



Nye County Comprehensive Economic Development Strategy June 29, 2012

Addendum 1

Nye County hereby updates the Nye County Comprehensive Economic Development Strategy (CEDS) dated June 29, 2012, with this Addendum dated August 1, 2012. The purpose of Addendum 1 is to incorporate a prioritized list of economic development projects comprised of selected projects presented in Table 20. Economic Development Projects identified as part of the CEDS plan (see Section 11). The following six projects were selected based on economic need, expected completion, and anticipated benefits:

Priority 1 – Pahrump Industrial Park Feasibility Study and Development

A site for a potential industrial park in the Pahrump area has been identified to address one of the primary weaknesses and opportunities identified by the Pahrump Community Committee. The site is located at the western end of town in front of the Spring Mountain Motorsports Ranch along State Route 160, Pahrump’s main thoroughfare. The property is privately owned and is adjacent to public land managed by the Bureau of Land Management (BLM). Nye County plans to assess the feasibility of developing an industrial park at the site. In order to initiate the development of an industrial park in Pahrump, the following tasks will be undertaken:

- Enter into a “buy option” agreement with the property owner prior to completing a feasibility study.
- Secure funding to conduct a feasibility study of the proposed site for an industrial park in Pahrump.
- Conduct a feasibility study on the viability of constructing an industrial park at the proposed location, which shall at a minimum include a business, marketing, and recruitment plan if the site meets a general feasibility threshold.

Priority 2 – Tonopah Water System Project

Tonopah Public Utilities is upgrading its water transmission system to mitigate arsenic levels and enhance infrastructure. A preliminary engineering report was prepared detailing the phases and associated costs of the project. Additionally, the environmental assessment for the infrastructure rights of way is complete except for preparation of a cultural survey. Tonopah Public Utilities has secured more than \$7,000,000 in grant and loan funding from the United States Department of Agriculture (USDA) Rural Development and loan funding through the State Revolving Fund. Additional funding is needed to complete the installation of new piping to the Town of Tonopah to support economic development and to upgrade infrastructure at the Tonopah Airport to allow existing business expansion and new business development at the airport industrial park. Next steps include:

- Securing funding to complete the remainder of the project.
- Completing an engineering design for the next phase(s).



- Completing the pipeline survey.
- Preparing the geotechnical report.
- Contracting a qualified construction contractor to complete the next phase(s).

Priority 3 – Nye County Small Business Revolving Loan Fund

Nye County intends to establish a revolving loan fund to enable local businesses to provide products and services to government agencies and prime contractors operating in Nye County without the businesses facing financial hardships due to the length of time required by the contracting entity to pay invoices. Nye County and the Town of Pahrump became aware of the problem faced by small businesses providing services for the SolarReserve project in Tonopah. The Engineering, Procurement, and Construction contractor stipulated payment may take up to 90 days following receipt of an invoice. Many small businesses cannot withstand the length of time associated with the outstanding payments. The establishment of the revolving loan program will provide these businesses with a buffer between the invoicing and payment period, allowing them to expand their clientele. The following tasks are proposed in order to establish the revolving loan fund:

- Identify a licensed financial institution or qualified non-profit to oversee the revolving loan program.
- Develop the County management structure to oversee the revolving loan program.
- Secure \$500,000 to initiate the revolving loan fund.
- Establish criteria to qualify for the loan program.
- Establish loan conditions, such as the repayment structure.

Priority 4 – Feasibility Assessment for Nye County Industrial Park Locations

Many of the Community Committees identified the lack of industrial parks or designated business development areas within their communities as obstacles to economic development. Nye County intends to study optimal locations for developing business and industrial parks throughout the County and the viability of their successful development.

Priority 5 – Beatty Airport Water Infrastructure Project

The water infrastructure system in Beatty will be expanded to include the Beatty Airport in the service area. Expanding water service to the airport will enable expansion of airport operations to accommodate fuel services, fire control, and a pilot's lounge. Water service at the Beatty Airport will allow construction of additional hangars and associated commercial/industrial operations at the property.

Priority 6 – Round Mountain Water and Power Infrastructure Project

The goal of the Round Mountain Community Committee is to attract industries other than mining to sustain the community should existing mining operations reduce scope or cease altogether. The Community Committee determined water and power infrastructure expansion was key to attracting new industries to the area. In order to develop necessary infrastructure, public and private resources need to be identified and secured.