

**EUREKA COUNTY BOARD OF COMMISSIONERS**  
***Special Meeting - Nevada Rural Housing Authority***  
**January 7, 2011**

STATE OF NEVADA        )  
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COUNTY OF EUREKA     )

**CALL TO ORDER**

The Board of Eureka County Commissioners met pursuant to law for a special meeting on January 7, 2011. Present were Chairman Leonard Fiorenzi, Vice Chair Jim Ithurralde, Member Mike Page, District Attorney Theodore Beutel, and Clerk & Treasurer Jackie Berg. The meeting was called to order at 9:00 a.m. and began with the Pledge of Allegiance. The interactive video conference system was connected and utilized between Crescent Valley and Eureka for the entire meeting.

**APPROVAL OF AGENDA**

Commissioner Page motioned to approve the agenda as posted; Commissioner Ithurralde seconded the motion; motion carried 3-0.

**PUBLIC COMMENT**

Chairman Fiorenzi called for public comments. Scott Raine asked about the status of the application to acquire a portion of BLM property located across from the Eureka Canyon Subdivision and adjacent to the town of Eureka. Public Works Director, Ron Damele, stated that 23 of the 86 acres of interest to the County are within the historic townsite of Eureka and cannot be transferred by the BLM. There is a process whereby this can be appealed. The Board directed Mr. Damele to continue looking into this matter.

**FINANCE**

Payment of Expenditures: Expenditures were presented for approval by Recorder & Auditor, Mike Rebaleati. Commissioner Ithurralde motioned to approve expenditures in the amount of \$1,032,486.88, which included a pass-through tax payment to the School District of \$935,934.67 and to the State of Nevada of \$77,091.27; Commissioner Page seconded the motion; motion carried 3-0.

**NEVADA RURAL HOUSING AUTHORITY**

Update on Core Group Meeting: Members of the Core Group met with Dave Craig, NRHA, and Jack White, on January 6<sup>th</sup> to work on a draft presentation for the public informational meeting, tentatively set for January 26<sup>th</sup>.

Review Promissory Note Language: District Attorney, Ted Beutel, provided the draft promissory note to be approved by the Board of Commissioners and signed by Nevada Rural Housing Authority. The Board reviewed the promissory note which will serve as repayment guarantee for a recoverable grant from Eureka County to NRHA. The grant amount is \$1.7 million for 21 months at an interest rate of 5%. The purpose of the grant is to fund the purchase of 50 townhome units while providing Eureka County the option of placing the townhomes at the Eureka Canyon Subdivision or declining the units and allowing NRHA 18 months to find an alternate location/buyer for the units. Before making the decision whether to move forward with placing the townhome units at the subdivision site, the Commissioners want to hear from the citizens at an upcoming public meeting.

Commissioner Ithurralde motioned to approve the promissory note language for the recoverable grant from Eureka County to NRHA to purchase 50 townhome units with an option of constructing an apartment complex at the Eureka Canyon Subdivision; Commissioner Page

seconded the motion; motion carried 3-0.

The NRHA Board plans to review, approve, and sign the promissory note at a special meeting on January 10, 2011. The original promissory note, along with wiring instructions for the funds, will be delivered to Eureka County for recording before the funds are released.

Approve Funds Transfer: (Note: The following motion was made later in the meeting): Pursuant to NRS 354.6118, Commissioner Ithurralde publicly declared the following: there was a sufficient amount of money available for the loan/refundable grant; that the money was not restricted as to its use; the loan/refundable grant will not compromise the economic viability of the fund from which the money is loaned/granted; and the terms of the loan/grant will be for 21 months at an annual 5% interest rate. With that, Commissioner Ithurralde motioned to approve the transfer of \$1.7 million in County funds to NRHA, following receipt of the signed promissory note and recording of the note in the County Recorder's office; Commissioner Page seconded the motion; motion carried 3-0.

Update on Townhome Purchase: Jack White provided an update on progress of the townhome purchase. Final purchase documents will be ready later in the day. NRHA's Board will accept the agreement with Guerdon and execute the promissory note with the County at their special meeting on January 10<sup>th</sup>.

Set Date/Time/Place for Public Meeting: Commissioner Ithurralde motioned to set a public meeting on Wednesday, January 26<sup>th</sup>, at 7:00 p.m. at the Eureka Opera House, to receive comments and update the public on all issues related to the County's efforts with NRHA to develop the Eureka Canyon Subdivision; Commissioner Page seconded the motion; motion carried 3-0.

Topics of Discussion for Public Meeting: Discussion and presentation at the meeting will include: history of the site; pros and cons of developing the site; impacts and cost of not developing the site; financial aspects; investments in development of Devil's Gate GID and Eureka water & sewer; map of the site; expenditures to date; infrastructure to the site; design of the site; proposed development phases and timing of the project; impacts on future financial stability of Eureka County; discussion on net proceeds of mines and property taxes; and questions and comments from the public.

Notification to Public of Special Meeting: The Board discussed the best way to get notification out to the general public about the special meeting on January 26<sup>th</sup>. Consultant, Abby Johnson, outlined what could be included in an edition of the Plain Talk newsletter. Assessor, Michael Mears, offered that information could also be posted on the County website. Commissioner Ithurralde motioned that in addition to posting an agenda and posting information on the County website, an issue of the Plain Talk newsletter will be mailed to all boxholders informing them of the special meeting on January 26<sup>th</sup>; Commissioner Page seconded the motion; motion carried 3-0.

## **PUBLIC COMMENT**

Chairman Fiorenzi called for public comments; there were none.

## **ADJOURNMENT**

Commissioner Ithurralde motioned to adjourn the meeting at 9:47 a.m.; Commissioner Page seconded the motion; motion carried 3-0.

Approved this 7<sup>th</sup> day of February, 2011.

/s/ Leonard Fiorenzi  
Leonard Fiorenzi, Chairman

Attest: /s/ Jackie Berg  
Jackie Berg, Clerk