use Tax abatements on the purchase of capital equipment
- 50% abatement of modified business (payroll) tax for four years.
- Sales and Use Tax Deferral for five years interest free. (60 monthly payments)
- 55% abatement of personal property for up to 20 years.
- 55% abatement of real property for up to 20 years
- \$1000.00 per employee training grant.

Green Building Tax Abatement

- 20% to 30% abatement of real property tax for up to 10 years for LEED certified silver, gold and platinum commercial buildings.

Note: All of these programs are made available through the Commission on Economic Development for the State of Nevada and are regulated by the statutes of our state. This Excel document was created by the Nevada Development Authority as a tool specifically designed to give hypothetical estimations on tax abatements offered through the Nevada Selected Business Assistance Programs. **In no way does this imply that these will be the abatements, deferrals or training amounts your company may be granted. Determinations of these amounts, if any, are and will be decided upon by the Commission on Economic Development.**

Any Company seeking abatements through the Commission on Economic Development utilizing the Nevada Selected Business Assistance Programs, will only qualify if "Primary Jobs" are being created. A Primary Job is a job where at least 51% of revenues used to compensate the employee is generated outside the economic region (State of Nevada).

Fill in yellow highlighted areas, where applicable.

Sales & Use Tax Abatement

Available to a company for purchases of capital equipment if the company meets the state plan for development & diversification objectives, makes a five year commitment and meets **2 of the 3** criteria below:

1) Wage Requirement: (Mandatory)	The companies average hourly wage at the Nevada facility equals or exceeds 100% of the average hourly wage established for FY2009-10 of \$20.05.
2) No. of Jobs Required:	A minimum of 75 NEW full-time permanent jobs in Nevada by the 4th quarter of operation and continue to employ at least the minimum. A business developing intellectual property into a commercial product must employ 10 new full-time employees.
3) Capital Investment:	A minimum capital investment of \$1million is required. A business developing intellectual property into a commercial product is required to make a minimal capital investment of \$500,000. In cases of expansion, the capital investment must equal at least 20% of the value of tangible property possessed by the business.

Nevada County Average Wage



Nevada Commission on Economic Development
 808 West Nye Lane • Carson City, NV 89703
 (775) 687-9900 • www.DiversifyNevada.com

County	Average Wage
Carson City	\$21.09
Churchill	\$17.95
Clark	\$19.82
Douglas	\$17.37
Elko	\$18.87
Esmeralda	\$17.03
Eureka	\$38.60
Humboldt	\$21.28
Lander	\$27.08
Lincoln	\$14.65
Lyon	\$16.69
Mineral	\$16.96
Nye	\$20.63
Pershing	\$19.43
Storey	\$19.74
Washoe	\$19.84
White Pine	\$20.30
Statewide	\$19.93

The average hourly wage figures are computed by the Nevada Department of Employment, Training and Rehabilitation to assist the Commission in administering tax abatement programs in accordance with NRS 360.750 and NRS 361.0687 for fiscal year 2011.

Lincoln County Regional Development Authority

For Additional Information

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mikebaughman@charter.net

Additional information on Lincoln County industrial sites; incentives for businesses locating to Lincoln County; Lincoln County labor information and the Nevada tax structure can be found on the following websites:

<http://www.lcrda.com>
<http://www.toreson.com/>
<http://www.coyotesprings.com/>
<http://www.land-water.com/>
<http://www.expand2nevada.com/>
<http://www.dbi.state.nv.us/bfp/>
<http://www.dirweb.state.nv.us/>
<http://www.laborcommissioner.com/>
<http://www.tax.state.nv.us/>
<http://www.econdev.sierrapacific.com/nvp/county/lincoln/busoverview.htm>



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Lincoln County Regional Development Authority