

NAIOP Southern Nevada 2010 Public Policy Initiatives

NAIOP Southern Nevada (“NAIOP”) is working to support the acceleration of the recovery of our local economy. Our members develop, construct & manage the office, industrial, retail and mixed-use projects essential to sustain and grow business in the Las Vegas Valley. We are committed to improving the quality of life in our community and protecting our natural environment, including our limited land and water resources. NAIOP supports issues that are critical to the success of our member companies and the region including the following:

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

- Support and provide programs to incentivize businesses to relocate to Southern Nevada,
- Support and provide programs to expand sustainable industry and commerce in Southern Nevada including expanded generation of clean energy and manufacturing of sustainable products, and
- Support legislation that will promote banking reform for increased commercial lending.

Government Funding – NAIOP supports improving Nevada’s tax structure in a manner that will continue to keep Southern Nevada competitive within the Southwestern United States. NAIOP supports efforts by other organizations and legislators that:

- Improves Nevada’s policies that limit corporate or personal income tax, no gross receipts tax, inventory tax, franchise tax, unitary tax, inheritance tax, estate tax, or gift tax,
- Oppose the implementation of new taxes that would impose an unfair imbalance among all taxpayers, an unreasonable burden on businesses, reduce Nevada’s competitive position or adversely impact the sustainability of Nevada’s economy,
- Control state and local expenditures and support those recommendations that streamline programs, consolidate programs, eliminate wasteful programs, measure performance and promote efficiencies within governments that reduce the need for additional taxes, and
- At the federal level, continue to tax carried interest income as a capital gain.

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

- Support public-private partnerships for the development of managed lanes and commerce corridors to expand the capacity of our highways and if existing lanes are used for this purpose, the private entity should lease or purchase the existing lanes from the public,
- Support creation of Interstate 11 between Las Vegas and Phoenix, and
- Support highway expansions to improve access to Interstate 40 to the east including:
 - Improvement of US Highway 95 between State Route 163 and Interstate 40.
 - Improvement of State Route 164 between Interstate 15 and US Highway 95.

Adopted 1/26/10