

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

Great Basin College
VIA ZOOM

<https://us06web.zoom.us/j/81816734183>

1500 College Parkway

Elko, NV 89801

Wednesday, June 22, 2022 at 1:00 pm

A. CALL TO ORDER: By NNRDA Chair of the Board, Terri Clark, NNRH

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.

B. ROLL CALL: Introductions of Board Members and Guests

STAFF:

Sheldon Mudd – Executive Director

Kris Ashdown – Executive Assistant

BOARD OF DIRECTORS:

Madison Aviles-City of Carlin

Reece Keener-City of Elko

Layla Walz-City of Wells

Rich McKay-Eureka County

Terri Clark-NNRH

BOARD MEMBERS:

Donna Bath-Silver Lion Farms

Matt Miller-Kinross Gold, Bald Mtn

Daisia Shedd-KGHM

Susan Goddard-EDFP

MacKenna Velez-SW Gas

GUESTS:

Shirley Alen-Kellerman – RNDC

Teri Gage-Eide Bailey

Shari Davis-GOED

Brian McCarter-C-PACE

Daniel Pace-SW Gas

Joe Brown-Coldwell Banker

Jim Foster-Elko Airport

Kent Myers – Elko Airport

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 – WHERE THEY WILL BE THEN ADDED TO THE RECORD.

There was no public comment.

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.

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D. MINUTES:

- 1) Approval of the April 27, 2022 Board of Directors Meeting Minutes. **FOR POSSIBLE ACTION**
ACTION: Reece Keener made a motion to approve the April 27, 2022 Board of Directors Meeting Minutes. Madison Aviles seconded the motion. The motion passed.

E. NNRDA FINANCIALS:

- 1) Review and approval of Financials for April 2022 & May 2022. **FOR POSSIBLE ACTION**
ACTION: Madison Aviles made a motion to approve the Financials for April and May 2022. Reece Keener seconded the motion. The motion passed.

F. NEW BUSINESS:

- 1) Presentation by Sustainable Real Estate Solutions CEO, Brian McCarter regarding Commercial Property Assessed Clean Energy (C-PACE) program. **NON-ACTION**
Presentation: Brian McCarter gave a presentation on this new program called C-PACE that is essentially a new way to finance Qualified Improvement Projects in qualifying commercial or industrial property retrofits and new construction in regards to energy efficiency, renewable energy, water efficiency, and resiliency projects. Brian let us know there are currently 4 different Nevada jurisdictions which are Las Vegas, Reno, Fernley, and Henderson. The open market structure enables property owners to select their preferred developers, contractors and private capital providers. No public funds are used to finance projects. Financing is secured through a voluntary and assignable assessment lien recorded against the owner's property. Find more information at www.vegascpace.com.
- 2) Review, discussion, and possible action regarding NNRDA managing funds for proposed "Elko Regional Air Alliance" public/private partnership. **FOR POSSIBLE ACTION**
DISCUSSION: Sheldon Mudd let the board know that members with the City of Elko asked NNRDA to possibly manage funds for the proposed Elko Regional Air Alliance public/private partnership if it comes to fruition. Jim Foster, manager of the Elko Regional Airport, gave a summarized explanation on how they could get flight service back to the Reno area through the Elko Regional Air Alliance partnership. Jim Foster and Curtis Calder attended an air service contractor's conference in Reno where they met with 3 different airlines. Two of the three were willing to discuss options. Kent Myers with Air Planners let the Board know that the FAA funds any public airport like Elko to the tune of 90/10 matching dollars. But in order to be compliant and eligible for these funds, you have to treat every entity the same. If you give a discount to one airline then you must give that same discount to any other airline as well. Kent also made the Board aware that he has seen many different non-profit entities take on this role to act as the fiscal agent on behalf of the partnership like the local chamber of commerce's, EDA's, even private enterprises. In this case, they'd need someone to be the check writer. Sheldon let the Board know that when Curtis and Jim reached out to NNRDA, they asked if we could be that partner to manage funds. NNRDA would be the place to house the funds and be that check writer. Sheldon stressed that anything more than that would be a stretch for NNRDA as we only have a staff of 2 and have many initiatives on the table. With that being said, as we have just been approved for the Economic Development District and are in the process of setting up that account, we might be able to incorporate this partnership into that, possibly getting aviation grants as matches to help beef up that account for the purpose of air service. If we lose the airport, it will be devastating to our efforts involving economic development when trying to lure those big companies to our area which in turn the smaller retailers follow. Elko cannot afford to lose the local airport. Jim Foster wanted to Board to be aware that he cannot offer any airline money to fly into Elko and that is the reason to have these partnerships in place.

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ACTION: Reece Keener made a motion to authorize Sheldon to engage with legal counsel to determine feasibility, operating, and custodial information for regional air service and creating a public/private partnership with proposed "Elko Regional Air Alliance". Madison Aviles seconded the motion. The motion passed.

3) Review, discussion, and possible approval of NNRDA annual 2021 financial compilation presented by Teri Gage, Partner, Eide Bailly. **FOR POSSIBLE ACTION**

ACTION: Madison Aviles made a motion to approve the NNRDA annual 2021 financial compilation presented by Teri Gage, Partner, Eide Bailly. Rich McKay seconded the motion. The motion passed.

4) Review, discussion, and possible action regarding proposed NNRDA budget for FY2022-2023. **FOR POSSIBLE ACTION**

ACTION: Madison Aviles made a motion to approve the proposed NNRDA budget as presented which ends with a \$14,888 fund balance with the understanding that the budget can be reviewed/adjusted as the financial status with the EDD changes could affect the budget. Reece Keener seconded the motion. The motion passed.

5) Review, discussion, and possible action regarding selection of NNRDA Board Chair and Vice-Chair for FY2022-2023. **FOR POSSIBLE ACTION**

DISCUSSION: Sheldon Mudd, Executive Director, stated that it's NNRDA's current practice to have the Vice-Chair move into the Chair position as long as said person is willing. Alissa Wood with Nevada Gold Mines accepted the position but let the Sheldon know that she will be on maternity leave for 6 to 8 weeks in which case the Vice-chair would step in to the role when necessary. If neither Chair nor Vice-chair are available then we would rely on the past chair to step into the role. Sheldon asked Matt Miller with Kinross Bald Mountain to be Vice-Chairman. Matt Miller has agreed to step into the Vice-Chairman role, if approved.

ACTION: Madison Aviles made a motion to approve Alissa Wood as Chairperson and Matt Miller as Vice-Chairman for NNRDA Board of Directors for Fiscal Year 2022-2023. Rich McKay seconded the motion. The motion passed.

6) Review and discussion regarding strategic organizational planning for NNRDA for FY2022-2023. **NON-ACTION**

DISCUSSION: Terri Clark proposed wanting a strategic organizational plan specifically for NNRDA separate from the CEDS that NNRDA currently has. Terri would like something that shows the format, direction, and the vision for this specific organization. Terri has spoken with Fred Steinman at UNR asking if he would be willing to take the lead on this. Fred said he would be happy to if it could already fit into the existing contract, using the CEDS as a reference tool creating expectations, deliverables, and goals which could tie in to the budget in future years including an assessment of our own Board requirements. Terri doesn't think there would be an added expense. Terri asked for comments from the Board. Rich McKay told the Board that NNRDA and the Board have done the regional CEDS, Eureka County CEDS, etc., and he feels what we have - at least for Eureka County focused - is sufficient. He likes the idea of narrowing down the current CEDS from 47 pages down to a couple pages. Is there another way we could do that? The workshops are very long and we have done quite a few of them! Terri responded that it would be another workshop but hopefully only a few hours, taking the goals from the packet, pulling which things are relevant to this specific organization giving deliverables that Sheldon can manage to and that the Board can manage to. The Board had directed Sheldon to create an evaluation or matrix a year out from his salary increase which coincides with his hire date. Sheldon asked if the Board moves forward with this NNRDA Strategic Plan, are they still going to want Sheldon to complete that document or will they want him to hold off to see the goals and objectives get defined. Terri thinks that if both documents are completed then they can be looked at together and see how close or different they are. This is listed as a non-action item but Terri thinks it would be okay to move forward. Layla Walz thinks if there's no additional expenditures then she feels it okay to move forward.

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G. REPORTS

1) **Status Report and Leads:** Staff will provide status on various activities, projects and leads. Sheldon let the Board know that NNRDA had the MineConnect grand opening, the completion stamp can go on the MineConnect initiative! Sheldon would like to thank Daniel Pace and MacKenna Velez for coming out from SW Gas to support NNRDA in the grand opening. The videographer has been to several counties and towns getting video footage for the website video updating project and have many more areas to shoot. The marketing brochures are almost complete; we're getting the final touches taken care of. These can then be used when we send RFI's out to potential companies. Our Ready, Aim, Small Business Primer is underway (the name plays off of our logo) with the first class being held in Lander County this Friday then about every week after that we'll be holding the class in each of our member communities. Work is ongoing with Launch Rural Nevada, the website has been built. NNRDA is the ramrod for this initiative and it's looking very professional! Launch Rural Nevada will be held in November. We continue to setup the Economic Development District framework and are expecting to have the first meeting next month following our Board of Directors Meeting. Sheldon had mentioned the CEDS round 3 where we will only have workshops in the communities that request a workshop. Otherwise, Sheldon will meet with the communities then pass on that information to Fred so he can update the CEDS from there. Lastly, the September Event, with so many projects going on, if we can get the participants committed to still come in September, then we will move forward with our Event but if not then we will have to postpone it for another year. With so many issues surrounding travel including flights and hotels right now it might not be feasible. We have named this event On Target Nevada! It's going to be more than a "pat me on the back" economic forum, we want to have some value added to this event.

2) **RNDC: Report from Shirley Allen-Kellerman, RNDC, Business Lending Representative.** Shirley Alen-Kellerman let the Board know that she doesn't have new numbers from RNDC as they are close to the end of their fiscal year but she does want the Board to keep RNDC on their radar when talking with people/businesses in our communities. RNDC is here to help those who need low interest rate loans. Shirley would also like to recognize and congratulate RNDC for being in business for 30 years now, helping rural Nevada!

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. Meeting was adjourned at 3:20 pm.

Respectfully submitted:

KA
Kris Ashdown, NNRDA Executive Assistant