

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

**Great Basin College
VIA ZOOM**

<https://us06web.zoom.us/j/81882694740>

1500 College Parkway

Elko, NV 89801

Wednesday, July 23, at 1:00 pm

A. CALL TO ORDER: By NNRDA Chair of the Anthony Dowling with NV Energy.

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

BOARD OF DIRECTORS:

Richard Braithwaite-City of Carlin

Nathan Robertson-City of Ely

Jon Karr-Elko County

Rich McKay-Eureka County

Anthony Dowling-NV Energy

BOARD MEMBERS:

Susan Goddard-EDFP

Shirley Alen-Kellerman-RNDC

Nate Johnston-Staker Parson

GUESTS:

Joe Brown-Coldwell Banker

Reece Keener-City of Elko

Chris Melville-City of West Wendover

Beth Savedra-City of Wells

Paula Carson-White Pine County

Donna Bath-Silver Lion Farms

Mary Kerner-RNDC

Shari Davis-GOED

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.

D. MINUTES:

1) Approval of the May 2025 Board of Directors Meeting Minutes.

FOR POSSIBLE ACTION

ACTION: Reece Keener made a motion to approve the May 2025 Board of Directors Meeting Minutes. Jon Karr seconded the motion. The motion passed unanimously.

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

E. NNRDA FINANCIALS:

- 1) Review and approval of financials for May and June 2025.

FOR POSSIBLE ACTION

ACTION: Richard Braithwaite made a motion to approve the Financials for May and June 2025. Beth Savedra seconded the motion. The motion passed unanimously.

F. NEW BUSINESS:

- 1) Review and discussion regarding the update of the 5-year Inter-Local Agreement

FOR DISCUSSION ONLY

DISCUSSION: Mr. Mudd began by informing the Board that NNRDA is not a 501(c) (3) nonprofit organization, but rather a quasi-public government entity formed through an Inter-local Agreement. This means multiple government entities have come together under a formal agreement to operate collaboratively in the region's best interest.

According to Nevada Revised Statutes, this agreement must be reviewed and reaffirmed every five years. In the near future, NNRDA will send the agreement out to each participating entity for updated signatures and dates. Mr. Mudd does not anticipate making any changes to the current agreement, as it previously took nearly a year to finalize and secure all necessary approvals.

Key points of interest in the agreement include:

- **Membership Dues:** Dues are calculated at \$1.10 per person, with the exception of Elko County. Since NNRDA is headquartered in Elko County, they pay a base amount rather than a per capita rate.
- **Governance:** To ensure no single political jurisdiction has greater influence, the Chair and Vice-Chair positions are designated for private-sector representatives.

Mr. Mudd encouraged Board members to watch for the updated agreement in the coming months so it can be reviewed and approved before the end of the year.

G. REPORTS

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

REPORT:

Executive Director Sheldon Mudd opened the meeting by welcoming Nate Johnston of Staker Parson Materials as the newest member of NNRDA. Sheldon invited Nate to share a bit about himself. Nate, a lifelong Nevadan, moved to the Elko area 14 years ago and brings over 25 years of experience in construction, including business operations and project management. He currently serves as General Manager and plans to remain in that role until retirement. Sheldon welcomed Nate and expressed appreciation for his willingness to contribute to the organization. Welcome to NNRDA, Nate!

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

Events and Updates:

- **Eureka Grant Workshop:** NNRDA participated in and helped sponsor the Eureka Grant Workshop hosted by the State Office of Federal Assistance. The workshop provided attendees with guidance on locating and accessing grant opportunities, as well as related resources.
- **Duck Valley School Benefit Auction:** Sheldon served as the auctioneer for the Duck Valley Benefit Auction, an event organized to raise funds for a new school. He noted it was a great event and was proud to support the cause.
- **Elko County Realtor's Association Presentation:** On June 17, Sheldon presented to the Elko County Realtor's Association, highlighting NNRDA's mission, available support, and how the Association can assist by identifying marketable and available properties in the region.
- **Governor's Office Contract:** Over the past few months, NNRDA has worked to renew its two-year contract with the Governor's Office. While the final contract is still pending signature, NNRDA has received confirmation of approval and an increase in funding.
- **Ready Aim Website:** Work continues on the *Ready Aim* small business primer website. There are three scripts left to complete, and video production—including editing—is ongoing. While the initial goal was to launch by summer, Sheldon now anticipates a fall release. Once completed, he plans to visit smaller communities to promote the tool.
- **SWIP-North Transmission Project:** NNRDA held a conversation with LS Power regarding the Southwest Intertie Project-North (SWIP-North). This major transmission line will connect the Midpoint Substation near Twin Falls, Idaho, with the Robinson Summit Substation near Ely, Nevada—creating a vital new link for energy delivery between the Desert Southwest and the Pacific Northwest. Construction is expected to begin in 2026.
- **CEDS and EDA Update:** NNRDA met with the U.S. Economic Development Administration (EDA) to discuss the Comprehensive Economic Development Strategy (CEDS) and future planning for the Development District. They also connected with the University of Nevada, Reno, which previously assisted in creating the CEDS document. Unfortunately, NNRDA's Nevada-based EDA representative—who lived in Twin Falls, Idaho—has retired. The new representative is based in Seattle, Washington, which may present a brief adjustment period.

HOUSING:

Sheldon shared that he had a productive conversation with the USDA regarding their housing programs for homebuyers. These programs show promise for securing funding opportunities in our smaller communities.

NNRDA also met with a Midwest-based homebuilding and development company, PMO, which recently purchased land east of Wells. They are in discussions with Elko County officials to determine how they will move forward with their development project.

Another builder, typically focused on commercial properties, expressed interest in developing affordable multi-family housing. They've asked for NNRDA's assistance in identifying potential properties in smaller communities. Sheldon informed them about the passage of **AB540**, a state-level housing bill, and noted that the state is now accepting letters of interest and inquiries from builders and contractors wishing to participate. The bill allocates **\$133 million** to support housing development, and Sheldon has already reached out to Chris Riley at the state, advocating that a significant portion of those funds be directed to our region.

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

PROJECT PIPELINE:

- NNRDA attempted to recruit **Project ECHO** to either Eureka or Lander County; however, the project ultimately chose Lincoln County.
 - Staff responded to several Requests for Information (RFIs) over the past month, including:
 - **An aviation fuel producer** involved in carbon capture. NNRDA submitted extensive information regarding regional carbon output to help spark interest.
 - **A tire recycling company** that repurposes tires into blast mats for industrial use.
 - **A hydroelectric storage facility** that utilizes pumped water to generate electricity.
 - **A shrimp farming operation** exploring the area for potential expansion.
-

MARKETING:

- **Business in Focus** will be publishing another story on NNRDA, providing valuable exposure at no cost. The feature is expected to appear in the **August or September** edition.
- Over the past month, NNRDA has sent **107 targeted emails** to website visitors categorized under CEO-level business development. While no responses have been received yet, outreach efforts will continue.
- A **targeted Google Ads campaign** was launched, aimed at the Inland Empire region of California to promote Northeastern Nevada as a prime location for warehousing and distribution. The campaign generated:
 - **23,000+ impressions**
 - **11,000+ clicks**
 - A **48% interaction rate**, which is considered a strong performance.
- NNRDA has been actively developing a **nuclear energy strategy**, particularly in anticipation of the new SWIP-North transmission line. Sheldon and Jon Karr have had conversations with several stakeholders to express strong regional support for nuclear development. Sheldon would like to launch an advertising campaign reflecting this position.
- Lastly, although the Board approved the purchase of a **drone** last year, the acquisition was postponed. The funds have been carried over into the current budget, and NNRDA now plans to complete the purchase this year.

2) **RNDC:** Report from Shirley Alen-Kellerman, RNDC, Business Lending Representative.
REPORT: Mrs. Kellerman provided 4th quarter and year-end numbers for RNDC.

| RNDC'S 4TH QUARTER AND FISCAL YEAR END DOLLAR CONTRIBUTIONS | | | | |
|--|----------------|-----------------|---------------------|---------------------|
| COUNTY | HOUSING | LENDING | 4TH QTR \$\$ | YEAREND \$\$ |
| ELKO | \$34,965.80 | \$ 783,450.00 | \$ 1,227,300.00 | \$ 2,843,995.80 |
| LANDER | \$ - | \$ - | \$ - | \$ 36,106.99 |
| WHITE PINE | | | | \$ 219,753.35 |
| EUREKA | \$ - | | \$ - | \$ 96,803.00 |
| Rural NV | \$192,805.57 | \$ 1,227,300.00 | | \$ 4,098,814.60 |

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

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.

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.

J. ADJOURN. Meeting was adjourned at 1:49 pm.

Respectfully submitted:

KA
Kris Ashdown, NNRDA Executive Assistant