COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

(CEDS)

NYE COUNTY, NEVADA

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

FOR

NYE COUNTY, NEVADA

A regional Economic Development Strategy prepared by:

EDEN, Inc.

May 2007

A RESOLUTION ADOPTING A REGIONAL ECONOMIC DEVELOPMENT STRATEGY AS THE NYE COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY 2007

WHEREAS, an annual Comprehensive Economic Development Strategy Plan (CEDS) is useful tool to plot Nye County's progress in meeting objectives and setting priorities for economic development activities to stimulate new private and public investments to provide employment and growth opportunities; and

WHEREAS, the Nye County Commission - appointed Nye County participants to the Regional Comprehensive Economic Development Strategy (CEDS) Program Committee has developed and adopted a Regional Comprehensive Economic Development Strategy that includes Nye County; and

WHEREAS, the Regional Comprehensive Economic Development Strategy Committee has recommended adoption of the CEDS by the Board of County Commissioners of Nye County; now

THEREFORE, BE IT RESOLVED, that the Board of Nye County Commissioners accepts and adopts the proposed CEDS Plan and authorizes it submittal to the U.S. Department of Commerce, Economic Development Administration.

The foregoing resolution was duly passed and adopted by the Board of the Nye County commissioners, State of Nevada, at regular meeting of the Board, held on the ____ day of _____, 2007.

BY:_____

, Chairman

Board of Nye County Commissioners

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR NYE COUNTY, NEVADA

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COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR NYE COUNTY, NEVADA

1 WHERE ARE WE NOW?

1.1 *Population Trends*

Nye County, or more specifically, Pahrump, has grown at a tremendous rate. Nevada had been the fastest growing state in the nation for 19 consecutive years until 2006 when they were just edged out of the title by .1% by Arizona, per the U.S. Census Bureau. The Pahrump area has grown at an average rate of 7.2% per year since the mid-1990s. However, the rest of the county has remained relatively stable with some towns experiencing a slight decline in population.

TABLE 1-A
POPULATION TRENDS

GEOGRAPHIC AREA	1996	2001	2002	2003	2004	2005	2006
NYE COUNTY	**25,649**	**34,384**	**35,039**	**36,651**	**38,181**	**41,302**	**44,795**
Amargosa Valley	1,164	1,171	1,169	1,211	1,383	1,435	1,383
Beatty	1,104	1,089	1,079	981	1,032	1,025	1,032
Gabbs	334	320	314	316	312	313	312
Manhattan	123	122	135	128	124	122	124
Pahrump	26,470	27,527	28,847	30,465	33,241	36,645	33,241
Round Mountain	864	779	784	767	744	787	744
Tonopah	2,779	2,422	2,481	2,341	2,607	2,600	2,607
STATE OF NEVADA	**1,696,405**	**2,132,498**	**2,206,022**	**2,296,566**	**2,410,768**	**2,518,869**	**2,623,050**

Source: *NV Dept. of Taxation NV State Demographer, NSBDC-UNR*

TABLE 1-B
GROWTH PERCENTAGES

GEOGRAPHIC AREA	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006
NYE COUNTY	**1.9%**	**4.6%**	**4.2%**	**8.2%**	**8.50%**
Amargosa Valley	-0.2%	3.6%	14.3%	3.80%	14.3%
Beatty	-0.9%	-9.1%	5.2%	-0.70%	5.2%
Gabbs	-1.9%	0.9%	-1.4%	0.30%	-1.4%
Manhattan	10.7%	-4.8%	-3.2%	-1.60%	-3.2%
Pahrump	4.8%	5.6%	9.1%	10.20%	9.1%
Round Mountain	0.7%	-2.1%	-3.1%	5.80%	-3.1%
Tonopah	2.4%	-5.6%	11.3%	-0.30%	11.3%
STATE OF NEVADA	**3.4%**	**4.1%**	**5.0%**	**4.5%**	**4.1%**

Source: *NV Dept. of Taxation NV State Demographer, NSBDC-UNR*

1.1.1 **Migration**: Migration is an important source of population change in Nye County as it is for Nevada as a whole.

TABLE 2-A
MIGRATION TRENDS

ANNUAL ESTIMATES OF THE COMPONENTS OF POPULATION CHANGE JULY 1, 2004 TO JULY 1, 2005							
GEOGRAPHIC AREA	TOTAL POP. CHANGE	NATURAL INCREASE			NET MIGRATION		
		TOTAL	BIRTHS	DEATHS	TOTAL	NET INT'L MIGR.	NET INTERNAL MIGR.
NYE COUNTY	2,791	-193	329	522	3,050	42	3,008
STATE OF NEVADA	**81,909**	**15,931**	**33,925**	**17,994**	**66,607**	**10,892**	**55,715**

Source: *Population Division, U.S. Census Bureau****, Release Date:*** *March 16, 2006*

TABLE 2-B
MIGRATION TRENDS

CUMULATIVE ESTIMATES OF THE COMPONENTS OF POPULATION CHANGE APRIL 1, 2000 TO JULY 1, 2005							
GEOGRAPHIC AREA	TOTAL POP. CHANGE	NATURAL INCREASE			NET MIGRATION		
		TOTAL	BIRTHS	DEATHS	TOTAL	NET INT'L MIGR.	NET INTERNAL MIGR.
NYE COUNTY	7,965	-783	1,609	2,392	8,925	272	8,653
STATE OF NEVADA	**416,550**	**81,661**	**170,451**	**88,790**	**337,043**	**66,098**	**270,945**

Source: *Population Division, U.S. Census Bureau,* ***Release Date:*** *March 16, 2006*

1.1.2 **Age:** As is often true in rural areas, the population is aging. In the past 15 years, Nye County has seen a 9% increase in the senior population. Nye County experienced a drop in the percentage of children 18 and under from 26% to 21%, however with the large numbers of people moving to Nye County, this does not actually indicate a drop in the total number of children, just in the child to adult ratio.

TABLE 3-A
AGE DISTRIBUTION TRENDS

AGE ESTIMATES THROUGH 2005, PROJECTIONS FOR 2010					
	1990	1995	2000	2005	2010
NYE COUNTY					
Under 5 years of age	1,363	1,365	1,627	1957	2,439
5-18 years of age	3,403	4,589	5,927	6,574	6,999
19-64 years of age	11,256	14,171	19,185	22,442	25,65
65 years of age and older	2,168	3,756	6,239	8,214	10,09
STATE OF NEVADA					
Under 5 years of age	98,041	122,794	146,372	179,466	224,3
5-18 years of age	227,285	313,256	396,133	487,945	584,5
19-64 years of age	779,190	996,535	1,251,262	1,560,367	1,915
65 years of age and older	129,069	174,925	222,250	280,376	355,4

Source: *NV Dept. of Taxation NV State Demographer, NSBDC-UNR*

TABLE 3-B
PERCENTAGE OF POPULATION BY AGE
BASED ON 2005 ESTIMATES

	Under 5 Yrs	5 - 18 Years	65 & Over
NYE COUNTY	5%	17%	21%
STATE OF NEVADA	7%	19%	11%
USA	7%	19%	12%

Source: *NV Dept. of Taxation NV State Demographer, NSBDC-UNR & U.S. Census Bureau*

1.1.3 **Income and Poverty:** Nye County is above the State estimates of poverty on the whole. In regards to children Nye County poverty levels are especially high. Median income is below the State and National medians. Poverty and lower incomes are one of the typical "trade-offs" for living in rural America.

TABLE 4
INCOME & POVERTY ESTIMATES

GEOGRAPHIC AREA	1995	2000	2001	2002	2003	2004
NYE COUNTY						
Median Household Income	$36,878	$37,319	$35,878	$36,835	$38,276	$41,025
% Persons Below Poverty Level	11.0	12.3	12.5	12.9	12.4	11.9
% Children Below Poverty Level	14.2	18.2	16.8	19.4	20.3	19.0
STATE OF NEVADA						
Median Household Income	$36,300	$44,698	$44,325	$44,560	$45,249	$47,231
% Persons Below Poverty Level	10.5	9.4	9.3	10.1	11.0	11.1
% Children Below Poverty Level	14.5	13.6	12.5	14.1	15.3	15.3
UNITED STATES						
Median Household Income	$34,076	$41,990	$42,228	$42,409	$43,318	$44,334
% Persons Below Poverty Level	13.8	11.3	11.7	12.1	12.5	12.7
% Children Below Poverty Level	20.8	16.2	16.3	16.7	17.6	17.8

Source: *U.S. Census Bureau*
Release Date: *December 2006*

1.2 Historic Employment by Industry

The following table summarizes recent history in trends in industrial growth and employment Nye County.

1.2.1 **Agriculture:** The level of agricultural employment remained stable with slight rises and declines from 2001 to 2004. The proportion of agricultural employment resembles those for a more diversified economy.

1.2.2 **Mining:** Long the mainstay of the region's economic base, mining has been relatively steady over the past few years. Exploration drilling activity has been on the upswing due to gold prices. Natural resources and mining represents 8% of the nonagricultural employment for Nye County, in 2005.

1.2.3 **Construction:** Construction employment has and is forecast to continue to grow in Nye County, largely on the strength of the development in the Pahrump Valley.

1.2.4 **Manufacturing:** In Nye County manufacturers have employed a steady number of individuals with most of the emphasis on durables. This level of industry represents a base upon which to build and is less than the presence of manufacturing in the nation as a whole.

TABLE 5
TRENDS IN INDUSTRY & EMPLOYMENT

INDUSTRIES	NYE			
	2001	2002	2003	2004
Agriculture, Forestry and Fishing	292	262	284	277
Mining	1,028	947	996	1,085
Construction	993	979	1,001	1,277
Manufacturing	251	190	169	235
Administrative and Waste Services	874	857	D	D
Educational and Health Services	D	439	453	482
Finance and Insurance	333	367	372	398
Information	180	149	141	131
Leisure and Hospitality Services	2,134	2,160	2,134	2,240
Professional and Technical Services	1,483	1,898	2,140	2,255
Real Estate, Rental and Leasing	680	739	817	883
Trade, Retail	1,466	1,422	1,693	1,838
Trade, Wholesale	161	159	145	166
Transportation and Warehousing	193	225	D	D
Utilities	121	115	D	D
Other Services, except Public Admin	695	707	733	754
Government and Government Enterprise (includes Federal, Military, State and Local)	1,729	1,762	1,800	1,833
TOTAL EMPLOYMENT	**13,237**	**13,671**	**14,310**	**15,407**

Sources: *U.S. Department of Commerce - Bureau of Economic Analysis & the Nevada Department of Employment, Training and Rehabilitation (DETR)*

Release Date: *April 2006 and December 22, 2005 respectively*

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

(L) Less than 10 jobs, but the estimates for this item are included in the totals.

1.2.5 **Transportation:** Also a stable source of employment in Nye County and reflects both the rural nature of the economy and the strategic importance of transportation services along a major north – south route, not only to the region but to North America – U.S. 95.

1.2.6 **Communications & Utilities:** While a stable source of employment in Nye County for the period studied, this critical industry is becoming more important in the nation's economy. The status in this region indicates the isolation from communications hubs and the lack of "conversation" with the new information-based economy emerging throughout the world.

1.2.7 **Wholesale and Retail Trade:** Wholesale trade is limited again due to the isolation of the area and the distance to larger markets. Nye lies between three important markets for distribution (Reno, Las Vegas and California). Retail on the other hand, reflects local markets very well. In Nye County, particularly in the Pahrump Valley, retail has grown significantly in an absolute sense, almost doubling since 1990.

1.2.8 **Finance, Insurance & Real Estate (FIRE):** Again, most of the growth has been in the Nye County area, expanding by over 100% since 1990.

1.2.9 **Services:** Matching national trends, services have led the way for Nye County.

1.2.10 **Public Administration:** This category also includes public educational services. Public Administration is a growing source of employment in Nye County.

1.3 Labor Force

These issues have become increasingly important, not only due to the increasing stress on tight labor markets (prior to the current recession) but also due to the rapidly changing skill mix requirements for modern industry.

1.3.1 **Growth:** Clearly the growth center at Pahrump (and Las Vegas) has provided an outlet for Nye County unemployment and the growth of the Pahrump Valley economy has provided the basis for steady growth in both labor force and a way to manage frictional and cyclical unemployment. The steady growth and labor force availability in the region, especially in the Pahrump Valley represent not only economic opportunity for local investors but for expanding industry looking for a ready labor force. The challenge, however, is in finding skilled labor.

TABLE 6
LABOR FORCE TRENDS
EMPLOYMENT AND UNEMPLOYMENT

	NYE COUNTY			
	Unemployment			
YEAR	Rate	#	Employed	Total Labor Force
2006	5.1	882	16,278	17,160
2005	5.2	848	15,326	16,174
2004	6.1	937	14,493	15,430
2003	7.5	1,113	13,822	14,935
2002	7.3	1,093	13,799	14,892
2001	8.0	1,150	13,248	14,398
2000	6.8	958	13,104	14,062
1995	4.5	573	12,064	12,637
1990	3.7	329	8,616	8,945
MEDIAN	**6.0**	**876**	**13,417**	**14,293**

Source: *Nevada Department of Employment, Training and Rehabilitation (DETR)*

1.3.2 **Workforce Participation Rates:** The following table provides a summary of the current level of participation by outlining the elements of the participation rate. Labor force participation has increasingly become a measure for location specialists to consider. Labor force participation is just another way of looking at this critical variable.

TABLE 7
LABOR FORCE PARTICIPATION

	NYE
Population Age 15+	34,608
Employed	15,326
Unemployed	848
Not in Labor Force	18,434
Labor Participation Rate	46.7%

Source: *NV Dept. of Taxation NV State Demographer, NSBDC-UNR & the Nevada Department of Employment, Training and Rehabilitation (DETR)*

1.4 Profile of Geographic, Climatic, Environmental and Natural Resources

1.4.1 Narrative Description of the Area

Nye County is the third largest county in the United States based on land area, covering some 11,614,080 acres or nearly 18,147 square miles. The county, located squarely in the middle of the State of Nevada meets the boundaries of eight other counties, including Esmeralda in Nevada and Inyo County in California. The county is literally one of the most "frontier–oriented" parts of the United States, while a portion of the county falls inside the Las Vegas metropolitan region (Pahrump Valley). The contrasts north to south are very significant. The 2006 population of 44,795 is heavily concentrated in the Pahrump Valley (36,645) after a decade of rapid growth. A drive from the southern portion of the county to the county seat in Tonopah requires about 2.5 hours and requires traveling through the Esmeralda county seat of Goldfield.

Like most of Nevada, the county embraces a wide variety of geographical characteristics and climates ranging from high desert to alpine meadows. The county is host to Nevada Test and Training Range, the Nevada Test Site, the National Wild Horse Management Area, Railroad Valley Wildlife Management Area, a portion of Death Valley National Park (principally located in California), the Humboldt-Toiyabe National Forest and over 6,697,875 acres of Bureau of Land Management (includes nearly 58% of all land) managed lands. In total nearly 98% of the county falls under one form or another of Federal land management practices – a major issue for the county, its taxing districts and private users of public lands. The county also contains portions of three Indian homelands including the Duckwater, Yomba and Timbisha Tribes. Nye County is also home to one of the most controversial Federal land uses – the Yucca Mountain Nuclear Waste Repository now approved by the Bush Administration and Congress, and the subject of lawsuits brought by the State of Nevada.

1.4.2 Environmental Analysis (see Appendix A, Environment and Development Conditions)

The environmental conditions in Nye County is well documented. Appendix A provides a summary of information gathered from research done by the county, their environmental officers or consultants, and EDEN.

1.4.3 **Profile of Economic Development Players in Comparison to Local Conditions**

Players and Their Capacities

While not all of the state and local stakeholders consider economic development to be their primary mission, many do have a legitimate role in the field and many have made substantive contributions to the overall economic development future of the region. It is important for the Nye County economic development programs, both at the local and regional level, to understand the "economic development landscape" for the region. The picture is quite complicated with as many as 14 to 15 different potential players with an interest in development policy and programming. In Appendix B, "Economic Development Players and Their Capacities" the readers can familiarize themselves with this "landscape". Local and regional leaders should facilitate the development of competent players at all levels and try to foster less competitive and more collaborative relationships in the interest of orderly development.

2 ANALYSIS OF ECONOMIC DEVELOPMENT POTENTIAL

2.1 Economic Base

2.1.1 Nye County has a varied economic base which includes agriculture, government, and mining as well as the following: professional and business services; leisure and hospitality services; construction; trade, transportation and utilities.

2.1.2 Professional and Business Services provide a strong source of economic employment in Nye County at 22% of the nonagricultural employment, with marked increases in Leisure and Hospitality at 18%.

2.1.3 **Comparison to Nevada and National Trends**

2.1.3.1 The dominance of mining in the EDEN region is important to understand. It is more important to Nye County than for most of Nevada, which has one of the strongest mining bases in the United States, and which has increasingly seen mining decline over the past 100 years. This is not an industry to be ignored. Several towns in Nye County rely heavily upon mining (Amargosa, Gabbs, and Round Mountain). One of the major employers in Nye County is Round Mountain Gold Corp. However, mining as a whole has been on the decline and recent mine closures and curtailments of

operations have continually been a source of economic distress for the region. These events are the result of public regulation and international world market prices.

2.1.3.2 The EDEN region must identify and pursue diversification of its economic base, or its secondary sources of employment such as retail and service, not to mention the carrying capacity of the local governmental services will continue to decline. This is true of portions of Nye County. Nye County has shown a great deal of diversity over the past several years, especially due to the increased businesses moving into the Pahrump Valley.

2.1.3.3 Other sectors are proportionately consistent with Nevada and national trends with the exception of overall manufacturing operations. Here both the state and the region show below national levels of employment and economic opportunity.

2.1.4 Analysis of Factors Influencing Current Economic Climate

2.1.4.1 Local Law and Development Policy

As in most states development policy is led by the state. However Nye County has some unique authorities that may lead to interesting economic potentials for these jurisdictions individually and for the region as a whole. These authorities include:

2.1.4.1.1 The ability to acquire publicly owned land and transfer that real estate through a non-profit development authority called a regional development corporation. Nye County is working to create and execute this unique authority. Nye County worked to effect public land transfers (BLM) to create the Amargosa Valley Science and Technology Park at Lathrop Wells.

2.1.4.1.2 EDEN works under the authority of the Nevada Commission on Economic Development as a rural development authority.

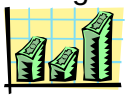
2.1.4.1.3 Nevada has also created an incentive for power utilities to invest in alternative energy potentials. Solar and wind power, which represent interesting opportunities for the EDEN region, and could over the next several years yield a new industry capable of providing a new export

2.1.4.1.4 The importance of the Valley Electric Association to the area's power delivery system also increases the company's potential role as a community based player in local economic development efforts.

2.1.4.1.5 The several Indian nations that exist in the region, including the newly recognized Timbisha Paiutes, impact both counties. This development offers some potential for creating new development partnerships. Such relationships may benefit the region's economy and should be explored as the Timbisha Paiutes emerges as a new development player.

2.1.4.1.6 Legal authority is also being pursued (latent opportunity) to clear up "property trespass" issues. These situations have existed for more than a century between the Bureau of Land Management, in particular, and private parties that have maintained informal ownership interests in various properties and communities throughout the region. These may be improved should Congress agree to adopt a law recently introduced by Nevada's lawmakers for the purpose of clarifying "trespass" ownership problems.

2.1.4.1.7 Finally, the unique status of the Nye County region as the home of the Nevada Test Site, and the anticipated home for the future of a national nuclear waste repository facility at Yucca Mountain, creates potential new political leverage for fresh new policies. This potential concerns Test Site contractors who have typically provided subsidies to their employees, enabling them to choose not to live in the region and commute at government expense from Las Vegas / Clark County. The requirements for new ancillary services to support the nuclear repository at Yucca Mountain also create a new dynamic for local leaders. This could facilitate the location of important new services and facilities not only to the repository, but also for a wide range of possible activities, namely, the proposed regional hazardous materials and incident training facility at Silver Peak.

2.1.4.2 **Financial Services / Resources** 

2.1.4.2.1 Like many rural areas the potential for local citizens and small business to be "underserved" is very high. Nonetheless, the region is served by several full-service banks, which have a reputation of providing specialized

services. The Bank of America (Pahrump and Beatty) has its own development bank and has the potential of calling on a highly sophisticated staff of specialists to improve financial services. The Nevada State Bank, which also has linkages to a very strong and sophisticated banking tradition (NSB is owned by Zions Bank). Zions has a very strong tradition of being branch oriented (focused on local markets) and a culture that also highly prizes its small business customer (branches in Pahrump and Tonopah). Nevada Federal Credit Union, Wells Fargo Bank and Valley Bank have also established branches in the Pahrump area.

2.1.4.2.2 Even with good banking services available in parts of Nye County, there is a need for economic development lending. It would play a role in improving the rural credit environment and in generally improving the efficiency of the credit system. In general, banking services that offer SBA or other credit enhancements still require an active advocate to facilitate the credit requirements of small business in a rural environment. Long-term credit gaps exist in the best of business climates, but in Nye County, due to the rural nature of the markets and the struggling economy, there is an increased need for economic development lending and business development services. Banking services are notably absent in Smoky Valley and Amargosa Valley.

2.1.4.2.3 Again, fortunately for this region, an institution has been created to deal with rural credit issues in Nevada, the Rural Nevada Development Corporation (RNDC). RNDC has a 10-year track record and working relationships with the Nevada Commission on Economic Development (NCED), which facilitates capital formation and an understanding of the need to provide supportive services for business formation and development through their increasing collaboration with the Nevada Small Business Development Center (NSBDC).

RNDC does not have an unlimited supply of capital, nor do they have an active lending operation located in the EDEN region. They do, however, have a local office for a small business counselor, whose services are being subsidized by the economic adjustment grant currently being provided by the EDA through Nye County. The challenge will be to provide services to the entire region after the current contract expires. Nye County must find

a way to continue to provide this critical service that not only has a positive value for entrepreneurial development, but also offers a way for RNDC's credit services to obtain some exposure in this region.

2.1.4.3 **Transportation Systems**

MAP 1
NEVADA AND REGIONAL TRANSPORTATION

2.1.4.3.1 **Ground Transportation:** The region is also fortunate to enjoy the benefits of a major north / south U.S. highway – U.S. 95 which provides the primary linkage between Canada and Mexico and also serves as the primary ground route linking Reno in the north and Las Vegas in the south. These two primary population and economic centers in the State display strong growth in manufacturing and warehousing services for the west. The inter-position of the EDEN region along this key transportation corridor creates opportunities for manufacturing support to locate in this region.

This is not to say that other parts of the region are equally well served. Communities like Gabbs and Round Mountain remain substantially isolated. Good year-round highways exist for these communities, however.

2.1.4.3.2 **Air Transportation:** The region is served out of the Las Vegas and Reno Airports for scheduled freight and passenger air transportation. None of the airports in Nye County are full service, general aviation airports. They are for small commercial craft and/or private planes.

Nye County

There are 2 airstrips in Beatty; the Beatty Airport is publicly owned and has a 5,600' X 60' lighted paved runway. There is also a privately owned 2,700' X 50' landing strip in Beatty. Beatty's airport has interest in creating a functioning fixed based operator that would include refueling capability. The airport requires investments in an aviation fuel system and other improvements, to create the needed business environment for general aviation. The opportunity exists in the wake of the September 11, 2001 tragedy and the new restrictions on airport access to create a home for general aviation services outside the Las Vegas area. They have attracted a provider of services for recreational glider services and believe there is potential demand for additional services to capture overflow from the Las Vegas area general aviation market.

Currant Ranch Airport is publicly owned and has a 5,100' X 80' turf-dirt runway.

Duckwater Airport is publicly owned and has 3,400' X 80' and 2,700' X 75' dirt runways.

Gabbs Airport is publicly owned and has a 5,900' X 65' lighted gravel runway and a 2,800' X 65' dirt runway. The latter is in poor condition.

Pahrump, the largest community in the region, has 4 private airstrips. Calvada Meadows (located just north of town) has a 5,200' X 150' runway of which 4,000' X 30' is paved and the other 1,200' X 150' is gravel. The CAAS airstrip has a 1,800' X 40' dirt runway and Valley View has a 2,520' X 50' gravel runway. Hidden Hills airport is located approx. 20 miles south of Pahrump, off Hwy 160 by the Tecopa cutoff. This has 4,050' X 125' and 2,000' X 110' dirt runways. The community has authorized the plans for the development of a publicly owned general aviation airport.

The community of Round Mountain also has a general aviation airport with a 6,750' X 60' paved, privately owned runway, that facilitates access to the mine, the community, and also serves as an excellent high country access route for outfitters and guides.

The Tonopah Airport, owned by Nye County, represents an underutilized asset. The airport has the second longest runway in the State of Nevada (a 7,000' X 80' lighted paved runway) and was given to the county by the United States, following World War II. It also has a 5,464' X 50' unlit paved runway for daytime use. There is a 24 hour fixed base operator, and the airport includes a 70-acre apron, one of the largest in the United States. The two main runways were rebuilt in 1997. The Tonopah Airport, in addition to providing excellent air access to central Nevada (only 5 miles from Tonopah and 31 miles from Goldfield), is associated with a total of 3,851 acres. The airport has many capabilities, including an existing water system, aprons and tie downs, as well as old but somewhat functional plane hangars. The county has been diligently working to characterize and solve Brownfields related contamination issues. In fact, this site was selected for state and federal Brownsfields funding for site assessment. They have completed a phase one investigation and have received funding for follow-up work on the site that potentially exceeds 3,000 acres.

The county is marketing the property and airport assets as the "Tonopah Aeronautics and Technology Park". Strategically, the Tonopah Airport is located on the only east-west corridor between Nevada's restricted airspace (between Fallon Naval Air Station and Nevada Test and Training Range).

2.1.4.4 Energy Costs

2.1.4.4.1 Much of the area is served by Valley Electric Association (VEA), which has access to affordable power from the Colorado River power system. Valley Electric at one time had committed 40% of its base to the Barrick Bullfrog Mine at Beatty, which is now closed. VEA's basic rate is 8.362 cents per kwh for domestic service with a PCA (power cost adjustment rate) of 1.908 cents per kwh, totaling 10.27 cents per kwh as of February 2007.

2.1.4.4.2 The balance of the region is served by Sierra Pacific Power Company, which includes in its portfolio geothermal resources. Current rates are 12.44 cents per kwh for residential service. This rate is significantly higher than the state average.

2.1.4.4.3 Assembly Bill 661 requires that Nevada Power and Sierra Pacific obtain 5% of their production from "green power" (wind or solar energy). It is anticipated that this mandate may have a positive effect on building new generating capacity in the region due to the region's natural attributes for "green energy" projects (space, wind, ample sunshine).

2.1.4.5 Business and Personal Tax Climate

Nevada has an excellent tax climate for business development. Critical to the tax environment for both individuals and businesses is the heavy reliance on the gaming industry for major sources of support for the state and local governmental entities. With Indian gaming on the rise in California in particular, Nevada has seen its share of the nation's gambling business decline. Although Las Vegas has quite successfully transformed itself into a "family entertainment mecca", the tragedy of September 11, 2001 had heavily impacted "the strip," and rural gaming had suffered as well due to the decline in visitors. However, 2004, 2005, and 2006 show

significant increases in gaming tax revenue, above that of the 2001 totals. This shows that gaming is once again on the rise. Nevada has no income tax.

2.1.4.6 Bonding Capacity

Chapter 244A of the Nevada Revised Statutes provides counties with the necessary bonding authority to make public improvements. NRS 244A.059 enables each county's general obligation bonds and county's debt limit. "A county shall not become indebted by the issuance of general obligation indebtedness to fund the cost of lending projects in an amount exceeding 15 percent of the total last assessed valuation of the taxable property of the county."

The Nye County total assessed valuation for fiscal year 2006-2007 was $1,330,090,330 (***Source:*** *Nevada Department of Taxation, Division of Assessment Standards)*. The legal debt margin for Nye County is $199,513,550.

2.1.4.7 Health Care Systems

The region has poor to good access to healthcare services. Clinics and emergency medical services are available in Pahrump, Beatty, Tonopah and Round Mountain. A new 24-bed hospital opened in April of 2006 in Pahrump. Regional medical facilities of world-class stature with a wide array of specialties are available in Las Vegas. Medical facilities are also available in Reno.

2.1.4.8 Housing

TABLE 8
HOUSING UNITS

	NYE	
	UNITS	%
Total Housing Units	15,934	100.0%
Occupied	13,309	83.5%
Owner occupied	10,167	76.4%
Renter occupied	3,142	23.6%
Unoccupied	2,625	19.7%
For rent	683	26.0%
For sale only	362	13.8%
Rented or sold, not occupied	163	6.2%
For seasonal, recreational, or occasional use	561	21.4%
For migrant workers	4	0.2%
Other vacant	852	32.5%

Source: *U.S Census Bureau, Census 2000*

The 2000 census found a total of 15,934 housing units in Nye County, of which 83.5% were occupied. 76.4% of those were owner occupied as compared to the 23.6% that were renter occupied. 21.4%, or 561, of the unoccupied units were considered seasonal.

In Nye County an overwhelming amount of the units available, 53.6%, were classified as mobile homes, trailers, RVs, etc. Over 88% were built since 1970. The median home value for owner occupied units was $122,100. The median rent for renter occupied units was $541.

Due to the rise in population in the Pahrump Valley over the past several years, site-built houses are becoming far more common and construction is on the rise.

2.1.4.9 Educational and Vocational Training Capacity

2.1.4.9.1 **Great Basin College** is a comprehensive educational institution within the Nevada System of Higher Education (NSHE).

In January of 2006, the Board of Regents unanimously approved breaking Nye County ties with the Community College of Southern Nevada (CCSN) and entering a relationship with Great Basin College. The college whose main campus is in Elko has a strong rural presence in Nevada. The official takeover date was July 1, 2006, the beginning of the fiscal year. Great Basin College will be the first 4-year college in Nye County.

6 acres of land in Pahrump has been donated for a temporary campus location with the intent to set up modular units so classes may begin as soon as possible, while a request has been made to BLM for 280 acres for a permanent campus site.

The following academic timeline has been established by the college:

Year 1, spring 2006

1- Assess the educational and organizational needs of the Nye-Esmeralda County service area (determine the programs, courses of study, and delivery that the residents of the area want).
2- Determine resources already available for immediate course and program delivery.

3- Determine means most appropriate for course delivery to residents of the service area (live, IAV, online, etc.). Continue work with PVHS for delivery of dual credit courses.
4- March 20 – Regular GBC registration begins, Nye County residents can enroll in online classes. Photocopy schedules of online classes will be available in Nye County.
5- March 27-31 - GBC Spring Break, Math and Education faculty plan to visit Pahrump.
6- Establish and publish a Nye County college schedule that considers college programs outside of the dual credit arrangement with the Nye County high schools.
   a. Complete a preliminary schedule that will be available in SIS for Nye County registration.
   b. Student Services open house in Pahrump (advising, financial aid, enrollment, etc.)
7- GBC faculty representatives assess the situation for individual departments.
8- Assess personnel, facilities, and equipment presently available at the July 1, 2006, take-over date.
9- Substantive change report to Northwest Commission on Colleges and Universities.
10- Establish preliminary organizational structure, both administrative and academic, for Nye County personnel.
11- Printed Nye County schedule ready for mass distribution.
12- Preparation of second mailing of schedule.
13- Planning and implementation of new IAV facilities, and retrofitting old IAV facilities.
14- July 1 – GBC assumes responsibility for Nye County service area.

Year 2, 2006-2007

1- July 1 – GBC assumes responsibility for Nye County service area.
2- Establish organizational structure, both administrative and academic.
3- July-early August – Convert at least two more rooms for IAV (before fall classes begin).
4- Acquire appropriate faculty within GBC's faculty organizational structure for delivery of needed programs.
5- August 17 – Faculty return.

6- Begin delivery of basic packages of general education and remedial courses.
7- Begin delivery of courses for selected Associate degree programs (AA, AS, AAS).
8- August 26 – Instruction begins.
9- Possibly deliver a few education courses aimed at a BA degree in Education.

Year 3, 2007-2008
1- Continue and expand delivery of more courses for selected Associate degree programs (AA, AS, AAS).
2- Begin delivery of selected Bachelor degree programs as needed in the service area, via the delivery methods appropriate to service area residents.
3- Acquire more faculty as continued assessment of needs dictates.

Year 4, 2008-2009)
1- Continue and expand delivery of more courses for selected Associate degree programs (AA, AS, AAS).
2- Continue and expand delivery of selected Bachelor degree programs as needed in the service area, via the delivery methods appropriate to service area residents.
3- Acquire more faculty as continued assessment of needs dictates.

2.1.4.9.2 **Train Employees Now (or "TEN" Program)**

The Nevada Train Employees Now Program provides short-term, skills based intensive job training to assist new and expanding firms to reach productivity quickly. A customized program is designed covering recruitment, hiring and job training for Nevada residents. It is the state's policy to support firms demonstrating a human-relations commitment through a meaningful wage and fringe benefit policy.

The firm and state agencies design each training program jointly. Major elements of the program include the development of a job applicant list, programming, materials, and classroom training. State agencies involved are the Commission on Economic Development, the Employment Security Division and the

State Job Training Office – both divisions of the Department of Employment, Training and Rehabilitation. Training providers include local community colleges, private post-secondary institutions, or others identified by the applicant.

Program Benefits

- Assistance with employee screening;
- The employer determines the goals and objectives of the training;
- Most direct training costs are eligible for reimbursement, including:
  - Consumable materials and equipment
  - Rental of tools and equipment
  - Rental of training site
  - Instructor salaries and benefits
  - Travel and per diem for limited number of instructors and trainees (if applicable).

Program Eligibility

- Businesses must hire a minimum of 10 trainees to participate. Trainees must be Nevada residents. The ceiling expenditure per trainee is $1,000.
- Wages for jobs considered for training must exceed 80% of the statewide or county average annual hourly wage, whichever is less. (For 2005, the statewide average hourly wage was $18.12 *(**Source:** The Nevada Department of Employment, Training and Rehabilitation – DETR, **Release Date:** July 10, 2006)*).
- Businesses must provide health insurance with option for dependents.
- Training is provided only for full-time, primary jobs created by companies locating or undertaking a significant expansion in Nevada.
- Existing businesses must prove growth by physical expansion, significantly increased employment or other factors indicating new investment and job creation.
- Grants are available for short-term customized training for new employees.
- Classroom training is limited to 30 days and must be completed within a 90-day period.
- Training must commence within the first 90 days after approval by the Commission. If the deadline is not met, the Commission, after review and

reconsideration, may reallocate the monies to other companies seeking funding during the fiscal year.

- The program can fund up to 75% of total eligible costs. The company is required to contribute at least 25% of total eligible costs.
- Businesses must attempt to leverage other state and federal training resources wherever feasible.
- Businesses (or parent company) must have a proven business history.
- Businesses must commit to Nevada for five years. Businesses that fail to meet program criteria as set out in their application, may be required to return all or a portion of the funds.
- Companies that receive Train Employees Now funding are required to provide to the Commission a report regarding the employees trained with these funds. (Current work status, "trainees" hourly wage and company employment counts.)

Training providers that receive Train Employees Now funding will provide to Commission staff and the Commission a report of all companies and their funding and training status on a quarterly basis during the training period. Records must be maintained for possible Legislative review.

2.1.4.9.3 **Nevada JobConnect** is a statewide network that connects businesses with employees in one convenient location. They provide businesses and jobseekers with a wide range of service options. The primary services of Nevada JobConnect, and its network partners, are funded by federal tax revenue and are available at no cost to all Nevadans (both the business and the jobseeker). The Southern Nevada Rural JobConnect facility is conveniently located in Pahrump and accessible to all of Nye County. This opportunity is funded through the Southern Nevada Workforce Investment Board.

2.1.5 Cultural and Recreational Opportunity

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Nye County is unique due to its proximity to outstanding outdoor recreational assets and its proximity to the metropolitan Las Vegas area, one of the world's great destinations for cultural and recreational opportunity.

Nevada is a spectacular mix of deserts, lakes and mountains. There are a wealth of outdoor activities including golfing, skiing, fishing, hunting, hiking, camping, biking, and swimming.

Nevada's communities offer a variety of colorful festivals and events year round including Basque and Native American festivals, the Great Reno Balloon Race, the National Championship Air Races, the Annual Las Vegas Festival of Lights Jazz Festival, rodeos, county fairs, plus much more.

Sports enthusiasts can enjoy AAA baseball, hockey, competitive collegiate sports, professional motor sports and NBA exhibition games.

2.1.6 Environmental Issues

2.1.6.1 Historic Preservation

Nye County has a rich history and sites of historic relevance, like the ghost town of Rhyolite located outside of Beatty. The Friends of Rhyolite, the Rhyolite Preservation Society, and the Rhyolite Partnership are historic preservation organizations active in trying to preserve the town.

2.1.6.2 Hazardous Waste Contamination / Management

Because of the unique location of Nye County there is a strong potential for this region to become a leader in the hazardous waste management industry. The area is already home to U.S. Ecology, a solid waste management facility located near Beatty, with storage of the nation's high level nuclear waste planned at Yucca Mountain, which is also in the region. Therefore, not only is the region already regarded as a safe location for hazardous waste management, there is a skilled workforce available along with the training capacity at Great Basin College to support this industry.

2.1.7 Location Advantages

2.1.7.1 The region is already highly regarded as host to some of the richest mineral resources available in Nevada. The area is constantly being investigated for further development of its valuable mineral deposits. Because of the region's strong association with the mining industry, it is both culturally and economically well prepared to support additional development of mineral reserves.

2.1.7.2 The region's scenic assets and "old west" reputation continue to be a strong draw for tourists and those seeking "recreation adventure". The state's heritage as a mining mecca beginning in the 19th century

has created a trove of "ghost towns" that are fun and informative to visit. In addition, there is the opportunity to enjoy gaming in every community in the region. Las Vegas' proximity offers a diverse menu of entertainment within easy reach. Finally, as the eastern gateway to Death Valley, the region provides access and services to tourists and travelers visiting this world-class natural asset.

2.1.7.3 The region is well located near one of the largest, most dynamic markets in the United States and the world, the State of California. The region is only about 5 hours from Los Angeles.

2.1.7.4 The region is also well located between the two manufacturing centers and larger markets in the intermountain west – Reno and Las Vegas. Most of the region is accessed along the primary north-south highway, U.S. 95, a well-maintained primary transportation corridor.

2.1.7.5 The availability of natural assets that can support "green energy" development are also here in abundance – high class wind corridors for windmill development, ample open space for solar farm development and geothermal activity (primarily in the Gabbs region). Nye County is also host to oil production.

2.1.7.6 The region is also, due to its unique attributes, a highly desirable location for auto manufacturers to conduct hot climate and low to high altitude road tests. The region already provides hosting services for these testing activities and has the potential to provide more with the proper track facilities.

2.1.7.7 The sizeable operations currently located in the region, including the Nevada Test Site and Nevada Test and Training Range, not to mention the other major Federal programs serving the region are under-represented in the labor market. It is not uncommon for the government, through its contractors, to subsidize the location of workers in the Las Vegas market, thus depriving the region of population and tax base not to mention the additional demand for goods and services that all could benefit from. This picture is about to become more unbalanced unless the region's strategy can include an aggressive requirement of Federal contractors to reduce the commute subsidy and or arrange to locate major facilities supporting Yucca Mountain in the immediate area affected.

2.1.7.8 Because of the location of many of the population centers along the U.S. 95 corridor and the need to expand broadband services between Las Vegas and Reno, these communities automatically become excellent low overhead locations for back-office or call center operations once the infrastructure is in place.

2.1.7.9 The region's highway systems and hospitable year-round climate also offer the opportunity to create regional tour systems and services, building on the existing hospitality infrastructure.

2.1.7.10 Finally, Nye County has been given unique authority by the U.S. and Nevada State governments to organize a method for transferring available surplus real property through a non-profit development corporation. This capability can facilitate the location and acquisition, fee simple, of land suitable for business development.

2.1.8 Comparison of "Sunset" vs. "Sunrise" Trends to Local and Regional Trends

2.1.8.1 The most radical contrasts range from communities such as Beatty, a once thriving and populous mining center, and the bustling community of Pahrump. One community represents the decline of site-specific mineral exploitation and the other potential for a new population center that can provide one of the most important "raw materials" for future technologically advanced industry – skilled labor.

2.1.8.2 However, the potential of turning US 95 into a new technology (information industry) oriented corridor exists with the expansion of broadband services throughout the region.

2.1.8.3 Another outstanding example is the potential for redevelopment of the Tonopah Airport, originally developed to support the war effort during World War II.

2.1.8.4 The attributes of the region as a host to the development of alternative energy resources for an energy hungry southern Nevada and southern California, also represents economic sunrise potential.

2.1.8.5 The bridge between these situations may be the continued use of the mineral riches of the region, as permitted and the development of the tourism, traveler services and recreation potential in the region. However, the assets of the region will need to be better developed and marketed to utilize the economic "bridge" to the future.

2.1.9 Analysis of region's Strengths, Weaknesses, Opportunities and Threats (including current economic development capacities)

2.1.9.1 Strengths:

2.1.9.1.1 Location advantages (in the middle of everything).
2.1.9.1.2 Tourism Assets.
2.1.9.1.3 Green Energy Potential.
2.1.9.1.4 Major Federal Program Investments.
2.1.9.1.5 Proximity to Major Markets in southern Nevada and California.
2.1.9.1.6 Institutional capacity to transfer land from the public domain without auction.
2.1.9.1.7 Year-round hospitable climate.

2.1.9.2 Weaknesses:

2.1.9.2.1 Limited availability of private land.
2.1.9.2.2 Historic Reliance on mineral development that is environmentally limited.
2.1.9.2.3 Limited governmental economic development capacity.
2.1.9.2.4 Infrastructure limitations in inherently infrastructure "poor" rural communities.
2.1.9.2.5 Lack of tourism resource asset development.
2.1.9.2.6 Lack of regional tourism plan and strategy.
2.1.9.2.7 Lack of government and/or non-governmental resources (people) for economic development in Pahrump Valley.

2.1.9.3 Opportunities:

2.1.9.3.1 Opportunity to host expansion of broadband services between Las Vegas and Reno and enable web dependent businesses to locate in region.
2.1.9.3.2 Increased access to Federal government business related to Federal facilities located in region.
2.1.9.3.3 Potential for increased loop and day trip tourism.
2.1.9.3.4 Potential for increased hot weather auto testing.
2.1.9.3.5 Wind, solar, geothermal and petroleum energy development.
2.1.9.3.6 Adaptive reuse of Tonopah airport and county controlled land for development.
2.1.9.3.7 Industrial development (attraction) potential for the burgeoning labor market in the Pahrump Valley.
2.1.9.3.8 Potential for mining industry support in the Round Mountain Business Park.
2.1.9.3.9 Potential for increased distance learning skill training at the Great Basin College.

2.1.9.3.10 Potential for institutionalization of regional economic development programming in partnership with EDEN, RNDC, Great Basin College, Sierra Pacific Power and Valley Electric.

2.1.9.3.11 Potential for the creation of an EDA sponsored economic development district.

2.1.9.3.12 Potential to diversify agriculture into high value, low impact production.

2.1.9.3.13 Increased “baby boomer” led demand for high value retirement services.

2.1.9.4 Threats:

2.1.9.4.1 Growth of Indian gaming in California.

2.1.9.4.2 Potential loss of Nevada State funding for economic development authority.

2.1.9.4.3 Increased environmental restrictions on mining.

2.1.9.4.4 Drought.

2.1.9.4.5 Lack of attention to declining historic assets in communities such as Belmont, Tonopah, and Beatty.

2.1.9.4.6 Loss of employment at the Nevada Test and Training Range.

2.1.9.4.7 Federal government policy that encourages employees to live outside the area of employment.

2.1.9.4.8 The change in legislation that requires county airport facilities to get 2 commercial appraisals prior to leasing airport land, which they are unable to obtain due to location and cost.

3 Where Do We Want to Go? (Vision for 2015)

3.1 Develop Vision Statement for the Two County Region

CEDS Vision Statement

We foresee Nye County:

Where blue skies and open roads welcome you into our scenic byways and historic communities.

Where we are building on our 'Old West' heritage with value-added agriculture operations, responsible mining, sustainable energy generation, and cultural tourism.

Where we use technology to educate ourselves to prepare for an increasing variety of family-wage jobs.

Where our communities are progressively developing infrastructure systems and historic assets, while anticipating future needs.

Where coherent patterns of growth are emerging from community master plans that enhance the quality of life.

Where communities across the region know and support one another and where a strong regional development capacity supports balanced growth throughout the region.

Where a responsive and responsible federal government mitigates any adverse impacts of its investments.

Where most federal and contract employees choose to live in our hospitable towns.

Where our children sink roots and can remain in a place called home.

3.2 Examination of the "Goals Record" (Community, County, Regional Statements)

Again, drawing on the rich planning background, on which this Plan will rely in part, Appendix C, "Summary of Economic and Community Development Goals" provides a glimpse of the key development plans reviewed in the preparation of this plan.

3.3 Menu of Economic Development Strategies Appropriate to Region

The following strategy (read strategic goals) and objectives provides a restatement of existing plans for regional economic development programming purposes and becomes the basis for the priority setting prepared by the regional Comprehensive Economic Development Committee. The following outline of strategies and objectives provide a comprehensive approach to the economic development future of Nye County.

3.3.1 Technology Corridor Strategy:

3.3.1.1 Increase the availability of served industrial space including small business incubator space to accommodate new high tech businesses.

3.3.1.2 Complete the Amargosa Valley Science and Technology Park at Lathrop Wells in Amargosa Valley.

3.3.1.3 Assist the community of Beatty to adaptively reuse the Barrick Bullfrog site for new industry.

3.3.1.4 Encourage the Town of Pahrump to facilitate the organization of a suitably located, attractive business park for the Pahrump Valley, adequately protected through local planning and regulatory procedures.

3.3.2 Public / Private Capital Formation Strategy $

3.3.2.1 Work cooperatively with economic development lenders and local banks, also with providers of business credit to educate the business public regarding the advantages and availability of appropriately structured business credit in partnership with Rural Nevada Development Corporation (RNDC), The Nevada Statewide Certified Development Corporation, participating SBA micro-lenders

and local commercial bankers. Collaborative approach will be led by RNDC.

3.3.2.2 Work collaboratively with the RNDC to estimate the initial capital requirements for a lending pool that can be used in public/private financing arrangements within 24 months in the region.

3.3.2.3 Assist the appropriate lending authorities to apply for and attract the necessary match to capitalize the agreed upon lending pool size.

3.3.2.4 Launch a capital campaign to raise the matching funds.

3.3.2.5 Lend all capital within the two year projected lending date and begin process to recapitalize the pool.

3.3.3 Access to Markets via Improved Air Transportation Strategy

3.3.3.1 Nye County has applied for a $75,000 grant from the State Commission on Economic Development to develop and implement business and marketing plans for the Beatty and Tonopah Airports.

3.3.4 Entrepreneurial Development Program Strategy

3.3.4.1 Assist EDEN in their efforts to continue the pilot of business development services through the sponsorship of RNDC, by encouraging local public and private partnerships to fund this arrangement.

3.3.4.2 Sponsor periodic (to be decided) business development training and counseling sessions in the county. Increasing the public awareness of sound business planning and development practice.

3.3.5 Systematic Business Retention / Expansion Strategy

3.3.5.1 Work cooperatively with Nevada Commission on Economic Development to obtain leads and manage Nevada State sponsored location incentives to the advantage of the county.

3.3.6 Targeted Market Strategy

3.3.6.1 Prepare and execute a targeted industry analysis for Nye County that identifies high priority markets. A $59,000 grant has been

approved by NCED for a targeted market analysis for a four county area, which includes Nye County. The analysis will be facilitated by Lander County and the study will begin at the beginning of the fiscal year 2007.

3.3.6.2 Develop a marketing strategy that takes advantage of the targeted market analysis.

3.3.7 Employment and Training Services Strategy

3.3.7.1 Develop a collaborative working relationship with local employment and training program services to increase the power of the region's business retention/expansion program.

3.3.7.2 Enter into a memorandum of understanding (MOU) with the regional Workforce Investment Act (WIA) Board and other training providers, such as Great Basin College, the Cooperative Extension, and Labor Unions, to sponsor surveys of local employers to determine their training requirements.

3.3.7.3 Develop policies and procedures in future MOU's that facilitate cooperatively preparing offers to business location potentials enabling the value of publicly sponsored employment and training services to be added to the offer of location values for firms offering family wage jobs.

3.3.7.4 Develop a standard for "family wage jobs".

3.3.8 Nevada Test Site Contractor Business Development Strategy

3.3.9.3 Work with NDEP's (Nevada Division of Environmental Protection) recycling program to promote proactive research and development projects within Nye County.

[redacted]

3.3.11 **Fiber Optic** [redacted]

3.3.11.1 Enable [redacted] speed communication [redacted] and points of presence [redacted]

3.3.12 **Broadband**

3.3.12.1 Work with SBC to ensure [redacted]

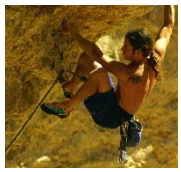
3.3.12.2 Expand existing systems to [redacted] the county.

3.3.13 **Capacity Building Strategy**

3.3.13.1 Seek to create a base of support by [redacted] that will routinely invest not less than [redacted] the chosen development organization.

3.3.13.2 Recruit qualified personnel and provide the necessary support for organizational development and institutionalization of the economic development process in the region.

3.3.14 **Tourism and Recreation Strategy**. Support community goals to promote tourism to their communities.



3.3.14.1 Support community goals

3.3.14.1.1 Pioneer Territory Plan
3.3.14.1.2 Silver Trails Plan
3.3.14.1.3 Beatty Tourism Assessment Plan
3.3.14.1.4 Tonopah Century Plan
3.3.14.1.5 Tonopah Stargazing Plan

3.3.14.2 Update Annual Marketing Plan. (Work with Pioneer Territory on their long-term goals and objectives.)

3.3.14.2.1 Distribute existing visitor information
3.3.14.2.2 Fund cohesive marketing material updates
3.3.14.2.3 Website development.
3.3.14.2.4 Community Tourism Partnership
3.3.14.2.5 Partnership with Death Valley National Park and BLM
3.3.14.2.6 Regional Strategy for funding
3.3.14.2.7 Las Vegas marketing
3.3.14.2.8 Tourism Business Plan

3.3.14.3 Product Development

3.3.14.3.1 Visitor information kiosks
3.3.14.3.2 Invite partnerships
3.3.14.3.3 Integrated community development plan
3.3.14.3.4 Lodging partnership with parks
3.3.14.3.5 Hospitality program
3.3.14.3.6 Coordinate visitor information services with the Death Valley National Park
3.3.14.3.7 Tourism Business Plan

MAP 2
NEVADA TOURISM MARKET AREAS
(Nye County is in the Pioneer Region)

3.4 Identify Key (Priority) Impediments to Development that are "Actionable" (excluding externals and development issues beyond the control of local development authorities)

3.4.1 **Community Planning and Development**.

3.4.1.1 Preparation and execution of regional comprehensive plans and implementing ordinances.

3.4.1.2 Political reluctance to create and enforce land-use plans.

3.4.1.3 Catch-up costs associated with implementing comprehensive solutions to comprehensive plans in the Pahrump Valley.

3.4.1.4 Limited private tax base and professional capacity in the county, including the encroachment of public ownership on private property and development potential.

3.4.1.5 Limited water resources to support development.

3.4.1.6 Limited or no access to professional fire and medical services in the event of emergencies.

3.4.1.7 Insufficient infrastructure (i.e. electrical transmission lines, municipal water and sewer, etc.) to promote business development.

3.4.2 **Business Development Services**.

3.4.2.1 Securing a stable source of financing for regional small business development services in partnership with RNDC

3.4.2.2 Recapitalization of RNDC's Economic Development Administration funded revolving loan fund

3.4.2.3 Familiarization of private capital markets (banks primarily) of SBA, USDA and RNDC credit enhancement and economic development lending advantages and availability.

3.4.2.4 Trained EDEN and RNDC staff that can systematically implement business retention / expansion programming.

3.4.3 **Skill Training and Career Development**.

3.4.3.1 Completion and funding of a distance-learning program that enables the resources of Great Basin College to serve the entire region (excellent facilities are in place in several parts of the region including Pahrump and Tonopah, but important parts of the region, such as Beatty and Round Mountain are uncovered).

3.4.3.2 Linkage of area workforce development resources with the regional economic development business retention / expansion program through memorandum of understanding.

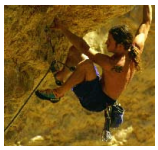
3.4.4 **Industrial Attraction**.

3.4.4.1 Completion of targeted industry analysis for portions of the region ready for industrial recruitment such as Pahrump, Beatty and Tonopah.

3.4.4.2 Preparation of regional web site to serve as the region's door to the world.

3.4.4.3 Preparation of updated and modernized collateral marketing materials calculated to expose the region's assets for industrial location.

3.4.4.4 Training and implementation of regional business development / expansion program that systematically links the community-based development corporations to regional and statewide marketing assets and resources.



3.4.5 **Tourism and Recreation**.

3.4.5.1 Examine the Pioneer Territory Marketing Plan for strategies that can uniquely meet the needs of the hospitality industry in Nye County and develop a local funding source to leverage the state's investment in these strategies.

3.4.5.2 Developing the market through sub-regional (*Pioneer Territory)* strategies that are built on strategic partnerships with Nye County and the State of Nevada (creating a regional marketing strategy with the active involvement of Chambers of Commerce and key hospitality industry representatives).

3.4.5.3 Developing the assets of the region by completing the Tonopah Century Plan while preparing and implementing a commercial revitalization plan for Beatty that builds on strategic relationships with Death Valley National Park.

3.4.6 **Agriculture Diversification**.

3.4.6.1 Work cooperatively with the University of Nevada, Reno Extension Service to analyze underserved key market niches that can serve as alternatives for regional agriculture (ranchers, dairies and farmers) for the next 10 years.

3.4.6.2 Provide training and research to support regional agriculture in implementing demonstrations of these alternatives.

3.4.6.3 Where beneficial, explore agricultural cooperative options where further processing makes economic sense with assistance from the USDA.

3.4.7 **Technology Corridor Program Development**.

3.4.7.1 Analyze market options for high bandwidth enabled business as a portion of the diversification of the regional market place in partnership with existing carriers.

3.4.7.2 Identify key waste management and alternative energy development technologies, which the region's unique environment facilitates. Work with the Federal Department of Energy, government contractors and the State's Congressional Delegation to seek the creation of policy and appropriations that will carry these investments forward.

3.4.8 **Retirement Services**.

3.4.8.1 In partnership with the region's extended care, health services (hospitals) and senior citizens' communities create a comprehensive retirement services needs analysis. This could support the attraction of private and public investment to enable regional communities, such as Pahrump to become a better host for baby boomers planning to retire.

3.4.8.2 Create a market niche within the business retention / expansion program to serve this priority.

3.4.9 **Federal Facilities**.

3.4.9.1 Work cooperatively with Nye County Nuclear Waste Repository Office.

3.4.9.2 Conduct annual business development trade fairs that introduce NTS and Department of Defense / Energy personnel and contractors to regional businesses that are capable of supplying the requirements of the government. Work with Procurement Outreach Program (POP) on this.

4 Action Plans (Community, County, Regional)

4.1 Set Priorities

The following was the result of a CEDS Committee priority setting session (9/14/02):

TABLE 9
GENERAL DEVELOPMENT PRIORITIES

Sect. #	General Development Strategy	Priority
3.4.1	Community Planning & Development	1a
3.4.2	Business Development Services	1b
3.4.3	Skill Training/Vocation Career Development	1c
3.4.4	Technology Corridor	1d
3.4.5	Industrial Attraction	2a
3.4.6	Tourism & Recreation	2b
3.4.7	Agricultural Diversification	3a
3.4.8	Retirement Services	4a
3.4.9	Federal Facilities	4b

Narrative Discussion of Priorities

This priority process was based on existing plans and potential strategies (the best example of this latter is the Agricultural Diversification which had no particular foundation in existing planning documents).

The “1a, 1b…” etc was meant to imply roughly equal importance to the strategies identified. The tied rankings recognize the pressing need to be active on several fronts to move the economy forward.

The Committee determined that the status of community preparedness, though important, was found lacking. That is to say, there is a pressing need for basic community development planning and infrastructure. Even basic emergency response services (i.e. fire safety and emergency medical) are primarily dependent upon community volunteers. Similarly, institutionalized environmental initiatives, such as the Nye County Natural Resources Office, are understaffed.

The placement of **business development services** high in this ranking recognized the ability of business development to routinely, if non-spectacularly, contribute economic development benefits. Thus for modest investment in services and business development expertise, fairly predictable return on investment in terms of capital formation, job creation and tax base development could occur.

Industrial attraction was regarded as a necessary element enabling an economy in transition to diversify and lay the groundwork for future expansion. Clearly there must be economic development capacity to enable this strategy and its tactical objectives to yield benefits. This will be addressed below.

Skill training is regarded as a priority for both business and for labor. As our economies increasingly rely on productivity gains through the application of more sophisticated technologies, attention to skill training can cut both ways enabling the labor market to prepare for employers requiring higher skill levels and facilitating new entrants into the labor market as well as enabling workers, requiring retraining, to take employment in high demand / wage opportunities. It is believed that the new Great Basin College campus in Pahrump will prove an asset towards this endeavor. Nevada JobConnect is also an asset that can be utilized. Besides being able to connect businesses and employees, they can help connect businesses with people that make it easy to assess, design, and implement training programs. They have onsite training room available for use with state of the art equipment or they can help with training at other locations.

Tourism and recreation is an existing business model that is at work throughout the region's economy today. Although troubled, it can serve as a potential bridge to take the region's economy from today into the future. Beatty has placed a high degree of importance on this potential because of the community's proximity to Death Valley National Park. They have begun to aggressively pursue strategy development and planning that could serve as a model for other parts of the region. In addition the Pioneer Territory, which includes Nye County, has recently commissioned an excellent regional marketing plan from which to launch a strategic realignment of resources, improving the hospitality economy in the county. While not on the local radar screen as yet, the ***Pioneer Territory Marketing Plan*** provides a powerful argument for the region or sub-parts thereof to work aggressively to encourage loop tours and day trips as a way to augment the region's tourism strategy.

Agricultural diversification is seen in one sense to be a way to preserve a foundation of most rural economies and to enable existing agricultural enterprise to reposition in the changing market place. Placement of this strategy in the economic development plan is not a misunderstanding of the common notion that economic development is a diversification from such basic economic forms. The dairy industry in the Amargosa Valley is regarded as the best example of this change, but other possible examples could be had as well. While this strategy engendered a lively debate, agriculture was regarded to be a foundation of the rural regional economy and a segment of the economy that needs attention. It will be the responsibility of the committee and the county to continually remember the importance of agriculture and work with the Cooperative Extension and other resources to foster more efficient use of the arable parts of the region.

The Technology Corridor Strategy This well articulated existing strategy is already well advanced in current planning and financial commitments. Recommending this strategy is the strong current commitment of Nye County with a proposal pending with the EDA that will attract public and private investment (several millions in both government investment in points of presence to new high speed fiber optic cable) from north to south in the region (Gabbs to Pahrump). Finally, the information technology driving modern global economies clearly places the region with a foot in the future. This visionary strategy needs to be advanced while the region's communities do basic planning and development. Included in this package are substantial improvements to the Tonopah Airport and financing to facilitate the adaptive reuse of the Barrick Bullfrog Mine site for other commercial office and industrial uses.

Retirement Services is also one of those obvious opportunities, particularly for communities like Pahrump that is already the home to a growing number of retirees. The demographics of the baby boom strongly recommend this as a way to support service oriented economic growth. Critical to this strategy is the provision of affordable residential real estate, intermediate and long-term care and finally critical and acute care facilities – a hospital. Retirees create many opportunities for small businesses to provide services, often home-delivered. Pahrump has taken strides in attracting a hospital operator with rural community experience. The Desert View Regional Medical Center, a 24-bed hospital, opened in April of 2006. Other communities in the region have the same potential, but not at the same level as Pahrump. There is also the opportunity to recruit retirees with targeted marketing and response strategies.

Federal Facilities have been very important to the region due to the location of the Nevada Test Site, and Nevada Test and Training Range and now the location of the Yucca Mountain Nuclear Waste Repository, not to mention the fact that the region is over 98% controlled, owned, or managed by the Federal Government. The completion of the testing for the Stealth Fighter for the Air Force resulted in a loss of employment for communities in northern Nye County. A challenge for the region is that many of the highly trained government workers and government contractors that have their commute to work subsidized by the government from Clark County (Las Vegas). Improving business and employment opportunity with the U.S. Government or government contractors will need to deal directly with this government policy.

4.2 *Link Priorities to Strategies*

The following tables summarize project priorities within their appropriate strategies. Many of these projects are works in progress and are committed priorities to the communities and county already. It is anticipated that the economic development leaders in each community and county will proceed with these works in progress and adjust priorities in out-year revisions to this work plan.

TABLE 10
PROJECT PRIORITIES & STRATEGIES
Nye County Comprehensive
Economic Development Strategy Program Priorities

STRATEGIES (WORKS IN PROGRESS)		NYE COUNTY
Community Development	1	Create where desired Regional Plans & implementing ordinances
	2	Include 10 year Capital Improvement Plans in comp plans
	3	Pahrump Town Center Project
Business Development Services	1	Enlarge pool of Economic Development loan capital
	2	EDEN fund raising to support SBDC operations
	3	Co-sponsor business development training sessions
Skill Training Career Development	1	Integrate skill training into business retention / expansion program with Nevada JobConnect and partners
	2	Enter into MOU with SNWIB providers to sponsor employer surveys
	3	Develop plans to integrate WIA services in business location office
	4	Develop standard for family wage jobs
Technology Corridor	1	Create industrial / small business incubator space
	2	Complete Amargosa Valley Science and Technology Park
	3	Gabbs point of presence
	4	Beatty point of presence
	5	Lathrop Wells/Amargosa point of presence
	6	Pahrump point of presence
	7	Encourage diversification of energy sources
	8	Engage DOE in scalable Green Energy Production in region
	9	Build relationships with Green Energy Providers for skill training programs
	10	Target Web Enabled businesses in partnership with Broadband providers
Industrial Attraction	1	Adapt for reuse Barrick Mine site
	2	Include business park space at Tonopah Airport
	3	Round Mountain Business Park
	4	Locate & serve Pahrump Valley Business Park
	5	Work with Nevada CED to better utilize unique locational incentives
	6	Targeted industry analysis Nye County
	7	Develop marketing strategy to support business locations
Tourism/Recreation Industry	1	Complete Beatty marketing plan
	2	Implement recommended product development (Beatty)
	3	3-year strategic plan for Beatty
	4	Plan & adopt High Desert Adventure and Loop Tour Themes
	5	Community planning assessments & implement tourism / recreation plans
	6	Identify target markets (current travelers / visitors study)
	7	Change function marketing (PR kit, website, change advertising plan)
	8	Improve Pioneer Territory participation
	9	Update marketing plan annually
Agriculture Diversification	1	Research market niches in Southern Nevada / California for diversification
	2	Provide research, training, & support for program
	3	Examine cooperative processing with assistance from USDA
Retirement Services	1	Develop Comprehensive Retirement Services Needs Assessment
	2	Incorporate industry targets in Business Retention / Expansion program
Federal Facilities	1	Use market based incentives for employee location for DOE/DOD contractors
	2	Integrate government contractors into business retention/ expansion program
	3	Obtain Nevada delegation support for University based strategic alliance
	4	Collaborate with NTSDC DOE strategy to impact Federal Facility Programs
	5	With DOE/DOD conduct annual trade fairs to facilitate federal contracting

STRATEGIES (WORKS IN PROGRESS)		NYE COUNTY
Capacity Building	1	Leverage successful environmental initiatives, such as the Nye County Brownsfields Program, to provide staffing and community support for the Natural Resources Office
	2	Expand the capabilities of the Natural Resources Office to adequately address issues relevant to air quality, and land/water stewardship
	3	Finalization of the Nye County Lands Act, some of the requested land is for ED purposes
	4	Appropriate level of support for regional development
	5	Recruit, train, & retain qualified staff using SNWIB, NV JobConnect and its partners, and GBC
	6	Secure EDA designation for Economic Development District
	7	Expand GIS Resource capabilities with compatibility

4.3 Implementation Schedule

The foregoing strategies and priorities are established with implied priority. Clearly the development and implementation for these many strategic priorities will take several years to accomplish and will be heavily dependent on the ability of the communities and county to put the planning, programming and marketing capacity in place to move this strategy forward. As a rough approximation, it is anticipated that key projects that are works in progress should be implemented in the next two years, while others will take much longer – up to 5 to10 years to implement and see the fruits of this labor.

5 Evaluation of Plans Performance

5.1 Establish Quantifiable Key Performance Measures

The baseline for nominal progress on the strategic programs, specific projects and measurable outcomes has not been established. Given the historic levels of performance, the expectations for quality outcomes is relatively low. Nevertheless, to set sights low in anticipation of low historic performance is not responsible and does not meet the vision established.

Performance will be bench-marked here in terms of 1) general outcomes expected, 2) intermediate outcomes that support the goals and 3) numerically measurable indicators. Each project prepared for implementation under the respective strategies should address these expectations in the planning phase.

5.1.1 **Community Development Strategy Performance Measures**

5.1.1.1 Outcomes Expected

5.1.1.1.1 Projects planned to meet identified community development needs.
5.1.1.1.2 Projects funded to meet community development needs.
5.1.1.1.3 Projects completed by stakeholders that satisfy community needs.

5.1.1.2 Intermediate Outcomes that Support the Goals

5.1.1.2.1 Plans Completed
5.1.1.2.2 Funding arranged.
5.1.1.2.3 Complete on time within budget

5.1.1.3 Measurable Indicators

5.1.1.3.1 Linear feet of pipe laid, roadway completed, curb gutter and sidewalk, units of community facility completed, plans completed, land acquired, historic properties acquired and preserved, etc.

5.1.2 **Business Development Services Strategy Performance Measures**

5.1.2.1 Outcomes Expected

5.1.2.1.1 Form and fund strategic alliances necessary to bring competent business development services to the region.
5.1.2.1.2 Net business formation growth.
5.1.2.1.3 Net growth in employment opportunity.
5.1.2.1.4 Net growth in tax base.
5.1.2.1.5 Creation of family wage investment (entrepreneurs) or jobs (wage earners).

5.1.2.2 Intermediate Outcomes that Support the Goals

5.1.2.2.1 Strategic alliances documented
5.1.2.2.2 Strategic alliances funded
5.1.2.2.3 Key Small Business Development Counseling standards met for region, as agreed upon

5.1.2.3 Measurable Indicators

5.1.2.3.1 Dollar volume of economic development capital raised
5.1.2.3.2 Dollar volume of economic development lending achieved

5.1.2.3.3 Jobs per dollar volume standard achieved or exceeded

5.1.3 **Skill Training / Career Development Strategy Performance Measures**

5.1.3.1 Outcomes Expected

5.1.3.1.1 Provide training for satisfying careers
5.1.3.1.2 Meet the growing requirements of business owners for competent, skilled labor

5.1.3.2 Intermediate Outcomes that Support the Goals

5.1.3.2.1 Increase the number of technologically advanced courses of study available
5.1.3.2.2 Increase the number of classes available via distance learning technologies
5.1.3.2.3 Focus on employment opportunities that provide financially promising opportunity in the labor market
5.1.3.2.4 Create business / skill trainer collaborations that correctly assess business skill requirements and deliver training in demand

5.1.3.3 Measurable Indicators

5.1.3.3.1 Growth in number, distance learning enabled and location of well-equipped training facilities
5.1.3.3.2 Number of technology dependent courses available, year over year
5.1.3.3.3 Training available conforms to the standard of family wage employment
5.1.3.3.4 Supported by the best available labor market information
5.1.3.3.5 The number of employer supported labor / skill requirements assessments completed and satisfaction of employers utilizing the skill training programs

5.1.4 **Technology Corridor Strategy Performance Measures**

5.1.4.1 Outcomes Expected

5.1.4.1.1 Change in the economic diversity of the region's industries
5.1.4.1.2 Transformation of the regional economy to one more closely associated with national trends (comparative structure)
5.1.4.1.3 Increased presence of green energy industry in the region

5.1.4.2 Intermediate Outcomes that Support Goals

5.1.4.2.1 New business park space developed
5.1.4.2.2 Incubator-type spaces available for occupancy
5.1.4.2.3 Availability of broadband to households and business locations
5.1.4.2.4 Establish sites of renewable energy installations in region

5.1.4.3 Measurable Indicators

5.1.4.3.1 Acres of new business / industrial park space added
5.1.4.3.2 Units of incubator spaces made available for entrepreneurial businesses
5.1.4.3.3 Number of megawatts of renewable energy generated by new installations in the region

5.1.5 **Industrial Attraction Strategy Performance Measures**

5.1.5.1 Outcomes Expected

5.1.5.1.1 Diversification of regional economy; increase resemblance of national economy
5.1.5.1.2 Add to employment and economic opportunity
5.1.5.1.3 Add to the tax base

5.1.5.2 Intermediate Outcomes that Support Goals

5.1.5.2.1 Expansion of firms not present in the region previously
5.1.5.2.2 Growth of wealth and increase in family wage jobs
5.1.5.2.3 Increased tax support for services, if not a better distribution of the tax burden

5.1.5.3 Measurable Indicators

5.1.5.3.1 New firms locating from outside geographic region year over year
5.1.5.3.2 Increase in wealth per capita and number of family wage jobs (according to agreed upon standard)
5.1.5.3.3 Increase in millions of dollars of taxable real estate improvements year over year

5.1.6 **Tourism / Recreation Industry Strategy Performance Measures**.

5.1.6.1 Outcomes Expected

5.1.6.1.1 Local and Regional Market Intelligence Improvement for Public and Private Partners
5.1.6.1.2 Improved public and private assets (infrastructure) supporting tourist and recreational opportunity
5.1.6.1.3 Decrease in the seasonality of the hospitality industry

5.1.6.2 Intermediate Outcomes that Support Goals

5.1.6.2.1 Highly targeted marketing providing public / private partners the best return on investment
5.1.6.2.2 Improvement in the quality and variety of services and facilities that meet the needs of tourists, outdoor recreation seekers and the hospitality industry that relies on the traveling public
5.1.6.2.3 More constant demand for hospitality services and facilities

5.1.6.3 Measurable Indicators

5.1.6.3.1 Value of market research is measured in terms of stakeholder support for annual market research and analysis.
5.1.6.3.2 Increase in miles of trails, numbers of campsites and picnic areas as well as the number and quality of hospitality services and facilities available to the public, increasing the size of the tax base from this sector.
5.1.6.3.3 Less seasonal unemployment and increase in demand for, as well as wages paid to, skilled outfitters, guides and all job classifications associated with the hospitality industry.

5.1.7 **Agricultural Diversification Strategy Performance Measures**.

5.1.7.1 Outcomes Expected

5.1.7.1.1 Reduced reliance on lower value crops and livestock production.
5.1.7.1.2 More efficient use of available arable land, pasture and related water resources.
5.1.7.1.3 Stronger farm families and stabilization of agricultural employment at family wage levels.

5.1.7.2 Intermediate Outcomes that Support Goals

5.1.7.2.1 Higher farm and ranch incomes for operators.
5.1.7.2.2 Higher incomes with the requirement of the same or fewer land and water resources.
5.1.7.2.3 Less intergenerational change in farm, ranch and agricultural support communities.

5.1.7.3 Measurable indicators

5.1.7.3.1 Increase in incomes on a standardized basis.
5.1.7.3.2 No increase in the requirements of land and water inputs in agriculture.
5.1.7.3.3 Smaller losses in family farm / ranch operators to region.

5.1.8 **Retirement Services Strategy Performance Measures**.

5.1.8.1 Outcomes Expected

5.1.8.1.1 Diversification of the higher value industries and services associated with active retirement.
5.1.8.1.2 Increase the number and sophistication of skills available to industries meeting the growing market of retirees.
5.1.8.1.3 Increase in opportunity to attract retiring populations and meet the needs of citizens retiring in place

5.1.8.2 Intermediate Outcomes that Support Goals

5.1.8.2.1 Provide hospital and intermediate care services that add value and security to the retirement experience, increasing the attractiveness of the Nye region for retirees.
5.1.8.2.2 Add skill training for the local labor market, that provide above average wages / salaries to those supporting these industries.
5.1.8.2.3 Growth in the size of the retirement community and the capital that is attracted to invest in the region in retirement services.

5.1.8.3 Measurable Indicators

5.1.8.3.1 Increase in the availability of clinics, hospitals and specialized facilities to support aging in place. Increase in taxable value of real estate improvements that are associated with this industry.

5.1.8.3.2 Growth in the number of skilled health care and retirement related occupations and the necessary professional training available in the market place.

5.1.8.3.3 Increase in the population of retirement age that requires residential and other related retirement living services.

5.1.9 **Federal Facilities Strategy Performance Measures**

5.1.9.1 Outcomes Expected

5.1.9.1.1 Greater benefit to the economy for the region as a result of Federal DOD/DOE programming on public lands in the region, including Nellis AFB, the Nevada Test Site and the Yucca Mountain Repository.

5.1.9.1.2 Increase the numbers of Federal Contractors and Employees living in and doing business in Nye County.

5.1.9.1.3 Increase the opportunities for area-based businesses to do business with Federal contractors and the Federal government.

5.1.9.2 Intermediate Outcomes that Support Goals

5.1.9.2.1 Negotiate for a greater reliance on market incentives to provide residential and commercial support for public contracts in support of Federal missions in the region.

5.1.9.2.2 Increase in populations of those persons employed by Federal contractors or government agencies in the region.

5.1.9.2.3 More suppliers and services opportunities for local entrepreneurs through contracts with Federal prime contractors and agencies.

5.1.9.3 Measurable Indicators

5.1.9.3.1 Fewer subsidies for commuting employees of Federal agencies or contractors.

5.1.9.3.2 More people living in Nye County and spending disposable income for locally derived goods and services.

5.1.9.3.3 Growth in sales tax revenues for the localities affected.

5.1.9.3.4 More entrepreneurial firms providing goods and services to Federal government and Federal contractors.

5.1.10 **Economic Development Capacity Building Strategy Performance Measures**.

5.1.10.1 Outcomes Expected

5.1.10.1.1 Orderly development of communities and county economic development programs.
5.1.10.1.2 Recognition that qualified economic development professionals add value to the public interest.
5.1.10.1.3 Strong positive relationships with state, federal and private sector stakeholders that result in responsive policy, programmatic and financial support.

5.1.10.2 Intermediate Outcomes that Support Goals

5.1.10.2.1 Strong supportive relationship between community and county leaders that feel comfortable that the regional development program can be both responsive and responsible.
5.1.10.2.2 Excellent local staff that are well regarded by the public and all stakeholder partners.
5.1.10.2.3 Ungrudging support for economic development programming that is well regarded as a service that adds value to the public and private interest in the region, the state and at federal partner levels.
5.1.10.2.4 The existence of both a state funded development authority and a funded economic development district.

5.1.10.3 Measurable Indicators

5.1.10.3.1 Adequately funded and staffed economic development programs and functions at community and county levels.
5.1.10.3.2 Successful implementation of regional economic development strategy with increase in wealth, employment opportunity and tax base to support needed public services.

5.2 Identify Performance Calendar And Assign Responsibility for Evaluation

5.2.1 Performance Plan Responsibility

The performance of the plan will be the responsibility of the adopter (Nye County) or its designee.

This should be the institutional responsibility of a regional development group under the supervision of county appointed Board of Directors. It should be the responsibility of firms, non-profits or governments benefiting from this set of strategies to collaborate and assist the regionally responsible entity in compiling the information and outcomes resulting from programs and finances invested in this program.

5.2.2 Performance Plan Calendar

The updates of this Comprehensive Economic Development plan will be due on a schedule agreed upon by the Nye County Commission or its designee and the U.S. Economic Development Administration, once the regional CEDS is approved.

The approved responsible party(ies) agree to continuously update performance in cooperation with partners throughout the program. Nonetheless, the recommended update deadline, the approval year be the calendar year, with a February 1st annual deadline for submission of current year updates and performance reports.

APPENDIX A
REGIONAL ENVIRONMENT AND DEVELOPMENT CONDITIONS

1 NYE COUNTY

1.1 Topography

"The general topographic expression of Nye County includes 14 different identified mountain ranges, all running north to south with broad high desert valleys interspersed. The topography is typical of the Great Basin physiographic province…Total relief in the basin is more than 9,000 feet, ranging from 11,949 feet above mean sea level at Mt. Jefferson in the Toquima Range to less than 2k, 300 feet in the lowland portions of the Amargosa Valley." *(Nye County Water Resources Plan – 2002)*

MAP A1
NYE COUNTY,
NEVADA

1.2 Precipitation

Most areas within Nye County have an average annual precipitation of between 4.5 and 7 inches. Average annual snowfall varies greatly from area to area, as low as 0.2 inches in Amargosa to 13 inches in Tonopah. *(**Source**: Western Regional Climate Center (data through 3/31/05)*. At the higher elevations of the Monitor, Toiyabe, and Toquima mountain ranges, precipitation is great

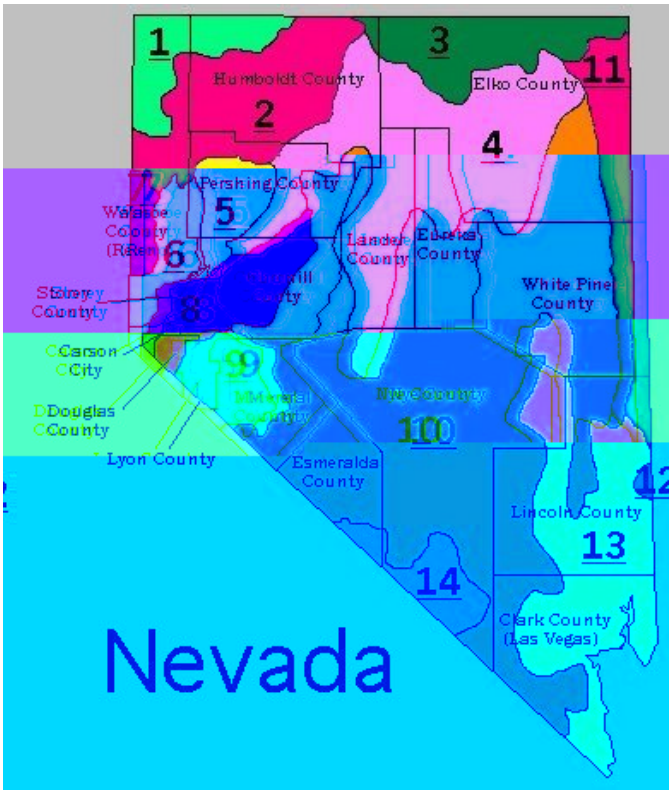
and snow accumulates to considerable depths. In the southern portion of the county, drought is common. "On an annual basis, as much as 90 to 95% of the total annual precipitation is lost through evaporation and transpiration; only an estimated 5 to 10 percent recharges the groundwater regime." *(Nye County Water Resources Plan – 2002)*

1.3 Hydrology

Nye County stretches across four of Nevada's fourteen hydrographic regional or principal water basins (watersheds). These include the Humboldt River Basin (Hydrographic Basin 4), the Central Region (Hydrographic Basin 10), the Ado River Basin (Hydrographic Basin 13), and the Death Valley Basin (Hydrographic Basin 14). Nye County encompasses all or portions, of 44 individual hydrographic areas or sub-areas. The largest reservoirs in Nye County are located in the White River Valley (extreme northeast portion of the county) at the Wayne Kirch Wildlife Management Area." *(**Source:** State of Nevada Dept. of Conservation & Natural Resources, Division of Water Resources)*

MAP A2
NEVADA'S HYDROGRAPHIC BASINS, REGIONS, OR WATERSHEDS

[1] Northwest Region
[2] Black Rock Desert Region
[3] Snake River Basin
[4] Humboldt River Basin
[5] West Central Region
[6] Truckee River Basin
[7] Western Region
[8] Carson River Basin
[9] Walker River Basin
[10] Central Region
[11] Great Salt Lake Basin
[12] Escalante Desert Basin
[13] Ado River Basin
[14] Death Valley Basin



Source: *State of Nevada Dept. of Conservation and Natural Resources, Division of Water Resources*

There are no major streams or rivers in the county. The primary streams that support game fish are: Cherry Creek, Cottonwood Creek, Deep Creek, Hooper Canyon, Creek, Pine Creek, and Troy Canyon Creek. There are at

least 20 streams that support more than 25 miles of riparian habitat. The surface areas, storage capacities and stream discharges are well documented in Nye County Water Resources Plan – 2002.

Springs number in the hundreds throughout the county. "The most significant springs in Nye County are located at Ash Meadows National Wildlife Refuge, located east of the community of Amargosa Valley. More than 30 springs and seeps discharge to the land surface at the refuge including Fairbanks Springs, Rogers Springs, School Spring, Point of Rocks Springs, Jackrabbit Springs, Big Spring, Bole Springs and Grapevine Spring." *(Nye County Water Resources Plan – 2002).*

The value of surface water in terms of its attraction of visitors was estimated in 1970 to be $137,000 annually and in current dollars is estimated to be $2.4 million. Water quality is relatively good. There are no known contaminations of the public water supply for drinking water. The key issues for surface water are the protection of spring and stream discharge rates and the management of associated riparian areas. Key issues for surface water management include: "conservation, relationships between surface and ground water uses, interstate and intercounty management and use, water use measurement and estimation, nonpoint source pollution, meeting recreational demands, maintenance of in stream flows and flood hazard reduction." *(Nye County Water Resources Plan – 2002).*

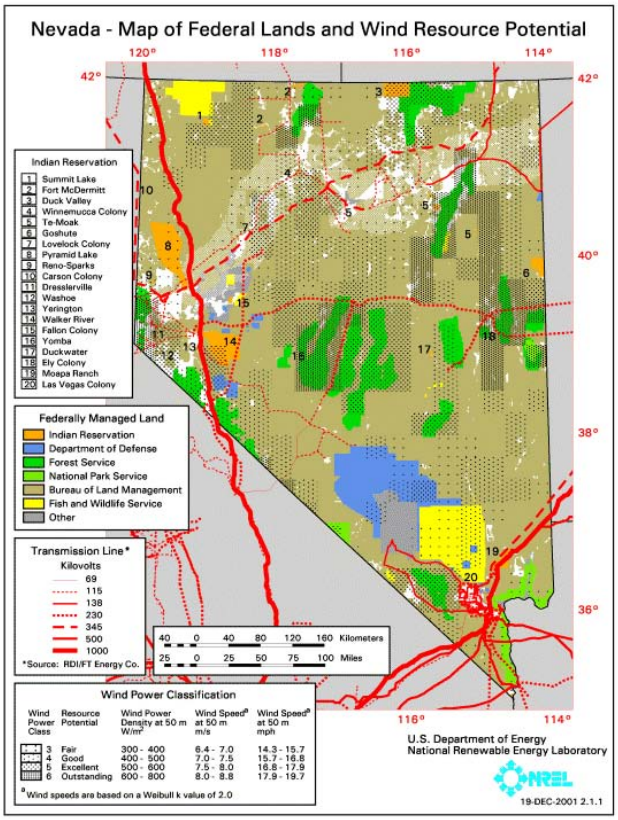
1.4 Air Quality

Air quality standards, as enforced by the State of Nevada Department of Conservation and Natural Resources, are not to be exceeded in areas where the general public has access. With 362 days accounted for in 2005, Nye County experienced 0 days of unhealthy air quality, 0 days in which air quality was considered unhealthy for sensitive groups, while all other days were in the good (344 days) to moderate (18 days) range. Nye County experiences PM10 pollutants in the air almost daily, this is particulate matter smaller than 10 micrometers. The biggest culprit is dust, due to unpaved roads and construction in the county, especially in the town of Pahrump. Though the county is in the attainment status for the annual mean of 50 for PM10, it periodically fails to meet the 24-hour standard of 150. However, in 2005, the county was able to remain in the attainment status throughout the year. U.S. EPA, the State of Nevada, Nye County, and the Town of Pahrump have agreed to use a Memorandum of Understanding (MOU) approach to resolve the issue with PM10 with a goal of getting the county in the attainment status by 2009. 2005 reflects marked progress in this endeavor. *(**Source:** U.S. Environmental Protection Agency and Nevada Division of Environmental Protection, **EPA Release Date:** March 1, 2006)*

1.5 Wind Speed

Nye County has been mapped by the U.S. Department of Energy for broad categories of general wind power with areas graded from fair to outstanding. The minimum acceptable for "grid quality" wind power is an average of about 11 mph. Winds in the Amargosa Valley for example have been measured at about 14 mph. Much of northern Nye County is mapped as outstanding for wind generation with wind speeds up to 19.7 mph at 50 meters. *(**Source:** U.S. Dept. of Energy)*

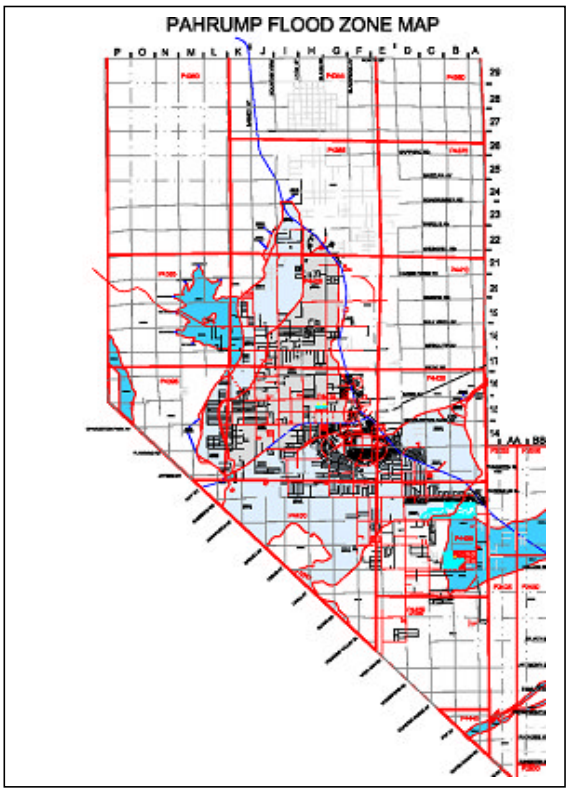
MAP A3
NEVADA WIND
RESOURCE POTENTIAL



1.6 Flood Zones

Flood zones are determined by soils, slope, drainage area, and amount and intensity of precipitation. Several soils in Nye County have a potential for flash floods. Particularly troublesome are flash floods in the Pahrump Valley that have created extensive damage to private and public property. Neither the U.S. Geological Survey nor the National Insurance Program (through Federal Emergency Management Agency) have developed flood hazard maps for Nye County, however, following is a flood map for the town of Pahrump created by the Nye County Planning Department.

MAP A4
PAHRUMP FLOOD ZONE MAP



1.7 Wetland Areas

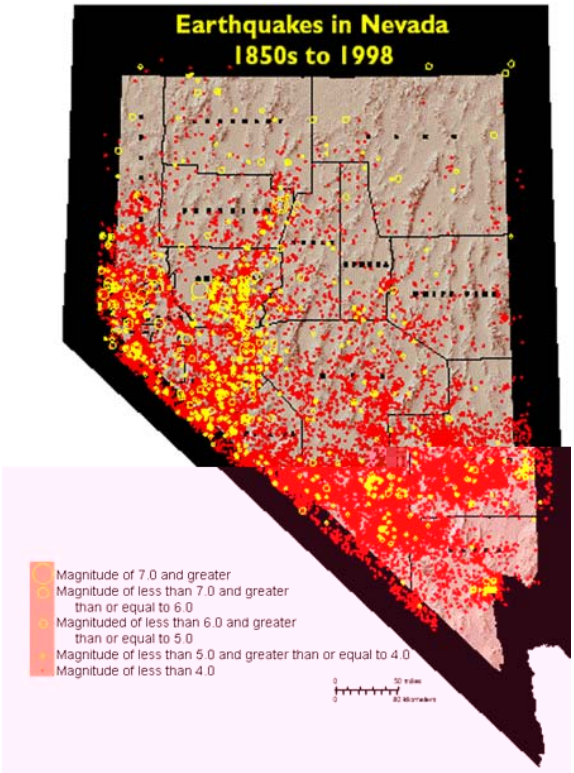
As of 1986, when the U.S. Fish and Wildlife Service mapped wetland units by county, Nye County contained 2,625 wetlands under 10 acres in size, 145 wetlands that ranged from 10-40 acres. The acreage of wetlands greater than 40 acres totaled 30,800 acres; playas (the flat-floored bottom of an undrained desert basin that becomes at times a shallow lake) totaled 114,350 acres; and lakes and reservoirs totaled 1,700 acres. The primary wetlands of importance include those in and around Ash Meadows and Devil's Hole in Amargosa Valley, those in the Oasis Valley at Beatty (primary habitat for the Amargosa Toad) and those on the White River in northeast Nye County.

1.8 Seismic Activity

Nevada lies within the Basin and Range Province, on one of the most seismically active regions in the United States. Based on activity from the past 150 years, Nevada ranks 3rd in the nation behind California and Alaska in earthquakes. Numerous earthquakes between Richter magnitude 4 and 6 have occurred in Nye County. Richter magnitudes above 5 or 5.5 are potentially destructive at the epicenter. The average frequency of earthquakes of magnitude 6 or greater in Nevada has been approximately every ten years, while earthquakes of magnitude 7 or greater average one

every 27 years. *(**Source:** Earthquakes in Nevada and How to Survive Them from the Nevada Bureau of Mines and Geology, UNR Seismological Laboratory and Nevada Division of Emergency Management)*

MAP A5
NEVADA EARTHQUAKE
FAULTS



MAP A6
NEVADA EARTHQUAKES
1850 TO 1998

Source: *Nevada Seismological Laboratory*

1.9 Noise

Background noise in Nye County is generally limited to activities on the highways, in existing towns, mining, milling, and military aircraft. Department of Defense aircraft training is associated with the proximity to the Tonopah Test Range and the Nellis Air Force Range. Air Force training routes avoid

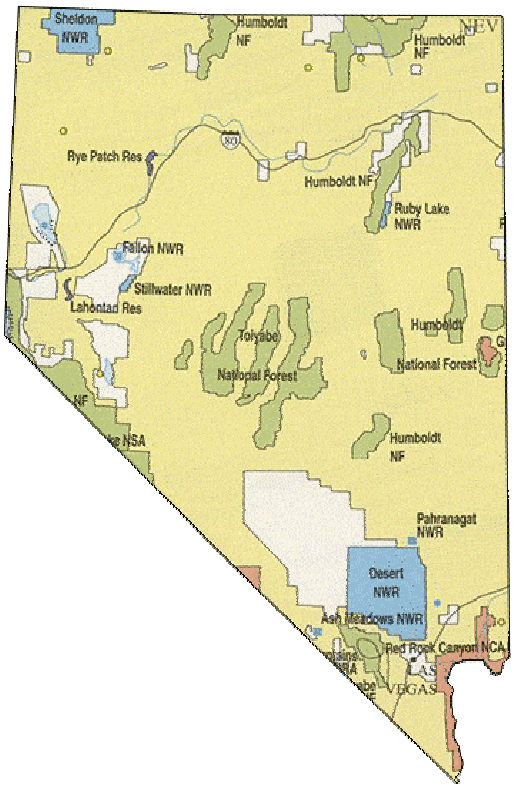
airports, specified safety or noise sensitive towns, populated areas, and some wildlife habitat areas. *(Science Applications International Corp. 1990).*

1.10 View Shed

The Bureau of Land Management Record of Decision for Tonopah Resource Management Plan stipulates that visual quality is to be maintained at its present high scenic levels along State Highway 374 between Beatty and Death Valley National Park and State Highway 267 between Scotty's Junction and Death Valley National Park. The valleys and mountaintops provide incomparable views at all times of the day, particularly at sunset.

1.11 Recreation Resources

MAP A7
NATIONAL FORESTS, WILDLIFE REFUGES AND CONSERVATION AREAS



There are many ghost towns that are attractive to visitors and outdoors enthusiasts including Rhyolite, Ione, Belmont and Berlin (with a special attraction of the Berlin Ichthyosaur State Park that is approached from the west at Gabbs), Ash Meadows in Amargosa Valley is an unusual ecological asset. Hiking and mountain biking throughout the region's high desert country offers an opportunity to sample the "extreme sports experience". The BLM is also developing a high desert trails plan for the region that is within 100 miles of Tonopah with many opportunities for hiking and biking. The region is host to the Nevada 500, a desert off-road race between Las

Vegas and Reno. The high country in northern Nye County offers guided big game hunting opportunities as well. And of course, there is Death Valley National Park that attracts visitors and recreationists from all over the world to this unique region. Visitation at the Park in the year 2004 was 738,522 per the U.S. Dept. of Interior, National Park Service.

1.12 Thermal Energy Areas

Nevada has 12 functioning plants that use geothermal — or underground heat — to generate power. Nine of them are on federal land or pump hot groundwater from well fields on federal land, producing 165 megawatts of power or enough to supply electricity for 165,000 homes. The 80,000 acres to be made available for competitive bidding in September are among more than 320,000 across the state where the BLM believes the potential for geothermal production to be particularly high. Under law, competitive bidding is required for leasing of land in these "Known Geothermal Resource Areas." Smoky Valley, Gabbs, Amargosa Valley and Pahrump Valley are all known to have geothermal resource areas.

1.13 Petroleum

Nye County contains ten of the fifteen producing oil fields in Nevada. These include oil wells at: Bacon Flat, Currant, Duckwater Creek, Eagle Springs, Ghost Ranch, Grant Canyon, Kate Spring, Sans Spring, Sand Dune, and Trap Springs. In 2004, production for all fields in Nye County total 410,138 barrels of crude. This is the majority of the state output of 462,109 barrels. There is one oil refinery in Nye County located in Tonopah. *(**Source:** Nevada Bureau of Mines and Geology, Special Publication MI-2004)*

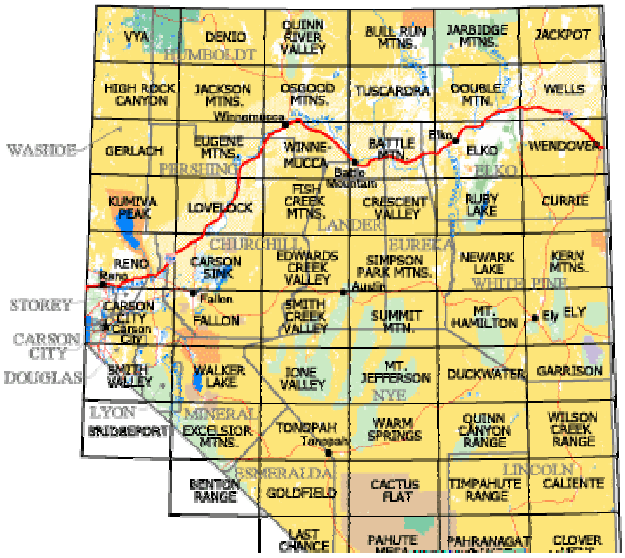
1.14 Solar Resources

The wide expanses of the region and the sunny climate offer abundant opportunity to employ solar energy options in new construction and retrofit to spread energy demand and lower operating costs for households and businesses.

1.15 Political Geography

Federal Land Administration

Of Nye County's 11,614,080 acres of surface areas, 10,743,023 acres or approximately ninety-two percent (92%) of the county's total area, are controlled and managed by the federal government. Of these federally managed public lands, approximately 6,697,875 acres of Nye County are


VYA
DENIO
QUINN RIVER VALLEY
BULL RUN MTNS.
JARBIDGE MTNS.
JACKPOT
HUMBOLDT
HIGH ROCK CANYON
JACKSON MTNS.
OSGOOD MTNS.
TUSCARORA
DOUBLE MTN.
WELLS
Winnemucca
WASHOE
GERLACH
EUGENE MTNS.
WINNEMUCCA
BATTLE MTN.
Elko
ELKO
WENDOVER
PERSHING
Battle Mountain
ELKO
KUMIVA PEAK
LOVELOCK
FISH CREEK MTNS.
CRESCENT VALLEY
RUBY LAKE
CURRIE
LANDER
CHURCHILL
EUREKA
RENO
Reno
CARSON SINK
EDWARDS CREEK VALLEY
SIMPSON PARK MTNS.
Austin
NEWARK LAKE
KERN MTNS.
WHITE PINE
STOREY
CARSON CITY
Carson City
Fallon
FALLON
SMITH CREEK VALLEY
SUMMIT MTN.
MT. HAMILTON
Ely
ELY
CARSON CITY
DOUGLAS
SMITH VALLEY
WALKER LAKE
IONE VALLEY
MT. JEFFERSON
NYE
DUCKWATER
GARRISON
LYON
MINERAL
EXCELSIOR MTNS.
TONOPAH
Tonopah
WARM SPRINGS
QUINN CANYON RANGE
WILSON CREEK RANGE
ESMERALDA
LINCOLN
BENTON RANGE
GOLDFIELD
CACTUS FLAT
TIMPAHUTE RANGE
CALIENTE
LAST CHANCE
PAHUTE
PAHRANAGAT
CLOVER

In addition, Esmeralda County is also working with the BLM on trespass land issues in Ione. The county and the BLM are working together to have the identified trespass land conveyed to Nye County through Federal Legislation.

1.16 Flora and Fauna

The extremes of climate, elevation, exposure and soil type combine to produce a diverse living environment for wide variety of plants and animals. Small springs, wet meadows, saline meadows, streams, and reservoirs provide habitats for wildlife. Livestock and wild horses place heavy demands upon certain riparian habitat associated with springs throughout these areas, especially in grazing allotment areas used year long.

TABLE A1
VEGETATION TYPES
IN NYE COUNTY

Alkaline Meadows & Bottoms	Mountain Mahogany	Riparian
Black Greasewood	Pinyon Juniper Woodlands	Sage Brush
Hot Desert	Playas	Salt Desert Shrub

Source: *Bureau of Land Management Tonopah Resource Management Plan, October 1997*

TABLE A2
WILDLIFE
IN NYE COUNTY

Antelope	Mule Deer
Big Horn Sheep	Sage Grouse

Source: *Bureau of Land Management Tonopah Resource Management Plan, October 1997*

1.17 Threatened and Endangered Species

Nye County is home to a large variety of plants and animals. Some are on the endangered species list. There are at least 24 plants and animals that live in the Ash Meadows Wildlife Refuge that occur nowhere else worldwide. Nye County has been active in the preservation of the pupfish, which reside in Ash Meadows. The following table identifies an At-Risk Taxa and a Watch-List Taxa for Nye County.

TABLE A3
FLORA AND FAUNA IN NYE COUNTY
SENSITIVE TAXA

Plants	**Bryophytes (Moss Allies)** Entosthodon Planoconvexus (Planoconvex Cordmoss) **Pteridophytes (Fern Allies)** Botrychium Crenulatum (Dainty Moonwort) **Flowering Dicots** Arabis Ophira (Ophir Rockcress) Arctomecon Merriamii (White Bearpoppy) Arenaria Congesta var. Charlestonensis (Mount Charleston Sandwort) Ascelpias Eastwoodiana (Eastwood Milkweed) Astragalus Beatleyae (Beatley Milkvetch) Astragalus Calycosus var. Monophyllidius (One-Leaflet Torrey Milkvetch) Astragalus Cimae var. Cimae (Cima Milkvetch) Astragalus Eurylobus (Needle Mountains Milkvetch) Astragalus Funereus (Black Woollypod) Astragalus Lentiginosus var. Sesquimetralis (Sodaville Milkvetch) Astragalus Mohavensis var. Hemigyrus (Halfring Milkvetch) Astragalus Nyensis (Nye Milkvetch) Astragalus Oophorus var. Clokeyanus (Clokey Eggvetch) Astragalus Phoenix (Ash Meadows Milkvetch) Astragalus Pseudiodanthus (Tonopah Milkvetch) Astragalus Toquimanus (Toquima Milkvetch) Astragalus Uncialis (Currant Milkvetch) Atriplex Argentea var. Longitrichoma (Pahrump Silverscale) Camissonia Megalantha (Cane Spring Suncup) Centaurium Namophilum (Spring-Loving Centaury) Cordylanthus Tecopensis (Tecopa Birdsbeak) Cryptantha Welshii (White River Catseye) Cymopterus Goodrichii (Goodrich Biscuitroot) Cymopterus Ripleyi var. Saniculoides (Sanicle Biscuitroot) Draba Arida (Desert Whitlowcress) Enceliopsis Nudicaulis var. Corrugata (Ash Meadows Sunray) Eriogonum Beatleyae (Beatley Buckwheat) Eriogonum Bifurcatum (Pahrump Valley Buckwheat) Eriogonum Concinnum (Darin Buckwheat) Eriogonum Esmeraldense var. Toiyabense (Toiyabe Buckwheat) Eriogonum Heermannii var. Clokeyi (Clokey Buckwheat) Frasera Gypsicola (Sunnyside Green Gentian) Frasera Pahutensis (Pahute Green Gentian)

	Galium Hilendiae ssp. Kinstonense (Kingston Mountains Bedstraw) Glossopetalon Pungens var. Pungens (Rough Dwarf Greasebush) Grindelia Fraxinopratensis (Ash Meadows Gumplant) Hulsea Vestita ssp. Inyoensis (Inyo Hulsea) Ipomopsis Congesta var. Nevadensis (Toiyabe Gilia) Ivesia Arizonica var. Saxosa (Rock Purpusia) Ivesia Kingii var. Eremica (Ash Meadows Mousetails) Jamesia Tetrapetala (Waxflower) Lathyrus Hitchcockianus (Bullfrog Hills Sweetpea) Lesquerella Pendula (Hanging Bladderpod) Lewisia Maguirei (Maguire Bitterroot) Lupinus Holmgrenianus (Holmgren Lupine) Mentzelia Leucophylla (Ash Meadows Blazingstar) Mentzelia Tiehmii (Tiehm Blazingstar) Nitrophila Mohavensis (Amargosa Niterwort) Opuntia Pulchella (Sand Cholla) Penstemon Albomarginatus (White-Margined Beardtongue) Penstemon Arenarius (Nevada Dune Beardtongue) Penstemon Bicolor ssp. Roseus (Rosy Twotone Beardtongue) Penstemon Fruticiformis ssp. Amargosae (Death Valley Beardtongue) Penstemon Leiophyllus var. Francisci-Pennellii (Pennell Beardtongue) Penstemon Pahutensis (Pahute Mesa Beardtongue) Penstemon Palmeri var. Macranthus (Lahontan Beardtongue) Penstemon Pudicus (Bashful Beardtongue) Phacelia Beatleyae (Beatley Scorpionflower) Phacelia Filiae (Clarke Phacelia) Phacelia Mustelina (Weasel Phacelia) Phacelia Parishii (Parish Phacelia) Polyctenium Williamsiae (Williams Combleaf) Polygonaceae sp. (unnamed) (Lunar Crater Buckwheat) Primula Cusickiana var. Nevadensis (Nevada Primrose) Salvia Funerea (Death Valley Sage) Sclerocactus Blainei (Blaine Pincushion) Sclerocactus Nyensis (Tonopah Pincushion) Sclerocactus Polyancistrus (Hermit Cactus) Silene Nachlingerae (Nachlinger Catchfly) Smelowskia Holmgrenii (Holmgren Smelowskia) Sphaeralcea Caespitosa var. Williamsiae (Railroad Valley Globemallow) Tonestus Alpinus (Alpine Goldenhead) Townsendia Jonesii var. Tumulosa (Charleston Grounddaisy) Trifolium Andinum var. Podocephalum (Currant Summit Clover) Trifolium Rollinsii (Rollins Clover)

	Viola Lithion (Rock Violet) **Flowering Monocots** Calochortus Striatus (Alkali Mariposa Lily) Sisyrinchium Funereum (Death Valley Blue-Eyed Grass) Sisyrinchium Radicatum (St. George Blue-Eyed Grass) Spiranthes Infernalis (Ash Meadows Lady's Tresses)
Mollusks	Pyrgulopsis Aloba (Duckwater pyrg) Pyrgulopsis Anatina (Southern Duckwater pyrg) Pyrgulopsis Breviloba (Flag Springsnail) Pyrgulopsis Crystalis (Crystal Spring Springsnail) Pyrgulopsis Erythropoma (Ash Meadows Pebblesnail) Pyrgulopsis Fairbanksensis (Fairbanks Springsnail) Pyrgulopsis Gracilis (Emigrant Springsnail) Pyrgulopsis Isolata (Elongate-Gland Springsnail) Pyrgulopsis Lata (Butterfield Springsnail) Pyrgulopsis Lockensis (Lockes Springsnail) Pyrgulopsis Marcida (Hardy Springsnail) Pyrgulopsis Merriami (Pahranagat Pebblesnail) Pyrgulopsis Micrococcus (Oasis Valley Pyrg) Pyrgulopsis Nanus (Distal-Gland Springsnail) Pyrgulopsis Papillata (Big Warm Spring Pyrg) Pyrgulopsis Pisteri (Median-Gland Nevada Springsnail) Pyrgulopsis Sathos (White River Valley Springsnail) Pyrgulopsis Sterilis (Sterile Basin Springsnail) Pyrgulopsis Turbatrix (Southeast Nevada Springsnail) Pyrgulopsis Villacampae (Duckwater Warm Springs Pyrg) Tryonia Angulata (Sportinggoods Tryonia) Tryonia Clathrata (Grated Tryonia) Tryonia Elata (Point of Rocks Tryonia) Tryonia Ericae (Minute Tryonia) Tryonia Monitorae (Monitor Tryonia) Tryonia Variegata (Amargosa Tryonia)
Insects	Aegialia Crescenta (Crescent Dunes Aegialian Scarab) Aegialia Magnifica (Large Aegialian Scarab) Ambrysus Amargosus (Ash Meadows Naucorid) Cercyonis Oetus Alkalorum (Big Smoky Wood Nymph) Cercyonis Pegala Pluvialis (White River Wood Nymph) Chlosyne Acastus Robusta (Spring Mountains Acastus Checkerspot) Euphilotes Ancilla Giulianii (Giuliani's Blue) Euphilotes Ancilla Purpura (Spring Mountains Dark Blue) Euphilotes Bernardino Inyomontana (Bret's Blue (Spring Mtns Phenotype)) Hesperia Colorado Mojavensis (Spring Mountains Comma Skipper) Hesperia Uncas Fulvapalla (Railroad Valley Skipper) Limenitis Weidemeyerii Nevadae (Nevada Admiral)

	Miloderes sp. (unnamed) (Big Dune Miloderes Weevil) Neivamyrmex Nyensis (Endemic Ant) Pelocoris Shoshone Amargosus (Amargosa Naucorid) Polites Sabuleti Nigrescens (Dark Sandhill Skipper) Pseudocopaeodes Eunus Alinea (Ash Meadows Alkali Skipper) Pseudocotalpa Giulianii (Giuliani's Dune Scarab) Serica Ammomenisco (Crescent Dunes Serican Scarab) Stenelmis Calida Calida (Devil's Hole Warm Spring Riffle Beetle)
Fish	Catostomus Clarki Intermedius (White River Desert Sucker) Cottus sp. (unnamed) (White River Sculpin) Crenichthys Baileyi Thermophilus (Moorman White River Springfish) Crenichthys Nevadae (Railroad Valley Springfish) Cyprinodon Diabolis (Devils Hole Pupfish) Cyprinodon Nevadensis Mionectes (Ash Meadows Amargosa Pupfish) Cyprinodon Nevadensis Pectoralis (Warm Springs Amargosa Pupfish) Gila Bicolor ssp. (unnamed) (Big Smoky Valley Tui Chub) Gila Bicolor ssp. (unnamed) (Charnock Springs Tui Chub) Gila Bicolor ssp. (unnamed) (Duckwater Creek Tui Chub) Gila Bicolor ssp. (unnamed) (Hot Creek Valley Tui Chub) Gila Bicolor ssp. (unnnamed) (Little Fish Lake Valley Tui Chub) Gila Bicolor ssp. (unnamed) (Railroad Valley Tui Chub) Lepidomeda Albivallis (White River Spinedace) Oncorhynchus Clarki Henshawi (Lahontan Cutthroat Trout) Rhinichthys Osculus Lariversi (Big Smoky Valley Speckled Dace) Rhinichthys Osculus Nevadensis (Ash Meadows Speckled Dace) Rhinichthys Osculus Ssp. (Unnamed) (Monitor Valley Speckled Dace) Rhinichthys Osculus Ssp. (Unnamed) (Oasis Valley Speckled Dace) Rhinichthys Osculus Ssp. (Unnamed) (White River Speckled Dace)
Amphibians	Bufo Nelsoni (Amargosa Toad) Rana Luteiventris Pop (Columbia Spotted Frog (Great Basin Pop))
Reptiles	Gopherus Agassizii (Desert Tortoise (Mojave Desert Pop.)) Heloderma Suspectum Cinctum (Banded Gila Monster)
Mammals	Brachylagus Idahoensis (Pygmy Rabbit) Corynorhinus Townsendii (Townsend's Big-Eared Bat) Euderma Maculatum (Spotted Bat) Microtus Montanus Nevadensis (Ash Meadows Montane Vole) Myotis Californicus (California Myotis) Myotis Ciliolabrum (Western Small-Footed Myotis) Myotis Lucifugus (Little Brown Myotis) Myotis Thysanodes (Fringed Myotis) Thomomys Bottae Abstrusus (Fish Spring Pocket Gopher) Thomomys Bottae Curtatus (San Antonio Pocket Gopher)

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR NYE COUNTY, NEVADA

APPENDIX A

	Gilia Heterostyla (Cochrane Gilia) Gilia Nyensis (Nye Gilia) Gilia Ripleyi (Ripley Gilia) Hackelia Sharsmithii (Sharsmith Stickseed) Lepidium Nanum (Dwarf Peppercress) Lesquerella Goodrichii (Goodrich Bladderpod) Lesquerella Hitchcockii (Hitchcock Bladderpod) Linanthus Arenicola (Dune Linanthus) Machaeranthera Grindelioides Var. Depressa (Rayless Tansy Aster) Mentzelia Candelariae (Candelaria Blazingstar) Mirabilis Pudica (Bashful Four-O'clock) Oxytheca Watsonii (Watson Spinecup) Perityle Intricata (Desert Rockdaisy) Phacelia Anelsonii (Aven Nelson Phacelia) Phacelia Hastata var. Charlestonensis (Spring Mountains Phacelia) Pilostyles Thurberi (Thurber Pilostyles) Plagiobothrys Salsus (Salt Marsh Allocarya) Polygala Heterorhyncha (Notch-Beak Milkwort) Sphaeromeria Argentea (Chickensage) **Flowering Monocots** Agave Utahensis var. Eborispina (Ivory-Spined Agave) Agave Utahensis var. Nevadensis (Clark Mountain Agave) Calochortus Panamintensis (Panamint Mariposa Lily) Stipa Shoshoneana (Cliff Needlegrass)
Insects	Aphodius sp. (unnamed) (Big Dune Aphodius Scarab) Aphodius sp. (unnamed) (Crescent Dunes Aphodius Scarab) Polites Sabuleti Basinensis (Pallid Skipper)
Amphibians	Rana Pipiens (Northern Leopard Frog)
Reptiles	Charina Bottae (Rubber Boa) Phrynosoma Douglasii (Short-Horned Lizard) Sauromalus Obesus (Common Chuckwalla)
Mammals	Antrozous Pallidus (Pallid Bat) Chaetodipus Penicillatus (Desert Pocket Mouse) Lasionycteris Noctivagans (Silver-Haired Bat) Lasiurus Cinereus (Hoary Bat) Microdipodops Pallidus (Pale Kangaroo Mouse) Myotis Evotis (Long-Eared Myotis) Myotis Volans (Long-Legged Myotis) Myotis Yumanensis (Yuma Myotis) Notiosorex Crawfordi (Crawford's Desert Shrew) Ochotona Princeps (American Pika) Pipistrellus Hesperus (Western Pipistrelle) Sorex Merriami Leucogenys (Merriam's Shrew) Sorex Tenellus (Inyo Shrew) Tadarida Brasiliensis (Brazilian Free-Tailed Bat)

	Zapus Princeps Oregonus (Western Jumping Mouse)
Birds	Aquila Chrysaetos (Golden Eagle) Asio Otus (Long-Eared Owl) Baeolophus Griseus (Juniper Titmouse) Charadrius Montanus (Mountain Plover) Dendroica Petechia (Yellow Warbler) Falco Mexicanus (Prairie Falcon) Geothlypis Trichas (Common Yellowthroat) Grus Canadensis Tabida (Greater Sandhill Crane) Gymnorhinus Cyanocephalus (Pinyon Jay) Icteria Virens (Yellow-Breasted Chat) Lanius Ludovicianus (Loggerhead Shrike) Leucosticte Atrata (Black Rosy-Finch) Melanerpes Lewis (Lewis' Woodpecker) Numenius Americanus (Long-Billed Curlew) Oporornis Tolmiei (Macgillivray's Warbler) Pandion Haliaetus (Osprey) Pooecetes Gramineus (Vesper Sparrow) Sphyrapicus Nuchalis (Red-Naped Sapsucker) Toxostoma Crissale (Crissal Thrasher) Vermivora Celata (Orange-Crowned Warbler) Vermivora Luciae (Lucy's Warbler) Vireo Vicinior (Gray Vireo)

Source: *Nevada Natural Heritage Program, March 18, 2004*

1.18 Grazing Allotments

The following table displays the names and acreage of grazing allotments in Nye County, as well as the animal unti months (AUMs) of forage. The percentage represents the amount of that allotment which is located within the county. Licenses are given for a period of three to five years.

TABLE A4
GRAZING ALLOTMENTS IN NYE COUNTY

Grazing Allotment	County	% Located in County	Allotment ID	Agency	Admin Unit	AUMs	Acres
Batterman Wash	Nye	100%	11018	BLM	Schell	2093	41,530
Blue Eagle	Nye	100%	10089	BLM	Tonopah	268	153,230
Butterfield	Nye	100%	73	BLM	Tonopah	470	143,300
Clear Creek	Nye	100%	10024	BLM	Tonopah	175	31,180
Cove	Nye	100%	817	BLM	Egan	2423	28,300
Crater Black Rock	Nye	100%	87	BLM	Tonopah	2443	89,120
Dee Gee Spring	Nye	76%	815	BLM	Egan	178	5,340
Douglas Point	Nye	21%	810	BLM	Egan	744	23,530
Duckwater	Nye	100%	701	BLM	Egan	14816	869,470

Grazing Allotment	County	% Located in County	Allotment ID	Agency	Admin Unit	AUMs	Acres
Duckwater	Nye	97%	10701	BLM	Tonopah	2510	
East Wells	Nye	100%	830	BLM	Egan	104	3,640
Eastgate	Nye	44%	3020	BLM	Lahontan	9770	307,140
Fish Creek Ranch	Nye	10%	10038	BLM	Shoshone-Eureka	4815	299,540
Forest Moon	Nye	100%	1010	BLM	Schell	2263	111,160
Fox Mountain	Nye	50%	11001	BLM	Schell	6322	73,490
Francisco	Nye	100%	75	BLM	Tonopah	1206	19,440
Hardy Spring	Nye	100%	11022	BLM	Schell	16	125,810
Hicks Station	Nye	100%	10067	BLM	Shoshone-Eureka	117	24,400
Hot Creek	Nye	100%	84	BLM	Tonopah	5824	193,390
Hunts Canyon	Nye	100%	78	BLM	Tonopah	1392	83,140
Ione Unit	Nye	100%	10071	BLM	Tonopah	0	170,340
Magruder Mountain	Nye	12%	99	BLM	Tonopah	0	666,230
Maybe Seeding	Nye	100%	828	BLM	Egan	300	860
Millett Ranch Indiv	Nye	100%	63	BLM	Shoshone-Eureka	72	1,020
Monitor	Nye	100%	77	BLM	Tonopah	3561	102,560
Montezuma	Nye	48%	94	BLM	Tonopah	0	813,970
Morey	Nye	100%	83	BLM	Tonopah	1304	113,890
Mount Stirling	Nye	100%	5492	BLM	Stateline	0	128,710
Needles	Nye	100%	11016	BLM	Schell	2679	85,600
Nielsen Individual	Nye	100%	10065	BLM	Shoshone-Eureka	116	590
North Cove	Nye	95%	816	BLM	Egan	879	27,330
Nyala	Nye	100%	88	BLM	Tonopah	6742	314,020
O'Toole Ranches	Nye	2%	10018	BLM	Shoshone-Eureka	1364	39,290
Phillips Well	Nye	54%	3046	BLM	Lahontan	1450	72,950
Pine Creek	Nye	3%	11012	BLM	Schell	2667	34,870
Potts Unit	Nye	60%	10045	BLM	Shoshone-Eureka	9882	178,860
Preston Lund Trail	Nye	26%	822	BLM	Egan	1568	
Ralston	Nye	100%	76	BLM	Tonopah	1922	185,370
Razorback	Nye	100%	93	BLM	Tonopah	959	77,450
Reveille	Nye	100%	85	BLM	Tonopah	25730	676,460
San Antone	Nye	100%	72	BLM	Tonopah	13580	430,450
San Juan	Nye	3%	10023	BLM	Shoshone-Eureka	9169	69,520
Sand Springs	Nye	100%	10086	BLM	Tonopah	7843	
Seven Mile	Nye	85%	10050	BLM	Shoshone-Eureka	5573	100,970
Sheep Trail Seeding	Nye	100%	829	BLM	Egan	200	940
Shingle Pass	Nye	2%	906	BLM	Egan	3428	95,780
Smoky	Nye	100%	74	BLM	Tonopah	412	
Snowball	Nye	100%	10053	BLM	Shoshone-Eureka	991	27,360
Springdale #2	Nye	100%	98	BLM	Tonopah	24	430
Stone Cabin	Nye	100%	82	BLM	Tonopah	420	393,790
Sunnyside	Nye	60%	21023	BLM	Schell	5402	237,660
Swamp Cedar	Nye	1%	832	BLM	Egan	418	7,390
Tierney Creek	Nye	65%	10022	BLM	Shoshone-Eureka	815	6,100

Grazing Allotment	County	% Located in County	Allotment ID	Agency	Admin Unit	AUMs	Acres
Timber Mountain	Nye	50%	1004	BLM	Schell	2373	76,120
Trail Canyon	Nye	100%	10057	BLM	Shoshone-Eureka	581	28,310
Wagon Johnnie	Nye	100%	79	BLM	Tonopah	3486	109,990
Wells Station	Nye	100%	819	BLM	Egan	372	13,940
West Water Gap	Nye	33%	11026	BLM	Schell	0	

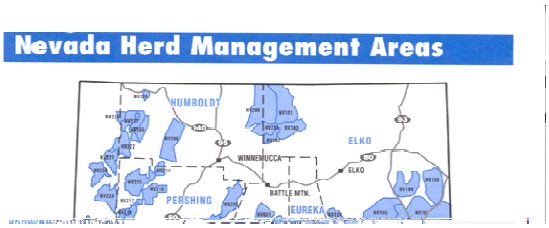

Nevada Herd Management Areas
HUMBOLDT
ELKO
WINNEMUCCA
ELKO
BATTLE MTN.
PERSHING
EUREKA

TABLE A6
WILDERNESS STUDY / INSTANT STUDY AREAS IN NYE COUNTY

Name	Type	Land Area	Location	Description
Antelope Range	WSA	87,400 acres	Nye	40 miles S of Eureka
Blue Eagle	WSA	59,560 acres	Nye	100 miles E of Tonopah
Fandango	WSA	40,940 acres	Nye	70 miles E of Tonopah
Far South Egan Wilderness		438	Nye	
Grapevine Mountains	WSA	66,800 acres	Nye/Esmeralda	20 miles NW of Beatty
Kawich	WSA	54,320 acres	Nye	50 miles E of Tonopah
Morey Peak	WSA	20,120 acres	Nye	70 miles E of Tonopah
Mount Stirling	WSA	69,650 acres	Nye/Clark	45 miles W of Las Vegas
Mountain Meadow	ISA	22 acres	Nye	50 miles SW of Eureka
Palisade Mesa	WSA	99500 acres	Nye	65 miles E of Tonopah
Park Range	WSA	47,268 acres	Nye	50 miles SE of Eureka, 110 miles SW of Ely
Queer Mountain	WSA	81,550 acres	Nye/Esmeralda	20 miles NW of Beatty
Rawhide Mountain	WSA	64,360 acres	Nye	50 miles E of Tonopah
Resting Springs	WSA	3,850 acres	Nye	15 miles W of Pahrump
Riordan's Well	WSA		Nye	
South Egan Range	WSA	96,916 acres	Nye/Lincoln/White Pine	2 miles E of Lund
South Reveille	WSA	106,200 acres	Nye	70 miles E of Tonopah
The Wall	WSA	38,000 acres	Nye	75 miles E of Tonopah
Weepah Spring Wilderness		4,215 acres	Nye	

Source: *Bureau of Land Management*

2 PROFILE OF AREA COMMUNITY AND ECONOMIC INFRASTRUCTURE

Water

2.1 Nye County Water Resources, Services and Water Use (based in part on Nye County Water Resources Plan [2002])

In 2005, Nye County had a population of 41,302. Nye County has significant groundwater resources, but they are poorly defined. Complicating the availability problem is the fact that the county only has 17 hydrographic areas or sub-areas wholly situated within the county. In all, about 271,000 acre-feet of groundwater have been appropriated in the hydrographic areas that are located wholly or partially in Nye County. The water appropriation and availability varies considerably from hydrographic area to hydrographic area. The largest single appropriation being in the Pahrump Valley where growth

has been strongest and water utilization has changed from predominantly agricultural to residential. Water utilization, forecast for 2005, was heavily associated with agricultural use at 81,792 acre-feet (80.1%). Municipal and industrial use was forecast at 9,634 acre-feet (9.4%), domestic requirements at 9,083 acre-feet (8.9%), and mining at 7,969 acre-feet (7.8%). *(**Source:** Nevada Division of Water Planning – Socioeconomic Analysis and Planning)*

There are 87 active water supply systems in Nye County. Twenty-four are considered "community water systems". Many of these are associated with single users or private residential water systems. The following table provides a basis for examining the largest systems. All others serve a population base of less than 400. *(**Source:** U.S. Environmental Protection Agency – Safe Drinking Water Information System)*

TABLE A7
LARGER PUBLIC WATER SUPPLY SYSTEM

COMMUNITY	SOURCES (WELLS)	POPULATION SERVED	ADEQUATE RIGHTS	DEMAND SHORTFALL
Beatty Water & Sanitation District	4	1100	Yes	No
Desert Utilities	2	625	Yes	No
Gabbs Water System	1	411	Yes	No
Hadley Subdivision	2	1200	Yes	No
Tonopah Public Utilities	8	2600	Yes	No
Utilities Inc. of Central Nevada	12	6960	Yes	No

"With exception of areas used for underground nuclear testing on the Nevada Test Site, the general quality of the groundwater in Nye County is suitable to marginally suitable…." As of March 2006, the county had a total of 11,602 domestic wells and 288 public/municipal wells. *(**Source:** State of Nevada, Division of Water Resources)*.

The Amargosa Valley is served by domestic wells. There are 453 domestic wells in the communities of Amargosa Valley. *(**Source:** Tom Buqo, Nye County Hydrogeologist)*.

The Beatty Water and Sanitation District serves the Town of Beatty. The system pumps about 7,000,000 gallons of water per month from 4 wells for approximately 460 service customers (households, etc.) or 1,032 people. *(**Source:** Beatty Water and Sanitation District)*

The Town of Gabbs' water system relies on one primary well. *(**Source:** Gabbs Utilities)*

In Pahrump, there are 9,907 domestic wells with 600 to 700 new wells drilled each year. There are several public utility companies within Pahrump, which serve various housing tracks, or portions of town. However, a large number

of homes are on individual domestic wells. *(**Source:** Tom Buqo, Nye County Hydrogeologist)*.

Round Mountain Public Utilities (Hadley subdivision) water system pumps approximately 180,000 gallons per year on behalf of 450 customers in the Hadley subdivision and 11 customers in "Old Town". *(**Source:** Round Mountain Public Utilities)*

The Tonopah Public Utilities operate 8 wells, which service approximately 2,600 people. *(**Source:** Tonopah Public Utilities)*

Waste Water

2.2

W-528.9(a)1.0(s)35.6teT W-528.9(a)11.2(t)-9.7(e)11.2(r)28-3.6(M)10.7(a)1.0npaer-4.1(s
ure of MountainPulic Utilities

are in the process of creating a new lagoon and lined pond configuration as per state requirements. A new treatment facility is being built at a cost of $4.5 million. Funding has been received for this project. *(**Source:** Tonopah Public Utilities)*

Highways and Transportation

2.3 Nye County

Two major highways, U.S. 6 (east to west) and U.S. 95 (north to south), create a junction at **Tonopah**, the county seat, making all of the western United States easily accessible to businesses in the area. Motor freight is available from Motor Cargo, Fleet Delivery, Mohave and Anderson Trucking, allowing shipments to get to 80 percent of the 11-state western region on a second day basis. Nevada 376 connects **Belmont, Round Mountain (Hadley) and the Round Mountain Gold Mine as well as Carvers**. **Gabbs** can be reached by driving either the "Pole Line Road" from Tonopah or via U.S. 95 to Nevada 361 (32 miles from the Luning Junction). **Beatty** is 116 miles from Las Vegas along U.S. 95 and linked to an eastern gateway to the Death Valley National Park by Nevada 374. **Amargosa Valley** (approximately 97 miles from Las Vegas) is accessible by taking U.S. 95 to Nevada 373. Nevada 373 southbound provides a convenient route to Death Valley National Park through Death Valley Junction, California. **Pahrump,** the largest community in the region and actually a part of the Las Vegas metropolitan area is only 62 miles from Las Vegas via Nevada 160, a portion of which is a 4-lane highway. Pahrump also provides a southern link to the Death Valley National Park via Nevada 372. UPS and Federal Express overnight delivery is also available.

Scheduled commercial air service is provided out of Reno and Las Vegas. Nye County airports are reviewed in the Transportation Systems section of the CEDS document.

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Solid Waste Disposal

2.4 Nye County Solid Waste Disposal

Nye County operates an active solid waste management system. Currently the county operates a Class I site at Pahrump and has a permit to expand horizontally while the county seeks to expand vertically. The county is also laying plans for the opening of a new Class I landfill at Lathrop Wells. Both Tonopah and Round Mountain have Class II landfills. Landfills at Gabbs, Beatty and Amargosa Valley have been closed. Unmanned transfer stations currently serve these communities, as do Manhattan and Belmont. A Class III landfill is also planned at Amargosa Valley.

Communications

Nye County is lacking in access to modern fiber optic data and voice capability. Cellular service is spotty throughout the region but there are several cellular companies the service the region. Choice of a cellular carrier should be based on the coverage area, as some carriers have no coverage in some of the rural towns.

2.5 Nye County Telecommunications

Frontier Communications is the primary service provider in Tonopah and the northern portion of the county. The majority of Nye County is serviced by SBC Nevada.

Power and Related Utilities

2.6 Nye County Electrical and Propane Services

Again, in southern Nye County Valley Electric Association (a member of the national cooperative program) provides affordable electric service to the region. Sierra Pacific Power Company serves northern Nye County. Several companies serve the region for propane services dependent upon the location within the county. Among these are Amerigas, ProFlame, Shoshone Propane, and Suburban Propane. Lyles Propane in Ely services Round Mountain and Valley Propane Co. in Gabbs services that area.

Fire Protection and Emergency Service

2.7 Nye County

23 volunteer firefighters and 14 volunteer emergency medical technicians working out of two fire halls and one EMT Station serve Amargosa Valley.

Gabbs has a total of 12 volunteer firefighters that utilize one engine and one rescue truck. There are 4 EMT volunteers and two ambulances housed in all weather shelters. *(**Source**: Gabbs Volunteer Fire Dept.)*

Pahrump employs 24 fire fighters and EMTs, with 18 volunteers. Pahrump's paid fire department, and it's volunteers, are led by a paid chief. They are equipped with 2 engine pumpers, 3 tenders, 1 heavy rescue vehicle, 2 brush fire fighter trucks and 6 ambulances. Mercy Air Services, a private firm, also provides a link to Clark County hospital services via helicopter. *(**Source**: Pahrump Valley Fire and Rescue)*

Round Mountain has 22 volunteers and a paid fire chief. The fire department manages 2 fire engines, one rescue vehicle, a hazardous materials response vehicle, a brush fire fighting vehicle and a command vehicle. *(**Source**: Round Mountain Fire Dept.)*

Tonopah Fire Department is led by a paid Chief and relies on 27 volunteers. The Department deploys 2 pumpers, 1 Arial pumper, one rescue and 1 mini-pumper to fight brush fires. Tonopah operates 3 ambulances with seven volunteer EMTs.

Land Use

2.8 Nye County

Nye County adopted a Comprehensive Plan in 1994, but has not created implementing ordinances. The primary reason for the problem of providing planning is the enormous size and diversity of the county, development situations, and political cultures. The county commission has opted to encourage communities to prepare "regional comprehensive plans" consistent with the local political tolerance for development planning and regulation. Other key plans include the county's Overall Economic Development Plan 1997 Update, the Amargosa Valley Science and Technology Park Master Plan (1998), and The Pahrump Regional Planning District Master Plan (1999). In spite the availability of these master-planning efforts, unplanned, unregulated development is still an impediment to orderly growth. Master planning is a way to insure investors that their investment will be secure in communities that make no distinction between properties for residential, commercial and industrial development potential. This and the lack of multi-year capital improvement planning, programming, construction and maintenance, are potentially serious drawbacks for economically diverse investments, particularly in the rapidly developing Pahrump Valley.

Nye County also enjoys the development authority to acquire and transfer public land through its Regional Development Corporation (RDC), similar to the development authority also available to Esmeralda County. Nye County

has in fact prepared a long-term master developer agreement with a company that has agreed to initiate the development of a tire waste to energy production plant near the Tonopah Airport. This agreement transfers portions of the massive airport property through the highly desirable negotiated sale method through the RDC in stages over time, as the property is master planned and prepared for adaptive reuse. This represents a major break through for northern Nye County and hopefully will enable the County to facilitate new economic growth in the Tonopah region with the assistance of the Economic Development Administration and other public development capabilities.

Nye County is also collaborating with Esmeralda County on a proposed new Federal law that will enable the clarification of "trespass" problems that beset small property owners in areas that are typically regarded as ghost towns. These properties have been transferred by family behest for generations but the ownership has a legal cloud which if clarified will not only provide a measure of justice to these property owners, but also enable possible adaptive reuse of these largely abandoned communities.

The county has hired a grants manager and has provided a budget to the Town of Pahrump for a grant writer. The county has also entered into a contract for Master Planning in the Pahrump region with a consulting firm.

Education

2.9 Nye County

The Nye County School District includes a total of 16 school facilities (elementary, middle and high school). The following tables show the annual enrollment in Nye County schools for the specified years. Pahrump is listed separately due to the quantity of schools. The total enrollment is 6,223 students for the 2005-2006 school year for Nye County schools. Of these, 4,925 are in the Pahrump Valley. The ethnic breakdown of Nye County schools is 73% White, 20% Hispanic, 3% Black, 2% American Indian/Alaskan Native, and 2% Asian/Pacific Islander. 52% of the county students are boys, while 48% are girls. There is a school district office located in Pahrump and one located in Tonopah. *(**Source:** Nye County School District).* The Nye County School District remains the 2nd largest employer in the county, behind Bechtel Nevada Corp. *(**Source:** Nevada Dept. of Employment, Training and Rehabilitation (DETR).*

TABLE A8
NYE COUNTY SCHOOL ENROLLMENT

	Grades Covered	2004-2005 Student Enrollment	2005-2006 Student Enrollment
Amargosa	K-8	173	175
Beatty Elementary	K-8	119	108
Beatty High School	9-12	126	125
Duckwater	K-8	12	10
Gabbs	K-12	68	59
Round Mountain Elementary	K-5	150	147
Round Mountain High School	6-12	208	199
Silver Rim Elementary	K-5	114	93
Tonopah Elementary	K-8	220	213
Tonopah High School	9-12	168	169

PAHRUMP SCHOOLS	Grades Covered	2004-2005 Student Enrollment	2005-2006 Student Enrollment
Early Childhood	PreK		85
Hafen Elementary	K-5	546	566
J.G. Johnson Elementary	K-5	512	620
Manse Elementary	K-5	477	454
Mt. Charleston Elementary	K-5	531	585
Rosemary Clarke Middle School	6-8	1136	1211
Pahrump Valley High School	9-12	1139	1271
Pathways	6-12	139	133

***Source**: Nye County School District*

There are 3 private schools within the Nye County area.

Community Christian Academy, located in Pahrump, operates on a "Certificate of Exemption" and is a member of the Association of Christian Schools International. Enrollment for the 2005-2006 school year is 110 students for grades K-8. The school covers preschool through 8th grade.

Horizon Academy is a private year-round boarding school for grades 7-12 located in the Amargosa Valley. They are licensed by the State of Nevada to have a total of 168 students. The school just opened in June of 2005 and has a current enrollment of 25 students. The school is specifically designed to help teens that are struggling academically or socially in the public school system. The opening of this school has brought added job opportunity to the Amargosa Valley.

New Hope Christian Academy, located in Pahrump, is also a member of the Association of Christian Schools International. Enrollment for the 2005-2006 school year is 120 students for grade K-12. The school covers preschool through 12th grade.

Also, a partnership with Great Basin College (GBC) creates a synergistic way to expand learning opportunities for students in remote communities. In January of 2006, the Board of Regents voted to allow Great Basin College to take over the CCSN site and to build a campus for a 4-year college in Pahrump. The Pahrump Valley Center, a GBC facility, is located on the campus of Pahrump High School. This opens doors for both high school students as well as post secondary training for the community. GBC also maintains a satellite center in Tonopah that provides the capacity to project skill training in northern Nye County. GBC classes started in September 2006.

APPENDIX B
"Economic Development Players and Their Capacities"

1. **Economic Development Authority for Nye County (EDEN)**: A nonprofit 501(c)3 organization serving Nye County, designated as a Rural Economic Development Authority under Nevada Statutes, that enables the State Commission on Economic Development to invest such sums as are available through State appropriation to support economic development. Requires a dollar for dollar match, a portion of which may be in-kind. Currently EDEN is considering a business plan that could present new operating options.

2. **Beatty Economic Development Corporation:** A non-profit development corporation funded in part by local and county programs, including the Department of Natural Resources and Federal Facilities to pursue local economic development in and near the community of Beatty. Beatty Economic Development Corporation has a focus of attracting investment from auto manufacturers that rely on unique environmental qualities in the region for automobile hot weather trials. The Beatty Economic Development Corporation has experienced modest success in attracting new investment in the Beatty area.

3. **Tonopah Development Corporation (TDC):** A non-profit organization dedicated to the revitalization of the Tonopah business district, working closely with the town and the chamber toward this goal, using the "Century Plan" which was modeled after the "Main Street USA" program.

4. **Pahrump Valley Community Action Team (PVCAT):** Originally sponsored by the Town of Pahrump, the PVCAT has become a focal point for providing leadership in economic development. A "Leadership Training" program is now in affect at CCSN (soon to be GBC).

5. **County Commission:** The County Commission of Nye County has been actively working on economic development issues.

6. **Chambers of Commerce:** There are several active Chambers in the Region. These rural chambers have partnered together in an organization called the Rural Nevada Associated Chambers (RNAC) for the purpose of networking and information sharing among chambers.

7. **Rural Nevada Development Corporation (RNDC) / Nevada Small Business Development Center (NSBDC): RNDC** has pursued the task of expanding business development services, including counseling and credit to the underserved rural areas of Nevada. Their latest venture is a partnership with EDEN to open an SBDC office in Pahrump, serving the greater EDEN region. They can provide business counseling and training through this resource.

8. **Nevada Commission on Economic Development (NCED):** The NCED is one of the primary State agencies delivering the State's economic development package. Of particular interest to the EDEN region is the State's support for Rural Development Authorities, such as EDEN. EDEN currently receives $50,000 per year as foundation for providing local development services in the region.

9. **University of Nevada Reno (UNR) Extension Service:** UNR serves in at least two major functions in the region. UNR Extension is the home of the Nevada State Economic Development Center, a US Economic Development Administration funded program on campus that extends research and technical services to support state and local economic development. Also, locally in Nye County, the Extension Agent in Pahrump has also provided leadership in hosting countywide "summits" to facilitate communication between development groups.

10. **Museums and Historic Asset Managers:** Most notable here are the BLM RhyoliteTown site, the Tonopah Historic Mining Park and the Central Nevada Museum in Tonopah. While they do not specifically seek to create jobs, they contribute to the region's economy along U.S. 95 as a part of the cultural backdrop to the region's history and enable local communities to market these valuable assets as a part of the region's attraction for travelers and vacationers.

11. **Great Basin College (GBC):** GBC is a powerful ally in the economic development of the region through their provision of adult education and critical training for area workers in need of skill development for that first job or retraining and retooling their careers. This asset is of particular importance in the new economy where employers are in search of a skilled labor force. They took over the facility previously run by CCSN associated with the Pahrump Valley High School and an outreach office in Tonopah. They also have the ability to deliver computer-assisted training and remote training through their distance learning facilities as well as video conferencing services. They have the added benefit over CCSN in the ability to provide a 4-year college degree and in the willingness to

provide the classes necessary for those seeking a career in the nursing profession. GBC officially took over the CCSN site on July 1, 2006. Classes started Sept. of 2006.

12. **Nevada JobConnect:** Nevada JobConnect is a statewide network that connects businesses with employees in one convenient location. They provide businesses and jobseekers with a wide range of service options. The primary services of Nevada JobConnect, and its network partners, are funded by federal tax revenue and are available at no cost to all Nevadans (both the business and the jobseeker). The Southern Nevada Rural JobConnect facility is conveniently located in Pahrump and accessible to all of Nye County. This opportunity is funded through the Southern Nevada Workforce Investment Board

Local, State and National Development Authorities & the Status of these Programs

1. **Industrial Development Bonds (IDBs):** Nevada Department of Business and Industry issues tax-exempt industrial development bonds with a negotiable interest rate between the issuer and user. Cities and counties may also issue IDBs for both tangible assets and R&D with terms of up to 40 years.

2. **Direct State Loans:** Financing available for small businesses unable to obtain 100 percent financing for machinery, equipment, inventory and working capital. Provides favorable interest rates and terms up to 15 years. Program requires sponsorship by local government and direct low-to-moderate income household benefits.

3. **Customized Industrial Training:** Provides a cost sharing of expenses for adding trained personnel to new and expanding businesses. May include on-the-job training or classroom training.

4. **Technical Support Services:** Nevada's Procurement Outreach program assists firms in increasing sales to the government, and the Nevada Small Business Center provides technical advice and counseling to operating businesses. Most services are free of charge. The State's International Trade Program also provides assistance to businesses entering or expanding sales in international markets.

5. **State and Federal Tax (including abatements, deferments, and exemptions):**

   a. **Corporate Income Tax:** There is none.

   b. **State Business Tax:** In addition to a $100 license fee per year, businesses pay a quarterly tax on employees.

   c. **Business Tax Abatement:** Business Tax is partially abated provided the firm can demonstrate investment and job creation in both urban and rural areas at a scale that meets state standards.

   d. **Sales and Use Taxes:** Retail sales are subject to a 6.5% sales tax and counties and cities may also, with referendum approval, add up to $0.0075. In 2006, Sales tax in Nye County was 6.75%.

   e. **Sales and Use Tax Abatement:** Sales taxes can be abated for purchase of machinery and equipment meeting the state standards for investment in urban and rural areas.

   f. **Sales and Use Tax Deferment:** Deferment for new and expanding businesses on capital purchases consistent with the state's plan for diversification. Deferments are available on capital purchases of at least $100,000.

   g. **Property Tax:** Nevada has capped property taxes at $3.64 per $100 of cash value of real estate and improvements. Property taxes are locally administered. As of the 2006-2007 fiscal year, the average property tax rate in Nye County was $3.4607 per $100.00 of assessed valuation.

   h. **Personal Property Tax Abatement:** State rebates for industries meeting the State's diversification model are available.

   i. **Renewable Energy Abatements:** Abatements sales and use as well as property taxes are available for production of energy from renewable resources.

   j. **Workers Compensation:** Nevada offers a competitive environment for procuring workers compensation that rewards safety in the workplace.

   k. **Unemployment Compensation Tax:** New employers pay at a rate of 3 percent on the salary paid to an employee, this amount is

capped. After an employer has been subject to the law for a period of from 14 to 17 calendar quarters, he or she will be assigned a rate ranging from 0.3 to 5.4 percent based on claims.

l. **Pollution Control Equipment:** Qualified air and water pollution-control facilities are exempt from property taxes.

m. **Industrial Fuels and Raw Materials**: Supplies and raw materials used in manufacturing are exempt from property taxes.

n. **Sales for Resale:** Sales for resale (wholesale) are exempt from sales and use taxes.

o. **Freeport Law:** All personal property in transit throughout the state, while being stored or processed for use in another state, is exempt from state property tax. Inventories held for sale within the state are also exempt from property tax.

p. **AB528 "Regional Development Corporation Authority":** Enabling local governments to receive public lands in the area of the Nevada Test Site and convey them through a non-profit organization to private parties on a negotiated basis, rather than the standard public auction.

APPENDIX C
SUMMARY OF HISTORIC ECONOMIC AND COMMUNITY DEVELOPMENT GOALS

1 Nye County

1.1 New industry recruitment.

1.2 Existing business retention and expansion.

1.3 Maximizing benefits from Federal facilities.

1.4 Property title issues in Tonopah (effects both Esmeralda & Nye Counties) resolved.

1.5 Silver Trails Plan supported. This is a 9-10 county effort along U.S. Hwy 95 from Pahrump to Fernley where historical features are highlighted and tourism is encouraged.

1.6 Public transportation and communication installed in the Hwy 95 corridor to improve service.

1.7 Development of renewable energy (geothermal & wind power). Wind energy pursued along the U.S. 95 corridor.

2 Nye County Towns

2.1 Amargosa Valley

2.1.1 Develop a strategy to improve the process for obtaining public land and significantly reducing or eliminating the protests filed whenever water rights are purchased or changed.

2.1.2 The completion and implementation of a comprehensive master plan is currently underway. Its purpose is to guide the growth and development of the community. This will be particularly important because of the growth that would result if the nuclear waste repository at nearby Yucca Mountain were to become fully operational.

2.1.3 The town would like to acquire a 40-acre parcel of land located on the southwest corner of Farm and Anvil Roads. This land,

identified for disposal in the BLM's Las Vegas District Resource Management Plan, would be used to construct a variety of public facilities.

2.1.4 Federal funding in the amount of $1 million has been requested to construct a multi-generational community facility that would incorporate the current senior nutrition program.

2.1.5 Affordable housing has been identified as a critical need. The lack thereof has negatively affected the growth of businesses in the area and would almost certainly present an obstacle to attracting new business in the future.

2.1.6 A feasibility study, funded through the Community Development Block Grant Program, is underway for the construction, operation and ongoing maintenance of an indoor community swimming pool. If the requested for federal funding is successful, the pool would be incorporated into the community center complex.

2.1.7 Completed community enhancement projects include upgraded park, horse arena, and ball field lighting, asphalt paving at the community center, the park, the firehouse and the cemetery, the construction of a helipad near the clinic, firehouse expansion, new fire truck, a new well at the senior center, and upgraded sound and lighting systems in the community auditorium.

2.1.8 The Nevada Department of Financial Institutions recently approved an application from an out-of-state bank to open a branch in the Amargosa Valley.

2.1.9 A wholesale fireworks warehouse is under construction on Highway 95 near Highway 373. It is hoped that this development will encourage others to consider the opportunities of commercial enterprise in Amargosa Valley's technology corridor.

2.1.10 Within the past year, a lobster farm has been built and is operational, selling fresh lobsters to restaurants in southern Nevada. Additionally, a new electrical supply business has opened.

2.1.11 Two investors (one local) have purchased the Amargosa Valley Country Store. The dilapidated structures on site have been demolished in preparation for the construction of a larger, more energy-efficient building.

2.2 Beatty

2.2.1 The Beatty Economic Development Corporation is making slow but steady progress on a renewable energy project.

2.2.2 The Beatty Economic Development Corporation hopes to develop an 80-acre light industrial park at the Barrick Bullfrog site. This site was donated to the BEDC by the Barrick corporation.

2.2.3 The Beatty Habitat and Trails Committee is working to complete their habitat plan.

2.2.4 The Beatty Town Advisory Board is in the early stages of implementation of their $175,000 downtown beautification plan. The plan includes new and improved signage for all three entryways into the town, the placement of a town clock, park benches and trash receptacles, streetlights, historical murals, and the creation of a town center.

2.2.5 The remodel of the former Burro Inn (now the Death Valley Inn) is in progress and nearly completed.

2.2.6 The project to convert the unlined ponds to lined, for the Beatty Water and Sanitation District has been completely funded and is nearly complete. .

2.2.7 The Beatty Town Advisory Board is working to complete a master plan that will guide community development and expansion.

2.2.8 The Bureau of Land Management is planning two land auctions (40 acres and 5,000 acres) that will offer opportunities for community development and expansion.

2.2.9 Work continues to upgrade facilities at the Beatty Airport. The mile-long entry road has been paved (encourages development of the private land on either side of the road), and security fencing and runway lighting have been installed. Future plans include bringing a water line to the site and establishing AV gas sales.

2.2.10 An artist's community is being developed near the entrance to the ghost town of Rhyolite.

2.2.11 The Bureau of Land Management continues to work aggressively with community volunteers to preserve the Rhyolite town site, which saw nearly 100,000 visitors during 2006.

2.3 Gabbs

2.3.1 Project to upgrade sewer ponds. Funding being sought for installation of liners.

2.3.2 Project for water system in regards to high fluoride content.

2.3.3 Gabbs is in desperate need of housing. No growth can occur until this problem is resolved. They have no empty houses, apartments, etc. They need low-cost apartments or a mobile home park, or other low-cost housing.

2.3.4 Develop a youth/senior center. There is no place for the children and the seniors to get together for activities. The previous recreation hall has been abandoned and has asbestos, lead, and mercury issues. The State of Nevada Brownsfield Program has authorized a grant to clean up the former recreation hall. Funds are needed to demolish the facility. A new building can be constructed on the former recreation hall site or Premier Chemicals is open to donating another site for a community center for youth and seniors.

2.3.5 Make Gabbs a more attractive place to live. Premier Chemicals now has a Community Committee and they meet once a month to try and accomplish, with volunteers, things that the residents would like to see done. The following list includes some of the improvements requested by residents:

2.3.5.1 Improvement to the uptown park, providing small kids playground equipment
2.3.5.2 Overall cleanup of town, trailer courts, etc.
2.3.5.3 Removal of junk cars
2.3.5.4 Make the pool an indoor pool and fix up the area
2.3.5.5 New street signs in and approaching town
2.3.5.6 Spruce up the school by painting, landscaping, etc.
2.3.5.7 Fixing the tennis/basketball courts

2.3.6 Employment opportunities for Gabbs youth. Premier Chemicals has been hiring youth interested in mining work. However, there are no jobs for youth unless they are interested in mining.

2.3.7 Develop adequate services for senior citizens in Gabbs. A senior van has been obtained to help seniors with out of town

appointments. There is no doctor in Gabbs. Premier Chemicals is looking into finding a full-time physician for Gabbs.

2.3.8 Develop adequate health facilities in Gabbs. Premier Chemicals is working on this also.

2.3.9 Gabbs labor survey was completed. Results show unskilled labor consisting of High School graduates. Second income family-type jobs are needed. Employment opportunities needed.

2.3.10 Develop tourism attractions. No action has been taken on this to date.

2.3.11 Feasibility of paving Pole Line Road. Nye County does not plan on doing this due to the financial cost involved. If it is to be accomplished, other funding must be made available.

2.3.12 Complete citizen questionnaire. Premier Chemicals has completed and prioritized top resident concerns. Jennifer Williamson at Premier Chemicals 775-285-2601 ext. 247 is the contact person. Though most of the items from the questionnaire are addressed in 4.3.3 above (Make Gabbs a more attractive place to live), other items to pursue are attracting employees with families (children) and getting the RV Park with café/store/gas station to open 7 days a week and later than 6 p.m.

2.4 Pahrump

2.4.1 Improve comprehensive planning, land-use and infrastructure to improve readiness for Pahrump to attract new industry

2.4.2 The Town of Pahrump will work towards relationship with a local economic development corporation to discuss strategies to develop and collaborate partnership plans.

2.4.3 Develop new marketing collaterals to promote Pahrump as destination area for day trips to such areas as: Death Valley, Ash Meadows, and Amargosa Theater.

2.4.4 Work with the zoning and the planning committee to identify potential BLM property that may be dedicated and developed as recreation area and is reflected in the master plan. The Spring Mountain project has stemmed from this and is an ongoing endeavor to create said recreational area.

2.4.5 Develop regional fairgrounds with multiple use equestrian facility and baseball and soccer camp with tournament standard playing fields. Indoor/outdoor convention facility with lodging, to attract events unable to be hosted in Las Vegas. This will be accomplished thru private/public cooperative agreement. Gateway visitors/tourist center with information on the surrounding area will be established.

2.4.6 Begin investigation options to locating a performing arts facility in Pahrump.

2.4.7 Work with the zoning, planning and public works to identify and develop an enterprises zone along Highway 160.

2.4.8 Identify potential markets Pahrump can support and attract to the area and develop an annual marketing campaign and mail campaign to those identified audiences.

2.4.9 Improve labor force skill training, through improved services of the public school system and better utilization of Great Basin College facilities in the Pahrump Valley.

2.4.10 Work with Pahrump Economic Development Coordinator on promoting a business park to attract relocating and expanding business.

2.4.11 Begin investigation with Pahrump Economic Development Coordinator on industrial business development around potential regional airport site located in southwest area of valley. This joint venture will, in cooperation with county zoning/planning and public works, consider capital improvements and buffer zone for the area.

2.4.12 Infrastructure (sewer, utilities, fiber optics, etc.) needs to be put in place for industrial and commercial use, especially in regards to the east side of Highway 160 and planned regional airport. Fiber optic availability is a key factor in attracting new industry and maintaining present companies.

2.4.13 Investigate the establishment of valley wide municipal water/sewer facility.

2.4.14 Become proactive encouraging private and public investment in green energy; by seeking all available incentives on national and state level and assist in application of grants.

2.4.15 Begin process of negotiating with BLM and private owners to secure a right of way for Pahrump beltway. The two major benefits is flood control on the eastern boundary and easing of truck traffic along Highway 160, which will service the majority of business and industrial service zoned areas. Secondly the southern part of beltway leading to the projected regional airport and large industrial/business development opportunities. This area is presently where over 20,000 new home sites are being made available. Therefore providing relief to interior road network.

2.4.16 The establishment of recognized regional shopping districts. With a considerable tilt of large residential tracts being developed in the southern portion of the Pahrump Valley, planned regional shopping areas will aid in reduced congestion, traffic, and energy efficiency by reducing commute for family staples. Future capital road and services improvement plan should prepare for needed allocations and maintenance.

2.4.17 The potential of rail service needs to be explored. The line would run thru Sandy Valley connecting to UPRR by I-15 between Primm and Jean, Nevada. This eastern north/south route would prove to be valuable running thru Amargosa, Beatty, Tonopah connecting to Hawthorne. This exchange would open commerce flow from north/central California thru Carson City and Reno to southern Nevada and the entire southwestern United States. The rail line could additionally service the increased mining activity and the test site.

2.4.18 Transportation of light rail or public/private bus transportation network connecting northern Town through Pahrump to proposed regional airport and Las Vegas. These will relieve congestion along the present corridors, while providing fuel savings. This will additionally aid tourism opportunities to the entire region.

2.4.19 The Town provides incubator spaces, within the Enterprise Zone Business Park to assist and encourage start up businesses in cooperation with Great Basin College.

2.4.20 Begin process of developing 240 acres, which Pahrump owns, for Municipal and Putt-Putt Golf Course. This area could also benefit the community as a water retention pond for flood control.

2.4.21 Seek available state and federal grants to support the Pahrump Senior Center. Areas of interest to include transportation, nutritional education/subsidiaries program, building

maintenance/improvements and assistance with quality of life. A significant portion of Pahrump's general population are retirees and older than the state average. Therefore, special economic consideration needs to be taken into account.

2.5 Round Mountain

2.5.1 Community tree plantings. Bringing people together to plant trees in public spaces is a quick and tangible way to demonstrate a commitment to improving the quality of life here. Do plantings at both ends of the valley. Apply for community forestry grants (with RC&D or EDEN's help?) Use civic clubs and churches to organize volunteer planning parties. Ask Hadley subdivision to run drip lines and use city water.

2.5.2 Local capacity. Develop part-time capacity to write and administer grants and organize effective use of volunteers. Seek county and/or EDEN support for this.

2.5.3 Smoky Valley Information Kiosks. Well-constructed information kiosks can help inform visitors of local attractions and guide them to local services. They also help communicate the image of a community. There will be economies of scale and unification benefits to pursuing both kiosks at once. Apply to USFS for grant for both locations, seek cash match and equipment use from the mine, and seek county support.

2.5.3.1 Hadley Turnoff Kiosk – one strategic location is at the turnoff into the Hadley subdivision from Highway 376. Here there is an opportunity to inform visitors about Round Mountain Mine, which stands directly before you. Quality interpretive panels could talk about the mine's operation, the leach pads, restoration efforts, its economic importance, etc. Additional panels would inform visitors of the services to be found in adjacent Hadley subdivision.

2.5.3.2 Carvers Kiosk – seek U.S. Forest Service land at the Carvers corner to locate a second kiosk that would be more focused on outdoor recreation opportunities in the valley, outfitters and guides, and services in the upper valley. This kiosk area might also be equipped with a tree planting, RV dump station, and rest rooms.

2.5.4 Indoor Events Center – there are 40 acres at Carvers where outdoor rodeo currently takes place and where an indoor facility could be built. The valley needs a multi-purpose indoor facility. The group believes it would see active use for equestrian events. Work is currently being done to unify the groups who utilize the fairgrounds so that they will work together to build the center and seek grants.

2.5.5 Seek improved banking services – the Smoky Valley is currently without a bank, having only an ATM. Many mine employees do not use direct deposit and must pay for checks to be cashed. The group would like to engage in a dialogue with local banks and credit unions to see if a branch could be opened in the Valley. This might be a part-time office co-located with some other store or office. The focus question will be *"How can we work with you to get improved banking services into the Big Smoky Valley?"* The group will present data about population, major employers, payroll, etc. Nevada State Bank was addressed and they feel it is too expensive to locate a bank facility in the valley. The bank that the mine's funds are in is currently being asked to check into the feasibility of this.

2.5.6 The Parent Teacher Organization is working to put in grass and trees at the Elementary School. They have an ongoing goal to improve the area schools.

2.5.7 The Greater Smoky Valley Chamber would like to host a small biz expo, with representatives from different entities there to provide the resources needed to build and expand businesses. Information regarding funding, permits, regulations as well as available opportunities.

2.5.8 Support a local church in their endeavor to build a Children's Center, which will have a play place and coffee shop.

2.6 <u>Tonopah</u>

2.6.1 The Century Plan is the guiding document for the revitalization of downtown Tonopah. The plan should be reviewed in its entirety for continued relevancy and updated where needed.

2.6.2 A congressional appropriation in the amount of $5 million has been requested for the design and construction of a regional emergency services facility that will also house the Tonopah Fire Department.

2.6.3 A needs assessment performed by Lumos and Associates in 2006 highlighted the lack of public transportation in Tonopah and Nye County. This has been identified as a critical need.

2.6.4 Tonopah Public Utilities is in the process of completing the final phase of a three-phase project to upgrade the town water and sewer systems. Phase 3, costing nearly $5 million, will provide service of approximately 600,000 gallons per day. This system is the first of its kind in the state of Nevada, designed to be used in future water reclamation processes.

2.6.5 Unique engineering problems that are associated with the location of underground freight elevators have stopped the badly needed replacement of sidewalks downtown. Nevada Department of Transportation staff is currently examining other alternatives.

2.6.6 The anticipated opening of several working mines in the area underscores the need for additional housing in Tonopah.

2.6.7 The Nevada Commission on Tourism is showcasing Tonopah's Star Trails project in its nationwide advertising this year. The advertising strategy includes the Tonopah Historic Mining Park and it is anticipated that it will significantly increase tourism to the area.

2.6.8 Tonopah offers several commercial opportunities for individuals interested in the restaurant or motel industries. Tonopah is the traditional mid-point stop for travelers between Reno and Las Vegas and additional food and lodging services are badly needed.

2.6.9 The ownership issues related to the Tonopah Airport have been resolved. The town is currently working with Nye County officials to promote the development of this 3,800-acre property.

2.6.10 Projects are being planned that will improve the energy-efficiency of the town's public buildings.

2.6.11 Because it is centrally located in the state, Tonopah is the ideal location for conventions. The current convention center is in critical need of replacement, and the town is currently developing funding and relocation strategies.

2.6.12 The town currently holds a Recreation and Public Purposes lease from the BLM for land located at Rye Patch in nearby Ralston Valley. This land is currently the site of a man-made dry lake in the early stages of completion. A plan is being developed to

complete construction of the lake and also to add a golf course to the site to increase tourism and economic development for the town.

2.6.13 Town and county officials are developing a strategy to attract renewable energy-related businesses, manufacturers and developers to the town of Tonopah and the Tonopah Airport area.

3 Nevada Science and Technology Corridor Plan

3.1 Telecommunication infrastructure and backbone. Telecommunication infrastructure and backbone refers to all the wiring, cables, or microwave transmitting stations necessary for voice, video and data transmission from one location to another location either locally or to somewhere else in the world. Work at Lathrop Wells is continuing under the assumption that Yucca Mountain is a go. Nye County has been pursuing telecommunications needs. If the government builds a rail system, it is likely that fiber optic will be installed at that time.

3.2 Development Centers. The Corridor will offer a number of sites as centers for development, including developable and serviced property. Phase I of construction of a business park at Lathrop Wells (the Amargosa Valley Science and Technology Park) is under way. This phase includes installation of gravel roads, water tanks, and a water main. A well was installed but failed. Phase II will be power, signs, paved roads, etc.

4 EDEN Business Plan

4.1 To make current information available to communities regarding the region's economy and demographics. The EDEN brochure was completed and was made available on CD in PDF file format. 50 copies were provided to NCED to distribute to those interested in our area. The EDEN website has been revamped and is updated with new information as it becomes available.

4.2 To build the capacity of communities in the region by providing training and technical assistance. EDEN has a continued contract with RNDC to work on this. EDEN is also working with the Nye County in putting together a plan to get businesses up and running in the event of an emergency.

4.3 To foster a menu of quality business development services. EDEN has incorporated and been approved as a 501(C)3 non-profit entity. This will aid in the ability to obtain grants and do fundraising. EDEN is currently seeking 2 grants. We are in the pre-application process of obtaining an EDA grant for

infrastructure needs and are applying for an AT&T technological grant allowing for us to upgrade our computers.

4.4 To advocate for policies that support the business climate and community interests of the region. Recently submitted a letter in support of legislation amending the protest process on water rights transfers.

4.5 To enhance the quality and sustainability of EDEN as an organization. Now that EDEN has obtained its non-profit status, fundraising efforts continue.

4.6 To visit the various communities within the EDEN territory and interact with business owners, Chambers, etc.

4.7 Targeted Industry Analysis – EDEN has partnered with Esmeralda, Lander and Eureka counties and applied for a grant from NCED to have a targeted industry analysis done. This grant was approved and will be administered by Lander County starting in 2007. A request for proposal has been posted and sent out for bids.

4.8 Pursue assisting all communities with creating new websites or updating existing ones with current information.

4.9 Sponsor community development workshops hosted by the Nevada Commission on Economic Development for the communities within Nye County.

APPENDIX D
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