

Amendment No. CA23

Conference Committee Amendment to (BDR 21-148)
Assembly Bill No. 376 Second Reprint

Proposed by: Conference Committee

Amends: Summary: Yes Title: Yes Preamble: No Joint Sponsorship: No Digest: Yes

Adoption of this amendment will MAINTAIN the unfunded mandate requested by the affected local government to A.B. 376 (§§ 6, 9).

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) *green bold italic underlining* is new language proposed in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) orange double underlining is deleted language in the original bill that is proposed to be retained in this amendment; and (6) *green bold underlining* is newly added transitory language.

EGO/KCR



Date: 6/6/2011

A.B. No. 376—Makes various changes regarding the financing of certain local improvements with revenue pledged from sales and use taxes. (BDR 21-148)



ASSEMBLY BILL NO. 376—ASSEMBLYMEN SMITH, BOBZIEN, KIRKPATRICK; CONKLIN,
HOGAN AND OCEGUERA

MARCH 21, 2011

JOINT SPONSOR: SENATOR LESLIE

Referred to Committee on Government Affairs

SUMMARY—Makes various changes regarding ~~the financing of certain local improvements with revenue pledged from sales and use taxes.~~ local governmental administration. (BDR 21-148)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: Yes.

CONTAINS UNFUNDED MANDATE (§§ ~~4, 7~~ 6, 9)
(REQUESTED BY AFFECTED LOCAL GOVERNMENT)

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to ~~tourism improvement districts;~~ local governmental administration; authorizing certain local governments to impose a surcharge for the improvement and maintenance of certain publicly owned facilities; making various changes regarding the financing of certain local improvements with revenue pledged from sales and use taxes; providing a procedure for the selection of subcontractors on certain contracts; authorizing the imposition of a surcharge in certain counties on the amount charged for any items or services related to a minor league baseball stadium project; revising provisions regarding the establishment and maintenance of a reserve account for payment of the outstanding bonds of a school district; requiring certain plans relating to the water reclamation facility of the City of North Las Vegas; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Section 1 of this bill authorizes the governing body of a city whose population is
2 220,000 or more in a county whose population is 100,000 or more but less than 700,000
3 (currently the City of Reno) to create by ordinance a district to finance capital projects
4 necessary to improve and maintain publicly owned facilities for tourism and
5 entertainment. Section 1 requires that the ordinance creating such a district impose a
6 surcharge of \$2 on the per night charge for the rental of a room in a hotel in the district
7 that holds a nonrestricted gaming license. Section 1 also provides that the proceeds of

8 the surcharge be used only for the cost of improving and maintaining publicly owned
9 facilities for tourism and entertainment in the district or within 1 mile outside the
10 boundaries of the district, except for a minor league baseball stadium project.

11 Existing law authorizes the governing body of any city or county to create a tourism
12 improvement district (TID) and to pledge revenue from several sales and use taxes imposed in
13 that district to finance certain projects within the district. The projects may be owned by the
14 municipality, another governmental entity or any person and may be financed through the
15 issuance of bonds or the entry into agreements for the reimbursement of the costs of the
16 projects. (Chapter 271A of NRS) ~~Section 4~~ Section 4 of this bill requires the independent auditing of
17 claims made under agreements to provide such financing. ~~Section 4~~ Section 4 also prohibits the use
18 of such financing, with respect to a TID created on or after July 1, 2011, to pay various fees
19 and costs and for the relocation within the TID of a retailer from another location within 3
20 miles outside of the boundary of the TID, and excludes the use for such financing of the tax
21 revenue from such a retailer. ~~Section 8~~ Section 8 of this bill prohibits the provision of such financing
22 to certain governmental entities if a nongovernmental entity obtained any of the original
23 financing in the TID, and prohibits such financing, without the consent of the entities which
24 obtained the original financing in the TID, to an entity that did not obtain any of the original
25 financing in the TID. ~~Section 5~~ Section 5 of this bill specifies the procedure required for the
26 selection of subcontractors by contractors and developers who enter into certain construction
27 contracts on financed projects or on property within a TID which benefits from financed
28 infrastructure improvements. ~~Section 6~~ Section 6 of this bill requires a municipality that creates a
29 TID to prepare and submit to the Legislature annual reports regarding the TID, and requires
30 the Department of Taxation to prepare and submit to the Legislature and the municipality
31 semiannual reports regarding businesses within a TID. ~~Section 9~~ Section 9 of this bill applies the
32 prevailing wage provisions applicable to public works to construction contracts for financed
33 projects within a TID to the same extent as if the contracts were awarded by the municipality
34 and the projects constituted public works.

35 Existing law does not allow the creation of a TID unless the pertinent governing body
36 makes a written finding at a public hearing, based upon reports from independent consultants,
37 as to whether the proposed project and financing will have a positive fiscal effect on the
38 provision of local governmental services. (NRS 271A.080) ~~Section 7~~ Section 7 of this bill requires
39 the selection of those independent consultants from a list provided by the Commission on
40 Tourism.

41 Existing law authorizes the board of county commissioners of a county whose
42 population is 100,000 or more but less than 400,000 (currently Washoe County) to
43 acquire, lease, improve, equip, operate and maintain within the county a minor league
44 baseball stadium project and to create a stadium authority to operate the project.
45 Section 10 of this bill authorizes the stadium authority to recommend the imposition of a
46 surcharge on the amount charged for any items or services related to such a project. If
47 the surcharge is approved by a two-thirds majority vote of the governing body of the city
48 in which the project is located, section 10 provides for the use of the proceeds of the
49 surcharge. Section 10 also revises the membership of a stadium authority which operates
50 such a project.

51 Under existing law, the board of trustees of a school district may issue certain
52 general obligation bonds. At the time the bonds are issued, the board of trustees must
53 establish in its debt service fund a reserve account for payment of the outstanding bonds
54 of the school district. (NRS 350.020) Section 12 of this bill changes the amount of the
55 reserves required to 10 percent of the outstanding principal or 25 percent, for larger
56 counties, and 50 percent, for smaller counties, of the amount of principal and interest
57 payments due on all outstanding bonds of the school district in the next fiscal year,
58 whichever is less.

59 Section 15 of this bill requires the City of North Las Vegas to develop certain plans
60 relating to its water reclamation facility.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. Chapter 268 of NRS is hereby amended by adding thereto a
2 new section to read as follows:

3 1. The governing body of a city whose population is 220,000 or more in a
4 county whose population is 100,000 or more but less than 700,000 may by
5 ordinance create a district to finance capital projects necessary to improve and
6 maintain publicly owned facilities for tourism and entertainment. Such an
7 ordinance must be approved by a two-thirds majority of the members of the
8 governing body.

9 2. The boundaries of a district created pursuant to subsection 1 must be as
10 prescribed by the governing body in the ordinance creating the district, except
11 that the boundaries must include only property that is located in or within 4 city
12 blocks, as determined by the governing body, of a district described in NRS
13 268.780 to 268.785, inclusive.

14 3. An ordinance enacted pursuant to subsection 1 must impose a surcharge
15 of \$2 on the per night charge for the rental of a room in a hotel in the district that
16 holds a nonrestricted gaming license. The surcharge must not be applied for any
17 time during which the room is provided to a guest free of charge.

18 4. The proceeds of the surcharge imposed pursuant to this section must be
19 retained by the city and must be used by the city solely to pay the cost of
20 improving and maintaining publicly owned facilities for tourism and
21 entertainment in the district or within 1 mile outside the boundaries of the
22 district, except for a minor league baseball stadium project as defined in NRS
23 244A.0344. The proceeds of the surcharge must not be transferred to any other
24 fund or account or used for any other purpose.

25 5. On or before January 15, 2030, the governing body of a city that has
26 created a district pursuant to this section shall submit a report concerning the
27 district to the Director of the Legislative Counsel Bureau for transmission to the
28 next regular session of the Legislature. The report must:

29 (a) Address, without limitation, the total amount collected from the
30 surcharge imposed pursuant to this section and all the projects undertaken to
31 improve and maintain the publicly owned facilities for tourism and entertainment
32 in the district.

33 (b) Cover the period between the creation of the district until the end of the
34 calendar year immediately preceding the submission of the report.

35 Sec. 2. NRS 268.526 is hereby amended to read as follows:

36 268.526 In addition to any other powers which it may now have, each city
37 shall have the following powers:

38 1. To finance or acquire, whether by construction, purchase, gift, devise, lease
39 or sublease, or any one or more of such methods, and to improve and equip one or
40 more projects, or part thereof. Such projects, upon completion of such acquisition,
41 shall be located within, or within 10 miles of, the city.

42 2. To finance, sell, lease or otherwise dispose of any or all of its projects upon
43 such terms and conditions as the governing body considers advisable.

44 3. To issue revenue bonds for the purpose of financing or defraying the cost
45 of acquiring, improving and equipping any project as set forth in NRS 268.556.

46 4. To secure payment of such bonds as provided in NRS 268.512 to 268.568,
47 inclusive ☞, including, without limitation, from the proceeds of the surcharge
48 imposed pursuant to NRS 244A.830.

1 5. To take such actions as are necessary or useful in order to undertake, carry
2 out, accomplish and otherwise implement the provisions of NRS 268.512 to
3 268.568, inclusive, including the adoption of resolutions, which may be introduced
4 and adopted at the same special or regular meeting of the governing body and
5 which shall become effective upon adoption.

6 ~~[Section 1.]~~ Sec. 3. Chapter 271A of NRS is hereby amended by adding
7 thereto the provisions set forth as sections ~~[2, 3 and]~~ 4, 5 and 6 of this act.

8 ~~[Sec. 2.]~~ Sec. 4. *The governing body of a municipality:*

9 1. *Shall require the review of each claim submitted pursuant to any contract*
10 *or other agreement made with the governing body to provide any financing or*
11 *reimbursement pursuant to NRS 271A.120, by an independent auditor.*

12 2. *Shall not, with respect to any district created on or after July 1, 2011,*
13 *provide any financing or reimbursement pursuant to NRS 271A.120 for:*

14 (a) *Any legal fees, accounting fees, costs of insurance, fees for legal notices*
15 *or costs to amend any ordinances.*

16 (b) *Any project that includes the relocation on or after July 1, 2011, to the*
17 *district of any retail facilities of a retailer from another location outside of and*
18 *within 3 miles of the boundary of the district. Each pledge of money pursuant to*
19 *NRS 271A.070 shall be deemed to exclude any amounts attributable to any*
20 *tangible personal property sold at retail, or stored, used or otherwise consumed,*
21 *in the district during a fiscal year by a retailer who, on or after July 1, 2011,*
22 *relocates any of its retail facilities to the district from another location outside of*
23 *and within 3 miles of the boundary of the district.*

24 ~~[Sec. 3.]~~ Sec. 5. 1. *Except as otherwise provided in subsection 2, a*
25 *contractor or developer who enters into a contract ~~[for original construction or a~~*
26 *~~contract for benefited construction]~~ to which the provisions of subsection 3 of*
27 *NRS 271A.130 apply shall:*

28 (a) *Advertise for at least 7 calendar days for bids on each subcontract for the*
29 *performance of any portion of the contract;*

30 (b) *At least 2 business days before the first day of that advertisement, provide*
31 *notice of that advertisement to the governing body of the municipality;*

32 (c) *Make available to all prospective bidders on the subcontract a written set*
33 *of plans and specifications for the pertinent work;*

34 (d) *Provide public notice of the name and address of each person who*
35 *submits a bid on the subcontract; and*

36 (e) *After closing the period for the solicitation of bids and receiving at least*
37 *three timely and responsive bids, select any subcontractor from those timely and*
38 *responsive bids that the contractor or developer, in his or her sole discretion,*
39 *determines to be appropriate, except that the contractor or developer shall ensure*
40 *that each subcontractor who will perform any portion of the contract is*
41 *appropriately licensed pursuant to chapter 624 of NRS.*

42 2. *The provisions of subsection 1 do not apply to:*

43 (a) *Any contract which is awarded by a municipality; or*

44 (b) *Any project which is constructed or maintained by a governmental entity*
45 *on any property while the governmental entity owns that property.*

46 3. *A governing body of a municipality that receives a notice of an*
47 *advertisement for bids pursuant to paragraph (b) of subsection 1:*

48 (a) *Shall, upon such receipt, post notice of the advertisement on an Internet*
49 *website maintained by the municipality; and*

50 (b) *May otherwise provide notice of the advertisement to local trade*
51 *organizations and the general public.*

52 ~~[4. As used in this section:~~

1 ~~— (a) “Contract for benefited construction”:~~

2 ~~(1) Except as otherwise provided in subparagraphs (2) and (3), means~~
3 ~~any contract or other agreement for the construction, improvement, repair,~~
4 ~~demolition or reconstruction of any property which is located within a district and~~
5 ~~which benefits from any infrastructure improvements paid for in whole or in~~
6 ~~part:~~

7 ~~(I) From the proceeds of bonds or notes issued pursuant to~~
8 ~~paragraph (a) of subsection 1 of NRS 271A.120; or~~

9 ~~(II) Pursuant to an agreement for reimbursement entered into~~
10 ~~pursuant to paragraph (b) of subsection 1 of NRS 271A.120.~~

11 ~~(2) Except as otherwise provided in subparagraph (3) and unless the~~
12 ~~work is paid for in whole or in part with any public funding, does not include~~
13 ~~any:~~

14 ~~(I) Contract or other agreement for the improvement, repair,~~
15 ~~demolition or reconstruction of any project;~~

16 ~~(II) Contract or other agreement with the original tenant of any~~
17 ~~leased property for any improvement of the property which is to be undertaken~~
18 ~~more than 60 months after the property is first made available for lease; or~~

19 ~~(III) Contract or other agreement for the improvement of any leased~~
20 ~~property made with any tenant of the property other than the original tenant.~~

21 ~~(3) Does not include any contract for original construction.~~

22 ~~(b) “Contract for original construction” means any contract or other~~
23 ~~agreement for the construction, improvement, repair, demolition or~~
24 ~~reconstruction of any project that is paid for in whole or in part:~~

25 ~~(1) From the proceeds of bonds or notes issued pursuant to paragraph~~
26 ~~(a) of subsection 1 of NRS 271A.120; or~~

27 ~~(2) Pursuant to an agreement for reimbursement entered into pursuant~~
28 ~~to paragraph (b) of subsection 1 of NRS 271A.120.~~

29 ~~(c) “Original tenant” means the first tenant of any leased property after the~~
30 ~~property is first made available for lease.]~~

31 ~~[Sec. 4.]~~ **Sec. 6. 1. On or before September 1 of each year, the**
32 **governing body of a municipality that creates a district before, on or after July 1,**
33 **2011, shall prepare and submit to the Director of the Legislative Counsel Bureau**
34 **for submission to the Legislature, or to the Legislative Commission when the**
35 **Legislature is not in regular session, an annual report containing:**

36 (a) A statement of the status of each project located or expected to be located
37 in the district, and of any changes in that status since the last annual report.

38 (b) An assessment of the financial impact of the district on the provision of
39 local governmental services, including, without limitation, services for police
40 protection and fire protection.

41 2. If the governing body of a municipality creates a district before, on or
42 after July 1, 2011, the Department of Taxation shall:

43 (a) On or before April 1 and October 1 of each year, prepare and submit to
44 the Director of the Legislative Counsel Bureau for submission to the Legislature,
45 or to the Legislative Commission when the Legislature is not in regular session,
46 and to the governing body of the municipality a semiannual report which states:

47 (1) The amount of revenue from the taxable sales made each month by
48 each business within the district;

49 (2) To the extent that the pertinent information is available, the portion
50 of that revenue which is attributable to persons who are not residents of this
51 State;

1 (3) *The amount of the wages paid each month by each business within*
2 *the district; and*

3 (4) *The number of full-time and part-time employees employed each*
4 *month by each business within the district.*

5 (b) *Require each business within the district to report to the Department of*
6 *Taxation, at such times as the Department may specify on a form provided by the*
7 *Department, such information as the Department determines to be necessary to*
8 *carry out the provisions of paragraph (a).*

9 3. *Except as otherwise provided in subsection 2 or another specific statute,*
10 *the Department of Taxation shall not disclose any information reported to the*
11 *Department pursuant to subsection 2.*

12 4. *As used in this section, "taxable sales" means any sales that are taxable*
13 *pursuant to chapter 372 of NRS.*

14 ~~[Sec. 5.]~~ Sec. 7. NRS 271A.080 is hereby amended to read as follows:

15 271A.080 The governing body of a municipality shall not adopt an ordinance
16 pursuant to NRS 271A.070 unless:

17 1. If the ordinance:

18 (a) Creates a district, the governing body has determined that no retailers will
19 have maintained or will be maintaining a fixed place of business within the district
20 on or within the 120 days immediately preceding the date of the adoption of the
21 ordinance; or

22 (b) Amends the boundaries of the district to add any additional area, the
23 governing body has determined that no retailers will have maintained or will be
24 maintaining a fixed place of business within that area on or within 120 days
25 immediately preceding the date of the adoption of the ordinance.

26 2. The governing body has made a written finding at a public hearing that the
27 project will benefit the district.

28 3. The governing body has made a written finding at a public hearing, based
29 upon reports from independent consultants which were addressed to the governing
30 body, to the board of county commissioners, if the governing body is not the board
31 of county commissioners for the county in which the tourism *improvement* district
32 is or will be located, and to the board of trustees of the school district in which the
33 tourism improvement district is or will be located, as to whether the project and the
34 financing thereof pursuant to this chapter will have a positive fiscal effect on the
35 provision of local governmental services, after considering:

36 (a) The amount of the proceeds of all taxes and other governmental revenue
37 projected to be received as a result of the properties and businesses expected to be
38 located in the district;

39 (b) The use of any money proposed to be pledged pursuant to NRS 271A.070;

40 (c) Any increase in costs for the provision of local governmental services,
41 including, without limitation, services for education, including operational and
42 capital costs, and services for police protection and fire protection, as a result of the
43 project and the development of land within the district; and

44 (d) Estimates of any increases in the proceeds from sales and use taxes
45 collected by retailers located outside of the district and of any displacement of the
46 proceeds from sales and use taxes collected by those retailers, as a result of the
47 properties and businesses expected to be located in the district.

48 ↪ *The reports required from independent consultants pursuant to this subsection*
49 *must be obtained from independent consultants selected by the governing body*
50 *from a list of independent consultants provided by the Commission on Tourism.*
51 *For the purposes of this subsection, the Commission shall, upon the request of a*

1 *governing body, provide the governing body with a list of at least three qualified*
2 *independent consultants, each of whom must be located outside of this State.*

3 4. The governing body has, at least 45 days before making the written finding
4 required by subsection 3, provided to the board of trustees of the school district in
5 which the tourism improvement district is or will be located:

6 (a) Written notice of the time and place of the meeting at which the governing
7 body will consider making that written finding; and

8 (b) Each analysis prepared by or for or presented to the governing body
9 regarding the fiscal effect of the project and the use of any money proposed to be
10 pledged pursuant to NRS 271A.070 on the provision of local governmental
11 services, including education.

12 ➤ After the receipt of the notice required by this subsection and before the date of
13 the meeting at which the governing body will consider making the written finding
14 required by subsection 3, the board of trustees shall conduct a hearing regarding the
15 fiscal effect on the school district, if any, of the project and the use of any money
16 proposed to be pledged pursuant to NRS 271A.070, and may submit to the
17 governing body of the municipality any comments regarding that fiscal effect. The
18 governing body shall consider those comments when making any written finding
19 pursuant to subsection 3 and shall consider those comments when considering the
20 terms of any agreement pursuant to NRS 271A.110.

21 5. If the governing body is not the board of county commissioners for the
22 county in which the tourism *improvement* district is or will be located, the
23 governing body has, at least 45 days before making the written finding required by
24 subsection 3, provided to the board of county commissioners in the county in which
25 the tourism improvement district is or will be located:

26 (a) Written notice of the time and place of the meeting at which the governing
27 body will consider making that written finding; and

28 (b) Each analysis prepared by or for or presented to the governing body
29 regarding the fiscal effect of the project and the use of any money proposed to be
30 pledged pursuant to NRS 271A.070 on the provision of local governmental
31 services.

32 ➤ After the receipt of the notice required by this subsection and before the date of
33 the meeting at which the governing body will consider making the written finding
34 required by subsection 3, the board of county commissioners may conduct a
35 hearing regarding the fiscal effect on local governmental services, if any, of the
36 project and the use of any money proposed to be pledged pursuant to NRS
37 271A.070, and may submit to the governing body of the municipality any
38 comments regarding that fiscal effect. The governing body may consider those
39 comments when making any written finding pursuant to subsection 3 and shall
40 consider those comments when considering the terms of any agreement pursuant to
41 NRS 271A.110.

42 6. The governing body has determined, at a public hearing conducted at least
43 15 days after providing notice of the hearing by publication, that:

44 (a) As a result of the project:

45 (1) Retailers will locate their businesses as such in the district; and

46 (2) There will be a substantial increase in the proceeds from sales and use
47 taxes remitted by retailers with regard to tangible personal property sold at retail, or
48 stored, used or otherwise consumed, in the district; and

49 (b) A preponderance of that increase in the proceeds from sales and use taxes
50 will be attributable to transactions with tourists who are not residents of this State.

51 7. The Commission on Tourism has determined, at a public hearing
52 conducted at least 15 days after providing notice of the hearing by publication, that

1 a preponderance of the increase in the proceeds from sales and use taxes identified
2 pursuant to subsection 6 will be attributable to transactions with tourists who are
3 not residents of this State.

4 8. The Governor has determined that the project and the use of any money
5 proposed to be pledged pursuant to NRS 271A.070 will contribute significantly to
6 economic development and tourism in this State. Before making that determination,
7 the Governor:

8 (a) Must consider the fiscal effects of the pledge of money on educational
9 funding, including any fiscal effects described in comments provided pursuant to
10 subsection 4 by the school district in which the tourism improvement district is or
11 will be located, and for that purpose may require the Department of Education or
12 the Department of Taxation, or both, to provide an appropriate fiscal report; and

13 (b) If the Governor determines that the pledge of money will have a substantial
14 adverse fiscal effect on educational funding, may require a commitment from the
15 municipality for the provision of specified payments to the school district in which
16 the tourism improvement district is or will be located during the term of the use of
17 any money pledged pursuant to NRS 271A.070. The payments may be provided
18 pursuant to agreements with owners of property within the district authorized by
19 NRS 271A.110 or from sources other than the owners of property within the
20 district. Such a commitment by a municipality is not subject to the limitations of
21 subsection 1 of NRS 354.626 and, notwithstanding any other law to the contrary, is
22 binding on the municipality for the term of the use of any money pledged pursuant
23 to NRS 271A.070.

24 9. If any property within the boundaries of the district is also included within
25 the boundaries of any other tourism improvement district or any improvement
26 district for which any money has been pledged pursuant to NRS 271.650, all of the
27 governing bodies which created those districts have entered into an interlocal
28 agreement providing for:

29 (a) The apportionment of any money pledged pursuant to NRS 271.650 and
30 271A.070 with respect to such property; and

31 (b) The priority of the application of that money between:

32 (1) Bonds issued pursuant to chapter 271 of NRS; and

33 (2) Bonds and notes issued, and agreements entered into, pursuant to NRS
34 271A.120.

35 Any such agreement for the priority of the application of that money may be
36 made irrevocable during the term of any bonds issued pursuant to chapter 271 of
37 NRS to which all or any portion of that money is pledged, or during the term of any
38 bonds or notes issued or any agreements entered into pursuant to NRS 271A.120 to
39 which all or any portion of that money is pledged.

40 ~~Sec. 6.~~ **Sec. 8.** NRS 271A.120 is hereby amended to read as follows:

41 271A.120 1. Except as otherwise provided in this section, if the governing
42 body of a municipality adopts an ordinance pursuant to NRS 271A.070, the
43 municipality may:

44 (a) Issue, at one time or from time to time, bonds or notes as special
45 obligations under the Local Government Securities Law to finance or refinance
46 projects for the benefit of the district. Any such bonds or notes may be secured by a
47 pledge of, and be payable from, any money pledged pursuant to NRS 271A.070 and
48 received by the municipality with respect to the district, any revenue received by
49 the municipality from any revenue-producing projects in the district, or any
50 combination thereof.

51 (b) Enter into an agreement with one or more governmental entities or other
52 persons to reimburse that entity or person for the cost of acquiring, improving or

1 equipping, or any combination thereof, any project, which may contain such terms
2 as are determined to be desirable by the governing body of the municipality,
3 including the payment of reasonable interest and other financing costs incurred by
4 such entity or other person. Any such reimbursements may be secured by a pledge
5 of, and be payable from, any money pledged pursuant to NRS 271A.070 and
6 received by the municipality with respect to the district, any revenue received by
7 the municipality from any revenue-producing projects in the district, or any
8 combination thereof. Such an agreement is not subject to the limitations of
9 subsection 1 of NRS 354.626 and may, at the option of the governing body, be
10 binding on the municipality beyond the fiscal year in which it was made, only if the
11 agreement pertains solely to one or more projects that are owned by the
12 municipality or another governmental entity.

13 2. *The governing body of a municipality shall not, with respect to any*
14 *district created before, on or after July 1, 2011, provide any financing or*
15 *reimbursement pursuant to this section:*

16 (a) *Except as otherwise provided in this paragraph, to any governmental*
17 *entity for any project within the district if any nongovernmental entity is or was*
18 *entitled to receive any financing or reimbursement from the municipality*
19 *pursuant to this section under the original financing agreements for the initial*
20 *projects within the district. This paragraph does not prohibit the provision of*
21 *such financing or reimbursement to:*

22 (1) *A school district; or*

23 (2) *A governmental entity that is or was entitled to receive such financing*
24 *or reimbursement under the original financing agreements for the initial projects*
25 *within the district.*

26 (b) *To any person or other entity for any project within the district, other*
27 *than a person or other entity that is or was entitled to receive such financing or*
28 *reimbursement from the municipality under the original financing agreements*
29 *for the initial projects within the district, without the consent of all the persons*
30 *and other entities that were entitled to receive such financing or reimbursement*
31 *under the original financing agreements for the initial projects within the district.*

32 3. Before the issuance of any bonds or notes pursuant to this section, the
33 municipality must obtain the results of a feasibility study, commissioned by the
34 municipality, which shows that a sufficient amount will be generated from money
35 pledged pursuant to NRS 271A.070 to make timely payment on the bonds or notes,
36 taking into account the revenue from any other revenue-producing projects also
37 pledged for the payment of the bonds or notes, if any. A failure to make payments
38 of any amounts due:

39 (a) With respect to any bonds or notes issued pursuant to subsection 1; or

40 (b) Under any agreements entered into pursuant to subsection 1,

41 ~~▼~~ because of any insufficiency in the amount of money pledged pursuant to NRS
42 271A.070 to make those payments shall be deemed not to constitute a default on
43 those bonds, notes or agreements.

44 ~~§~~ 4. No bond, note or other agreement issued or entered into pursuant to
45 this section may be secured by or payable from the general fund of the
46 municipality, the power of the municipality to levy ad valorem property taxes, or
47 any source other than any money pledged pursuant to NRS 271A.070 and received
48 by the municipality with respect to the district, any revenue received by the
49 municipality from any revenue-producing projects in the district, or any
50 combination thereof. No bond, note or other agreement issued or entered into
51 pursuant to this section may ever become a general obligation of the municipality
52 or a charge against its general credit or taxing powers, nor may any such bond, note

1 or other agreement become a debt of the municipality for purposes of any limitation
2 on indebtedness.

3 ~~[4.]~~ 5. Any bond or note issued pursuant to this section, including any bond
4 or note issued to refund any such bond or note, must mature on or before, and any
5 agreement entered pursuant to this section must automatically terminate on or
6 before, the end of the fiscal year in which the 20th anniversary of the adoption of
7 the ordinance creating the district occurs.

8 ~~[Sec. 7.]~~ Sec. 9. NRS 271A.130 is hereby amended to read as follows:

9 271A.130 1. Except as otherwise provided in this section ~~[4]~~ and section ~~[3]~~
10 5 of this act and notwithstanding any other law to the contrary, any contract or
11 other agreement relating to or providing for the construction, improvement, repair,
12 demolition, reconstruction, other acquisition, equipment, operation or maintenance
13 of any project financed in whole or in part pursuant to this chapter is exempt from
14 any law requiring competitive bidding or otherwise specifying procedures for the
15 award of contracts for construction or other contracts, or specifying procedures for
16 the procurement of goods or services. The governing body of the municipality shall
17 require a quarterly report on the demography of the workers employed by any
18 contractor or subcontractor for each such project.

19 2. The provisions of subsection 1 do not apply to any project which is
20 constructed or maintained by a governmental entity on any property while the
21 governmental entity owns that property.

22 3. ~~[The provisions of NRS 338.010 to 338.090, inclusive, apply to]~~ ~~[4]~~
23 Except as otherwise provided in subsection 5, a person who enters into any
24 contract or other agreement for the construction, improvement, repair, demolition
25 or reconstruction of any project that is paid for in whole or in part:

26 (a) From the proceeds of bonds or notes issued pursuant to paragraph (a) of
27 subsection 1 of NRS 271A.120; or

28 (b) Pursuant to an agreement for reimbursement entered into pursuant to
29 paragraph (b) of subsection 1 of NRS 271A.120,

30 ~~[regardless of whether the project is publicly or privately owned.]~~ shall include
31 in the contract or other agreement the contractual provisions and stipulations
32 that are required to be included in a contract for a public work pursuant to the
33 provisions of NRS 338.013 to 338.090, inclusive. The governing body of the
34 municipality, the contractor who is awarded the contract or enters into the
35 agreement to perform the construction, improvement, repair, demolition or
36 reconstruction, and any subcontractor who performs any portion of the contract
37 or agreement shall comply with the provisions of NRS 338.013 to 338.090,
38 inclusive, in the same manner as if the governing body of the municipality had
39 undertaken the project or had awarded the contract.

40 4. The governing body of the municipality shall ensure that each contractor
41 and developer to whom the provisions of section ~~[3]~~ 5 of this act apply complies
42 with those provisions.

43 5. The provisions of subsection 3 do not apply to a contract or other
44 agreement for the construction, improvement, repair, demolition or
45 reconstruction of any improvement to a building leased to a tenant that is paid
46 for, in whole or in part, or which benefits from the proceeds of bonds or notes
47 issued pursuant to paragraph (a) of subsection 1 of NRS 271A.120 or pursuant to
48 an agreement for reimbursement entered into pursuant to paragraph (b) of
49 subsection 1 of NRS 271A.120 and which is entered into after completion of the
50 original construction:

51 (a) For any subsequent improvement to the building by the original tenant or
52 a subsequent tenant.

1 (b) For any improvement to the building by the original tenant which is
2 undertaken more than 60 months after the building is first made available for
3 lease.

4 6. As used in this section:

5 (a) "Original construction" means any contract or other agreement for the
6 construction, improvement, repair, demolition or reconstruction of a project paid
7 for, in whole or in part, or which benefits:

8 (1) From the proceeds of bonds or notes issued pursuant to paragraph
9 (a) of subsection 1 of NRS 271A.120; or

10 (2) Pursuant to an agreement for reimbursement entered into pursuant
11 to paragraph (b) of subsection 1 of NRS 271A.120.

12 (b) "Original tenant" means the first tenant of any leased property after the
13 property is first made available for lease.

14 Sec. 10. NRS 244A.830 is hereby amended to read as follows:

15 244A.830 1. A board of county commissioners that adopts an ordinance
16 imposing a fee pursuant to NRS 244A.810 shall create a stadium authority to
17 ~~operate~~ assist in the operation of the minor league baseball stadium project. The
18 stadium authority must consist of:

19 (a) ~~One member~~ Two members of the board of county commissioners
20 appointed by the board;

21 (b) ~~One member~~ Three members from the governing body of ~~each~~ the city
22 in ~~the county whose population is 60,000 or more,~~ which the minor league
23 baseball stadium is located appointed by that governing body; and

24 (c) ~~If the stadium authority enters into an agreement with an AA or AAA~~
25 ~~minor league baseball team pursuant to which the team agrees to play its home~~
26 ~~games in the stadium, two~~ Two persons appointed by the owner of the minor
27 league baseball team ~~that will play its home games in the stadium.~~

28 2. The members of the stadium authority serve at the pleasure of the
29 governmental entity or person who appointed them to serve in that capacity.

30 3. ~~The stadium authority shall:~~

31 ~~(a) Be responsible for the normal operations of the minor league baseball~~
32 ~~stadium project; and~~

33 ~~(b) Enter into an agreement with the board of county commissioners that sets~~
34 ~~forth the specific rights, obligations and duties of the stadium authority regarding~~
35 ~~those operations.~~ A meeting of the stadium authority must be scheduled if two or
36 more members request a meeting of the stadium authority.

37 4. The stadium authority may recommend to the governing body of the city
38 in which the minor league baseball stadium is located that the governing body
39 impose a surcharge on items or services related to the minor league baseball
40 stadium project. The surcharge must be approved by a two-thirds majority of the
41 governing body. Any proceeds from a surcharge imposed pursuant to this section
42 must be paid to and collected by the city and must be used solely to pay the costs
43 to acquire, lease, improve, equip, operate and maintain the minor league baseball
44 stadium project, or to pay the principal of, interest on or other payments due with
45 respect to bonds issued by the city to pay such costs, including bonds issued to
46 refund bonds issued to pay such costs, or any combination thereof. The proceeds
47 of the surcharge must not be transferred to any other fund or account or used for
48 any other purpose.

49 Sec. 11. NRS 279.636 is hereby amended to read as follows:

50 279.636 1. An agency may issue such types of bonds as it may determine,
51 including bonds on which the principal and interest are payable:

1 (a) Exclusively from the income and revenues of the redevelopment projects
2 financed with the proceeds of the bonds, or with those proceeds together with
3 financial assistance from the State or Federal Government in aid of the projects.

4 (b) Exclusively from the income and revenues of certain designated
5 redevelopment projects whether or not they were financed in whole or in part with
6 the proceeds of the bonds.

7 (c) In whole or in part from taxes allocated to, and paid into a special fund of,
8 the agency pursuant to the provisions of NRS 279.674 to 279.685, inclusive.

9 (d) From its revenues generally.

10 (e) From any contributions or other financial assistance from the State or
11 Federal Government.

12 (f) From the proceeds of the surcharge imposed pursuant to NRS 244A.830.

13 (g) By any combination of these methods.

14 2. Any of the bonds may be additionally secured by a pledge of any revenue
15 or by an encumbrance by mortgage, deed of trust or otherwise of any
16 redevelopment project or other property of the agency or by a pledge of the taxes
17 referred to in subsection 1.

18 3. Amounts payable in any manner permitted by this section may be
19 additionally secured by a pledge of the full faith and credit of the community whose
20 legislative body has declared the need for the agency to function. Such additional
21 security may only be provided upon the approval of the majority of the voters
22 voting on the question at a primary or general election or a special election called
23 for that purpose. In its proposal to its voters the governing body shall define the
24 area to be redeveloped, the primary source or sources of revenue first to be
25 employed to retire the bonds and the maximum sum for which the city may pledge
26 its full faith and credit in connection with the bonds to be issued for the project.

27 **Sec. 12. NRS 350.020 is hereby amended to read as follows:**

28 350.020 1. Except as otherwise provided by subsections 3 and 4, if a
29 municipality proposes to issue or incur general obligations, the proposal must be
30 submitted to the electors of the municipality at a special election called for that
31 purpose or the next general municipal election or general state election.

32 2. Such a special election may be held:

33 (a) At any time, including, without limitation, on the date of a primary
34 municipal election or a primary state election, if the governing body of the
35 municipality determines, by a unanimous vote, that an emergency exists; or

36 (b) On the first Tuesday after the first Monday in June of an odd-numbered
37 year.

38 ↪ The determination made by the governing body is conclusive unless it is shown
39 that the governing body acted with fraud or a gross abuse of discretion. An action to
40 challenge the determination made by the governing body must be commenced
41 within 15 days after the governing body's determination is final. As used in this
42 subsection, "emergency" means any occurrence or combination of occurrences
43 which requires immediate action by the governing body of the municipality to
44 prevent or mitigate a substantial financial loss to the municipality or to enable the
45 governing body to provide an essential service to the residents of the municipality.

46 3. If payment of a general obligation of the municipality is additionally
47 secured by a pledge of gross or net revenue of a project to be financed by its issue,
48 and the governing body determines, by an affirmative vote of two-thirds of the
49 members elected to the governing body, that the pledged revenue will at least equal
50 the amount required in each year for the payment of interest and principal, without
51 regard to any option reserved by the municipality for early redemption, the
52 municipality may, after a public hearing, incur this general obligation without an

1 election unless, within 90 days after publication of a resolution of intent to issue the
2 bonds, a petition is presented to the governing body signed by not less than 5
3 percent of the registered voters of the municipality. Any member elected to the
4 governing body whose authority to vote is limited by charter, statute or otherwise
5 may vote on the determination required to be made by the governing body pursuant
6 to this subsection. The determination by the governing body becomes conclusive on
7 the last day for filing the petition. For the purpose of this subsection, the number of
8 registered voters must be determined as of the close of registration for the last
9 preceding general election. The resolution of intent need not be published in full,
10 but the publication must include the amount of the obligation and the purpose for
11 which it is to be incurred. Notice of the public hearing must be published at least 10
12 days before the day of the hearing. The publications must be made once in a
13 newspaper of general circulation in the municipality. When published, the notice of
14 the public hearing must be at least as large as 5 inches high by 4 inches wide.

15 4. The board of trustees of a school district may issue general obligation
16 bonds which are not expected to result in an increase in the existing property tax
17 levy for the payment of bonds of the school district without holding an election for
18 each issuance of the bonds if the qualified electors approve a question submitted by
19 the board of trustees that authorizes issuance of bonds for a period of 10 years after
20 the date of approval by the voters. If the question is approved, the board of trustees
21 of the school district may issue the bonds for a period of 10 years after the date of
22 approval by the voters, after obtaining the approval of the debt management
23 commission in the county in which the school district is located and, in a county
24 whose population is 100,000 or more, the approval of the oversight panel for school
25 facilities established pursuant to NRS 393.092 in that county, if the board of
26 trustees of the school district finds that the existing tax for debt service will at least
27 equal the amount required to pay the principal and interest on the outstanding
28 general obligations of the school district and the general obligations proposed to be
29 issued. The finding made by the board of trustees is conclusive in the absence of
30 fraud or gross abuse of discretion. As used in this subsection, "general obligations"
31 does not include medium-term obligations issued pursuant to NRS 350.087 to
32 350.095, inclusive.

33 5. At the time of issuance of bonds authorized pursuant to subsection 4, the
34 board of trustees shall establish a reserve account in its debt service fund for
35 payment of the outstanding bonds of the school district. The reserve account must
36 be established and maintained in an amount at least equal to the lesser of :

37 (a) For a school district located in a county whose population is 100,000 or
38 more, 25 percent; and

39 (b) For a school district located in a county whose population is less than
40 100,000, 50 percent.

41 of the amount of principal and interest payments due on all of the outstanding
42 bonds of the school district in the next fiscal year or 10 percent of the outstanding
43 principal amount of the outstanding bonds of the school district.

44 6. If the amount in the reserve account falls below the amount required by
45 ~~this~~ subsection ~~4~~ 5:

46 (a) The board of trustees shall not issue additional bonds pursuant to subsection
47 4 until the reserve account is restored to the level required by ~~this~~ subsection ~~4~~ 5;
48 and

49 (b) The board of trustees shall apply all of the taxes levied by the school
50 district for payment of bonds of the school district that are not needed for payment
51 of the principal and interest on bonds of the school district in the current fiscal year

1 to restore the reserve account to the level required pursuant to ~~(this)~~ subsection ~~4~~
2 5.

3 ~~(6.)~~ 7. A question presented to the voters pursuant to subsection 4 may
4 authorize all or a portion of the revenue generated by the debt rate which is in
5 excess of the amount required:

6 (a) For debt service in the current fiscal year;

7 (b) For other purposes related to the bonds by the instrument pursuant to which
8 the bonds were issued; and

9 (c) To maintain the reserve account required pursuant to subsection 5,

10 to be transferred to the county school district's fund for capital projects
11 established pursuant to NRS 387.328 and used to pay the cost of capital projects
12 which can lawfully be paid from that fund. Any such transfer must not limit the
13 ability of the school district to issue bonds during the period of voter authorization
14 if the findings and approvals required by subsection 4 are obtained.

15 ~~(7.)~~ 8. A municipality may issue special or medium-term obligations without
16 an election.

17 ~~(Sec. 8.)~~ **Sec. 13.** NRS 372.750 is hereby amended to read as follows:

18 372.750 1. Except as otherwise provided in this section or NRS 360.247, or
19 section 4 6 of this act, it is a misdemeanor for any member of the Tax
20 Commission or officer, agent or employee of the Department to make known in any
21 manner whatever the business affairs, operations or information obtained by an
22 investigation of records and equipment of any retailer or any other person visited or
23 examined in the discharge of official duty, or the amount or source of income,
24 profits, losses, expenditures or any particular of them, set forth or disclosed in any
25 return, or to permit any return or copy of a return, or any book containing any
26 abstract or particulars of it to be seen or examined by any person not connected
27 with the Department.

28 2. The Tax Commission may agree with any county fair and recreation board
29 or the governing body of any county, city or town for the continuing exchange of
30 information concerning taxpayers.

31 3. The Governor may, by general or special order, authorize the examination
32 of the records maintained by the Department under this chapter by other state
33 officers, by tax officers of another state, by the Federal Government, if a reciprocal
34 arrangement exists, or by any other person. The information so obtained may not be
35 made public except to the extent and in the manner that the order may authorize
36 that it be made public.

37 4. Upon written request made by a public officer of a local government, the
38 Executive Director shall furnish from the records of the Department, the name and
39 address of the owner of any seller or retailer who must file a return with the
40 Department. The request must set forth the social security number of the owner of
41 the seller or retailer about which the request is made and contain a statement signed
42 by the proper authority of the local government certifying that the request is made
43 to allow the proper authority to enforce a law to recover a debt or obligation owed
44 to the local government. Except as otherwise provided in NRS 239.0115, the
45 information obtained by the local government is confidential and may not be used
46 or disclosed for any purpose other than the collection of a debt or obligation owed
47 to that local government. The Executive Director may charge a reasonable fee for
48 the cost of providing the requested information.

49 5. Successors, receivers, trustees, executors, administrators, assignees and
50 guarantors, if directly interested, may be given information as to the items included
51 in the measure and amounts of any unpaid tax or amounts of tax required to be
52 collected, interest and penalties.

1 6. Relevant information that the Tax Commission has determined is not
2 proprietary or confidential information in a hearing conducted pursuant to NRS
3 360.247 may be disclosed as evidence in an appeal by the taxpayer from a
4 determination of tax due.

5 7. At any time after a determination, decision or order of the Executive
6 Director or other officer of the Department imposing upon a person a penalty for
7 fraud or intent to evade the tax imposed by this chapter on the sale, storage, use or
8 other consumption of any vehicle, vessel or aircraft becomes final or is affirmed by
9 the Commission, any member of the Commission or officer, agent or employee of
10 the Department may publicly disclose the identity of that person and the amount of
11 tax assessed and penalties imposed against that person.

12 ~~Sec. 9.~~ **Sec. 14.** NRS 374.755 is hereby amended to read as follows:

13 374.755 1. Except as otherwise provided in this section or NRS 360.247, ~~or~~
14 ~~section 44~~ **6 of this act**, it is a misdemeanor for any member of the Nevada Tax
15 Commission or officer, agent or employee of the Department to make known in any
16 manner whatever the business affairs, operations or information obtained by an
17 investigation of records and equipment of any retailer or any other person visited or
18 examined in the discharge of official duty, or the amount or source of income,
19 profits, losses, expenditures or any particular thereof, set forth or disclosed in any
20 return, or to permit any return or copy thereof, or any book containing any abstract
21 or particulars thereof to be seen or examined by any person not connected with the
22 Department.

23 2. The Nevada Tax Commission may agree with any county fair and
24 recreation board or the governing body of any county, city or town for the
25 continuing exchange of information concerning taxpayers.

26 3. The Governor may, however, by general or special order, authorize the
27 examination of the records maintained by the Department under this chapter by
28 other state officers, by tax officers of another state, by the Federal Government, if a
29 reciprocal arrangement exists, or by any other person. The information so obtained
30 pursuant to the order of the Governor may not be made public except to the extent
31 and in the manner that the order may authorize that it be made public.

32 4. Upon written request made by a public officer of a local government, the
33 Executive Director shall furnish from the records of the Department, the name and
34 address of the owner of any seller or retailer who must file a return with the
35 Department. The request must set forth the social security number of the owner of
36 the seller or retailer about which the request is made and contain a statement signed
37 by the proper authority of the local government certifying that the request is made
38 to allow the proper authority to enforce a law to recover a debt or obligation owed
39 to the local government. Except as otherwise provided in NRS 239.0115, the
40 information obtained by the local government is confidential and may not be used
41 or disclosed for any purpose other than the collection of a debt or obligation owed
42 to that local government. The Executive Director may charge a reasonable fee for
43 the cost of providing the requested information.

44 5. Successors, receivers, trustees, executors, administrators, assignees and
45 guarantors, if directly interested, may be given information as to the items included
46 in the measure and amounts of any unpaid tax or amounts of tax required to be
47 collected, interest and penalties.

48 6. Relevant information that the Nevada Tax Commission has determined is
49 not proprietary or confidential information in a hearing conducted pursuant to NRS
50 360.247 may be disclosed as evidence in an appeal by the taxpayer from a
51 determination of tax due.

1 7. At any time after a determination, decision or order of the Executive
2 Director or other officer of the Department imposing upon a person a penalty for
3 fraud or intent to evade the tax imposed by this chapter on the sale, storage, use or
4 other consumption of any vehicle, vessel or aircraft becomes final or is affirmed by
5 the Commission, any member of the Commission or officer, agent or employee of
6 the Department may publicly disclose the identity of that person and the amount of
7 tax assessed and penalties imposed against that person.

8 ~~[Sec. 10.]~~ Sec. 15. 1. The City of North Las Vegas shall prepare and
9 submit a plan for the routing of effluent that exits its water reclamation facility
10 to the Clark County Water Reclamation District. The plan must include a
11 consideration of the construction of a joint pipeline with the Clark County
12 Water Reclamation District.

13 2. If a joint pipeline is not financially feasible, the City of North Las
14 Vegas shall:

15 (a) Provide for an environmental study of the impact of the water flow
16 down the flood control channel on the quality of life and the value of adjacent
17 homes.

18 (b) Develop a plan to manage the flood control channel. The plan must
19 include, without limitation:

20 (1) A mechanism to ensure that the flood control channel is free from
21 debris, waste and other elements that may cause an unpleasant smell or
22 constitute an environmental, health or other community concerns.

23 (2) Maintenance of fencing along the flood control channel, including a
24 detail of the repairs that must be made.

25 (3) An identification of the manner by which negative impacts, if any,
26 of the flood control channel will be addressed, including, without limitation,
27 the specific corrective actions to mitigate those negative impacts.

28 3. On or before February 1, 2013, the City of North Las Vegas shall
29 submit a report to the Director of the Legislative Counsel Bureau for
30 transmission to the next regular session of the Legislature on the status of the
31 plans prepared by the City pursuant to this section. The report must include,
32 without limitation:

33 (a) The findings of the City concerning the financial feasibility of
34 developing a joint pipeline.

35 (b) The status of the development of a joint pipeline, if any.

36 (c) If the City of North Las Vegas found that a joint pipeline is not
37 financially feasible, a description of the plan to manage the flood control
38 channel developed pursuant to subsection 2.

39 (d) The number of meetings held by the City of North Las Vegas to
40 address the concerns of the community.

41 (e) The extent to which the City of North Las Vegas has adhered to
42 commitments it has made to its residents for community development projects.

43 Sec. 16. The provisions of NRS 354.599 do not apply to any additional
44 expenses of a local government that are related to the provisions of this act.

45 ~~[Sec. 11.]~~ Sec. 17. 1. This section and sections ~~{5 and 10}~~ 1, 7, 12, 15
46 and 16 of this act become effective upon passage and approval.

47 2. Sections ~~{1 to 4}~~ 2 to 6, inclusive, ~~{and 6 to 9}~~ 8 to 11, inclusive, 13 and
48 14 of this act become effective on July 1, 2011.

49 3. The authorization to impose a surcharge pursuant to NRS 244A.830,
50 as amended by section 10 of this act, expires by limitation on June 30 of the
51 later of the fiscal year that is 20 years after the fiscal year in which the
52 ordinance imposing the surcharge is adopted or the fiscal year in which all

1 bonds issued pursuant to NRS 268.526 and 279.636, as amended by sections 2
2 and 11 of this act, including, without limitation, any bonds issued to refund
3 bonds issued pursuant to those sections, respectively, are fully paid as to all
4 principal, interest and any other amounts due.