

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, May 22, at 1:00 pm

**A. CALL TO ORDER: By NNRDA Chair of the Board, Nikita Grover with Kinross Gold.**

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

**BOARD OF DIRECTORS:**

Nikita Grover-Kinross Gold

Richard Braithwaite-City of Carlin

Reece Keener-City of Elko

Beth Savedra-City of Wells

**BOARD MEMBERS:**

Terri Clark-NNRH

Anthony Dowling-NV Energy

**GUESTS:**

Shirley Alen-Kellerman-RNDC

Joe Brown-CB Elko

Shari Davis-GOED

Paul Bottari-Bottari Real Estate

**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 so No Action was taken for items needing Approval.\*\*\*\*\*

**D. MINUTES:**

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

**FOR POSSIBLE ACTION**

2) Approval of the March 27, 2024 Board of Directors Meeting Minutes.

**FOR POSSIBLE ACTION**

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**E. NNRDA FINANCIALS:**

- 1) Review and approval of financials for January, February, March, and April 2024.

**~~FOR POSSIBLE ACTION~~**

**F. NEW BUSINESS:**

- 1) Review, discussion, and possible action regarding the Elko County Realtors and Nevada Realtors' request for NNRDA to affirm its position on federal land matters in Nevada. This includes considering a resolution on the Federal "Checkerboard" Land issues and the designation of the Humboldt River as a "Water of the USA."

**~~FOR POSSIBLE ACTION~~**

**DISCUSSION ONLY.** For nearly five decades, federal land issues have been a significant concern in northeastern Nevada, particularly regarding checkerboard land arrangements, posing challenges to community and economic development. The Northeastern Nevada Regional Development Authority (NNRDA) has historically advocated for legislative and policy changes to expedite the transfer process of federal lands. However, despite efforts, transfers can take over a decade, even for properties earmarked for disposal since the mid-1980s, which remain under federal ownership.

The Northeastern Nevada Regional Development Authority has historically advocated for legislative and policy changes to facilitate faster transfers of federal lands, particularly in areas like Elko and Wells. Despite some properties being earmarked for disposal since the 1980s, the transfer process can take over a decade, hindering local development initiatives such as industrial park expansions or housing projects. Misconceptions about public lands often lead to resistance, complicating efforts to streamline the transfer process. Realtors support the Authority's stance on this issue as they push for legislative reforms. Additionally, there's discussion about designating the Humboldt River as a "water of the USA," which would subject it to stringent regulations typically reserved for interstate and navigable waterways, posing potential challenges to local use. This designation seems disproportionate for a water body like the Humboldt, which doesn't fit the typical criteria for such classification, unlike major rivers like the Colorado.

Paul Bottari, Chairman of the Public Policy Committee at the Elko County Association of Realtors, informed the board of past efforts to facilitate federal land exchanges, emphasizing the challenges faced due to legislative hurdles and lack of support. The complex ownership patterns, particularly the checkerboard layout, inhibit efficient land use and economic development opportunities. Proposed solutions include simplifying exchange processes and seeking federal assistance to alleviate costs. Concerns regarding recent proposals, like the Wind Cup Gamble Ranch exchange, highlight the importance of public input and transparency in land transactions. Regarding the Humboldt River, there's a call to reassess federal involvement, considering its non-navigable nature and state regulation precedence. Bottari underscores the need for local control and emphasizes recent legal precedents favoring state authority.

- 2) Review, discussion, and possible action regarding the FY 2024-2025 proposed NNRDA budget.

**~~FOR POSSIBLE ACTION~~**

**DISCUSSION:** Our budget doesn't typically fluctuate significantly from year to year. This year, we budgeted revenue of approximately \$363,000, but we actually received around \$390,000. A notable portion of this surplus came from GOED, which increased its economic development contributions. We can anticipate a

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similar level of funding next year as we operate on a two-year cycle. Despite the negative sign indicating a deficit, we're actually ahead by \$27,000.

Moving through the line items, we observe areas of surplus and deficit. The salary allocation appears skewed due to funds temporarily pulled from the Economic Development District, which will be reimbursed by the EDA. Benefits exceeded projections, possibly due to changes in the benefit structure. We'll adjust accordingly for the upcoming year. Notable surpluses include \$8,000 for client services and \$5,000 for miscellaneous expenses. However, we overspent by nearly \$3,500 on travel, largely due to a trip to Canada, though this was anticipated and approved.

Overall, we ended the year with approximately \$28,000 more than expected, coupled with the \$30,000 surplus in revenue, resulting in a total surplus of roughly \$50,000, which is not uncommon for NNRDA. We aim to be frugal to allow funds to roll over, contributing to initiatives such as the development district. Although our projected end-of-year balance is around half a million dollars, this doesn't yet account for the development district funds. Adjusting for this, our surplus will be approximately \$140,000 less, leaving us with around \$370,000 to \$380,000. Over the next few years, we plan to allocate an additional \$70,000 annually to the development district, aiming for self-sufficiency.

Questions regarding specific line items or details are welcome. We maintain an open-book policy, inviting scrutiny of our expenditures. Based on these projections, I propose the following budget adjustments, accounting for expected increases in revenue and necessary allocations in various categories. I've also included a contingency fund of 3%, despite never having used it previously, to provide a buffer.

In summary, we anticipate spending roughly \$15,000 more next year, leaving around \$16,000 in reserves. We continue to build these reserves to ensure financial stability for future endeavors. While we can't vote on this now, I'm open to addressing any questions or concerns.

**G. REPORTS**

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

**REPORTS:** When it comes to **Business Development**, we currently have about 10 promising leads in our pipeline that we're actively pursuing. This influx of opportunities is unprecedented, presenting both opportunities and challenges. We're encountering situations where multiple companies are interested in the same property, requiring strategic planning to accommodate all parties.

A recent highlight is Project Pennywise, or Koppers, which conducted a site visit to Wells on May 7. Several participants on this call were present, and the feedback from their visit has been overwhelmingly positive. While there are still some logistical hurdles to address, such as rail access, we're optimistic about the potential outcome.

Additionally, Project Mine Lewis, which involves property in Lander County, conducted a visit on May 14. This increased activity in site visits is noteworthy. When I assumed this role, we were averaging only one or two visits per year. Now, we've already had three or four visits this year alone, showcasing the heightened interest in our region.

Looking ahead, we have another project, Project Charcoal, in White Pine County, where we're in the process of arranging meetings to further discussions. Overall, our business development efforts are gaining momentum, and we're committed to leveraging these opportunities for continued growth and success.

We have several upcoming site visits scheduled, including one at White Pine Industrial Park in the next month or two. Another project, yet to be named, is planning a visit in late June. They'll be touring multiple communities, starting in Wells. Additionally, a Canadian project, stemming from my trip there, is scheduled for September. They'll be attending the International Mine Expo in Las Vegas and then visiting sites here.

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This year, we anticipate hosting around 10 site visits, which might not seem like a lot, but it's a significant increase from previous years and reflects growing interest in our region.

We recently facilitated a collaboration between Silver Lion Farms and NV TX, a local power solutions company, to address power generation needs at Lages Junction. The response to this partnership has been positive, as it showcases Nevada companies working together to solve common challenges. STG Mining Supply, a Canadian company, has established an office and warehouse in Elko. We're hoping to issue a press release about this exciting development soon.

Sheldon will be heading to Las Vegas early in the morning to introduce Capitol Mining Services to the GOED board. They've secured a facility in Elko and plan to offer state-of-the-art assay services to the mining industry, contributing to vertical integration in the region.

On May 1st, we hosted Austmine, an Australian mining service association, and presented market projections for the area. Although I couldn't attend, I heard our chair, Nikita, delivered an outstanding presentation, receiving praise from the delegation.

Shifting to **Community Development**, while Sheldon was in Carson City advocating for community development block grant allocations, our area successfully secured \$971,000 for two projects. It's gratifying to see these initiatives moving forward.

In mid-June, we've been invited to attend the American Nuclear Association Conference in Las Vegas, which presents an exciting opportunity to explore potential collaborations and opportunities in the nuclear sector. We've been heavily involved in discussions about nuclear power in recent years, and Sheldon has been invited to participate in a panel at the upcoming American Nuclear Association Conference. Given Nevada's significance in this area, Sheldon suggested Chairman Jon Karr of the Board of Commissioners in Elko join the panel as well. Ms. Beasley and Sheldon will likely attend the conference to network with key figures in the U.S. nuclear industry. While it's a bit pricey, we've accounted for it in the budget, unless anyone has concerns.

In other news, preparations for the Nevada Rural Pitch Competition are underway, and we're seeking sponsors. All sponsor funds directly benefit small businesses and startups across rural Nevada, thanks to support from GOED and StartupNV, along with several other sponsors.

Sheldon will be attending the Nevada Ontario Trade Supply Luncheon soon, followed by meetings with participating companies in Elko. Additionally, he's been invited to the Governor's Economic Development Roundtable on June 13th in Las Vegas, underscoring our commitment to advocating for economic development in the state.

If anyone has questions about any of these initiatives, we're happy to address them. And yes, investing in a pilot's license might be a wise move given his frequent travel to Las Vegas and beyond—it would certainly make things more convenient!

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

**REPORT:** Sheldon certainly keeps us all on our toes with his dynamic projects. I'm grateful to be part of this team alongside Kris and Jamie. Now, let's dive into our third-quarter numbers as we approach the end of the fourth quarter.

Starting with housing and lending figures, unfortunately, Eureka County didn't see any activity in this quarter. However, in White Pine County, we provided down payment assistance for three homes, benefiting six individuals with a total of \$60,000. Additionally, we completed weatherization for two homes, impacting two individuals at \$16,295, bringing our total investment in the community to \$76,294.

In terms of business financing in White Pine County, we funded 16 businesses, totaling \$220,000. Although the

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dollar amount may seem modest, these investments resulted in the creation of \$38,000 in new jobs and the retention of \$78,000 in existing jobs, illustrating the significant impact on the community beyond mere monetary figures.

Moving to Elko County, we assisted with down payment for two homes, aiding six individuals with \$50,000. We also financed 10 businesses, amounting to \$743,500, resulting in the creation of 23 new jobs and the retention of 17 jobs.

Unfortunately, Lander County didn't see any housing or business financing activity this quarter, but we're actively working to change that.

Statewide totals, including all rural areas, show that we assisted with rehabilitation for two homes, down payment for seven homes, and weatherization for nine homes, totaling \$289,070.99. Additionally, we financed 52 businesses, totaling \$1,273,500, resulting in the creation of 114 new jobs and the retention of 134 jobs. It's truly remarkable what a small team of five individuals can achieve in our rural communities. I'm incredibly proud to be part of RNDC and contribute to the positive impact we're making. Thank you.

3) **NNEDD:** Report from Jamie Beasley, Director, NENV Economic Development District

**REPORT:** Jamie Beasley introduced herself to the Board then let the Board know that she has been doing research for federal grants for housing but has found with our robust economy in mining, our area does not qualify for most grants. After further research, thoughts of establishing a separate 501c (3) for housing could be a better option as there are private foundations that wouldn't be income-restricted.

There is still broadband issues in our more rural areas like Eureka, so Jamie has been looking into the Broadband Technical Assistance Program as well as reaching out to companies like Starlink for innovative solutions to address connectivity issues.

Ms. Beasley will be attending the U.S. Housing Conference in Dallas to learn about industry trends and potential solutions and will be touring a modular home manufacturing plant in southeast Oklahoma.

**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:**

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**J. ADJOURN. Meeting was adjourned at 1:57 pm.**

**Respectfully submitted:**

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KA  
**Kris Ashdown, NNRDA Executive Assistant**