

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

**Great Basin College
VIA ZOOM**

<https://us06web.zoom.us/j/83811913921>

1500 College Parkway

Elko, NV 89801

Thursday, November 17, 2022 at 1:00 pm

A. CALL TO ORDER: By NNRDA Chair of the Board, Alissa Wood, Nevada Gold Mines

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.

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

Jason Pengally – Wells City Manager

Rich McKay – Eureka County

Alissa Wood – Nevada Gold Mines

BOARD MEMBERS:

Susan Goddard – Elko Daily Free Press

Mackenna Velez – SW Gas

Jake Hinton-Rivera – Great Basin College

GUESTS:

Shirley Alen-Kellerman – RNDC

Joe Brown – CB Elko

Dr. Fred Steinmann – UNR, Director of Rural NV E.D.

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.

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 July 27, 2022 Board of Directors Meeting Minutes.

FOR POSSIBLE ACTION

ACTION: Rich McKay made a motion to approve the July 27, 2022 Board of Directors Meeting Minutes.

Madison Aviles seconded the motion. The motion passed.

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

E. NNRDA FINANCIALS:

1) Review and approval of financials for July - October 2022.

FOR POSSIBLE ACTION

ACTION: Reece Keener made a motion to approve the financials for July – October 2022. Madison Aviles seconded the motion. The motion passed.

F. NEW BUSINESS:

1) Review, discussion, and possible action employee evaluation template and initiation of review for NNRDA Executive Director, Sheldon Mudd.

FOR POSSIBLE ACTION

DISCUSSION: NNRDA Chair, Alissa Wood, reminded the Board that Commissioner Jon Karr in early spring wanted the board to come up with an official evaluation template for the Executive Director to establish deliverables to ensure accountability as well as a yearly review by the Board. Sheldon put together a template for the Board to review and make any necessary changes. Today, the only thing we are approving is the structure and process but Ms. Wood also wants to establish a committee to review as well as deduce an evaluation to which the committee will be critical when working with Sheldon to help establish 2023 deliverables.

ACTION: Rich McKay made a motion to approve the employee evaluation template and Alissa Wood to reach out to the Board of Directors members to create a committee to perform the evaluation. Reece Keener seconded the motion. The motion passed.

2) Review and discussion of 2021 Regional CEDS document UCED Technical Report 2021-22-10 goals and objectives in order to provide status and updates leading to development of 2022 Regional CEDS update.

FOR DISCUSSION

DISCUSSION: Sheldon Mudd let the Board know that the updates have been completed for the year in each of our communities. Wells did a full scale workshop with Dr. Steinman and the remaining communities completed the updates in-house. Sheldon created a matrix to complete this exercise. Essentially, we go through the document and update each line item as it pertains to each community. We then send the document to Dr. Fred Steinman and his team who will update the document. They in turn will present it to the Economic Development Administration for approval. The regional document is the only one not complete but we hope to have it in Fred's hands before the first of December. Please when you see it, take the time to look it over, make any changes/comments and get it sent back to Sheldon in a timely manner. Fred Steinman let the Board know that each community will receive a draft summary document and will have the opportunity go over it as well as suggest changes before he sends it to the EDA (Economic Development Administration).

The Chairwoman will temporarily recess the Regular NNRDA Board of Directors meeting for a special meeting of the Northeastern Nevada Economic Development District.

A. Call to Order: NNRDA EDD Chair, Alissa Wood, Nevada Gold Mines

Alissa Wood called to order the Northeastern Nevada Economic Development District special meeting at 1:18 pm.

B. Minutes:

(1) Approval of the July 27, 2022 Board of Directors Meeting Minutes.

ACTION: Madison Aviles made a motion to approve the July 27, 2022 Board of Directors Meeting Minutes. Reece Keener seconded the motion. The motion passed.

C. Financials:

(1) Review of Financial Activity

FOR DISCUSSION

DISCUSSION: Sheldon let the Board know that there hasn't been any activity as we are still working out the kinks. We did get the separate account set up for the EDD with the initial \$70,000 with Elko County.

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

D. New Business:

(1) Review and discussion of NNRDA EDD Activity.

FOR DISCUSSION

DISCUSSION: Sheldon gave an update wanting the Board aware of what's been happening. Like he mentioned at the last meeting, we did have to apply for the dollars, which we were not aware of. It's a 50/50 match, which again, we were not made aware of in the beginning. But we adapted and pressed forward. We turned in the application using Elko County as our fiscal agent, (they always have been) but the EDD came back telling us that we need our own SAMS number. Sheldon spoke with Elko County to make sure this wouldn't cause any issues on their end before moving forward. Sheldon had told the EDD folks that as long as we could apply using Elko County information then we would move forward but he didn't want to create a whole new entity in order to form an EDD. And now it seems as if that's exactly what is happening. All these red flags have gone up during the application process telling the EDD folks that NNRDA doesn't exist with the Secretary of State or a Federal EIN number or a business license and again, it's because we fall under the Elko County umbrella. We went through this for about a month or so then they found some loop holes to get us entered as an organization and we finally got a SAMS number. Next issue: we had to register the SAMS number and as we began that process, they started asking for our Federal EIN, account numbers; basically all of our financial information to which we replied again that we fall under Elko County and they hold all of that information. All the red flags are going to pop up again so we have another meeting next week with the EDA, Elko County, and Sheldon to see if there's a path around this to where we can stay NNRDA and the EDD can fall under the NNRDA umbrella. If they can be flexible on their end and we can make this work, Sheldon believes the EDD can be a very valuable tool but if they come back and tell us that we will have to create a completely new entity, Sheldon doesn't see it as being feasible if it has to stand alone with its own EIN, its own accounting, its own insurance, etc. When we know for sure what they expect of us then we will have to come back to the Board to see what our next steps will be. With all of this being said, there have already been a few instances where this would have been an asset for our area. Stay tuned and we will update when we know more.

The Chairwoman will adjourn the special meeting of the Northeastern Nevada Economic Development District to reconvene the Regular NNRDA Board of Directors meeting.

Chairwoman, Alissa Wood, adjourned the special meeting of the Northeastern Nevada EDD at 1:27 pm and reconvened the regular NNRDA Board of Directors meeting.

G. REPORTS

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

REPORT: Sheldon began with letting the Board know that the last few months have been busy. The last few months have been heavily devoted to the Launch Rural Nevada Event that was recently held. Alissa and Nevada Gold Mines were crucial in the planning efforts as well as financial support of the event which was held on November 4th. So far the feedback for the event has been very positive; we had over 40 people register to compete compared to last year's 10-12. At the live location we had more attendee's than what Sheldon had anticipated. Several attendee's just came to see what it was all about! NNRDA did some Facebook Marketing reaching several thousand people. We were able to provide 50% more in prize money thanks to our great sponsors. We felt the event was a success and hope to make it bigger and better next year.

NNRDA has a few quality leads. We had 2 site visits yesterday which is 2 more than we've had all year. There's 4 to 5 companies "on the hook". We are courting a company out of Miami that is a processing facility looking at Lander County, a big manufacturer that's looking at the industrial park in Carlin, a mining support and contractor business from South Africa that's looking at the Elko area, and Amerities is still looking at the Wells industrial park. We do have a few communities missing but we are gaining momentum and feel hopeful as these companies are unique industries.

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

We have been fussing/fighting with the Cannabis Control Board on behalf of White Pine County with some of the issues they have been facing for the last several months.

We continue to move forward with housing development in rural Nevada; it's real tough to get builders in the areas we need it most.

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

REPORT: Shirley Alen-Kellerman let the Board know that RNDC is in the 2nd quarter of their fiscal year so there aren't any numbers to share but she wanted all to know that even with the economy the way it is, RNDC has still been busy loaning money at great rates. They continue to service a lot of startup business loans along with the new loans.

H. BOARD MEMBER REPORTS

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

REPORTS:

Madison Aviles shared with the Board that TA Express and Pine West Development are still moving forward proposing a truck stop fuel station and restaurant combo. Across the highway in the Carlin Crossing area, they are having discussions with Maverick but the land is privately owned and the owner is holding it up. The City of Carlin has been working with the Nevada Rural Housing Authority for potentially a 25 unit senior housing development in the center of town. The land transfer has been finalized so they are looking forward to the project getting underway.

Reece Keener told the Board that they heard back from Sky West Airlines, and as we expected the agreement that we had throughout 2022 which was for \$250,000 per quarter, Sky West came back to us and wants \$390,000 per quarter in order to continue servicing our area. Their reasoning is the pilots recently renegotiated their contract that is 80% higher than it was. But the good news is better flight times coming and going. The City will be reaching out to other entities to hopefully share some of the costs. The current managers for the Elko golf course are not going to renew their contract so that will go out to bid. The city heard from a previous operator that has some interest in taking over the contract. Reece feels that it makes sense to have a local vendor for the golf course. The Boys and Girls Club Event Center will be on the December agenda. Reece thinks the Event Center would be a good economic driver for Elko especially being in conjunction with the recreation aquatic center which is the first phase for the Boys and Girls Club.

Rich McKay let the Board know that they have a community and learning center going in just outside of Eureka that will be sponsored by the Boys and Girls Club out of Truckee Meadows. They have secured some funding as well as some conceptual drawings for the center.

Mackenna Velez gave the Board an update for the Wells expansion project. SW Gas completed the outreach portion with about 30% of the community saying they want natural gas. SW Gas was looking for at least 20% so they are happy with the results. They will send the report to the PUCN for review and it will take about 6 months to hear back from them.

Susan Goddard with Elko Daily let the Board know that Nancy Streets is retiring after being in the newspaper world for over 45 years! Happy retirement to Nancy. Susan will be taking the job as the Senior Sales Executive as the Nevada Team Leader. Be sure to reach out to Susan as she will be the new point of contact.

Jake Rivera with GBC shared with the Board that GBC and UNR are still moving forward on the Mining Center for Excellence. They are out there getting support for the renovations and they are creating a job description for the executive director position. This is a multi-faceted partnership to focus on workforce needs and economic development in the mining industry.

Jason Pengelly with the City of Wells gave a quick background on himself since he is new to the position as City Manager, so new that he will be sworn in on Tuesday! He was born and raised in Wells, NV and he's

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

been the Public Works Director for 10 of the 17 years he's worked for the City of Wells. Pine West Development put in a request to the city to gain a little more acreage for their project on the east side of town. Maverick has begun the dirt work at the first exit of town so it's moving right along. Alissa Wood wanted to quickly highlight that Nevada Gold Mines recently approved a major project through one of their community development committees for a 10 million dollar commitment to support the Elko recreation center over the next 5 years. Through the GBC platform NGM has committed over 15 million dollars on community development projects.

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J. ADJOURN. Meeting was adjourned at 2:01 pm.

Respectfully submitted:

_____KA_____
Kris Ashdown, NNRDA Executive Assistant