

AGENDA

LANDER ECONOMIC DEVELOPMENT AUTHORITY

December 7th, 2022 3:00 P.M.

IN PERSON

Lander County Community Meeting Room Lander
County, 50 State Route 305 Battle Mountain, NV 89820

3:00 p.m. Call to Order
Pledge of Allegiance
*Discussion for possible action regarding approval of Agenda Notice:

December 7th, 2022 Agenda Notice

*Discussion for possible action regarding approval of Meeting Minutes:

November 2nd, 2022

Board/Staff Member Reports on committees, activities, meetings, conferences, and seminars attended.

Public Comment- For non-agenized items only. *Persons are invited to submit comments in writing and or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board Reasonable restrictions may be placed on public comments based upon time, place and manner, but public comment based upon viewpoint may not be restricted*

1. Discussion and possible action concerning the monthly Treasurer's report, current invoices and balance of remaining LEDA funds and all other matters properly related thereto.
2. Update and information concerning Northeastern Nevada Regional Development Authority (NNRDA), and the Governor's Office of Economic Development (GOED), by Sheldon Mudd, and all other matters properly related thereto.
3. Discussion and possible action on the Lander Economic Development Authority (LEDA) 1 (one) and 5 (five) Year Work Program.
4. Update and information regarding the Battle Mountain Airport.
5. Discussion and possible action to review and make corrections to the proposed By-Laws for Lander Economic Development Authority (LEDA).
6. *Correspondence, Board and/or Staff issues for potential upcoming agenda items.

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ADJOURNMENT

"Lander County is an Equal Opportunity Provider"

ADJOURNMENT

*Denotes discussion and action item with information provided at the meeting. Action may be taken according to Nevada Open Meeting Law Manual" via a telephone conference call in which a quorum of the board members is simultaneously linked to one another telephonic.

NOTE: TIMES ARE APPROXIMATE

This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Coordinator in writing at 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2885 at least one day in advance of the meeting.

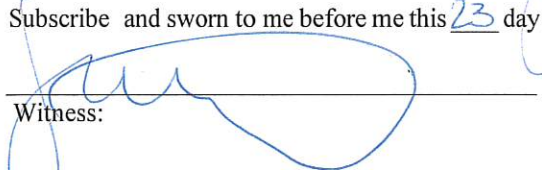
Notice: Any member of the public that would like to request any supporting material from the meeting, please contact, Linsey West, Planning Coordinator, 50 State Route 305, Battle Mountain, Nevada 89820, (775) 635-2885.

AFFIDAVIT OF POSTING

State of Nevada)
)ss
County of Lander)

Linsey West, Planning Coordinator, of said Lander County, Nevada, being duly sworn, says, that by the 1st day of December 2022, she posted a notice, of which the attached is a copy, at the following places: 1) Battle Mountain Civic Center, 2) Battle Mountain Post Office, 3) Lander County Courthouse and 4) Swackhammer's Plaza Bulletin Board, in said Lander County, where proceedings are pending.

Linsey West, Lander County Planning Coordinator _____
Subscribe and sworn to me before me this 23 day of November, 2022.

Witness: _____


Name of Agenda: Lander Economic Development Authority Date of
Meeting: December 7th, 2022

AGENDA

LANDER ECONOMIC DEVELOPMENT AUTHORITY

November 2, 2022 3:00 P.M.

IN PERSON

Lander County Court House Commissioners Chamber,
50 State Route 305 Battle Mountain, NV 89820

3:00 p.m. Call to Order
Pledge of Allegiance
*Discussion for possible action regarding approval of Agenda Notice: Called to order on hold. Met quorum.

November 2, 2022 Agenda Notice

*Discussion for possible action regarding approval of Meeting Minutes:

September 21, 2022

Board/Staff Member Reports on committees, activities, meetings, conferences, and seminars attended.

Public Comment- For non-agenized items only. *Persons are invited to submit comments in writing and or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board Reasonable restrictions may be placed on public comments based upon time, place and manner, but public comment based upon viewpoint may not be restricted*

1. Discussion and possible action concerning the monthly Treasurer's report, current invoices and balance of remaining LEDA funds and all other matters properly related thereto.
Everything is good, payment for the better PR for the LEDA hosting, but that already been pre-approved.
2. Update and information concerning Northeastern Nevada Regional Development Authority (NNRDA), and the Governor's Office of Economic Development (GOED), by Sheldon Mudd, and all other matters properly related thereto.
Sheldon was not present at the meeting, no update.
3. Discussion and possible action on the Lander Economic Development Authority (LEDA) 1 (one) and 5 (five) Year Work Program.
Waiting on Paula to decide if there is anything that would be beneficial to use from the Main Street program in the Business improvement project.
4. Update and information regarding the Battle Mountain Airport.
No new information
5. For possible action to elect a Treasurer to the Lander Economic Development Authority board.
Miranda asked if it just consists of reading the treasure reports, Sarah said that is pretty much what is consist of. Mirada said she would volunteer to do it if it doesn't require much more work than that.
John made a motion make Miranda the new LEDA Treasurer, Myra seconded that motion, none apposed.
6. Discussion and possible action to review and make corrections to the proposed By-Laws for Lander Economic Development Authority (LEDA).
Tabled
7. *Correspondence, Board and/or Staff issues for potential upcoming agenda items.
Keep everything, but the treasure.

"Lander County is an Equal Opportunity Provider"

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AFFIDAVIT OF POSTING

State of Nevada)
)ss
County of Lander)

Linsey West, Planning Coordinator, of said Lander County, Nevada, being duly sworn, says, that by the 27th day of October 2022, she posted a notice, of which the attached is a copy, at the following places: 1) Battle Mountain Civic Center, 2) Battle Mountain Post Office, 3) Lander County Courthouse and 4) Swackhammer's Plaza Bulletin Board, in said Lander County, where proceedings are pending.

Linsey West, Lander County Planning Coordinator _____

Subscribe and sworn to me before me this ____ day of November, 2022.

Witness:

Name of Agenda: Lander Economic Development Authority Date of

Meeting: November 2, 2022

CHAIRMAN OR VICE CHAIRMAN OF THE LANDER
COUNTY ECONOMIC DEVELOPMENT AUTHORITY

ATTEST: _____
LANDER COUNTY PLANNING COORDINATOR

Approval of Meeting Minutes

Lander Economic Development Authority
December 7, 2022
Meeting

Item #1

*Discussion and possible action concerning the monthly Treasurer's report, current invoices and balance of remaining LEDA funds and all other matters properly related thereto.

Detail vs Budget Report

Date Range: 10/01/2022 - 10/31/2022

Account	Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
015 - LANDER ECONOMIC DEVELOPMENT FUND								
Expense								
Department: 000 - Non-Departmental								
015-000-53940	TRAVEL AND TRAINING	0.00	5,500.00	75.00	0.00	75.00	5,425.00	98.64 %
015-000-59205	PROFESSIONAL SERVICES	0.00	30,000.00	500.00	0.00	500.00	29,500.00	98.33 %
	000 - Non-Departmental Totals:	0.00	35,500.00	575.00	0.00	575.00	34,925.00	98.38 %
	Expense Totals:	0.00	35,500.00	575.00	0.00	575.00	34,925.00	98.38 %
	015 - LANDER ECONOMIC DEVELOPMENT FUND Totals:	0.00	35,500.00	575.00	0.00	575.00	34,925.00	98.38 %

Budget Report

For Fiscal: 2022-2023 Period Ending: 10/31/2022

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 015 - LANDER ECONOMIC DEVELOPMENT FUND						
Expense						
Department: 000 - Non-Departmental						
<u>015-000-53940</u>	5,500.00	5,500.00	0.00	75.00	5,425.00	98.64 %
<u>015-000-59205</u>	30,000.00	30,000.00	0.00	500.00	29,500.00	98.33 %
Department: 000 - Non-Departmental Total:	35,500.00	35,500.00	0.00	575.00	34,925.00	98.38 %
Expense Total:	35,500.00	35,500.00	0.00	575.00	34,925.00	98.38 %
Fund: 015 - LANDER ECONOMIC DEVELOPMENT FUND Total:	35,500.00	35,500.00	0.00	575.00	34,925.00	98.38 %

Lander Economic Development Authority
December 7, 2022
Meeting

Item #2

Update and information concerning Northeastern Nevada Regional Development Authority (NNRDA), and the Governor's Office of Economic Development (GOED), by Sheldon Mudd, and all other matters properly related thereto.

Lander Economic Development Authority
December 7, 2022
Meeting

Item #3

Discussion and possible action on the Lander Economic Development Authority (LEDA) 1 (one) and 5 (five) Year Work Program.

2022 LANDER COUNTY ECONOMIC DEVELOPMENT WORK PROGRAM



LANDER COUNTY PLANNING DEPARTMENT
50 STATE ROUTE 305
BATTLE MOUNTAIN, NV 89820
775-635-2860

Neighborhood Development Grant Program:

Rail Stop:

5-year initiatives:

Renewable Energy Initiative:

In-Land Port Relief Project:

Lander Economic Development Authority

December 7, 2022

Meeting

Item #4

Update and information regarding the Battle Mountain Airport.

Lander Economic Development Authority
December 7, 2022
Meeting

Item #5

Discussion and possible action to review and make corrections to the proposed By-Laws for Lander Economic Development Authority (LEDA).

By-Laws of the Lander County Economic Development Authority (LEDA)

Article I – Name

The name of the organization shall be the Lander Economic Development Authority, (LEDA).

Article II – Duties

The Lander County board of commissioners have determined that it is in the best interest of Lander County to formally create the Lander economic development authority which is designated as the official economic authority of Lander County. Furthermore, the Lander County board of commissioners seek this chapter to define the authority of the Lander economic development authority to allow it to receive grants, donations, revenues and to expend the same to promote and further the economic growth within the county. LCC 2.70.010.

Article III – Objectives

- A. To promote and undertake efforts to attract appropriate business interests, those, which contribute directly to the economic growth of the county;
- B. To maintain and/or expand job opportunities in Lander County;
- C. To promote the general improvement of the communities and quality of life for the residents of the communities of Lander County, by implementing the priorities as identified in the annual revision of the Lander County Comprehensive Economic Development Strategy; Develop, execute and maintain the 1 and 5-year LEDA work program for short range planning economic impact strategies;

- D. To promote Residential & Industrial Development, Downtown & County wide Commercial revitalization; Promote the preservation, usage and leveraging of historical Lander County, its history, residents and assets;
- E. To leverage public and private funds for greater economic impact, and to encourage county and community participation in the development of programs optimizing those funds. Promote economic impact projects and industry partnerships to assist in the expansion of the vital public facilities including water, sanitary sewer, streets, power, communication and other required infrastructure;
- F. To encourage citizen participation in the overall activities of the Authority for the benefit of both the residents and business enterprises located within the county and its communities;
- G. To track and provide information to the County and its communities regarding available grants, awards and financial assistance which may be available from federal and state governments to seek and solicit appropriate funding for economic and community development; Sought by Lander County to apply and appropriate funding.
- H. To recommend appropriate federal and state legislation for the promotion of economic development and community development within the county;
- I. To conduct appropriate planning, studies, and demonstration projects, to stimulate economic development within the county and its communities;
- J. To encourage cooperative local planning efforts which strengthen and diversify regional economies;
- K. To encourage participation and provide input when appropriate into the state and federal land use planning processes, or other state or federal actions which have the potential to strengthen and diversify regional economies;
- L. To support cooperative agreements and joint use of resources between local, regional, state and federal economic development and/or community development efforts; and
- M. To encourage the implementation of the sustainable development concept, that evaluates social equity, environmental health, and economic prosperity, to all Authority and stakeholder endeavors.

Article IV – Limitations

LEDA shall be non-partisan and non-sectarian and shall take no part in, nor shall it lend its influence of facilities, either directly or indirectly, to the nomination, election or appointment of any candidate for public office in County, State or Federal office. Nor shall any meetings of a partisan political nature be held within the premises occupied or under the control of the LEDA.

Article V – Membership

Sec. 1. Membership of the LEDA shall consist of Six (6) voting representatives as defined by Lander County Ordinance LCC, 2.70.020, and shall consist generally of:

1. Two (2) employees of either the Federal government or State of Nevada government
2. One (1) Lander County Commissioner (who shall have no voting power except as necessary to break a tie
3. Four (4) individuals who are either owners, managers, or their designated representatives, of a business in the retail, construction, mining, mining services, medical, agricultural, energy or service industry located within Lander County.

Sec. 2. Membership – This membership shall constitute the Board of Directors of LEDA and shall be appointed by the Lander County Board of Commissioners.

Sec. 3. Qualification of members – The member requesting membership, shall be a resident of Lander County.

Sec. 4. Length of terms – Each member shall serve a term of two (2) years per LC 2003-11, 2.70.030.

Sec. 5. Compensation – The membership authorize request for payment of expenses incurred and/or cash advance request while conduction business for LEDA and presented to the Lander County Board of Commissioners for approval.

Sec. 6. Alternates – No alternates will be appointed to the LEDA Board.

Sec. 7. Quorum – At all meetings of the membership, the presence of the majority of the membership shall be necessary and sufficient to constitute a quorum for the transaction of business.

Article VI – Officers

The officers of LEDA shall be the Chairperson, Vice Chairperson and Treasurer. These officers along with the Secretary (see Article VII) shall comprise the Board of Directors of LEDA. These officers shall be elected annually at the regular annual meeting and shall take office at the conclusion of that meeting and shall serve to any including the last day of the next annual meeting. The secretary shall be a non-voting advisory position held by the Lander County Economic Development Specialist. Should a vacancy occur in the Board, such vacancies would be filled according to LCC, 2.70.030. First scheduled meeting of the fiscal year.

Article VII – Duties of Officers

Chairperson: The Chairperson shall:

4. Be chairperson of the Board and shall act as the presiding officer at all meetings unless a chairperson has been appointed as provided in LEDA By-Laws.
5. With the concurrence of the Board, establish committees and designate chairperson and committee members to carry out functions thereof.
6. Make recommendations for appointments.
7. Have the power to call special meetings.
8. Be the official spokesperson for LEDA and approve all correspondence and expressions of LEDA's policies and determinations with the approval of the Lander County Board of Commissioners.

Vice Chairperson: The vice chairperson shall:

9. Perform the duties of the chairperson in the event of the latter's absence or inability to carry out such duties.
10. In the event the office of Chairperson becomes vacant, assume the office of LEDA Chairperson.
11. Perform such other duties as may be assigned by the Chairperson of LEDA.

Treasurer: The treasurer shall:

12. Be the custodian of all LEDA financial records with cooperation of the LEDA secretary.

Article VIII – the Secretary

The secretary shall:

13. Keep the minutes of the meetings.
14. Prepare the minutes in narrative form, secure in a permanent manner and emailed copies to all regular members.
15. Notify members of the place and date of regular or special meetings.
16. Notify members of proposed amendments to the By-Laws.
17. Maintain a current list of all members and their current addresses.

Article IX – Amendments

These By-Laws may be amended or altered in whole or part by majority vote of the LEDA membership at any regular or special meeting where such action has been announced in the call of notice of such meetings.

Article X – Confidentiality

All LEDA members shall sign a statement of confidentiality regarding client contacts, records or other documents in the possession of the authority.

Article XI – Notice

Notice of regular meetings shall be emailed to each member at least five (5) days prior to the meeting. The notification of meeting shall be accompanied by an agenda and posted/published by the secretary in accordance with Nevada Revised Statutes Open Meeting Law.

Article XII – Procedure

The current edition of Roberts Rules of Order shall be the final source of authority in all questions of procedure when such rules are not inconsistent with the By-Laws of LEDA.

Adoption

Resolved, that the foregoing By-Laws for the Lander Economic Development Authority be, and hereby are adopted by the membership on this 21st day of September, 2022, and thereafter adopted and approved by the Lander County Board of Commissioners, adopted and approved on this day of , 2022.

Chairperson Lander Economic Development Authority
Paula Tomera

Chairperson Lander County Board of Commissioners
Art Clark III

Lander Economic Development Authority
December 7, 2022
Meeting

Item #6

* Correspondence, Board and/or Staff issues for potential upcoming agenda items.