

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

**Great Basin College
VIA ZOOM**

<https://us06web.zoom.us/j/82834798211>

1500 College Parkway

Elko, NV 89801

Wednesday, June 24, 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

Kris Ashdown-Executive Assistant

BOARD OF DIRECTORS:

Nathan Robertson-City of Ely

Jon Karr-Elko County

Anthon Dowling-NV Energy

Beth Savedra-City of Wells

Paula Carson-White Pine County

Brianne Morfin-WaFd Bank

BOARD MEMBERS:

Donna Bath-Silver Lion Farms

Mary Kerner-RNDC

Susan Goddard-EDFP

Nate Johnston-Staker Parson

Allison Anderson-I-80 Gold

Luke Fitzgerald-K-Con

GUESTS:

Lena O'Casio-USDA Rural Development

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 WAS NO PUBLIC COMMENT.

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D. MINUTES:

- 1) Approval of the May 2026 Board of Directors Meeting Minutes.

FOR POSSIBLE ACTION

ACTION: Jon Karr made a motion to approve the May 2026 Board of Directors Meeting Minutes. Brianne Morfin seconded the motion. The motion passed unanimously.

E. NNRDA FINANCIALS:

- 1) Review and approval of financials for May 2026.

FOR POSSIBLE ACTION

ACTON: Beth Savedra made a motion to approve the Financials for May 2026. Luke Fitzgerald seconded the motion. The motion passed unanimously.

F. NEW BUSINESS:

- 1) Review, discussion, and possible action regarding appointment of NNRDA Chair and Vice Chair for FY 2026-2027.

FOR POSSIBLE ACTION

DISCUSSION: Sheldon Mudd informed the Board that it is customary for the Vice-Chair to move into the Chair position and appoint a new Board member to serve as Vice-Chair. The Vice-Chair also serves as the Chair of the Northeastern Nevada Economic Development District (NNEDD).

Mr. Mudd shared that one of NNRDA's newest members, Allison Anderson of I-80 Gold, expressed interest in serving as Vice-Chair, and he believes she would be an excellent fit for the position. He also asked if there were any additional nominations for the Vice-Chair position so the Board could consider them before voting. Hearing none, Mr. Dowling called for a motion.

ACTION: Nathan Robertson made a motion to appoint Brianne Morfin of WaFd Bank as NNRDA Chair and Allison Anderson of I-80 Gold as NNRDA Vice-Chair and Chair of the Northeastern Nevada Economic Development District (NNEDD). Beth Savedra seconded the motion. The motion passed unanimously.

G. REPORTS

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

REPORT: Sheldon Mudd presented the following report.

Business Leads:

NNRDA currently has 22 companies in the business development pipeline. Of those, nine are in the Inquiry stage, which consists of initial contacts that have provided limited information. An additional nine are in the Lead stage, where companies have supplied detailed information about their project needs and requirements. Three projects are in the Prospect stage, meaning a location has been selected and the company is evaluating whether it meets their operational needs. One project remains On Hold, where it has been for several years.

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NNRDA received two Requests for Information (RFIs) from GOED. The first project requires access to a major airport, which currently none of our communities can provide. Sheldon plans to work with GOED to better define that requirement and determine whether any exceptions may be possible.

The second RFI involves a project with significant water demands. Most communities have indicated they would be unable to accommodate the water usage, although one community believes it may have sufficient capacity.

Another active project in the pipeline involves a battery energy storage facility. Several potential sites have been identified in Ely, Elko, and Gonda. The proposed project represents an estimated \$150–200 million investment and requires industrial land located near electrical substations.

Marketing:

NNRDA recently launched four industry-specific landing pages on its website as part of its digital marketing strategy. Each page allows prospective businesses to schedule a meeting or phone call directly with staff. The landing pages have been live since Friday.

Digital advertising campaigns have also been launched to drive traffic to these pages. In addition, NNRDA has identified several dozen geo-targeted industry events across the country to support its marketing efforts.

Current campaign metrics include:

**48,857 impressions
1,312 clicks
2.69% interaction rate**

Housing:

Round 2 of the Attainable Housing Fund opened on Monday. NNRDA has been working with builders and developers both within and outside the region to encourage housing development. Sheldon has identified and shared available parcels suitable for residential development.

NNRDA also hosted an Attainable Housing Workshop in Eureka to discuss eligible projects, funding opportunities, and determine which housing developments would be most feasible for the program.

Miscellaneous:

Sheldon prepared a draft Nuclear Power Bill proposal for Elko County and hopes the county will move forward with it. He also expressed hope that the region's other counties and cities will consider supporting similar legislation.

NNRDA staff completed Elko County Human Resources training.

Letters of support were prepared for NNRDA's CRISI Grant application. In addition, NNRDA has requested letters of support for Patriot Critical Minerals' project in Elko County.

Sheldon met with the Committee on Revenue, which resulted in a follow-up meeting with Senator Fabian Donate.

He also attended the Business & Industry (B&I) Road Trip held in Elko.

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On June 29, several meetings will be held in Ely with the Nevada Builders Alliance and CMJR Construction to discuss the Ely housing market and evaluate the potential for their next housing project to be located there.

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

REPORT: Mary Kerner stepped in for Shirley to provide the RNDC update. Mary informed the board that RNDC is closing on three loans in Elko this week. She also reported that RNDC has been actively advertising across multiple platforms to increase awareness of its programs.

Mary further announced that RNDC has signed the final agreements for its Adoption Assistance Program, which is designed to help middle-income families. The program is being financed through the AB540 Program.

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 1:37 pm.

Respectfully submitted:

KA
Kris Ashdown, NNRDA Executive Assistant