

Dear GOED Board Members,

This Rural Regional Authority (RDA) Report has been compiled at Board Member request.

While the Report will not be presented at the February 5, 2026, GOED Board Meeting, Director Burns, Executive Director GOED, Shari Davis, Director, Rural Economic and Community Development, GOED, and a number of GOED's Rural RDA partners will be in attendance, to answer any questions the Board Members may have.

Thank You.



*Governor Joe Lombardo*  
*Executive Director Thomas J. Burns*

**February 5, 2026**

**Members of the GOED Board,**

This report provides an integrated update to the GOED Board on economic development conditions across Nevada's rural Regional Development Authority (RDA) regions. It synthesizes recent RDA submissions, rural abatement data, and statewide programmatic resources, with emphasis on four core areas: accomplishments, challenges, and how GOED and the State of Nevada are addressing those challenges in partnership with local, regional, and federal stakeholders.

Together, these efforts reflect GOED's role in business recruitment, workforce development, entrepreneurship support, infrastructure coordination, international engagement, and interagency collaboration. It also incorporates the growing importance of technical assistance tools, online resources, and incentive programs available through GOED and affiliated state and university partners, which are increasingly critical to rural communities with limited staffing capacity.

## Highlights

Attracting industry to rural communities is critical to expanding the local tax base, stimulating private investment, creating employment opportunities, and improving infrastructure. These outcomes collectively enhance residents' quality of life and are fundamental to sustainable community development and public health. In the past three years, GOED has attracted 23 companies via abatement into rural counties in manufacturing, logistics and operations, business information technology and natural resources. These companies will employ 1,552 Nevadans in rural areas initially and create 4,551 jobs when fully staffed. The total capital investment in these rural counties is over \$4.9 billion with an economic impact of over \$45.1 billion. These operations will generate over \$1.1 billion dollars in new tax revenue for the state.

Across Nevada's rural regions, RDAs continue to deliver measurable progress in business attraction, expansion, and diversification, despite significant infrastructure and capacity constraints. These accomplishments demonstrate the strategic value of coordinated state, regional, and local economic development efforts. The following includes some notable highlights from our RDAs. For more details on these projects and others, please see the addendum to this

report.

In western and northern Nevada, the **Northern Nevada Development Authority (NNDA)** is advancing several large-scale projects that signal growing investor confidence in rural and semi-rural communities. These include a proposed \$11 billion data center development in Lyon County that is expected to generate between 150 and 300 permanent jobs and more than 2,200 annual construction jobs, as well as a \$1 billion solar and battery storage project that will strengthen the region's clean energy portfolio. NNDA is also supporting a private utility renewable data park in Storey County that integrates manufacturing, power generation, and data center operations, and a semiconductor related manufacturing expansion in Douglas County. Together, these projects illustrate how infrastructure investments, site readiness, and coordinated permitting support can attract capital-intensive industries into rural and adjacent markets.

In northeastern Nevada, the **Northeastern Nevada Regional Development Authority (NNRDA)** has facilitated approximately \$200 million in capital investment since 2020, which reflects a disciplined approach to maximizing fiscal return while still enabling strategic growth. Notable successes include the attraction of Aultra Tank & Equipment and Amazon to Wells, a community of roughly 1,200 residents, demonstrating that meaningful projects can occur even in Nevada's smallest towns. NNRDA continues to advance diversification efforts in warehousing and distribution, manufacturing, and defense related contracting, while also supporting the region's core industries in mining, agriculture, gaming, and tourism.

In Lincoln County, the **Lincoln County Regional Development Authority (LCRDA)** supported the expansion of Nevada Industrial Storage in Alamo, which now employs 35 workers in above average wage positions with benefits and plays a growing role in the lithium supply chain. LCRDA also initiated and facilitated the sale of a previously underutilized county owned property, overcoming long standing water and power limitations that had prevented development. In parallel, LCRDA is coordinating development of the Lincoln County Regional Energy and Sustainability Complex (LCRESC), a 1,400-acre industrial site anchored by rail access and positioned to become a transformative economic asset for eastern Nevada.

In Humboldt and Pershing Counties, the **Nevada 95–80 Regional Development Authority** is experiencing significant growth driven by the Thacker Pass lithium project, additional gold mining expansions, new geothermal and natural gas projects, and growing interest in both manufacturing

and data center development. The region's international relationships continue to expand across multiple industries, bolstering innovation and investment through initiatives like Nevada Tech Hub. Improved coordination with Nevada System of Higher Education (NSHE) institutions and NevadaWorks has strengthened workforce development pipelines aligned with these emerging opportunities.

In Churchill County, [Churchill Fallon Economic Development \(CFED\)](#) is advancing multiple projects in the northern portion of the county and supporting new industrial investments, including Idaho Asphalt, which is now under construction following GOED Board abatement approval. CFED also played a direct role in supporting GOED-led trade missions to South Korea and Japan, generating follow up site visits and international investment interest that underscores the importance of including rural communities in global business recruitment efforts.

In Nye and Esmeralda Counties, the [Southwestern Central Regional Economic Development Authority](#) (SWCREDA) supported 63 clients in 2025, helped launch 13 new businesses, and secured seven approved loans through partnerships with the Nevada Small Business Development Center (SBDC), GOED's Nevada Main Street program, the University of Nevada, Reno - Center for Economic Development (UCED), and the Rural Nevada Development Corporation (RNDC). These efforts reflect the cumulative impact of entrepreneurial support, technical assistance, and small business finance in regions with limited traditional lending capacity.

## Challenges

Despite these accomplishments, rural RDAs face persistent and systemic barriers that continue to constrain economic growth and limit project feasibility.

1. Infrastructure constraints remain one of the most significant challenges. Many rural regions lack sufficient power capacity, and delayed transmission projects have slowed industrial recruitment and expansion. Water and sewer availability is limited in numerous communities, with restricted hookups preventing new housing and business development. Transportation corridors are often inadequate, rail access is unavailable in several regions, and commercial air service is limited or nonexistent. Aging or incomplete road, utility, and

broadband systems further compound these constraints, while unreliable connectivity undermines both business operations and remote workforce participation.

2. Housing and workforce issues are acute. Smaller communities face severe housing shortages and a lack of builder capacity, with construction costs estimated at approximately 30% higher than urban markets. Contractor availability is limited, and many firms are unwilling to travel to remote areas, further inflating costs and extending project timelines. Workforce shortages persist across sectors, and the lack of trained personnel for emerging industries limits diversification. Medical access constraints in rural communities further affect workforce attraction and retention, creating a feedback loop that undermines long term economic stability.

3. Land availability and federal ownership present structural barriers in many counties. In Lincoln County, for example, nearly 98% of land is federally owned, restricting residential, commercial, and industrial development. NEPA compliance, Bureau of Land Management permitting, and rights of way approvals significantly delay projects and increase carrying costs. The lack of private land also constrains property tax revenue, limiting local governments' ability to finance infrastructure and public services.

4. Permitting, regulatory, and financing barriers further complicate development. State and federal permitting delays, inconsistent guidance, and shifting regulatory requirements introduce uncertainty and cost escalation. Environmental review complexity and appraisal challenges, particularly the lack of comparable sales ("comps"), impede bank financing. Access to capital remains limited for rural entrepreneurs, and some funders view rural communities as too risky due to incomplete building codes or limited market data. In several regions, shifting deadlines, moratoriums, and changing utility requirements have repeatedly moved the goal posts for projects already in development.

5. Local government capacity is a pervasive constraint. Counties and towns face chronic staffing shortages and limited grant writing and grant administration capacity. Overextended staff routinely perform multiple roles that are not necessarily aligned with their training or job descriptions, reflecting the "jack of all trades" reality of rural governance. While communities are often presented with new grant and programmatic opportunities, many lack the bandwidth to take on additional tasks without shedding

existing responsibilities. Without staffing support and administrative simplification, even well-designed programs can remain inaccessible.

6. Lack of commercial and industrial buildings, and insufficient existing infrastructure to support new development, makes it difficult to attract businesses unwilling or unable to construct new facilities. Limited land inventories for residential and industrial development, combined with transportation isolation and single corridor access in some regions, further restrict site selection competitiveness.

## How GOED and RDAs are addressing these rural issues

GOED is pursuing a coordinated, multi-layered strategy to address rural economic development challenges, centered on interagency alignment, infrastructure investment, workforce development, entrepreneurship support, international engagement, and capacity-building.

### **1. Interagency Coordination and Technical Assistance**

GOED works closely with the Governor's Office of Financial Assistance (OFA), the Public Utilities Commission of Nevada (PUC), the Nevada Department of Transportation (DOT), the Nevada Division of Environmental Protection (NDEP), and federal partners such as the Bureau of Land Management (BLM) to align permitting, infrastructure funding, and regulatory timelines. This coordination helps reduce duplication, clarify requirements, and accelerate project advancement. GOED staff continue to provide hands-on technical guidance to RDAs navigating complex, multi-jurisdictional projects.

### **2. Infrastructure and Site Readiness**

Infrastructure and site readiness have also seen tangible progress. NNDA secured a \$6.1 million federal RAISE grant to expand the Port of Nevada, strengthening transload capacity, rail access, and supply-chain resilience while reducing highway congestion. LCRDA is pursuing EDA Supplemental Disaster grants to advance flood mitigation and infrastructure investments tied to LCRESC. NNRDA continues to advance rail, power transmission, and site-readiness projects critical to eastern Nevada's long-term competitiveness. GOED also works to align CDBG funding with site-readiness and housing priorities and to facilitate BLM parcel sales and rights-of-way transfers needed for industrial development.

### **3. Workforce Development and Education,**

Workforce development and education remain central to rural economic resilience. RDAs are partnering with the University of Nevada System, including the University of Nevada, Reno Center for Economic Development (UCED) and NevadaWorks, to expand apprenticeship pathways, industry-aligned training, and credentialing opportunities. These initiatives complement ongoing collaboration with the Nevada SBDC, the Rural Nevada Development Corporation (RNDC), and local Nevada Main Street programs to support startups, business retention, and local investment. GOED's Individual Career Mapping (ICM), a system that integrates labor market literacy, virtual reality field trips, and skills assessments, is highly active in rural Nevada and has demonstrated meaningful impact.

### **4. Entrepreneurship and Small Business Support**

Entrepreneurship and small-business support are being advanced through coordinated use of the Nevada SBDC, RNDC, Nevada Main Street programs, and university-backed initiatives. Rural-specific tools such as NNRDA's Ready Aim Academy provide scalable, low-cost technical assistance, while loan programs, business coaching, and access-to-capital resources highlighted on the GOED website help bridge financing gaps. Launch Rural Nevada, an annual event tailored for startups and small business owners in rural communities, provides opportunities for mentorship, access to capital, and connection with entrepreneurial support organizations in the state. The founding partners for the event include NNRDA, GOED, Nevada SBDC and others.

### **5. International Outreach and Business Recruitment**

GOED has maintained a consistent commitment to including rural RDAs in international outreach and business recruitment. GOED-led trade missions, participation in SelectUSA, and relationship-building initiatives such as the Nevada Tech Hub have generated concrete follow-up activity, particularly in mining supply chains, advanced manufacturing, clean energy, and data infrastructure. These efforts ensure that rural Nevada remains visible and competitive in global investment markets.

GOED's website, social media accounts and online resources play an increasingly important role for rural communities. The [GOED website](#) serves as a central access point

for incentive and tax-abatement programs, grant and loan opportunities, site-selection and business-development tools, workforce and training resources, and international trade and export assistance. These digital resources are particularly valuable for communities that lack in-house capacity to navigate complex state and federal programs.

Capacity-building and program design remain critical priorities. GOED recognizes that rural communities are operating at or beyond maximum capacity. Providing new programs alone is insufficient unless paired with staffing support, simplified grant administration, flexible program design, and tools that reduce administrative burden. To enable meaningful uptake, GOED is working to help communities take on new opportunities, acknowledging the operational realities faced by rural local governments and RDAs.

## GOED divisions focused on rural community and economic development

[\*\*The Community Development Block Grant \(CDBG\)\*\*](#) is a program funded through the U.S. Department of Housing and Urban Development (HUD) that supports community development activities to build stronger, more resilient communities. GOED administers the non-entitlement CDBG program for Nevada, which includes cities with fewer than 50,000 people, counties with fewer than 200,000 people, and units of local government that don't receive CDBG funds directly from HUD. Funding is based on a competitive process through the State. Clark County, North Las Vegas, Las Vegas, Henderson, Sparks, Reno, and Carson City are considered entitlement areas and receive their CDBG allocation directly from HUD and administer their own programs.

The CDBG program enables local governments to undertake a wide range of activities intended to create suitable living environments, provide affordable housing, and create economic opportunities. States are given wide latitude in the design and implementation of their programs. In Nevada, CDBG focuses on creating economic opportunities, with an emphasis on community infrastructure projects such as the acquisition of property for public purposes; construction or reconstruction of streets, water and sewer facilities; neighborhood centers, recreation facilities, and other public works; demolition; rehabilitation of public and private buildings; and planning and capacity building activities.

CDBG's goals and priorities include closely aligning the CDBG program with the plans and activities of the RDAs; approving fewer, larger grants with an emphasis on maximizing community impact; and using CDBG dollars for economic development activities with an emphasis on community infrastructure. Applicants are asked in the application how their project will contribute to economic development in their area and are required to get a letter of support from their RDA. Also, the directors of the rural RDAs participate in the allocation meeting that determines the award recommendations to GOED.

Managing federal grants is not an easy process, so CDBG staff provide multi-day in-person trainings, technical assistance, instruction manuals, checklists, and various other resources to ensure grantees and applicants understand the complicated federal requirements. They also make themselves available to answer questions applicants and grantees may have. Additionally, they travel to communities to complete on-site monitoring and assist with more one-on-one training to ensure federal requirements are met. These activities provide the support current grantees and applicants need, as well as contributing to their success in the future. Not all federal grants come with this level of support and technical assistance, and the ability to manage a CDBG grant prepares them for any other grants they may want to pursue.

Currently, CDBG is allocated around \$3,000,000 per year from HUD, approximately \$2.7 million of which is awarded to projects. For the 2026 CDBG application cycle, CDBG has \$5,207,890 in requests from seven rural communities. Thankfully, one major benefit of the CDBG program is its ability to match other federal funds. GOED partners with federal, state, and private entities to support larger projects in rural Nevada, leveraging other funding sources to maximize impact. A recent example of this is the City of West Wendover's Fire Station and Emergency Operations Center. This project was completed using funds from CDBG, the State Infrastructure Bank, USDA, and the City of West Wendover. Another recent example is the Wells Main Street Retail Center. This dilapidated motel that converted into a small business incubator project was funded through CDBG, which purchased the building in 2022, and Nevada Main Street and Nevada Gold Mines, which provided funding for the rehabilitation. Please reference the included list of funded projects from the last three years showing a broad range of impactful projects, but also note that over \$110 million has been awarded to 18 rural Nevada communities since 1982. For more information about recent CDBG grants, please see the addendum to this report.

**The Nevada Main Street** program is a holistic approach to downtown revitalization that includes historic preservation, economic and community development, beautification, and economic vitality. It supports business creation and retention to build and sustain healthy and economically vibrant communities, with a primary focus on improving quality of life for residents and keeping their identity and sense of place. The program offers community-based initiatives with a practical, adaptable framework that adjusts for each unique community, adapting, growing, and changing over time to ensure it stays relevant and impactful.

The goal of a local Main Street program is to create an environment, both built and cultural, in which their small businesses and community can thrive. Building resilient, vibrant communities also contributes to business attraction, helping to create places in which potential employees would like to live and current residents are able to stay. A beautiful community with restaurants, shopping, events, public spaces, and pride in its history and community is much more desirable for a new company and potential employees than a community lacking those things. It also makes the quality of life better for the people already living there.

The program partners with Main Street America, a non-profit organization leading a collaborative movement with partners and grassroots leaders that advances shared prosperity, creates resilient economies, and improves quality of life through place-based economic development and community preservation in downtowns and neighborhood commercial districts across the country. Main Street America has been doing this work for almost 50 years, and continues to grow, build, research, and share best practices.

The goal of the Nevada Main Street program is to empower communities to determine their own goals through community meetings and strategic planning, and work to educate and support them to reach their goals. GOED and the Rural Division empower Main Street communities through organizational development services; board member, staff, and committee training; networking, scholarships, and grants; twice monthly calls, alternating between just communities to discuss specific issues or training and partner calls, which include Nevada Main Street partners sharing their programs and resources; and direct support from the Rural Director. They also receive a membership to the Main Street America website, which gives them access to thousands of pages of resources; the member hub, where they can ask questions and seek advice from similar communities across the nation; and the newly launched Main Street America Academy, where they can take free, self-paced, interactive professional development classes focused on

downtown and commercial district management, building skills and knowledge directly relevant to the multitude of challenges facing 21<sup>st</sup> century commercial districts and main streets.

Currently, there are 29 participating local Main Street programs representing 34 communities, both rural and urban, in various stages of development. Three of those communities are Accredited with Main Street America, which means they met Main Street America's stringent requirements in six standards: broad-based community commitment to revitalization; inclusive leadership and organizational capacity; diversified funding and sustainable program operations; strategy-driven programming; preservation-based economic development; and demonstrated impact and results. Additionally, 11 Main Street organizations received Affiliate status, which means they are achieving success and building towards Accredited status.

Data is tracked and self-reported by all accredited and affiliate level organizations. Data for 2025 is due by the end of February. Organizations from 2024 report that Main Street and community efforts led to 382 full-time jobs, 149 part-time jobs, and 124 new businesses, as well as 66 rehabilitation projects, 10 public improvement projects, and over \$11,000,000 in public and private investment.

Nevada Main Street has fostered strategic, mutually beneficial partnerships with various federal, state, and non-profit entities. These partnerships are vital for both the partners, who are able to better understand the needs of the communities to make their programs and outreach more effective, and the communities, which are able to hear about programs and opportunities directly, as well as ask questions. Nevada Main Street partners include Travel Nevada, the Division of Outdoor Recreation, the State Historic Preservation Office (SHPO), Small Business Development Center (SBDC), USDA-Rural Development and Rural Partners Network, Senator Rosen's Office, Senator Cortez Masto's Office, Congressman Amodei's Office, the University Center for Economic Development (UCED), the Department of Business and Industry, Rural Nevada Development Corporation (RNDC), the Nevada Arts Council, Nevada Humanities, State Parks, the Bureau of Land Management, Nevada Rural Housing, Western Nevada Development District, the Office of Federal Assistance (OFA), the Department of Transportation, the Small Business Administration (SBA), the State Infrastructure Coordinator, Cooperative Extension, and the Regional Development Authorities.

### Participating communities are:

- **Accredited** – Gardnerville, Tonopah, Downtown Reno Partnership
- **Affiliate** – Boulder City, Eureka, Fernley, Goldfield, Hawthorne, Henderson, Jackson Street (Las Vegas), MidTown Reno, Virginia City, Wells, and White Pine (Ely, Baker, McGill)
- **Exploring/General** – Brewery District (Reno), Caliente, Dayton, Downtown Sparks, Incline Village, Lovelock, Mesquite, Moapa Valley (Logandale and Overton), Pahrump, Pioche, Pyramid Lake Paiute Tribe (Sutcliffe, Wadsworth, Nixon), Riverwalk District (Reno), Wells Avenue (Reno), Winnemucca, and Yerington.

In the addendum, please see the attached list of grant-funded projects from the last two grant cycles. Additionally, please note Main Street organizations have also received various state and federal funding, such as Travel Nevada's destination development and marketing grants, outdoor recreation grants, Nevada Arts Council grants, Nevada Humanities programming and grants, T-Mobile Hometown grants, as well as other grants and program participation. Also, Nevada Main Street is working with the Nevada Economic Assessment Project (NEAP) through UNR Extension to put together Main Street Fact Sheets for each community that includes demographics, tapestry segments, industry overviews, economic overviews, visitation, and gap analysis. NEAP is doing this work at no cost to the program or communities thanks to the partnership we have built. These data sheets can be used for grant applications, to guide strategic planning, and to provide to potential businesses looking to move to their community. They will also be provided to the Regional Development Authorities once received.

### Other ways GOED benefits rural Nevada

In addition to programmatic support provided through GOED's rural and community development divisions, we are supporting rural Nevada through targeted, cross jurisdictional initiatives tied to long-term capacity building and federal alignment. Current efforts include preparation of the Governor's petition for HUBZone designation updates, which are intended to expand eligibility for federal contracting opportunities in rural and underserved communities and strengthen business competitiveness in regions with limited access to capital. This work requires coordination with local governments, RDAs, and federal partners to validate economic distress indicators,

boundary adjustments, and data accuracy. Additional statewide projects involve interagency coordination on infrastructure readiness, land use and site development challenges, and alignment of state and federal funding programs to support rural industrial, clean energy, logistics, and manufacturing projects. Collectively, these efforts are focused on reducing structural barriers, improving access to federal tools and resources, and supporting rural communities as they pursue long term economic diversification and resilience.

The **Film Nevada** division promotes rural communities as film locations through the location directory on its website, [film.nv.gov](http://film.nv.gov). When a production films in a rural area, it can create a significant economic impact by creating short-term jobs for residents, such as extras, crew support, or caterers; increased local spending in hotels, restaurants and stores; and location fees paid to landowners and small businesses. The industry can create longer-term growth through film tourism as the production can act as free marketing for the locations showcased on screen. Film Nevada is currently planning a scouting trip to rural communities in the spring, looking to add more rural locations to the directory to promote to filmmakers. Cities on the itinerary include Pahrump, Beatty, Goldfield, Tonopah, Yerington, Gardnerville, Minden, Genoa and Virginia City.

As a statewide and taxpayer-funded resource, the **Nevada APEX Accelerator** helps for-profit businesses pursue local, state, and federal government contracts and subcontracts in the U.S. Team members provide one-on-one counseling, teach and/or facilitate training sessions or events, and offer a myriad of other services as shown on GOED's website under "Small Business Support."

On behalf of ten APEX Accelerators, the Nevada APEX Accelerator led a regional event on January 12 at the Clark County Library's Main Theater in Las Vegas. The theme of the function was "Strengthening the Defense Industrial Base (DIB) via American Ingenuity," and there were over 150 people representing government, industry, academia, and non-profit organizations at the event to discuss technology, innovation, and inventions as they relate to ensuring our nation's security. The event's agenda included capability presentations by a variety of Nevada businesses. The Nevada APEX Accelerator was pleased to arrange for its formal client, American High Voltage, from Elko, to share in front of an audience how the company produces extreme temperature and harsh environment power supplies that military, oil well, medical equipment, and other vertical markets rely on.

GOED's **Innovation Based Economic Development** division has a number of support activities to strengthen rural Nevada as well. Those fall within the areas of entrepreneurship, access to capital for rural small businesses, innovation for workforce development, and research & development.

### **Office of Entrepreneurship**

Between January and September 2024, the Nevada Office of Entrepreneurship, together with partners and facilitators, conducted listening sessions and focus groups across the state, from Elko's rural main streets to Las Vegas's diverse neighborhoods, from Reno/ Sparks' growing innovation corridors to historically underserved urban districts. Special sessions engaged veterans and Latino entrepreneurs, ensuring the voices shaping Nevada's entrepreneurial future reflect the diversity of the state. These conversations revealed an economy ready to grow if its systems can become better aligned.

Across every region, one concern stood out: the path to starting and growing a business feels more difficult than it should be. Entrepreneurs spoke of red tape and licensing barriers, describing inconsistent rules across jurisdictions, steep fees, and a maze of forms and approvals discouraging even the most determined founder.

Even for those who overcome these hurdles, another challenge remains in access to capital. Funding continues to be limited and unevenly distributed. Founders, especially those in rural towns, veteran communities, and among Latino entrepreneurs, described not only the difficulty of securing loans or grants, but also a lack of "grant literacy" and culturally relevant guidance to help them navigate financial tools already available. Other barriers are structural. Housing and infrastructure gaps, including broadband dead zones, deteriorating roads, and a shortage of affordable office space, constrain both business growth

In partnership with the White Pine Chamber of Commerce, we hosted an event in Ely on Nov. 17, 2025, to kick off Global Entrepreneurship Week. The event brought together business owners, startups, and resource partners alongside local and state agencies. The goal was to strengthen connections, encourage collaboration, and build community in support of Nevada's rural economies. Elected officials were also invited to expand on further solutions and collaborations.

Looking ahead to 2026, the Nevada Governor's Office of Federal Assistance has invited the Office

of Entrepreneurship to speak about the resources available for entrepreneurs in rural Nevada from June 1-3.

SEPTEMBER- OCTOBER

**6**  
community  
insights

**20**  
rural  
towns

**200+**  
statewide  
participants

### COMMUNITIES

- RURAL
- SOUTHERN NV
- RENO+SPARKS
- VETERAN
- LATINO
- URBAN  
UNDERSERVED

**20  
24**

### COMMUNITY CONSULTATION INSIGHTS



Rural  
Urban

### PARTICIPANT FEEDBACK

#### LOCATION

<b>1</b> <b>MORE</b>	support from elected officials, senior champions, and community	<b>RURAL &amp; URBAN</b>
<b>2</b> <b>LESS</b>	onerous government portals, licensing, and fees	<b>RURAL &amp; URBAN</b>
<b>3</b> <b>MORE</b>	trackable information, education, and resource sharing	<b>RURAL &amp; URBAN</b>
<b>4</b> <b>MORE</b>	infrastructure and community support	<b>RURAL</b>
<b>5</b> <b>MORE</b>	accessible small business grants and financing	<b>RURAL &amp; URBAN</b>

GOED's Innovation Based Economic Development division also oversees **Nevada's State Small Credit Initiative (SSBCI)**, **Battle Born Growth**. To address rural Nevada's small businesses' capital needs, SSBCI's loan programs partner with the Rural Nevada Development Corporation (RNDC) under its Loan Participation Program. This partnership was formed in Q3, 2025 and a first loan has been made. SSBCI also comprises a substantial Technical Assistance component, which is led by partner Nevada Small Business Development Center (SBDC).

Technical Assistance to rural small businesses and entrepreneurs includes support for tribal communities. The [Tribal Entrepreneurial Development Program](#), provided by SBDC sub-contractor StartUpNV, is a six-week entrepreneur education program designed for first time entrepreneurs in Nevada's Tribal Communities. The goal is to get businesses to evolve into "venture worthy" projects, from an idea into a business, and then attract pre-seed angel investment. The next cohort starts on February 23, 2026.

### **Individual Career Mapping (ICM) Program**

Innovation for workforce development, also part of GOED's Innovation Based Economic Development division, is highly active in rural Nevada and has demonstrated substantial impact. The Individual Career Mapping (ICM) program represents a strategic workforce development intervention designed to elevate labor market literacy across rural Nevada.

Leveraging a "high-tech, high touch" framework, the ICM methodology integrates immersive virtual reality career exploration, rigorous computational thinking assessments, and preparation for the National Career Readiness Certificate (NCRC). This approach transforms local libraries and schools into essential civic hubs for economic mobility.

Community	Leading Organization	Implementation Model & Key Activities
Jackpot	Jackpot Combined School	Peer-to-Peer Leadership: Utilizing a "Train-the-Trainer" model, student leaders facilitate 8-week cohorts for their peers, incorporating VR and EmployNV data to earn the NCRC and satisfy College and Career Ready Diploma requirements.
Fallon	Churchill County School District	Strategic Alignment: Focuses on the ICM framework integrated into Work-Based Learning local business paid internships. Data

		informed decisions use high school graduate data analysis and employer-focused evaluations of the Career Readiness Assessment to bridge the school-to-work gap.
Elko	Great Basin College (GBC) & ECHS	Bilingual Workforce Bridging: At GBC, VR simulations act as a technical vocabulary aid for ESL learners entering the CNA program. At Elko County High School, the high school library serves as a hub for the district's SPED students on their career mapping journey.
Winnemucca	Humboldt County Library	"Library-Seeded" Engagement: A graduated approach starting with middle school "Badge Collector" challenges and expanding to full high school cohorts. Plans include a Mining VR Collection debut in mid-2026 to highlight in-demand local occupations.

Through these diverse community-based models, the ICM program achieves several critical objectives:

- **Visibility:** Uses VR to bring invisible or poorly understood skill sets (such as advanced manufacturing and mining) necessary for sound placements.
- **Agency:** Provides residents with a "sorting hat" (the Career Readiness Assessment) to identify personal strengths in problem-solving, abstract reasoning and perseverance.
- **Competitiveness:** Equips rural Nevadans with the NCRC, a "golden ticket" that proves their foundational STEM and workplace math skills to employers.

### Research and development (R&D)

Finally, R&D in rural Nevada is predominantly driven by IBED's partnership with the state's research universities (UNR, UNLV, DRI) utilizing the Nevada Knowledge Fund. The main objective is to develop and/or identify technologies that address rural Nevada challenges.

A great example of this is [WaterStart](#), a Nevada-based nonprofit organization that assists innovative water technology companies and startups with developing, commercializing, and deploying technology more rapidly throughout our state and across the globe.

Since 2013, when WaterStart was founded under the Knowledge Fund as a collaboration between DRI, GOED, and Southern Nevada Water Authority to turn water technology innovation into economic impact, the organization has focused on finding solutions for over 150 priorities from our utility partners; evaluated more than 450 technologies; and launched 51 funded projects. WaterStart is ideally positioned to identify water technologies and conduct pilot, demonstration and technology validation projects, including developing new solutions with research partners DRI and UNLV, to address rural Nevada's water challenges. Currently ongoing are discussions with global technology-based startups to extract critical materials from brine, as well as a public-private partnership in tribal communities.

## Healthcare

The Centers for Medicare & Medicaid Services (CMS) Rural Health Transformation (RHT) Program represents a landmark federal investment in revitalizing rural healthcare across the United States. Authorized under Section 71401 of the One Big Beautiful Bill Act (Public Law 119-21), the program allocates \$50 billion over five fiscal years (2026–2030), with \$10 billion available annually. This initiative empowers states to address longstanding disparities in rural health access, quality, and outcomes by fostering innovation, infrastructure upgrades, and workforce enhancements. All 50 states, including Nevada, submitted applications by November 5, 2025, with CMS recently announcing Nevada's first-year award of nearly \$180 million. For Nevada, a state where over 20% of the population resides in rural and frontier areas characterized by vast distances, limited resources, and high chronic disease burdens, the RHT Program is not merely a funding mechanism but a catalyst for economic resilience and workforce sustainability. GOED has been working closely with the principals of the Nevada Health Authority (NVHA) to provide feedback on programmatic objectives for rural economic and workforce development, and we are very excited about the potential of this opportunity.

The RHT Program is designed to transform rural healthcare ecosystems through state-led strategies aligned with five strategic goals: making rural America healthy again via preventive innovations; ensuring sustainable access to essential services; bolstering workforce development; advancing innovative care models; and leveraging technology for efficiency. Funding distribution is bifurcated: 50% (\$25 billion total) is allocated equally among approved states, while the remaining 50% is awarded competitively based on factors like rural population size, facility density, and proposal quality. Allowable uses include payments to providers,

recruitment and training initiatives, technology adoption (e.g., telehealth, AI-driven remote monitoring), and infrastructure modernization for critical access hospitals and federally qualified health centers.

Enacted amid broader Medicaid financing reforms that could reduce rural funding by up to \$155 billion over a decade, the RHT Program serves as a counterbalance, emphasizing long-term sustainability over short-term relief. States have submitted comprehensive transformation plans detailing stakeholder engagement, measurable outcomes, and sustainability strategies. In Nevada's case, our application, submitted on November 3, 2025, by the NVHA, was awarded approximately \$180 million for the first year of the federal RHT Program. This award drew from over 300 stakeholder inputs to prioritize chronic disease prevention, infrastructure flex funds, workforce grants, and technological innovations.

Nevada's rural landscape spans 17 counties with populations under 100,000, where geographic isolation exacerbates healthcare inequities. Rural Nevadans face higher rates of chronic conditions like diabetes and heart disease, limited emergency services, and provider shortages, exacerbated by the state's 80% urban-rural divide in healthcare resources. The impending Medicaid changes threaten to strain critical access hospitals, potentially leading to closures and service reductions that ripple into economic downturns, including job losses in healthcare-dependent communities.

The RHT Program arrives at a critical juncture for Nevada, where rural economies rely heavily on mining, agriculture, and tourism, sectors vulnerable to workforce disruptions from poor health outcomes. By targeting these pain points, the program positions Nevada to not only stabilize healthcare but also leverage it as an economic engine, fostering job creation and retention in underserved areas.

Nevada's plan, titled "Make Rural Nevada Healthy Again," allocates funds across targeted initiatives to build a resilient rural health network. The Rural Health Outcomes Accelerator Program (RHOAP) receives \$30 million annually to deploy value-based care models for the prevention and management of chronic diseases, with a focus on community health workers and the integration of telehealth. An \$80 million flex fund supports rural hospitals and clinics in acquiring modern equipment and technology, enhancing public health infrastructure.

Central to the application is workforce development through the Workforce Recruitment and Rural Access Program, which addresses provider shortages via incentives for rural service (e.g., loan repayment), tuition assistance tied to five-year commitments, and a dedicated rural physician residency program, which will be coordinated in alignment with the Governor's Graduate Medical Education Advisory Committee. Additional grants promote healthcare innovation, such as AI-enabled remote monitoring, to expand access without increasing physical infrastructure demands. These efforts, informed by diverse stakeholders including tribal nations (with 3–10% of funds earmarked for Native communities), ensure equitable, culturally sensitive implementation.

The RHT Program's infusion of federal dollars into Nevada's rural health sector holds transformative potential for economic development. Healthcare constitutes 12% of Nevada's GDP, with rural facilities employing thousands and supporting ancillary industries like medical supply chains and transportation. By preventing hospital closures, a risk heightened by Medicaid cuts, the program safeguards these jobs while stimulating new economic activity through infrastructure investments. For instance, RHOAP's focus on chronic disease management could reduce emergency admissions by 20–30%, lowering costs for rural employers and enabling workforce participation among healthier populations.

Technological upgrades, such as broadband-enabled telehealth, bridge Nevada's digital divide, attracting remote workers and entrepreneurs to rural hubs like Elko and Winnemucca. This aligns with broader economic goals: healthier communities boost productivity in agriculture and mining, where absenteeism from illness costs millions annually. Moreover, by fostering public-private partnerships, the program could generate multiplier effects, each \$1 invested in rural health yielding \$2–3 in local economic returns through sustained employment and consumer spending. In essence, RHT funding positions rural Nevada as a hub for innovative health-tech, diversifying economies beyond extractive industries and promoting long-term prosperity.

Workforce shortages plague Nevada's rural health sector, with provider-to-patient ratios 50% below urban benchmarks, leading to burnout and turnover. The RHT Program directly counters this by prioritizing recruitment and retention, allocating \$80 million annually to incentives that encourage clinicians to commit to rural service. Programs like rural residencies and tuition aid not only expand the pipeline of providers, targeting pharmacists, community health workers, and navigators, but also empower existing staff to practice at the top of their licenses, enhancing efficiency.

This investment enhances economic opportunities for healthcare professionals, offering pathways for underrepresented groups, including tribal members, to enter high-demand fields. By reducing vacancy rates, Nevada can stabilize service delivery, minimizing economic disruptions from delayed care. Long-term, these efforts build a diverse, skilled workforce that supports population health, indirectly fueling economic growth through reduced healthcare expenditures and increased labor force participation. As Director Stacie Weeks noted, the program builds on existing innovations to create "efficiencies that benefit thousands."

The CMS Rural Health Transformation Program is a beacon of hope for rural America. For Nevada, it is an indispensable tool for weaving health equity into the fabric of economic and workforce vitality. Through targeted investments approximating \$180 million annually, Nevada's plan addresses immediate crises while laying foundations for sustainable growth, preventing chronic diseases, modernizing infrastructure, and cultivating a robust healthcare workforce. The program's success will hinge on collaborative execution, but its potential is clear: a healthier rural Nevada means a stronger, more prosperous state. By transforming healthcare from a cost center to an economic driver, the RHT Program ensures that no community is left behind. To receive program updates, please visit the Nevada Health Authority's website and ListServ at [https://nvha.nv.gov/Community/Rural\\_Health\\_Transformation/](https://nvha.nv.gov/Community/Rural_Health_Transformation/).

### **Workforce development**

In the ten years since the inception of the Workforce Innovations for a New Nevada (WINN) program at GOED, investment in workforce training has supported 45 programs across Nevada. WINN awards are a strategic tool that GOED can provide to deliver on economic diversification goals to attract business and industry, bringing high quality jobs for all Nevadans.

GOED works closely with RDAs across the state in business development partnerships. As workforce capacity considerations are identified in efforts to attract and expand in key sectors, WINN provides funding to authorized educational institutions to partner with employers and build programs that support a robust talent pipeline together. This approach brings immediate benefit to new and expanding employers while also building foundation for the industry at large.

One attribute of WINN legislation to address this need in real time is that priority is given to workforce programs of 12 months or less. Historically, WINN awards are most seen at community

colleges across the state: College of Southern Nevada (CSN), Truckee Meadows Community College (TMCC), Western Nevada College (WNC), and Great Basin College (GBC). All of these programs have benefits for students across the state.

A current example supports the Victory Logistics District in the Fernley area. Specifically, Western Nevada College received a \$599,706.60 award to support workforce training programs at the Fernley Advanced Manufacturing Training Center. Advanced manufacturing companies, such as Lilac Solutions, Panasonic Energy, and Redwood Materials, committed letters of support to this program, documenting high-quality, high-wage jobs in this region and valuing the workforce skills that participants in WNC's Fernley campus program would bring. WNC has established excellence in advanced manufacturing training serving the GOED motto, "Good jobs today, better jobs tomorrow." Now, they are bringing that same level of excellence to Fernley, anchored in the Victory Logistics District and for what will be a pillar of workforce innovation and economic mobility for years to come.

This program at the Fernley Advanced Manufacturing Training Center will reach at least four counties in Northwest Nevada, including but not limited to building a workforce pipeline in Washoe, Lyon, Churchill and Storey counties. In this same fashion, WINN awards are designed and in place at all four community college campuses to support workforce capacity in rural communities in key sectors including advanced manufacturing, transportation & logistics, IT, natural resources and creative industries.

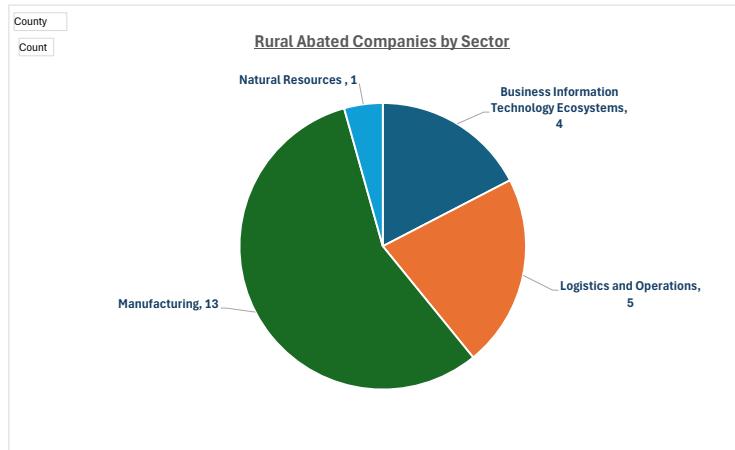
## Conclusion

Rural Nevada continues to demonstrate resilience, innovation, and strategic momentum despite persistent structural barriers. The RDAs, in partnership with GOED and state agencies, are advancing transformative projects in energy, manufacturing, logistics, data centers, and entrepreneurship. Sustained investment in infrastructure, workforce development, regulatory modernization, and interagency coordination will be essential to unlocking the full potential of rural regions.

GOED remains committed to inclusive growth, international engagement, and long-term economic resilience for all of Nevada's communities.

Incentive Type	(All)									
Row Labels	Count	Sum of Number of Employees	Sum of Number of Employees: Buildout	Sum of Capital Investment	Sum of Other Capital Investment	Sum of Total Partial Tax Abatements	Sum of Net New Taxes	Sum of Economic Impact		
2023	12	1,143	3,976	3,934,963,243	217,568,378	365,620,551	859,457,641	40,720,188,178		
Churchill	1	20	99	7,409,120	7,200,000	739,116	6,194,802	478,614,330		
Douglas	2	27	39	23,655,969	7,676,558	1,343,112	9,362,058	123,648,288		
Lyon	1	17	27	20,872,500	26,760,000	1,383,440	6,608,894	84,780,702		
Nye	1	240	270	22,800,000	21,387,710	1,923,558	15,264,659	15,264,659		
Storey	7	839	3,541	3,860,225,654	154,544,110	360,231,325	822,027,228	40,017,880,199		
2024	6	352	403	710,704,597	755,352,926	68,632,868	221,561,988	3,397,129,275		
Elko	1	164	164	14,975,322	4,600,000	1,740,290	13,320,213	13,320,215		
Humboldt	1	108	126	271,578,900	210,000,000	33,581,347	43,175,540	1,151,817,802		
Lyon	1	21	26	3,083,235	3,903,485	291,671	1,955,679	110,996,370		
Storey	3	59	87	421,067,140	536,849,441	33,019,560	163,110,556	2,120,994,888		
2025	5	57	172	310,939,650	26,570,000	24,412,594	63,482,486	1,039,592,103		
Churchill	1	20	99	8,150,032	7,200,000	795,852	6,493,040	390,819,074		
Douglas	1	6	34	2,053,700	192,652	2,402,112	137,544,616	137,544,616		
Storey	3	31	39	300,735,918	19,370,000	23,424,090	54,587,334	511,228,413		
<b>Grand Total</b>	<b>23</b>	<b>1,552</b>	<b>4,551</b>	<b>4,956,607,490</b>	<b>999,491,304</b>	<b>458,666,013</b>	<b>1,144,502,115</b>	<b>45,156,909,556</b>		

County	(All)	
Row Labels	Count	
Business Information Technology Ecosystems	4	
Logistics and Operations	5	
Manufacturing	13	
Natural Resources	1	
<b>Grand Total</b>	<b>23</b>	



January 13, 2026

Governor's Office of Economic Development  
808 West Nye Lane,  
Carson City, NV 89703

**Subject: Regional Economic Development Initiatives**

**Purpose:**

This memorandum provides an update on key initiatives led by the Northern Nevada Development Authority (NNDA) related to infrastructure development, and business development across the region. These efforts are aligned with Nevada's broader goals for economic diversification, infrastructure development, supply chain resilience, and workforce development.

NNDA represents following region: Carson City, Douglas County, Storey County, Lyon County and Mineral County.

**1. Infrastructure Development**

**Port of Nevada – RAISE Grant Expansion Project**

NNDA, in partnership with Industrial Realty Group (IRG), secured a **\$6.1 million federal RAISE grant** from the U.S. Department of Transportation. IRG is contributing a 50% private match.

The project will expand Western Nevada Transload from 74 to 192 acres. This initiative is intended to reduce highway congestion, strengthen supply chains, and support long-term economic diversification. The site serves major Class 1 railroads (Union Pacific & BNSF) and has strategic access to Interstate-80 and U.S. Highway 50.

Designated as a federal '**port of entry**,' the **Port of Nevada** functions as an inland port to alleviate congestion at coastal seaports like Los Angeles, Long Beach, and Oakland. It facilitates freight transfer between road and rail, enabling efficient distribution across the western U.S.

The port offers direct rail connections to major West Coast ports and supports both international (40-foot) and domestic (53-foot) containers. It features transloading facilities, storage yards, and ocean carrier services with direct connections to Asia and Europe.

**2. Business Development – project to highlight:**

**Data Center project - Lyon County**

NNDA is working with data center project consisting of 4.6 million square feet of data centers over 14 separate buildings and to include battery energy storage systems, a potential natural gas backup system, an electrical substation, high voltage power lines and other accessory use over two parcels totaling approximately 505 acres.

- Overall investment of **\$11 billion** in the data center project
- 150-300 jobs with the hourly wage between \$36.1/hr. and \$41/hr
- An estimated 2,260 direct construction jobs annually.

**Solar & Storage Project - Lyon County**

NNDA is working with a solar + battery storage project investing over **\$1 billion in Nevada**. Economic benefits include:

- 400 construction jobs, 5 FTEs
- Estimated total labor income will be \$16.7 million over 20 years
- \$84.1 million estimated economic impact over 20 years
- \$89.8 million in net tax revenues over 20 years post-abatement
- 40-year operations providing long-term tax revenue benefits

**Private Utility Renewable Data Center – Storey County**

Private Utility Data Park with three aspects:

- Manufacturing facility for fuel production (recycling wood pallets and plastic waste to create energy): 50–60 jobs
- Power generation - CHP to power data center
- Data Center: 15–20 jobs
- Wages between \$28 - \$83
- Capital Equipment investment: **\$365million - \$375million**

A factory uses a CHP system to generate electricity for its operations. Instead of venting the heat produced by the generator, the system captures it and uses it to produce steam needed for manufacturing—saving energy and money.

**TechCore PVA – Douglas County**

Semiconductor Industry, Manufacturing project - manufactures PVA foam rollers to clean Semiconductor wafers. Looking for around a 30,000 sq/ft building to make its new PVA product.

- 24 new jobs with \$49.90 average wage
- Capital equipment investment: \$1 Million

**Conclusion:**

These projects demonstrate NNDA's commitment to building a resilient regional economy through targeted infrastructure investment, and business attraction. We welcome continued coordination with state and federal partners to ensure strategic alignment.



Northeastern Nevada Regional Development Authority  
1500 College Pkwy, McMullen Hall #103 · Elko, NV 89801  
775-738-2100 · [www.nnrda.com](http://www.nnrda.com)

## FEBRUARY 2026 GOED BOARD MEETING REGIONAL UPDATE

The Northeastern Nevada Regional Development Authority (NNRDA) serves Lander, Eureka, Elko, and White Pine Counties—collectively the largest geographic development authority in Nevada. Spanning nearly 30,000 square miles, the region is larger than ten U.S. states and comparable in size to South Carolina. This scale creates unique economic development challenges that require tailored, rural-focused solutions.

The regional economy is anchored by three longstanding industries. Agriculture, predating Nevada's statehood, remains a cornerstone, with multigenerational ranches producing high-quality beef and exporting world-renowned alfalfa hay. Gaming, hospitality, and outdoor recreation continue to support tourism, while mining serves as the region's economic engine, producing approximately two million ounces of gold annually, 98 percent of Nevada's copper, and over half of the region's gross regional product.

NNRDA supports these core industries through project development, supply-chain recruitment, and business expansion efforts that enhance safety, efficiency, and competitiveness. Concurrently, the Authority is advancing industrial diversification through grassroots business development and targeted recruitment in warehousing and distribution, manufacturing, and Department of War-related contracting. To support entrepreneurship, NNRDA recently launched Ready Aim Academy, a free, online small-business primer designed specifically for rural Nevadans.

Since 2020, NNRDA has facilitated approximately \$200 million in capital investment across the region. Nearly \$65 million of that investment was secured without tax abatements, maximizing benefits to local communities. Recent successes include welcoming Aultra Tank & Equipment and Amazon to Wells (population ~1,200), underscoring that impactful projects can occur even in Nevada's smallest towns.

Despite these successes, the region's growth potential remains constrained by systemic barriers. Since 2020, NNRDA has evaluated 181 project leads representing more than \$19 billion in proposed investment and over 27,000 potential jobs. Many opportunities ultimately located elsewhere due to infrastructure limitations—most notably insufficient power capacity in eastern Nevada. Large-scale transmission projects, including LS Power's Southwest Intertie Project (SWIP) and NV Energy's Greenlink, will be critical to improving regional competitiveness.

Housing availability remains another significant challenge. Smaller communities such as Wells, Ely, Eureka, West Wendover, and Jackpot lack the builder capacity and workforce necessary to meet demand, with construction costs estimated at roughly 30 percent higher than urban areas. With NNRDA's assistance, minor progress is underway, including a planned housing development exceeding 150 units in Jackpot, new homes currently being built and listed for sale in Wells, and a proposed apartment complex in West Wendover.

Additional constraints—rail access, commercial air service, and water availability—continue to impact or threaten site selection. Nevertheless, NNRDA maintains an active pipeline of both community and business development projects, advancing opportunities toward implementation. These range from industry expansions to transformative initiatives such as the DSA-2000 astronomical survey project in White Pine County, which has the potential to redefine rural Nevada's role in scientific research.

Economic development in rural Nevada requires persistence and adaptability. Despite limited resources and significant infrastructure challenges, NNRDA continues to deliver measurable progress and lasting value for the communities it serves.

**Lincoln County Regional Development Authority Report**  
**Prepared for the February 5<sup>th</sup> GOED Board Meeting**  
by Jeff Fontaine, LCRDA

**Successes**

The Nevada Industrial Storage (NIS) In Alamo has expanded its site to store additional EV batteries provided by Redwood Materials for reuse to power data centers and microgrids. The project has grown to employ 35 mostly full-time workers, making above-average wages with retirement and health benefits and is well positioned to have a larger role in the lithium supply chain. LCRDA initiated and helped facilitate the sale of the NIS property which until 2022 was owned by Lincoln County but had never been developed because of limited water and power.

LCRDA is continuing to coordinate and provide strategic direction for development of the Lincoln County Regional Energy and Sustainability Complex which consists of 1,200 acres of land purchased by SixCo Nevada an additional 200 acres of land owned by Lincoln County at Crestline. The land is bisected by the Union Pacific Railroad's southern mainline from the southern California to Salt Lake City.

LCRDA is working with the GOED, The Governor's Office of Financial Assistance, University of Nevada Center for Economic Development and others to apply for three separate Economic Development Administration Supplemental Disaster grants to prevent future flooding while funding for needed infrastructure and transforming the economy of Lincoln County and eastern Nevada region. If awarded, the grants will speed LCRESC development and supply essential equipment to Lincoln County. LCRDA recently hosted a visit to Lincoln County and meet and greet with local officials for the Regional EDA representative, OFA Director, and SIX Co. investment and infrastructure partners.

The Nevada State BLM Director recently committed to executing the sale of priority parcels that BLM had previously approved through NEPA and also transferring the Crestline Road right-of-way which provides access to LCRESC to the County in the next 12 months.

LCRDA is assisting local entrepreneurs and landowners who are interested selling and/or developing their parcels by providing information about permitting and potential development opportunities.

**Challenges**

Nearly ninety-eight percent of the land in Lincoln County is owned by the federal government, mostly the Bureau of Land Management, which limits land for residential, commercial, or industrial development. The lack of private land also severely limits property tax revenues needed for providing infrastructure and public services. As a result, developing infrastructure, such as roads and utilities, across federal land can be complicated and costly, further hindering new projects and creating federal regulatory compliance. Limited development opportunities make it harder to sustain local services and attract businesses and will continue to result in declining population, the lack of career opportunities and increasing the median age of residents.

**Needs**

Ongoing support from the Governor's Office, GOED and OFA is appreciated and will be very helpful in securing grants and BLM approvals for much needed land and rights-of-way for infrastructure. Also, workforce development and training for future employment at LCRESC will likely be needed in late 2026.



# Memo

**To:** Governor's Office of Economic Development Board

**From:** Michelle Hammond Allen, Director

Nevada 95-80 Regional Development Authority

**CC:** Thomas Burns, GOED Director

**Date:** January 19, 2026

The Nevada 95-80 Regional Development Authority includes Humboldt and Pershing Counties and the cities of Winnemucca and Lovelock. The region encompasses 15,708 square miles with a population of 23,935. Cornerstone industries include mining, agriculture and tourism.

Our region is experiencing significant growth with the Lithium Americas Thacker Pass project under construction, as well as additional gold mining projects and expansions. There has been an increase in mining contractor and supply chain activity across the region in conjunction with this growth. There continues to be diversification in energy production with new geothermal and natural gas projects. And the region is receiving interest in both the manufacturing and data center space. Our international relationships continue to grow across various industries, bolstering innovation through efforts such as the Nevada Tech Hub. The region's relationships with NSHE institutions and Nevadaworks have significantly improved access to workforce development.

The local governments continue to struggle in keeping up with the infrastructure needs of the region, including adequate transportation corridors, water and sewer infrastructure, and attainable housing.

The Nevada 95-80 Regional Development Authority works closely with the local governments and the state to monitor and find solutions to challenges in the region. The GOED staff have been committed in supporting our efforts. These relationships hold significant value in responding to the needs of our communities in a timely way.

33 W. Fourth St. Winnemucca, NV 89445

T: 775-623-6036 W: Nevada95-80rda.com



**Jim R Barbee**

Executive Director

775-720-3778

barbee@cfednv.com

cfednv.com

90 N Maine Street  
Fallon, NV 89406

**Date:** January 16, 2026

Director Burns,

I appreciate the opportunity to provide an update on the progress of the Churchill Fallon Economic Development Authority (CFED) and to thank you and the Governor's Office of Economic Development (GOED) for your continued partnership and support.

CFED's work over the past several months has remained closely aligned with our Mission to foster sustainable economic growth and our Vision of a diversified, resilient regional economy that creates quality jobs and long-term opportunities for Churchill County and the greater Fallon area. Our focus continues to be on business recruitment, expansion of existing industry, and proactive project support—always with an emphasis on collaboration with state and regional partners.

A strong example of that collaboration was the GOED-led trade mission to South Korea and Japan in November. CFED was pleased to support this effort and follow up on several promising international leads generated during the mission. I am especially encouraged to report that two businesses engaged during that trip have traveled to Churchill County in January to advance potential business deals. These visits represent meaningful momentum toward international investment, and they directly support CFED's vision of broadening our economic base through new markets and global partnerships.

In addition, we continue to make steady progress forward with ongoing projects located in the northern portion of Churchill County. These proposals have the potential to be transformative for the region, and GOED's assistance has been vital in keeping it moving forward. The technical guidance, strategic resources, and direct engagement provided by your team have strengthened CFED's ability to respond to project needs and maintain forward progress. This partnership exemplifies how our shared mission translates into real-world results.

I would also like to formally express CFED's appreciation to you and the GOED Board for the approval of abatements for Idaho Asphalt. As I write this letter, construction is underway on their new facility in western Churchill County. This investment underscores the importance of business-friendly policies and timely state-level support in encouraging companies to expand and invest in Nevada's rural communities.

On a personal note, I want to thank you for your support of CFED and for the direct assistance you and your staff have provided me as I transition into this new position. Your guidance, accessibility, and confidence in our organization have been greatly appreciated and have made a meaningful difference during this period. I look forward to continuing our strong partnership as we work together to advance economic development opportunities for Churchill County and the State of Nevada.

**Sincerely,**  
**Jim R Barbee**  
Executive Director

# 2025 Nye/Esmeralda Counties Update for GOED

## Successes

In 2025, SWCREDA supported **63 clients**, helping launch **13 new businesses** and securing **7 approved loans** totaling **\$62,535.87**. These accomplishments were strengthened through active collaboration with key partners including the **Nevada SBDC, Main Street programs, UNR Center for Economic Development** and the **Rural Nevada Development Corporation (RNDC)**, reflecting a year of meaningful impact and strong regional partnerships.

## Challenges

High extension fees and lack of infrastructure for power, sewer, and constantly shifting requirements—along with shifting deadlines and moratoriums—create significant uncertainty for development. Inconsistent guidance from state and lack of local engineers adds further delays. The limited availability of existing commercial buildings in both counties makes it difficult to attract businesses that are unwilling or unable to construct new facilities. Many projects ultimately fail to pencil out because infrastructure improvements are too expensive, and policies continue to change, repeatedly moving the goal posts and adding costs for construction. Transportation options are also limited, with no rail access and only a single highway serving the region. On top of this, it remains challenging to obtain a clear understanding of Nye County's true water capacity, and being an unincorporated township introduces additional structural barriers that complicate planning, investment, and long-term growth.

## Needs

Clear written requirements from building and planning for Nye County that don't change as a project is being completed. Clarity regarding our water capacity for the town of Pahrump. Federal and or State assistance to build out infrastructure. Help from the Public Utilities Commission shortening the time frames for engineering and planning for projects for water and sewer service. Currently it is seven months for Great Basin to review and approve if everything is perfect and up to three more months for the state to review and OK the projects. The county will not look at the plans until both are done.

Current projects that are in danger of being lost are: a 120-unit RV Park, a 400-unit apartment complex and a 60,000 sq. ft. concrete tilt up to be divided into 10,000 and 5,000 sq. ft. units for contractors. 90% of our issues are pre-planning and utilities.

<b>Grant # 1</b>	
Grantee:	City of Fallon
Project Name:	Kaiser St Roadway ADA Project
Grant Amount:	\$171,000
Project Cost:	\$2,718,647
Other funding sources:	City of Fallon
Description: The purpose of the proposed project is to hire a consultant to complete the planning and design of the Kaiser Street Roadway ADA reconstruction project.	
<b>Grant # 2</b>	
Grantee:	City of Fernley
Project Name:	Community Response & Resource Center Construction Project
Grant Amount:	\$500,000
Project Cost:	\$2,351,093
Other funding sources:	City of Fernley & American Rescue Plan Act Funding
Description: The purpose of this proposed project is to help construct a 35,212 SF Community Response & Resource Center. The CRRC will provide a venue for responding to the pandemic with the delivery of vaccines, testing, and other public health needs. Further, the Center will provide programs and resources that address the negative economic impacts from the pandemic including, but not limited to food insecurity, emergency shelter/quarantine, childcare, educational needs, and mental health support.	
<b>Grant # 3</b>	
Grantee:	City of Wells
Project Name:	Shoshone Ave Sidewalk
Grant Amount:	\$458,537
Project Cost:	\$1,092,080
Other funding sources:	City of Wells, Overflow and Stormwater Grant
Description: The purpose of this project is to construct curb, gutters, and sidewalk on both sides of Shoshone Ave halfway to Dover Street in Wells Nevada.	
<b>Grant # 4</b>	
Grantee:	Esmeralda County
Project Name:	Emergency County Address System
Grant Amount:	\$250,000
Project Cost:	\$285,894
Other funding sources:	City of Wells
Description: The purpose of this project is to hire a company who specializes in addressing for emergency vehicles to provide addresses at each home in the county. And to follow the requirements for services such as NVEnergy, UPS, FedEX, propane companies, etc., to ensure they are aware of the new addresses and that they use them. This will attach one address to each county home and that those addresses are recognized by online systems that may be searched.	
<b>Grant # 5</b>	
Grantee:	Nye County
Project Name:	Tonopah Airport Fueling System
Grant Amount:	\$500,000
Project Cost:	\$615,000
Other funding sources:	Nye County
Description: The purpose of this project is to Design, fabrication, delivery, permitting, engineering, all site work and commissioning of a new fuel system for aviation gas, both 100LL and Jet A. The system will consist of two 12,000 gallon, UL 2085 fireguard tanks and retail sale equipment. Site work will include furnishing all labor, equipment, materials and services to construct required concrete tank pads and protection bollards around the tanks, supply required electrical service, lighting and controls to the entire system. Commissioning of the system will include all labor, equipment, materials and services to start-up and verify that the new fuel system functions according to its design and specifications.	

Grant # 6	
Grantee:	West Wendover
Project Name:	West Wendover Fire Station/EOC
Grant Amount:	\$500,000
Project Cost:	\$14,4773,822
Other funding sources:	West Wendover, State, and Federal
Description: The purpose of this project is to construction of a new Fire Station facility for the City of West Wendover, to be located west and adjacent to the West Wendover City Hall on N. Gene L. Jones Way, West Wendover, Nevada.	

<b>Grant # 1</b>	
Grantee:	City of Ely
Project Name:	Morley Ave Water & Sewer Project
Grant Amount:	\$671,625
Project Cost:	\$895,500
Other funding sources:	City of Ely
Description: The purpose of the project is will consist of upgrading the existing aged water and sewer system from the intersection of Morley Ave. & 7th St. to the end of the cul-de-sac at the east end of Morley Ave.	
<b>Grant # 2</b>	
Grantee:	Lincoln County
Project Name:	Mt. View Hotel PER Project
Grant Amount:	\$210,000
Project Cost:	\$212,429
Other funding sources:	Lincoln County
Description: The purpose of the project is to contract with engineering to build a plan that would give the county direction as to how to move forward with the preservation of the historic Mt. View Hotel.	
<b>Grant # 3</b>	
Grantee:	Lincoln County
Project Name:	Pioche Airport RD Phase III
Grant Amount:	\$800,000
Project Cost:	\$802,833
Other funding sources:	Lincoln County
Description: The purpose of the project is to continue the Phase II construction of the drainage system, sidewalks, curb and gutters.	
<b>Grant # 4</b>	
Grantee:	Nye County
Project Name:	Pahrump Fairgrounds Utility Improvement Project
Grant Amount:	\$700,000
Project Cost:	\$719,558
Other funding sources:	Nye County
Description: The purpose of the project is to work with the local electric company to supply power to the new well site, drilling and equipping the well to supply water to various uses at the fairgrounds.	
<b>Grant # 5</b>	
Grantee:	Washoe County
Project Name:	Gerlach Infrastructure PER
Grant Amount:	\$40,000
Project Cost:	\$45,000
Other funding sources:	Gerlach GID
Description: The purpose of the project is for the Gerlach GID to hire a consultant to complete a PER that would include recommendation for the wastewater plant capacity improvements and feasibility of diverting hot spring runoff to wastewater ponds.	
<b>Grant # 6</b>	
Grantee:	Washoe County
Project Name:	Sidehill Pedestrian ADA Sidewalk Project
Grant Amount:	\$495,250
Project Cost:	\$498,550
Other funding sources:	Washoe County
Description: The purpose of the project is to remove and the replacement of the existing asphalt curb with a concrete curb and gutter and a 5-foot-wide sidewalk; removal and replacement of two existing drainage inlets with Type 4-R catch basins to ensure the current drainage of the site is not negatively impacted by the installation of the new sidewalk; and raising of existing sanitary sewer manholes with installation of concrete collars through coordination with the utility provider.	

Grant Amount:	\$450,000
Project Cost:	\$450,000
Other funding sources:	
Description: The purpose of the project is to build a pre-engineered metal 40" x 80" Fire Station with a 3 bay drive through on a concrete slab with 30 ft concrete apron on the entrance side and 3-foot sidewalk on the exit side.	

Grant # 8	
Grantee:	Nye County
Project Name:	Carvers Arena Revitalization
Grant Amount:	\$265,000
Project Cost:	\$328,200
Other funding sources:	Nye County
Description: The purpose of the project is to hire an engineer to determine the statue of the existing well and septic and what type of utility work will be required for the installation of new restrooms and concession building at the 40-acre Carvers Arena and Recreation Area.	

## Nevada Main Street Grant Awards 2024

### Downtown Reno Urban Main Street

- Multi-Purpose Main Street Clean Fleet  
\$45,442.00

This project purchased a Kubota RTV cleaner with power washing attachment and a snowblade attachment, adding additional equipment to keep downtown Reno clean and well-maintained. They have a narrow wheelbase that allows them to access more places. Downtown Reno Partnership provided the employees to run the equipment.

### Eureka Main Street

- Downtown Sign Project  
\$12,734.27

This project will add double-sided way finder markers that mounted to existing streetlamp poles within the downtown historic district. Signs were customized with individual names of businesses, public facilities, recreational areas, and historic sites. Additionally, two Historic District bronze markers were installed at the north and south ends of town.

- Downtown Art Installations  
\$6,000

This project created a beautiful downtown art installation with over 20 hidden images to find that celebrate life in Eureka.

### Fernley Downtown Corridor Association dba Main Street Fernley

- Main Street Park High Visibility Crosswalks  
\$28,000

This project added high-visibility crosswalks across Main Street, close to Main Street Park and the Community Response and Resource Center across the street. This crosswalk created a safe crossing in order to have events at the park.

### Goldfield Main Street

- Goldfield Town Square  
\$18,041.80

Goldfield Main Street added a covered seating area utilizing a design previously approved by SHPO, with electrical and lighting, creating a beautiful, usable community and event space.

- Goldfield Gazette  
\$5,520.00  
This project created better communication throughout Goldfield by presenting factual, positive information that is helpful to the community. They sold advertisements and obtained sponsorships to keep the newspaper/newsletter sustainable.
- Goldfield Town Square Fence  
\$9,340.00  
This project added fencing and trash cans built from whiskey barrels, as well as planting a large evergreen tree for beautification and use as a community tree that was decorated for the holidays.

**Hawthorne Main Street**

- The Plaza on Main Street  
\$49,353.89  
This project created a community gathering place on a property owned by Mineral County that has been vacant for almost two decades. The project installed cabanas for seating and shade, sidewalks, grass, shade trees, an irrigation system, multiple park benches, solar lamp posts, string lights, and hanging flower baskets. This space has been used for various events, including concerts, a fall festival, a movie night, and an End of Summer bash, as well as everyday use by community members and visitors for relaxation or games.

**Main Street Boulder City**

- Historic Landmark Installation  
\$38,000.00  
This project created a landmark installation at the southern entrance of Historic Boulder City, featuring a Gabian cage-walled structure adorned with crystal blue rocks, symbolizing Hoover Dam and its surrounding waters. The installation also includes welcoming messages on both the front and back, solar lighting for night visibility, and a garden of pink hollyhocks, Boulder City's unofficial flower.

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1 State of Nevada Way, 4<sup>th</sup> Floor, Las Vegas, NV, 89119  
775.687.9900

### Main Street Gardnerville

- Façade Improvement Grant Program  
\$17,000  
This project added to Main Street Gardnerville's successful façade grant program, ensuring the improvements are high quality, cost effective, and in keeping with the goal of authentic and historically sensitive redevelopment, in partnership with the Town of Gardnerville.
- Heritage Park Gardens  
\$8,000 (*plus reallocation from Open Air Market project*)  
Main Street Gardnerville utilized this funding to create an architectural master plan, built fence, installed a greenhouse, restructured planting beds, enhanced the recognition wall and labyrinth area, and transformed the space into an interactive, educational, and inclusive public destination.
- Open Air Market – Retail Incubator  
\$25,000  
(*Cancelled due to previously identified vacant space becoming unavailable, funding re-allocated to Heritage Park*)  
The main street in Gardnerville is currently at a 98% occupancy rate, leaving little to no space for microbusinesses to operate. Utilizing a vacant space downtown, this project will add 8x12 prefabricated buildings to create a village of temporary structures for pop-ups to lease and operate Thursday through Sunday.

### Main Street Winnemucca

- Winnemucca Mural and Music Festival  
\$50,000  
Originally, this project was to add 12 murals throughout the city, highlighting aspects of Winnemucca's history, natural assets, and cultural identity. Due to additional partnerships, 29 murals were completed with internationally acclaimed artists as well as local artists. The festival encouraged locals and visitors to watch the artists complete their murals and attend concerts.

### Mesquite Opportunities Regional Fund

- Mesquite Corridor Plan  
\$33,800  
This project continued work creating a downtown space in Mesquite. Mesquite does not have a traditional downtown, so MORF and the City of Mesquite have utilized placemaking, primarily through arts and culture, to create a space in their city to act as a downtown. This project added additional sculptures, statues, and banners, as well as creating branding to present the Boulevard as a distinct business district and the arts, cultural, and social center of the community.  
Additionally, this project included an entrepreneurial workshop to assist small businesses.

**MidTown Reno**

- MidTown Welcome Center  
\$45,000  
This project created a Welcome Center for MidTown Reno in the Reno Public Market utilizing donated space. The Welcome Center acts as MidTown Reno's Main Street program office and information hub. In order to become self-sustaining, they will also rent e-bikes, provide discount cards, sell MidTown Reno merchandise, instruct visitors on use of their digital maps, and showcase and sell work from local artists.

**Tonopah Main Street**

- Downtown Park  
\$42,722.54  
This project created a downtown park on property that has been a vacant dirt lot for decades. The property was purchased by the Town of Tonopah, and the Town and Tonopah Main Street partnered to create the park. The project included ADA seating, additional seating, outdoor games, a small area for dogs, an entryway arch, historic mining artifacts, several murals, planter boxes, security cameras, trash cans, and the reinstallation of a Miner's Monument statue that is currently located in a less accessible part of town.
- Storefront Improvement Grant  
\$7,000  
This project adds \$7,000 to Tonopah Main Street's existing Storefront Improvement Grant. This is a 50/50 matching grant program that has already resulted in an investment of \$85,906.81 in Tonopah. Preference was given to businesses following the Secretary of the Interior's standards for historic preservation.

**Virginia City Main Street**

- Website Development  
\$12,000  
This project used a contractor to develop, implement, maintain, host, and support a new Virginia City Main Street website focused on residents and small businesses. Many smaller events hosted by organizations and businesses are not able to be included on Virginia City Tourism's website, as they are not tourism focused. This website gave the community another communication and promotion tool.
- Community Engagement Program  
\$10,000  
This pilot project created a structured program enabling community members and businesses to propose events for funding consideration. Currently, Virginia City enjoys an excellent tourism

economy, but struggles to always make the community members feel included and engaged. The emphasis of these events celebrated the people of Virginia City, with Virginia City Main Street providing financial, resource, and logistical assistance.

#### **Wells Main Street**

- Complete Main Street Retail Center  
\$50,000

This project completed the Main Street Retail Center by finishing the last room and creating a shaded space on the property for visitors and locals to spend time as they shop. The Main Street Retail Center currently leases to 6 small businesses, activating their downtown area.

#### **White Pine Main Street**

- Façade Improvement Program  
\$50,000

White Pine Main Street received \$50,000 to add to the \$100,000 approved through the City of Ely, White Pine County, and White Pine Tourism and Recreation. This funding created a forgivable loan program for façade improvements. They partnered with RNDC to provide the loan documents. The loans were forgiven once the projects were completed, receipts were provided, and the business completed 4 hours of small business training, either through UNR Cooperative Extension or SBDC. Several small businesses took advantage of this program, replacing doors and windows, adding façade enhancements, painting, adding awnings, etc.