


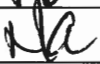
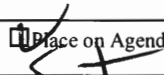
NYE COUNTY AGENDA INFORMATION FORM

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☐ Action
 ☒ Presentation
 ☐ Presentation & Action

Department: Public Petitioner		Agenda Date:	
Category: Timed Agenda Item		May 3, 2022	
Contact: Tim Bohannon		Phone: 775-990-9308	Continued from meeting of:
Return to:	Location:		Phone:
Action requested: (Include what, with whom, when, where, why, how much (\$) and terms) Presentation by Tim Bohannon, President of the Nevada Standardbred Association, Inc. regarding a possible project to build an equine performance center in Pahrump, NV.			
Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures) For informational purposes only.			
Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.			
Expenditure Impact by FY(s): (Provide detail on Financial Form)			
<input type="checkbox"/> No financial impact			

Routing & Approval (Sign & Date)

1. Dept	Date	6.	Date:
2.	Date	7. HR	Date:
3.	Date	8. Legal	Date: 
4.	Date	9. Finance	Date: 
5.	Date	10. County Manager	Date: 

Item #:

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Tim



Western Standardbred



Growing the Economy, Agriculture and Education offerings with the Nevada Standardbred Project

By Timothy J. Bohannon and Michael S. Hyde

April 22, 2022



Tim

DISCLAIMER

- *This presentation is for informational purposes and does NOT represent a binding agreement.*
- *Any financial disclosures are forward looking and are not guarantees of future performance and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance or result expressed or implied by such forward-looking statements.*
- *Significant details will be required to be managed in connection with this presentation and the Managements of Nevada Standardbred Association, Inc. ("NVSA"), Western Standardbred Alliance, Inc. ("WSA"), and Affiliates must analyze and ratify summary content with detailed considerations.*



Tim

Deck Summary: Growing Education through the Standardbred Industry in Nevada

- **Our Project Story 1/:** NVSA, WSA and its Affiliates
- **Our Project Story 2/:** Project Partners
- **Pahrump Valley Equine Performance Center of Excellence**
- **Job/Business Growth:** Growing the Pahrump Valley economy
- **Keys to Sustainability:** Patrons, People, Horses, Community and Capital with an Education Overlay
- **Education:** Certification, Extension and Equine Science Degree
- **FAQS:** Flies, Dust, Light, Noise, Safe Practices, and Water Usage.
- **Manure Management Plan:** Upkeep of facility care, Manure Processing Plant, and Oversight

Both

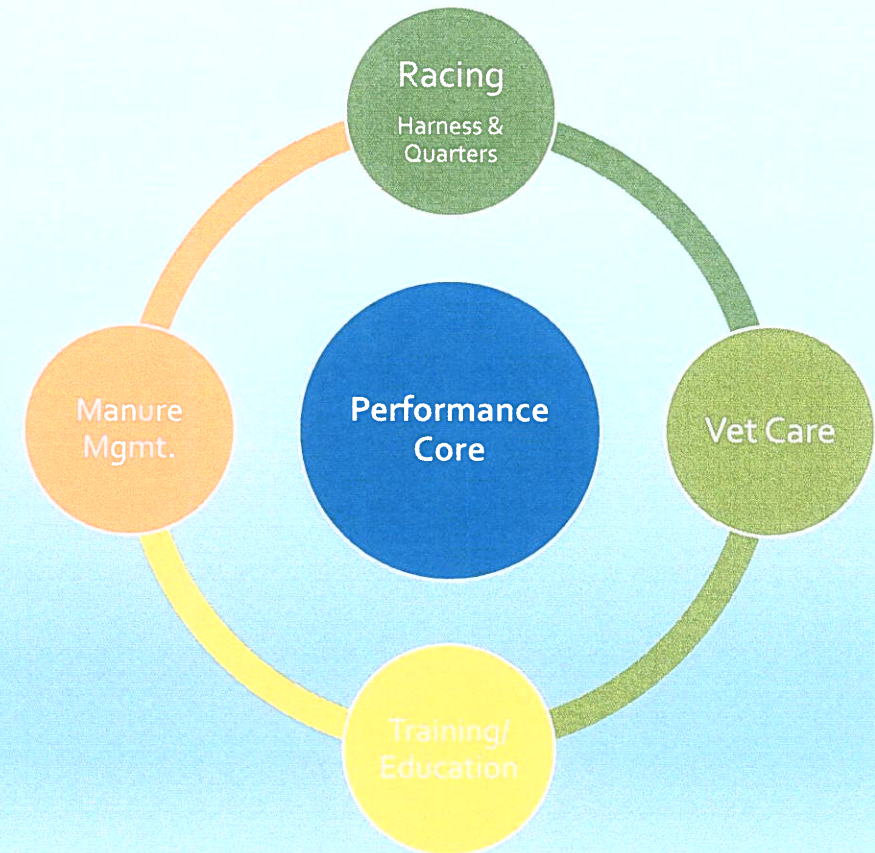
Our Project Story (HQ & Affiliates): Expanding the Standardbred industry to Nevada

Who is NVSA? The Nevada Standardbred Association, Inc. ("NVSA"), is a Nevada not-for-profit corporation, that was created to promote our industry and sport in Nevada. Members are Trainers, Caretakers, Drivers, Owners and Contributors

Who is WSA? Western Standardbred Alliance ("WSA") is a for profit corporation empowered to raise money and resources for Standardbred projects in Nevada. WSA is the capital fundraiser and administrator for the affiliates.

Who are the planned affiliates?

- **Real Estate:** Master Land Development of the Pahrump Valley Equine Performance Center at Water Rock Park.
- **Racing LLC:** Harness and Quarter Horse Tracks/Grandstands, housing 280 horses.
- **Veterinary Hospital LLC:** Several Vets and Vet Techs with multiple operating rooms. Sizing to be scalable based on number of horses and expected needs.
- **Equine Training & Education Center:** Training facility to train harness racing and performance horses, housing 520+ horses. Education w/UNR-CABNR and Extension. Also includes education, meeting rooms and structures.
- **Manure Processing Facility:** Facilitate manure management plan that also facilitates water conservation. Timely processing helps address fly and odor management.

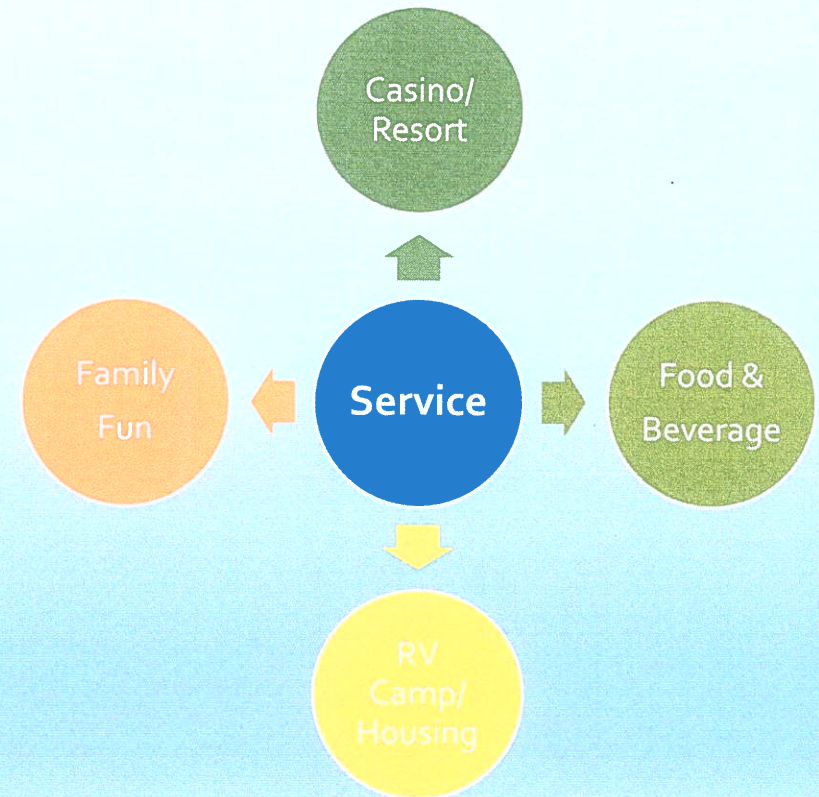


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Our Project Story (Partners): Expanding the Standardbred industry to Nevada, with the Pahrump location being the first in the state.

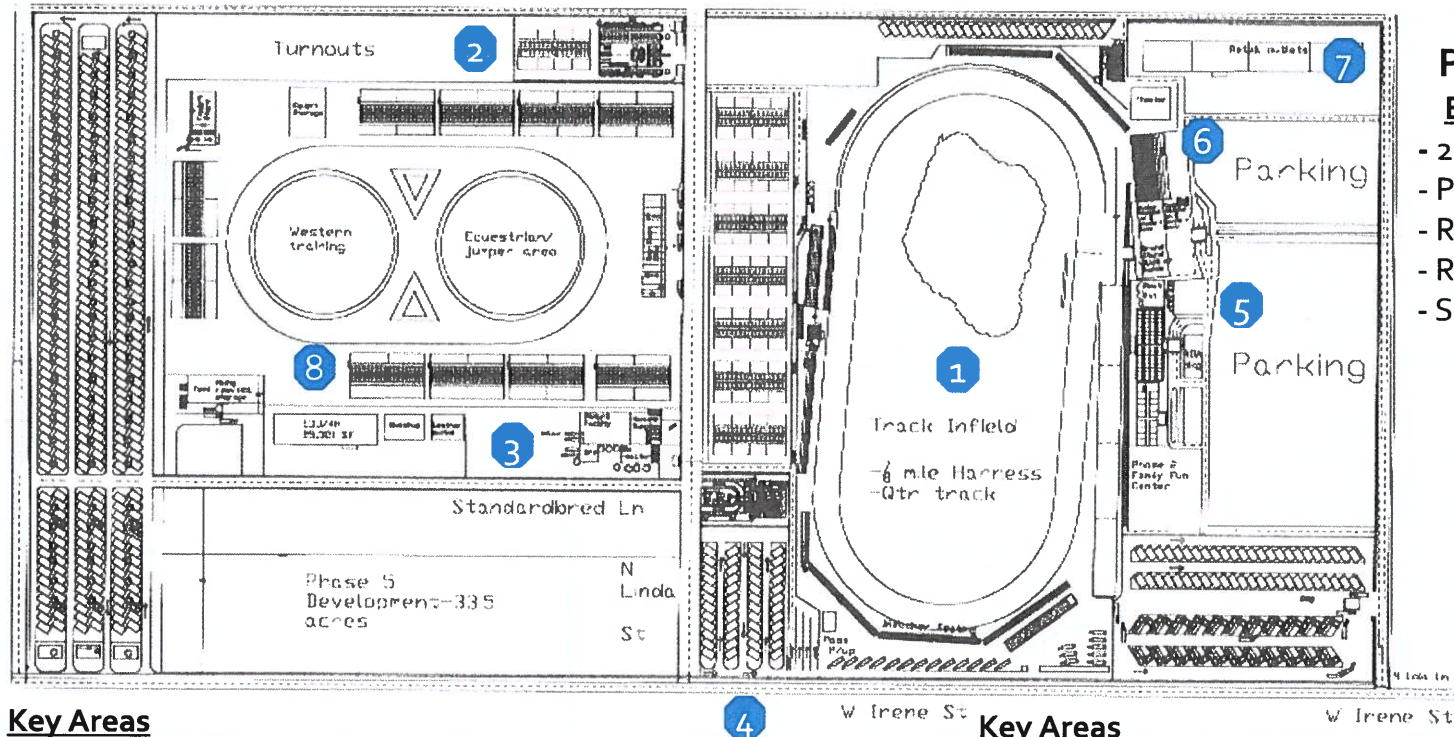
Who are the Planned Partners?

- **Casino/Resort:** Partnering with a casino and race book provide approximately 40,000 square foot of floor space with slots, table games, and live pari-mutual racing. Patrons include tourists and horse racing aficionados. Target rooms 192+ (if tourism is confident of a greater need, we will gladly consider). *The plan is to build to suit.*
- **Family Entertainment Center:** Partnering with family entertainment center or fun center to provide area sized venue. Considering water park, batting cages/training, bowling, basketball, music, dancing, movies, shopping, and virtual reality.
- **Food and Beverage:** Partnering with restaurants and license liquor in Casual Dining, Family Style Dining, Fine Dining, Zoom meals, Fast Casual, Café, Trackside Lounge
- **RV Campgrounds:** To enable Trainer/Caretaker camping, racing aficionados, and seasonal stays for death valley tourists.
- **Housing (Dorms for Caretakers):** w/Construction partner Double M Construction - Target need for around 96+ rooms. Expansion is likely.



Both

Pahrump Valley Equine Performance Center of Excellence



Phase 1&2 ESTIMATED

- 280 Horses
- Parking 2,500+
- RV Sites 200+
- Rooms 300+
- Seating 1,500+

Key Areas

1. Racing Center, Tracks, Grandstands, Barns (Phase 1a)
2. Vet Hospital (Phase 1a)
3. Manure Processing (Phase 1b)
4. RV Campgrounds (Phases 1b & 3)

Key Areas

5. Casino & Resort (Phase 2a)
6. Entertainment & Meeting Ctr (Phase 2b)
7. Retail & Food (Phase 2b)
8. Training & Education Center (Phase 3)

Tim

Job/Business Growth: Our project will grow jobs and the economy of the Pahrump Valley.

- **Job/Business Growth (approx. 200 FTE)**
 - **Hands-On professionals (100 FTE):** Vets, Vet Techs/Nurses, Trainers, Caretakers, and other Handlers
 - **Racetrack & Grounds (30 FTE):** General Manager, Business Development, Marketing, Race Office, Advanced Wagering, Maintenance, Buildings, Grounds, Construction/Engineers, Security
 - **Specialists (20 FTE):** Scientists and Lab Technicians, Human Resources, Accounting, Legal, Social Media, Insurance, Transportation, Construction and Engineering (only during construction), and Educators. **Note:** Educators will be shared with UNR and local certified trainers.
 - **Hospitality (50 FTE):** Ticket Writers, Food & Beverage, Entertainment, Security, Other
- **Upon Site Development Plan Approval:**
 - **Educators** should have programs in place for mentoring, training and equine science degrees
 - **Real estate developers** should be prepared for housing growth
 - **Hotels/RV Campsites** should prepare for the increased activity
 - **Casino's** should prepare for increased activity
 - **Medical** services should prepare for increased patients

Note: several of the FTE's above will be Sole Proprietorships or Single Member LLC's. Thus, the planning office will be very busy with business licensing during growth spurts of the project.

Tim

Keys to Sustainability: Capital, Community, Patrons, Horses, and Horsemen and Women with an Education Overlay

Capital: Financial capability is the foundation to sustainability for land and operations.

- WSA is working on a financial package for land, racing, training, and vet hospital
- WSA affiliate structures provide 80% distributable net income ("DNI") to Investors up to the recovery of the original investment, prior to distributions to WSA

Community: Without a strong community support and commitment, the project will fail.

- Advisory Committee's Support – Tourism, Regional Planning, Parks and Recreation
- Commission Support

Patrons: Meeting the need of family entertainment and 'horseplay' for ongoing stability.

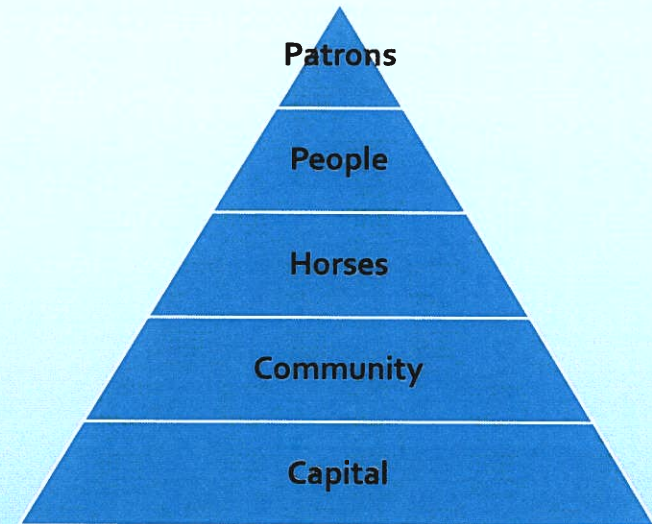
- **Require ample places to stay, eat, recreate, and tourism activities**
- Require attractive contests and options for horseplayers

Horses: Without the horses there will be no racing.

- Racing requires 280 horses to fulfill a two-day per week 12 races per day card
- A sufficient purse fund account will help attract horses/trainers

Horsemen: The key to getting things done is with well trained, inspired and committed people.

- Require ample housing and staple shopping options
- **A combination of trained/educated and existing personnel (at similar operations e.g. Pompano Park, FL)**



Both

EDUCATION: Certification, Extension, Equine Science.

- **Certification (CPE)**
 - **Performance Training:** for Standardbreds, Thoroughbreds, and Quarter Horses
 - **Caretaker Training:** Basic and Advanced Care
 - **Equine Entrepreneurship:** Business, Economics, Law, Selection & Evaluation
- **Extension**
 - **Care:** Equine Care
 - **General:** Introduction, Horse Industry Overview
 - **Youth:** 4-H and FFA
- **Equine Sciences Higher Education**
 - **Care:** Equine Nutrition & Feeding, Equine Health Management, Rehabilitation Techniques
 - **Performance:** Facilities Management, Breeding, and Performance Management
 - **Business:** Stable Management, Enterprise and Operations Management

NVSA intends to establish endowments with higher education to facilitate Equine Sciences Education.

Tim

Frequently Asked Questions (FAQ's)

1. What about the smell and flies around the horses?

- The NVSA and its partners are addressing the manure management with common industry techniques. This involves quick removal, awareness of sensitive areas, effective use of reclaimed water, composting, off-sight storage and logistical stacking.

2. Will horse training and racing create too much dust?

- Dust will occur from our operations. However, we are seeking a Western SARE grant to address the safe use of reclaimed water and we are confident that this grant will lead to effective methods of reducing dust. Additionally are being selective on track surfaces to further reduce dust and erosion. This also includes storage of shavings.

3. What about the light and noise factors?

- The NVSA will work closely with Pahrump Parks and Recreation to keep similar timing on lights as baseball/softball. In other words getting done on a timely basis (i.e. by 10pm). As for noise the NVSA is working with top consultants to help ensure manageable distribution of sound including sound barriers (natural and artificial).

4. Does harness racing hurt the horse?

- Harness horses (Standardbreds) are athletes and trained for that purpose. In general, Standardbreds suffer far fewer catastrophic injuries. Professional care is given to the equine athletes to help ensure their safety and well being. Like most athletes' injuries may occur and we are working with UNR and top veterinarians in the state to address injuries.

5. What are you doing about cheating in horse racing?

- As you may know, gaming controls are strong in Nevada. **The NVSA is dedicated to integrity of the sport and is building a culture of compliance to reduce fraud (cheating) risk.** We recognize that some cheating occurs, therefore, put preventative and detective controls in place to address the risk. Additionally, our Industry standard bearer, the United States Trotting Association ("USTA"), has formed an investigative task force to provide oversight. Additionally, the USTA has setup a fraud hotline for reporting compliance issues.

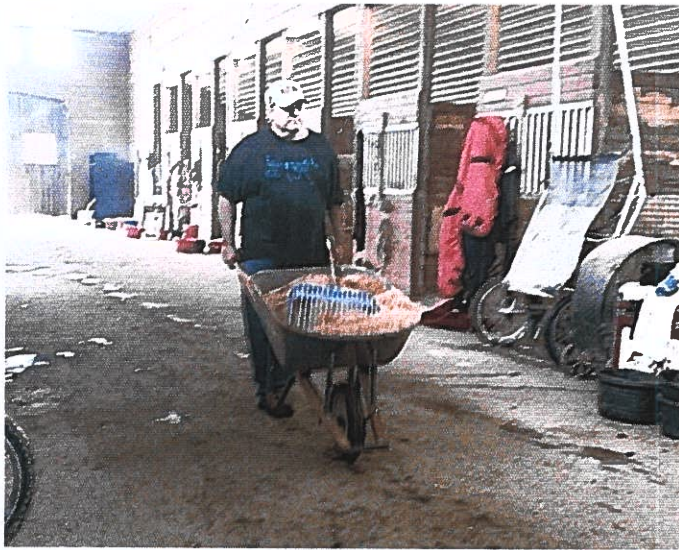
6. What about water usage?

- The project will emphasize water conservation and efficient usage. We intend to develop a state of the art reclamation process for the site. Although we will lose water through evaporation, we intend to have safe reclaimed water usage procedures and efficient processes.

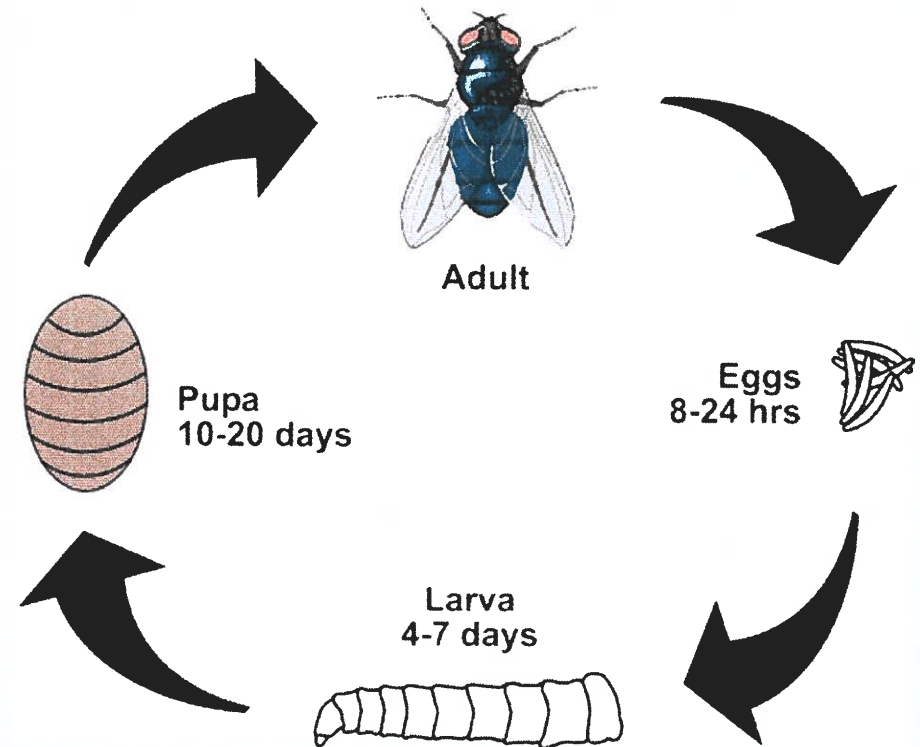
Mike

Manure Management Plan:

Upkeep of facility care, Manure Processing Plant, and Oversight



By cleaning the stalls and picking up the piles in the turnouts, tracks and trails, we can manage unwanted flies



Both

Q&A/WRAP-UP

Growing the Economy, Agriculture and Education offerings with the Nevada Standardbred Project

Intended Growth:

- **Economic Growth for the Pahrump Valley**
- Tourism Growth, increasing visitors
- **Jobs and Business Growth**
- Education growth for Adults and Youth
- **New economy offering for Nevada (the first pari-mutuel Harness Track our state)**
- Increased Family Entertainment offerings

Potential Needs:

- Visitors
- **Veterinarians and Caretakers**
- Hands-on personnel
- **Hospitality and Administrators**
- Students and Educators
- **Performance Horses**