

**NORTHEASTERN NEVADA REGIONAL DEVELOPMENT AUTHORITY'S  
BOARD OF DIRECTORS MEETING MINUTES**

**Great Basin College  
McMullen Hall #103**

1500 College Parkway  
Elko, NV 89801

**Wednesday, June 30, 2021 at 1:00 pm**

**A. CALL TO ORDER: By NNRDA Chair of the board, Donna Bath, Silver Lion Farms**

The agenda for this meeting of the Northeastern Nevada Regional Development Authority (NNRDA) has been properly posted for this day and time in accordance with NRS requirement.

In accordance with NRS 241, the Authority may: (I) change the order of the agenda, (II) combine two or more agenda items for consideration, (III) remove an item from the agenda or delay discussion relating to an item on the agenda at any time, (IV) and if the agenda is not completed, recess the meeting and continue on another specified date and time, (V) place reasonable restrictions on time, place, and manner of public comment and that comment based on viewpoint may not be restricted.

DUE TO COVID-19 UPDATES AND UPON DIRECTIVES FROM THE GOVERNOR, NNRDA WILL BE HOLDING THE MEETING VIA ZOOM AND IN PERSON FOR THOSE WHO WANT TO ATTEND IN PERSON.

NNRDA's monthly board meeting agenda and board meeting minutes are now posted for public viewing on our website at [www.nnrda.com](http://www.nnrda.com).

**B. ROLL CALL: Introductions of Board Members and Guests**

**STAFF:**

Sheldon Mudd-Executive Director

Kris Ashdown-Executive Assistant

**BOARD OF DIRECTORS:**

Madison Mahon-City of Carlin

Reece Keener-City of Elko

Layla Walz-City of Wells

Rich McKay-Eureka County

Donna Bath-Silver Lion Farms

**ADVISORY BOARD:**

Katie Neddenriep-ECVA

Jason Ashby-Komatsu Equipment

Jeffrey Sutich-NV Energy

Paul MacDonald-RailPros

**GUESTS:**

Patty Herzog-GOED

Shirley Alen-Kellerman-RNDC

**C. PUBLIC COMMENT PERIOD:**

PUBLIC COMMENT WILL BE ACCEPTED IN PERSON AND VIA EMAIL. WE ENCOURAGE THE PUBLIC TO PARTICIPATE IN THE MEETING BY SUBMITTING COMMENTS TO [KRIS@NNRDA.COM](mailto:KRIS@NNRDA.COM) – WHERE THEY WILL BE THEN ADDED TO THE RECORD.

This agenda item is to provide time for the general public to address the Authority regarding items of concern. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

**THERE WERE NO PUBLIC COMMENTS.**

**D. MINUTES:**

1) Approval of the April 28, 2021 Combined Executive Committee and Board Meeting Minutes.

**FOR POSSIBLE ACTION**

**NORTHEASTERN NEVADA REGIONAL DEVELOPMENT AUTHORITY'S  
BOARD OF DIRECTORS MEETING MINUTES**

**ACTION: Madison Mahon made a motion to approve the April 28, 2021 Combined Executive Committee and Board Meeting Minutes. Reece Keener seconded the motion. The motion passed.**

**E. NNRDA FINANCIALS:**

1) Review and approval of Financials for April and May 2021. **FOR POSSIBLE ACTION ACTION; Rich McKay made a motion to approve the Financials for April and May 2021. Madison Mahon seconded the motion. The motion passed.**

**F. NEW BUSINESS:**

1) Review, discussion, and possible approval for FY2021-2022 NNRDA Chairman & Vice-Chair. **FOR POSSIBLE ACTION**

**DISCUSSION: Sheldon Mudd nominated Terri Clark with Northeastern Nevada Regional Hospital (NNRH) for Chairperson and Alissa Wood with Nevada Gold Mines (NGM) to be the Vice-Chairperson for NNRDA's fiscal year 2021-2022.**

**ACTION: Reece Keener made a motion to close the nominations and approve Terri Clark to be Chair and Alissa Wood to be Vice-Chair for NNRDA's FY2021-2022. Jason Ashby seconded the motion. The motion passed.**

2) Review and possible approval to enter into a Memorandum of Understanding (MOU) with StartupNV to grow and maintain a vibrant, robust, and inclusive startup ecosystem within Northeastern Nevada and the communities therein. **FOR POSSIBLE ACTION**

**ACTION: Madison Mahon made a motion for approval to enter into a Memorandum of Understanding (MOU) between StartupNV and NNRDA. Rich McKay seconded the motion. The motion passed.**

**G. REPORTS**

1) **Status Report and Leads:** Staff will provide status on various activities, projects and leads.

**Report:** Sheldon Mudd showed a power point which showed where NNRDA was at 5 years ago and what it looks like now in regards to exposure (in the US). One example was in 2016-2017 we had 5 leads for the whole year and now we average 2-3 every month where we actively respond to people interested in this area. Sheldon also discussed end of year finances as well as year-end stats with marketing, business retention, and new leads/wins. Mr. Mudd was asked to accompany Jeff Brigger and Jeffrey Sutich with NV Energy to an Economic Development Conference in Virginia. The Consultants Forum was held in Richmond and was attended by National Renowned Site Selectors. One of the topics that stuck with Sheldon was "Capacity is the new Currency" or in other words – everyone wants space but no one has any! They pointed out that 80-90 percent of companies are looking for existing buildings, something that's ready to go. The national, average sized building in need is 237,000 SF which puts us at a disadvantage because our biggest buildings in the area do not exceed 100,000 SF. One emerging industry realized by the pandemic was the need for a dozen to twenty Cold storage facilities to be built closer to home within the next 5-10 years. They used to want them closer to metro areas but as those areas fill up, they are looking at more rural areas.

The electric vehicle supply chain is another area to focus on. With the new Lucid EV manufacturer in Arizona and one of the biggest lithium deposits just west of us, this has great potential. But the problem that we have already faced is these companies are looking for larger buildings than what we have available.

NNRDA has been facilitating the meeting updates with our communities and CEDS. Sheldon is planning on doing the annual updates from now on, if possible.

Jeff Sutich mentioned that he felt the conference was a great way to network and make positive connections when you can make that face-to-face introduction. Jeff also told us that at one point Sheldon spoke up for Northeastern Nevada and explained our area and how it differs from everyone else. After the conference, Jeff had many people come up to him to ask more questions about the mining and different minerals in Northeastern Nevada.

**NORTHEASTERN NEVADA REGIONAL DEVELOPMENT AUTHORITY'S  
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Donna Bath thanked both Sheldon and Jeff for representing Northeastern Nevada at the The Consultants Forum in Virginia.

Sheldon introduced NNRDA's new member, Paul MacDonald with RailPros. RailPros did some of the conceptual drawings of the rail park in Lander County. NNRDA is trying to identify more properties along the rail that we can do the same thing with so when we respond to companies with this information already in place there's no doubt that it will benefit us to show these companies that we have taken these things into consideration. We are talking to a property owner in West Wendover about this as well. If any of our members know of property that sit along the rail that could benefit from RailPros expertise, please reach out!

2) **RNDC:** Report from Shirley Allen-Kellerman, RNDC, Business Lending Representative.

**Report:** Shirley let the Board know that these are the last days of their fiscal year, she doesn't really have any updated numbers but RNDC is still super busy not only with loans but also with attending all the area city, county, and chamber meetings and luncheons; trying to let everyone know about the RNDC fund along with the I-80 fund.

**H. BOARD MEMBER REPORTS**

Board members will be provided the opportunity to give a short report on their business or their city/county.

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**J. ADJOURN. After several issues with computers/internet difficulties the meeting was adjourned at 2:00 pm.**

**Respectfully submitted:**

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**Kris Ashdown, NNRDA Executive Assistant**