

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

Great Basin College  
VIA ZOOM

<https://us06web.zoom.us/j/81071331225>

1500 College Parkway

Elko, NV 89801

Wednesday, March 27th at 1:00 pm

**A. CALL TO ORDER: By NNRDA Vice-Chair of the Board, Mackenna Velez with Southwest Gas.**

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](http://www.nnrda.com).

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

**STAFF:**

Sheldon Mudd-Executive Director

Jamie Beasley-NNEDD Director

Kris Ashdown-Executive Assistant

**BOARD OF DIRECTORS:**

Beth Savedra-City of Wells

Mackenna Velez-Southwest Gas

Reece Keener-City of Elko

Richard Braithwaite-City of Carlin

**BOARD MEMBERS:**

Anthony Dowling-NV Energy

Donna Bath-Silver Lion Farms

**GUESTS:**

Joe Brown-Coldwell Banker

Greg Zegas-Clean Energy Fund

**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.

**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.

\*\*\*\*\* **WE DID NOT HAVE A QUORUM. SKIP ITEMS D. AND E.** \*\*\*\*\*

**D. ~~MINUTES:~~**

- 1) Approval of the January 24, 2024 Board of Directors Meeting Minutes.

**FOR POSSIBLE ACTION**

**E. ~~NNRDA FINANCIALS:~~**

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

1) Review and approval of financials for January and February.

**FOR POSSIBLE ACTION**

**F. NEW BUSINESS:**

1) Introduction and initial activities of new Northeastern Nevada Economic Development District Director, Jamie Beasley.

**NON-ACTION**

**INTRODUCTION:** Sheldon Mudd let the board know that NNRDA has been working on the establishment of the Economic Development District for almost 2 years now. The last 3 or 4 months NNRDA has had job postings, held multiple interviews and made an offer to Ms. Jamie Beasley who comes from Oklahoma City, Ok. and she accepted the position. Sheldon introduced Ms. Jamie Beasley to the Board and asked her to speak to the Board for a few minutes.

Jamie let the Board know that she's excited to start her new position with NNEDD. It's been a busy few weeks with a few hiccups – we finally got her email working just today so she began reaching out to everybody. Jamie attended the Western Nevada Development District Summit in Fallon on Monday and Tuesday. She met Christine Brandon, the Executive Director for WNDD, as well as several representatives from the State Department.

She's beginning to make connections so she can learn where to go and who to talk to in order to get things done. The NNEDD logo is almost ready then the website can go live.

Sheldon gave a summary of Jamie's background. "Ms. Beasley brings an impressive background, holding a Master's degree in Economic Development from the University of Southern Mississippi and boasting experience in working with Chambers of Commerce and the National Main Street Program." We plan on having our first official NNEDD Board Meeting the second week in April. Jamie will be sending out a meeting invite as well as the agenda to the Board Members of the NNEDD soon.

**G. REPORTS**

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

**REPORT:** Sheldon let the Board know that his report will cover from late January to the present date. NNRDA participated in the GOED Entrepreneur apprenticeship consultation. An initiative from the CEDS document, Jackpot has gotten a GoGov app platform so they can broadcast local events, emergencies, and news. It's called Jackpot Now if you want to download the app and see what's going on in Jackpot. If any of our other communities are interested in this app, please reach out to us. Sheldon has been traveling a bunch. One of those trips was to Carson City to have conversations about various policies pertaining to housing issues, reciprocal licensing. NNRDA produced a project projection document that shows everything currently in the pipeline. Sheldon met with Cortez-Masto's office to talk about the initiatives that we've been working on and how their office could lend us some assistance.

In February, Business In Focus Magazine did an article on Northeastern Nevada titled, "New Growth as Diversified Industry Stakes their Claim in the Mining State". They did a fantastic job highlighting Northeastern Nevada with several pages showing our area well.

NNRDA met with representative from Jackie Rosen's office. We discussed infrastructure and housing issues. This individual was impressed that we are an Economic Development District and that we could use it as a mechanism to get more federal funding into this region.

Sheldon provided a couple letters of support for the CDBG program for the City of Ely.

Another trip Sheldon made was to Las Vegas for the Southwest Central Regional Economic Development Authority's summit. Their office is in Pahrump and they cover Nye and Esmeralda Counties, we compared notes in regards to our various initiatives.

Clayton Homes folks were in Jackpot at the same time Sheldon was there for the GoGov initiative and they were looking at the demand for housing. Sheldon thinks that Clayton Homes and Elko County have come together to

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

make something work.

Sheldon provided a letter of support to UNR Reno for the Tech Hub Phase 2 application which will pump 76 million dollars into Nevada for lithium supply chain purposes. NNRDA will be part of that conversation should the application be accepted and awarded.

NNRDA has had discussions with a Reno based home builder who is interested in rural Nevada housing, potentially being multi-family housing units. The company wants to remain anonymous for now.

Sheldon has provided status letters and housing documents to Housing Partners National out of Las Vegas in regards to housing and building opportunities primarily for White Pine County and have also talked to ATI Builders out of Utah regarding the Eureka County lots that they have available north of town.

Sheldon met with State Senator Jean O'neil who expressed a desire to help rural Nevada in economic development efforts. He also met with USDA Rural Development Authority discussing rural housing and grant opportunities. Nuclear discussions are still happening, we have met with 2 additional small modular reactor companies as well as micro reactor companies who are bringing their products online within the next 5-7 years. One of these are looking for a location to manufacture the small/micro reactors. We need all of our public officials to know that we are in full support for this kind of energy production in northeastern Nevada.

As many of you know, Sheldon went to Canada in March for the Prospectors and Developers Association of Canada (PDAC) convention. They average about 25,000 people who attend the event. Sheldon feels like this was his best trip ever to PDAC. Sheldon had an opportunity to present in the main Ontario Pavilion along with the rest of the Nevada delegation. Sheldon tried to give them a show so they would laugh but more importantly, they'd remember northeastern Nevada. Sheldon met with multiple companies while there which brought several good leads; one that he feels is very solid. He has sent them several property locations to look at and our hope is they will decide to expand their business in one of our communities.

NNRDA helped Great Basin College in their entrepreneur classes judging their ideas and projects.

NNRDA held the first On Target Nevada committee meeting on January 6<sup>th</sup> to discuss what the event might look like this year. Our Launch Rural Nevada meeting was cancelled but another one has been scheduled for tomorrow. NNRDA'S Silver Link program is generating lots of interest. If your business is part of the mining supply chain, remember to log into the site with any supply chain gaps that your company has. A national site selector mentioned how impressed he was with the Silver Link program and thought it was a great tool to have access to. The Nevada "RED Zone" housing initiative is picking up a lot of steam. Sheldon met with Assemblyman Burt Gurr, he wants to turn it into legislation and plans to bring it to the legislature next year. NNRDA has spent a lot of hours in the last few months with the Economic Development District, getting Jamie hired and taking care of all the technical issues.

NNRDA has been working on the regional CEDS document and will be finishing it up in the next few weeks.

Keep an eye out for the email so you can review the document, make any necessary changes and get it sent back. We will then have a final meeting to discuss the changes, it will get sent to UNR for final composition, and finally be sent to the EDA for approval.

**Project Pipeline:** Battle Mountain Hydrogen – the 1.2 billion dollar project slated for Lander County decided to scale it down so it's estimated to be 700 million dollars. They are finishing up the environmental reviews and will go in front of the county commission tomorrow.

NNRDA was working with a company called FTE Drilling out of Quebec for about 6-8 months. Unfortunately, they decided they wanted to be in Winnemucca to be more centrally located for their desired market so we passed them off to the folks over there.

Project crucible is a company from British Columbia who are looking for a storefront in Elko. They are actually here in Elko today and we think they have found a location.

Capital Mining Services recently purchased the former Epiroc facility. They are looking at a 20 million dollar investment and plan on looking for up to 150 employees. They supply drilling services as well as assay services. Last week Sheldon helped them with the Nevada State Tax Incentive application and is being reviewed with the Governor's Office.

Another project NNRDA is calling Project Coal Dust. This is just in the initial discussion phase. The gentleman has a PHD and is interested in establishing a pinion-juniper bio char project for White Pine County.

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

Another potential company we are calling Project Steam. This is a geothermal project that does drilling for geothermal but they want to turn it into a geothermal production plant. They currently have leases in Lander and Humboldt County and we are steering them towards Lander if not further east.

On one of Sheldon's trips to Las Vegas, he met with the Cannabis Compliance Board (CCB) and testified in regards to their regulations with medical cannabis cultivation. After more than 2 years working on this effort, was finally passed. Now Silver Lion Farms can move forward with their application to hopefully secure that license. Coppers, a wood treatment facility, who are very interested in the Wells Industrial Park, are now making plans for a site visit to the area.

Another project NNRDA will call Project Trinity. This is one of the micro nuclear reactor companies discussed earlier. They are looking for a 20 acre site for manufacturing but there's still a lot of things that have to happen before they can locate in Nevada.

NNRDA has another project we're calling Project Wildcat. This lead was generated from the Governor's Office of Economic Development from one of their trade missions that they passed off to us. This company is considering the possibility of expanding and of course, Northeastern Nevada should be the only place they consider.

NNRDA's next project that we're calling Project Tacticloth. This is a clothing manufacturing company that is in the concept phase and interested in Wells. Sheldon will be meeting with them tomorrow in Wells to discuss their plans.

Project Waterbank is the next one on the list. They are interested in Eureka County. They are looking at subsurface pump storage energy generation on the north end of the county. They are currently determining feasibility for the project.

NNRDA responded to 3 other RFI's in the last 2 months namely Project Wonderland, Project Conway, and Project Weston. Details on each of these are unknown at this time.

Last time talking with Chris Melville out of West Wendover, he mentioned that they have a data center company that had purchased the last bit of land available in West Wendover's industrial park. It's great news to know that their industrial park is full! Great news for Chris Melville and West Wendover!

2) **RNDC:** Report from Shirley Alen-Kellerman, RNDC, Business Lending Representative. Shirley Alen-Kellerman was not present today.

**H. BOARD MEMBER REPORTS**

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

**I. 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.

**J. ADJOURN. Meeting was adjourned at 1:40 pm.**

**Respectfully submitted:**

\_\_\_\_\_  
KA  
**Kris Ashdown, NNRDA Executive Assistant**