



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

5/13/2025 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

SPECIAL MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

Commissioners Carmona, Gilman, and Mitchel present – quorum established.

1. CALL TO ORDER SPECIAL MEETING AT 10:00 A.M.

Commission Chairman Jay Carmona called the meeting to order at 10:04 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the May 13, 2025, special meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda as presented. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

6. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration directing county staff and lobbyists on its position of Senate Bill 461, and to amend Senate Bill 69 and

submit Senate Bill 69 with proposed amendments to the Nevada Legislature as appropriate, and other properly related matters.

County Manager Austin Osborne introduced lobbyists Will Adler and Greg “Bum” Hess.

Mr. Osborne started with the county bill, SB69, which would ensure local officials were a part of the Governor’s Office of Economic Development board and provide for a Government Services Agreement for companies that obtained tax abatements.

Mr. Osborne said that on May 6 the Assembly Committee on Revenue heard the bill and Storey County officials gave a presentation, but amendments were suggested.

- The GSA would still have a city/county and fire district representative, with a lead negotiator in the GSA discussions who is part of land-use planning, usually the city or county.
- The GSA for the \$3.5 billion investment was reduced from 20 percent to 10 percent.
- Chief Loncar and I believe the bill still has its purpose intact and the math comes out OK.
- Options are to amend the bill as suggested, reject the amendments or take other appropriate action.

Mr. Hess said this was a huge win for Storey County and congratulated all who helped put the bill together. This is a very good bill, but not an easy one to get passed. We will have a few things to change, but we will get what we wanted out of it. He also thanked the Governor.

Mr. Adler said an amendment was proposed in the hearing, the Nevada Manufacturer’s Association and GOED both said they would support the bill if this amendment was taken on. SB69 still, even with the proposed amendment, meets the objective of the county. If we adopt this amendment, we will ask that it go to the Assembly Revenue Committee’s work session with this amendment as a rider. It may or may not have time to be re-drafted, but if it does, it will be voted on by the committee, then the Assembly floor. Friday is the deadline to complete second committee passage. Then it goes back to the Senate for concurrence. He thinks it looks good for final passage and signing of the bill.

Mr. Osborne suggested voting on SB69 before going into the other bills.

Public Comment: None

Motion: I, Commissioner Mitchell, move to officially declare support for the amendment by GOED, for SB69 and to instruct staff and lobbyists to move forward and ask the committee to consider SB69 with the amendment included. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

Mr. Osborne then discussed SB461, which is the Governor’s Office Economic Development bill, and asked the board for comment.

Commissioner Mitchell said that in the last board meeting, the board expressed support for SB461, which he said was a large bill. There are a few things we would like to discuss with the governor's office, but we should be able to adjust our position based on how things progressed.

Mr. Adler said there are a lot of things in the bill that could be useful to the county. We can remain flexible on supporting or adjusting the language. Amendments or tweaking are expected. We should have comments ready and waiting.

Commissioner Carmona said if there are things that commissioners feel strongly about now, we can vocalize that.

Commissioner Mitchell said one section merits further conversation, the move from GOED's board being required to approve abatements if they check all the boxes, to having some discretion to either deny or reduce. Criteria may introduce local impacts, and I would feel more comfortable if we could put some guardrails in for local infrastructure. Also, there is a mechanism for the largest abatements, where the state can issue bonds for infrastructure, if the company defaults, the state can sweep our general funds.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue our support for SB 461 and authorize our staff and lobbyist team to engage and be flexible in the position in the way that position is expressed based on the way the bill develops, and to engage in further conversation, ideas and concepts that can support the aims of this bill. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
None

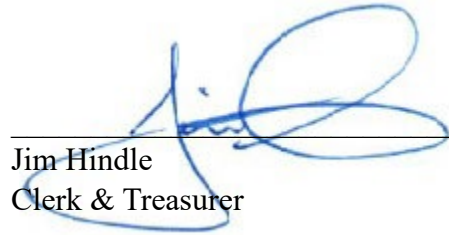
8. BOARD COMMENT (No Action - No Public Comment)
Commissioner Gilman thanked staff for their efforts at the Legislature.

9. PUBLIC COMMENT (No Action):

10. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

Commission Chairman Carmona adjourned the meeting at 10:49 a.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer