

REPRESENTING OUR INDUSTRY THROUGHOUT NEVADA

- LVGEA: Chapter representatives are meeting regularly with LVGEA
- Southern Nevada Strong: Chapter representatives are working with Southern Nevada Strong as needed on one of their initiatives
- Nevada Contractors Board: A Chapter representative now serves on a multi-trade commission organized by the Nevada State Contractors Board
- Invanpah Study: Chapter representatives have been participating in a joint-municipal (Clark County and Henderson) study led by consulting firm MIG
- Nevada Energy: Chapter representatives will soon be serving on a “Development Council,” a group newly created by Nevada Energy.

THE NEVADA LEGISLATIVE SESSION (2023) LOBBIED, SUCCESSFULLY

The Good News:

- A proposed bill that would allow companies to utilize existing utility easements without the property owner’s consent: did not pass.
- A proposed bill related to property tax caps that would have been bad for our industry did not pass.
- A proposed bill that would apply prevailing wage policies to any property/project that received any type of municipal, state, or economic development incentive did not pass in original form. However, a more amenable version of the bill did pass.
- A proposed bill with a very short effective timeline that would eliminate all lighting that was not LED technology did pass, but was vetoed by the Governor.

The Concerning:

- Though it did not survive the session, our sources tell us that new heat illness regulations out of state or federal OSHA are imminent. While some specific proposals related to this effort could be considered reasonable, Government Affairs leadership is working to ensure that unreasonable policy proposals are addressed.

Leaping Forward For NAIOP Members:

- Government Affairs Coordinator: This summer NAIOP Southern Nevada took a tremendous leap forward and hired a brand-new full-time position to serve Government Affairs for the chapter exclusively. Angela is a huge addition and will serve the chapter alongside our lobbyists (Argentum Partners) and Government Affairs Chair (Steve Neiger).
- Lien Issue - Amicus Brief Commissioned & Filed: An Appellate Court ruling put into jeopardy the standard industry practices related to contractors filing liens on all property types. The implications for our industry were potentially disastrous, so NAIOP Southern Nevada hired the best attorneys in the valley (for this subject matter) to draft an Amicus Brief, which has now been filed with both the Nevada Supreme Court and the Nevada Appellate Courts. This may require further action during the next legislative session (2025).

Ongoing Issues That Matter:

- Lands Bill: For our members nothing is more urgent than the passage of a Lands Bill in Washington DC. NAIOP Southern Nevada is doing anything it can to help, from Clark County to Washington DC, including visiting our elected delegates at their offices (in Las Vegas, Carson City and in Washington DC) to assist in its passage.
- Evaporative Cooler Moratorium and Related Actions: As you're aware, NAIOP Southern Nevada spent all of 2022 working with authorities to develop a far less dramatic and damaging policy for our industry related to initially proposed policies on the Evaporative Cooling Ban. More work is necessary in the next 18 months and NAIOP is working diligently to represent our industry and members.

NAIOP Southern Nevada Representation on NAIOP National Subcommittees:

- Tax & Finance: Phillip Dunning, Panattoni; John Restrepo, RCG Economics; Steve Neiger, Colliers
- Environment & Infrastructure: Jennifer Turchin, Coda Group; Marianna Hunnicutt, Kimley-Horn
- State & Local Issues: David Strickland, Thomas & Mack Co.; Jon Leleu and Kerrie Kramer, Argentum (NAIOP Southern Nevada Lobbyists); Venessa McEvoy, Cushman & Wakefield

Want more information? Join the GAC!

Want to be involved? Join the GAC!



**JIM
GERREN**

CONGRATS

JIM GERREN, CLARK COUNTY BUILDING DEPARTMENT

We couldn't think of a more deserving recipient for NAIOP Southern Nevada's very first Developers' Champion Award than Jim Gerren. Like many municipalities, Clark County has faced tremendous adversities and difficulties felt significantly in our industry. Jim has slept less than most these last eighteen months doing everything he can do make progress and improve the development process on every front, and for this, we commend him.

About This Award: This award was created to recognize a person within the government or economic development sectors not typically considered as a trade under the NAIOP umbrella who has gone above and beyond for the community and our industry to move commercial real estate development forward. It is an annual award with a single recipient.