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DISNEY REEDY CREEK IMPROVEMENT DISTRICT VS. BERN'S INNOVATION ZONE			
DESCRIPTION	DISNEY REEDY CREEK IMPROVEMENT DISTRICT	MR. BERN'S INNOVATION ZONE	NOTES
1) What level of government did each entity propose to their respective Legislatures?	General Improvement District	County authorities and powers.	Disney specifically decided not to pursue a county governance, but pursued a general improvement district which provides primarily public works type services and Fire/EMS. Reedy Creek powers are very similar to Nevada's NRS 318 General Improvement District powers.
2) Did proposer of the legislation promise to build a city of the future or smart city?	Yes.	Yes.	
3) Did or will the proposer of the legislation build the city of the future or smart city?	No.	To be Determined	Disney promised the 1967 Florida Legislature Disney would build the "Experimental Prototype Community of Tomorrow" or EPCOT with 20,000 residents. Disney never built this Community. Instead, EPCOT is a worlds fair type exhibition with no residents. The Disney Company decided not to build the city because the citizens would have voting power over the Reedy Creek Improvement District, and not Disney. There is a question whether Mr. Berns would follow in Disney's footsteps and not build the city and lose control of the government when citizens are able to vote in elections within the Zone. In Section 14 of the BDR 22-1109 Innovation Zone legislation, the Innovation Zone becomes a local government and a political subdivision of the State, separate from and independent of the county in which it is located upon approval of an application to create an Innovation Zone. This allows the Berns' 2 of 3 appointed Supervisors to control the Innovation Zone until "there are 100 or more registered voters residing in the Innovation Zone" only then do elections with citizens voting occur. How long of a period is that, from when one person in State government approves the application until 100 or more voters reside in the Innovation Zone? Will Mr. Berns allow the loss of control over "his" government? Why was 100 or more registered voters threshold decided? Is it because Mr. Berns has approximately 100 employees in his business per Linked In and he could control them as Disney controls its Executive Employees who are the only voting members of the Reedy Creek Improvement District?
4) Do the governments operate within existing counties the land is located in?	Yes, Reedy Creek operates within the two Florida counties of Orange and Osceola.	No.	Mr. Berns' proposed Innovation Zone would in effect secede 40% of Storey County land from Storey County.
5) Does the Legislation creating the governance include a legal description of the boundaries of the governmental entities?	Yes.	No.	There is no legal description of the land within the Innovation Zone, therefore, the Zone's boundaries could be changed. Could the Innovation Zone annex adjacent property such as Tesla, Google and Switch? Could the Innovation Zone deannex areas? Every government in Nevada has a legal description of the land within their jurisdiction. Why is the legal description of the land the Innovation Zone would govern not be included? How can basic governance occur if there is no boundary of the governing jurisdiction?

6) Does the Legislation creating the governance allow a person unknown to the Legislature control of a government?	No.	Yes.	The Florida Legislature knew it was Walt Disney World which would control the Reedy Creek Improvement District. Mr. Bern's proposal is for any "person who submits an application to establish an Innovation Zone" and is granted approval through a bureaucratic process will control the government established. Note: The Legislature approved Tesla's economic development proposal knowing it was Tesla, not an unknown person. There are no qualifications of this "person" including requiring them to be a U.S. Citizen.
7) Does the legislation creating the governance include police powers, judicial powers, health authority powers, welfare powers and school powers and authority?	No.	Yes.	Disney's Reedy Creek Improvement District powers are specifically identified in the legislation creating the District. Mr. Bern's proposed Innovation Zone powers include all county powers and authority.
8) Do the Businesses/Citizens of respective models pay county property taxes and sales taxes?	Yes.	No.	Mr. Berns' proposed Innovation Zone would permanently receive back county sales taxes the year after they were paid (Sec. 29). In essence, this is a permanent abatement of county sales taxes on the premise it would go to pay for governmental services in the Innovation Zone, however, with Mr. Berns being able to consolidate all the county offices into one office at a low cost, Mr. Berns would be able to take the tax dollars and pay for his development costs, instead of it being borne by the developer, Mr. Berns. County property taxes would be paid to the Innovation Zone similarly and not to the county in which the Zone is located, in essence a permanent abatement of county property taxes.
9) Does the governance allow for the unilateral expansion of powers and authorities by Disney or Berns?	No.	Yes.	Mr. Berns' proposal would allow the Innovation Zone Board of Supervisors the ability to take on county services, authorities and powers whenever they wish with 60 days notice to the original county providing the service. Disney's Reedy Creek could expand it's governmental services only if it had cooperative agreements with the county or another government.
10) Does the legislation establish a new bureaucratic process to approve the application to start the new government?	No.	Yes.	Mr. Berns' proposal establishes not a Legislative process to approve the establishment of an Innovation Zone County, but a bureaucratic process while Reedy Creek Improvement District, controlled by Walt Disney World was approved by the 1967 Florida Legislature. Note: The Tesla project was approved by the 2014 Special Session of the the Legislature, not by a bureaucrat.
11) Did the proposer of the legislation have development experience?	Yes.	No.	Disney had already built Disneyland in California proving the company's ability to develop theme parks. Mr. Berns' does not have development experience.

12) Did the proposer of the legislation have the financial resources to build the project and operate it in a sustainable manner?	Yes.	Unknown.	Disney had sufficient financial resources to build Disney World. Mr. Lee Weiss testified at the August 12, 2021 Committee to Conduct a Study Concerning Innovation Zones: "A development of this character and scope requires collaboration with forward thinking real estate development professionals, like minded technology partners and of course, substantial capital. Blockchains is not planning on doing this alone. Realistically, the necessary commitments from these key partners and investors can only be secured if we are able to convince them the community will be able to attract sufficient residents and have long-term viability. Based on the innovative philosophy that underlies this project, it will be difficult and likely impossible to attract the necessary partners and investors unless there is clear buy-in to Nevada, that there is a path for unique residential projects like this to have autonomous governments run by their residents as opposed to being under control of existing county governments that serve more traditional communities. The draft Innovation Zone legislation provides this path." Therefore, it appears Mr. Weiss is suggesting it is "likely impossible" to attract the necessary partners and investors on their own. Mr. Weiss is suggesting they currently do not have the financial resources to do the project and they will have to raise the money to do the project.
			Note: Like Disney, Tesla also had sufficient resources to build the Gigafactory in Storey County at the time of the 2014 Nevada Legislative approval of the project and incentives.
13) Did proposer of the legislation own or lease the land the project would be built on?	Yes.	Unknown.	Mr. Berns' proposal in Section 11 states: "2. To be eligible for approval as an Innovation Zone, the proposed area must: (a) Consist of at least 50,000 contiguous acres of undeveloped land owned or controlled by the applicant." Berns' proposal appears to allow for leasing the proposed area. In addition, Sec. 32 (3) regarding biannual reporting that: "The report must be certified by the applicant or the applicant's successor in interest."
14) Were there safeguards put in the originating legislation to require performance by the proposers?	No.	No.	