



**Alternatives:** Accept, modify or deny.

**Supporting Material:** WNDD Fact Sheet


**Prepared By:** Michael Salogga, Business Development Manager

**Reviewed By:**



(City Manager)

Date: 7/28/15



(District Attorney)

Date: 7/28/15

  
(Finance Director)

Date: 7/28/15

**Board Action Taken:**

Motion: \_\_\_\_\_  
\_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**WHAT IS  
WESTERN NEVADA DEVELOPMENT DISTRICT?**

Western Nevada Development District (WNDD) is one of 520 multi-jurisdictional organizations in the U.S. and the only one of its type in Nevada.

WNDD was created as a four county voluntary association of local governments in 1983 consisting of Carson City, Douglas, Lyon and Storey Counties. As time progressed, Churchill, Mineral, and Pershing Counties became members and in November 2011, Humboldt County requested they become a WNDD Member. The WNDD Board of Directors approved adding Humboldt County at their December 2011 Board Meeting. In August, 2012, Washoe County, City of Reno and City of Sparks each requested they become WNDD Members. The WNDD Board of Directors approved adding these three new members at their October 2012 Board Meeting.

The WNDD region now consists of nine counties in western and northern Nevada.

WNDD is:

- Governed by a Board of Directors appointed by county commissions and city councils
- The Board of Directors is comprised of a majority of local elected officials and private sector representatives, who reflect various segments of the region: i.e., business and industry, finance, health, education, senior citizens, youth, and the unemployed/underemployed
- A forum to discuss and address common concerns and opportunities of a regional nature
- An Economic Development District (EDD) designated by the Economic Development Administration (EDA), U.S. Department of Commerce
- A 501(c)(4) IRS designation
- Tax exempt by the Nevada Department of Taxation
- A Census Data Center Affiliate
- Providing shared professional staff for its members
- Always promoting fiscal efficiency and working for opportunities through joint activities

WNDD works primarily on behalf of the public sector in the nine county region. WNDD has worked with local governments to develop project applications, secure funding, and implement the following projects:

- ✓ Carson City Airport Industrial Park infrastructure
- ✓ Carson Valley Industrial Park Drainage
- ✓ Carson City, Douglas, Washoe, El Dorado (CA) and Placer (CA) Lake Tahoe Basin Prosperity Plan
- ✓ Douglas County Meridian Industrial Park infrastructure
- ✓ Economic Feasibility Study for reconstruction of V&T Railroad (Carson City, Douglas, Lyon and Storey Counties)
- ✓ Fallon, New River Business Park, infrastructure
- ✓ Fernley, park improvements (four projects)
- ✓ Fernley Wastewater Treatment Facility expansion (two projects)
- ✓ Flood mapping for disaster mitigation after the January 1997 floods (Carson City, Douglas, Lyon, and Storey Counties)

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## Projects (cont.)

- ✓ Lovelock, information kiosk
- ✓ Lovelock Wastewater Treatment facility
- ✓ Lyon County, Santa Maria trail, Dayton
- ✓ Lyon County, Wilson Canyon trail improvements
- ✓ Mineral County, Rural Business Opportunity Grant, planning
- ✓ Mineral County, infrastructure for industrial park
- ✓ Mineral County, Hawthorne, store front improvements
- ✓ Mineral County, Refrigerated trailer for locally grown food sales
- ✓ Northern Nevada Development Authority, NorthernNVision economic development planning, WNDD provided \$15,000 cash match, for the seven county region
- ✓ Pershing County Industrial Park, infrastructure
- ✓ Pershing County, water well for county ball fields
- ✓ Silver Springs Airport, infrastructure
- ✓ Silver Springs, preliminary engineering report
- ✓ Silver Springs Wastewater Treatment facility
- ✓ Smith Valley (Lyon County), land acquisition for park
- ✓ Storey County, park project, Lockwood
- ✓ Yerington, park improvements
- ✓ Yerington Waterline extension

WNDD maintains the Comprehensive Economic Development Strategy (CEDS) to retain its status as an Economic Development District. The CEDS provides:

- An examination of the region (population, demographics, employment levels, etc.) and identifies regional problems, opportunities, goals and objectives.
- A CEDS update done each year and is completely revised every five years.
- A planning document for counties, cities, towns and tribes to cite for their own uses and provides qualification for Economic Development Administration funding.

WNDD used the Stronger Economies Together (SET) program, a USDA Rural Development Initiative, to develop the WNDD 2014 CEDS. The WNDD Board of Directors approved the 2014 WNDD CEDS at their February 2014 Board Meeting. The Economic Development Administration approved the WNDD CEDS in November 2014. The CEDS is updated annually and will need to be fully revised in 2019.

WNDD's work with the economic feasibility study for the V&T Railroad led to the creation of the Tri-County Railway Commission to further the work in implementing the reconstruction of the V&T Railway. The Tri-County Railway Commission was spun off into a separate entity resulting in the creation of the Northern Nevada Railroad Foundation. The Nevada Commission To Reconstruct The V&T Railway is a multi-jurisdictional organization now working to complete the reconstruction of this important railway to enhance northern Nevada as a tourist destination.

In 2005 through 2010, WNDD administered an EDA public works project for the Nevada Commission To Reconstruct The V&T Railway for reconstruction of Tunnel # 2, Lyon County. This project enabled the Commission to begin running the tourist train in 2010.

In 2011, WNDD provided technical assistance to Storey County regarding Build America Bonds. Storey County issued Build America Bonds for the purpose of re-construction of Tunnel # 6, Virginia City and to re-construct the V&T tracks in Virginia City.

WNDD received an EDA Technical Assistance Grant for the Lake Tahoe Basin Prosperity Plan (LTBPP) resulting in identification of three economic clusters in the Basin (Visitor Services/Tourism; Health and Wellness; and Green Business/Environmental Innovation). The

LTBPP also identified economic linkages in and outside the Basin, both in Nevada and California. A steering committee continues to work to implement each of the three clusters. The following Nevada Counties provided local match for the LTBPP: Carson City, Douglas County, and Washoe County. The following California local governments provided local match for the LTBPP: Eldorado County, Placer County and City of South Lake Tahoe.

WNDD provided technical assistance to the Lyon County School District for their successful BTOP application in 2011. This project has placed public computing centers in six locations in Lyon County and the Walker River Paiute Tribe, Schurz. These centers are utilized by local people to enhance their job skills and search for jobs. WNDD's technical assistance was 100 hours work to develop the BTOP project budget.

WNDD is implementing two U.S. Small Business Administration grants for the purpose of developing small business and creating jobs by:

- NxLevel business training classes, by contracting with the Nevada Small Business Development Center (NSBDC), University of Nevada, Reno in the following locations, with 200 participants:

Carson City	Hawthorne	Silver Springs	Virginia City
Fallon	Lovelock	Reno	
Fernley	Minden	Winnemucca	

- Completion of a clean room technology strategic initiative
- Fallon – small business training classes
- Mineral County, Hawthorne – land survey boundary re-adjustment for industrial park
- Mineral County, Hawthorne – appraisal of land survey boundary re-adjustment for land sales
- Mineral County, Hawthorne – strategic initiative for small arms and ammunition manufacturing
- Douglas County – business science park strategic initiative

In January 2012, WNDD became a partner with Nevada's USDA Rural Development Stronger Economies Together (SET) Program. This effort recruits people from each jurisdiction to be members of the Regional SET Team. This team works together through nine modules to develop a SET plan. WNDD saw the value of participating in the SET program as this program will enhance regional collaboration and result in a re-writing of the WNDD Comprehensive Economic Development Strategy.

The formal SET program was completed with the release of the SET Blueprint in November 2012. The Regional SET Team will continue under the auspices of WNDD and will work towards implementation of the Blueprint. The Blueprint will also be incorporated into the WNDD CEDS.

WNDD received an Innovation Award from the National Association of Development Organizations in recognition of the SET program in the WNDD region. The award was made to WNDD, however, the award was only possible due to the time and effort put into the SET process by just over 200 participants from throughout the region and other partners.

WNDD wrote a USDA Rural Business Enterprise Grant (RBEG) in 2011. The application was written for Mineral County Economic Development Authority. The purpose of the project was to purchase and lease a refrigerated trailer to small farm producers for them to transport their produce to local farmers markets and other outlets. The project was developed in conjunction with Mineral County Economic Development Authority as the grantee, and two producers, one in Fallon and one in Lovelock. The Churchill County Economic Development Authority (Fallon) is also a partner in this project. This project is now able to purchase two, instead of one refrigerated

trailers, one of which will run on I-80 and one on US 50. Small farm food production is a growing part of the agricultural sector in the region.

WNDD is working to establish an alternative lending revolving loan fund (RLF) for the region. Two sources of funding are currently available:

- USDA Rural Business Enterprise Grant (RBEG) grant awarded \$20,518 for the RLF in July 2012.
- A second source of funding is through the City of Fernley, Nevada Small Cities Community Development Block Grant (CDBG) Rural Economic Development Fund (REDF) awarded to the City in July 2013 and WNDD is the sub-recipient for \$77,000 in loan funds.
- A third source of funding is through the City of Fernley CDBG program awarded in July 2014 and WNDD is the sub-recipient for \$91,000 in loan funds.

These funds are available within the WNDD region to lend to businesses located in jurisdictions meeting USDA and CDBG population requirements. A three member loan review committee reviews loan applications and makes recommendations to the WNDD Board of Directors for approval or disapproval. Loan amounts for the RBEG funds are to be in the \$4,000 to \$5,000 range and for the CDBG funds, up to \$35,000 per job created. Equipment purchase loans have the greatest priority for funding.

The WNDD RLF to date has approved and closed loans with four businesses in the region:

- Two were women owned businesses
- One was to a disabled veteran
- One was to a firm requiring an equipment purchase necessary for the business to remain in business

WNDD is partnering with the Chamber Co-Op, Reno, to develop and implement a web based "Buy Local Rural Northern Nevada" program. This project will provide a listing of businesses throughout the region and a web page portal, as an expanded service, in an effort to encourage the purchase of local goods and services within the region by local governments, institutions and the private sector.

WNDD SET Agribusiness work group awarded \$5,000 from Mississippi State University to develop a regulatory food map for the region's small food producers and manufacturers to know local requirements for selling/marketing their products.

WNDD will continue its efforts regarding economic development in the nine county region by:

- Responding to the needs and requests of its members
- Working with a variety of partners, both public and private to develop and implement development projects

WESTERN NEVADA DEVELOPMENT DISTRICT  
 PROJECTS FUNDED - 1983 - 2014  
 Community / Economic Development

	US CoC	CDBG	USDA RD	LWCF	USFS RCA	NCED	SBA	Nevada State Lands	GOED	So. RDC MS St. U.	NGOE
Carson City Airport Industrial Park	1,539,000										
Douglas County Minden Industrial Park	450,000										
Yerington Water Line Extension	263,000										
Fernley Wastewater Treatment Facility	490,000										
Fernley Wastewater Treatment Facility	1,300,000										
Carson Valley Industrial Park Drainage '92	252,750										
Virginia & Truckee Railway Feasibility Study '93	18,750										
Disaster Mitigation - Flood Mapping, etc. '98	75,000	25,000									
Lovelock Wastewater Treatment Facility '98	1,765,000										
Pershing County Industrial Park '98		175,000									
Silver Springs Wastewater Treatment Facility '99	1,500,000	300,000									
USDA RBOG-Assist Mineral County '01			50,000								
Fallon New River Business Park '01	1,707,000										
Silver Springs Airport Development		150,000									
Silver Springs Engineering		35,000									
Smith Valley Park Acquisition				50,000							
Fernley Park Improvements '03				40,000							
Mineral Co. (Hawthorne) Store Front Renovation '04		75,000									
Yerington Park Improvements				19,528							
Lovelock Information Kiosk '04					6,800						
Regional Economic Development Planning Grants	2,393,187										
Northern Nevada Development Authority (NorthernVision) '05						150,000					
Mineral Co. Airport Infrastructure Water/Sewer '06	3,040,000										
Lyron County Question 1 - Wilson Canyon '06								70,350			
Lyron County Question 1 - Santa Maria Ranch '06								328,140			
Fernley Park Improvements '08				45,596							
Fernley Park Improvements-Remove Electric Lines '08				27,179							
Lake Tahoe Basin Prosperity Plan '09	70,000										
U.S. Small Business Administration Grant '09							300,000				
U.S. Small Business Administration Grant '10							250,000				
Fernley Park Improvements '10				60,000							
Storey County Park (Lockwood) '10				25,000							
Mineral County-USDA RBEG-Refrigerated Trailer-local food '11			28,916								
Douglas County-USDA RBEG-NNDA Sewing Center '11			70,000								
Fernley Park Improvements - skateboard park '12				41,500							
Pershing County-LWCF-Water well County ballfields '12				35,000							
WNDD-USDA RBEG-establish revolving loan fund '12			20,518								
WNDD-GOED grant-SET program '12									45,000		
WNDD-USDA RBEG-Buy Local Rural Nevada Program '12			25,200								
City of Fernley-CDBG Revolving Loan Fund w/WNDD '13		85,000									
Southern Rural Development Center, Mississippi St. University '14										5,000	
Nevada Governor's Office of Energy '14											5,000
City of Fernley-CDBG Revolving Loan Fund w/WNDD '14		100,000									
<b>Community/Economic Development Subtotals</b>	<b>14,863,687</b>	<b>945,000</b>	<b>194,634</b>	<b>343,803</b>	<b>6,800</b>	<b>150,000</b>	<b>550,000</b>	<b>398,490</b>	<b>45,000</b>	<b>5,000</b>	<b>5,000</b>
<b>Community/Economic Development TOTAL</b>	<b>17,507,414</b>										

Total Community/Economic Development/Housing 21,880,701  
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WESTERN NEVADA DEVELOPMENT DISTRICT  
 PROJECTS FUNDED - 1983 - 2014  
 Affordable Housing

Yerington Garden Apartments	175,000
Fallon Self-Help Single Family Homes	60,000
Gardnerville Self-Help Single Family Homes	227,192
Lovelock-Owner-Occupied Housing Rehabilitation	145,000
Acquisition/Rehab./Resale Single Family Homes	4,335
Regional Owner-Occupied Housing Rehabilitation	663,776
Dayton - River Valley Apartments	295,800
Stateline - Lake Vista Apartments	922,094
Citizens For Affordable Housing-CHDO Operating	75,000
Regional Rental Assistance - Elderly Disabled	375,000
Regional Homebuyer Down Payment Assistance	1,430,090
<b>Total Affordable Housing</b>	<b>4,373,287</b>

Funding Agencies  
 US Doc US Department of Commerce (Economic Development Administration)  
 CDBG Nevada Small Cities Community Development Block Grant Program  
 USDA RD US Department of Agriculture - Rural Development  
 LWCF Land and Water Conservation Fund  
 HUD US Department of Housing and Urban Development  
 LIHTF Nevada Low Income Housing Trust Funds (real estate transfer tax)  
 NCED Nevada Commission On Economic Development  
 Nevada State Lands Nevada State Lands  
 SBA US Small Business Administration  
 So. RDC, MS St. U. Southern Rural Development Center, Mississippi State University  
 NGOE Nevada Governor's Office of Energy