NEVADA ASSOCIATION OF COUNTIES (NACO)

Board of Directors' Meeting
August 28, 2026, 9:30am
NACO Conference Room
304 S. Minnesota Street
Carson City, NV 89703

NOTICE TO THE PUBLIC:
The public may provide public comment in advance of a meeting by written submission to the following email address: info@nvnaco.org For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be submitted via email by not later than 3:00 p.m. the day before the meeting.

The public may also join the meeting via remote access and provide verbal public comment during designated times by using the provided Microsoft Teams Link.

AGENDA
NACO Board members may attend via remote technology from other locations. Items on the agenda may be taken out of order. The NACO Board may combine two or more agenda items for consideration. The NACO Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Call to Order, Roll Call and Pledge of Allegiance

1. Public Comment. **Please Limit Comments to 3 Minutes.**

2. Approval of Agenda. **For Possible Action**

3. Approval of Minutes of July 31, 2026, NACO Board of Directors Meeting. **For Possible Action**

4. NACO President's Report

5. NACO Chief Executive Officer's Report

6. Ratification of the NACO Executive Committee's appointment of Amy Hyne-Sutherland as NACO Chief Executive Officer, Effective August 1, 2026. **For Possible Action**

7. Approval of NACO Resolution 26-02 in Support of the Charters of Freedom 250 Project. **For Possible Action**

8. Presentation, Review, and Acceptance of NACO's June 2026 Financial Statements. **For Possible Action**

9. Update from NACO's Government Affairs Manager. **Information Only**

10. Update on NACO Annual Conference Planning, Agenda, and Registration. **Information Only**

<u>Updates from Standing Committees:</u>

11. NACO Legislative Committee
    a. Final review and approval of NACO's Bill Draft Requests (BDR) for the 2027 Nevada Legislative Session. **For Possible Action**

12. NACO Committee of the Emeritus

13. NACO Committee on Housing Solutions

14. NACO Committee on Cooperative Extension

15. **Update and Possible Action.** Regarding Public Lands and Natural Resources Issues Affecting Counties Including:
    a. Updates from the NACO Public Lands and Natural Resources Subcommittee

16. Updates from Members of the National Association of Counties Board, including the Rural Action Caucus and the Midsize County Caucus.

17. Updates from Members of the Western Interstate Region Board.

18. Updates from Individual Member Counties.

19. Public Comment. **Please Limit Comments to 3 Minutes.**

Adjournment.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify NACO in writing at 304 S. Minnesota Street, Carson City, NV 89703, or by calling (775) 883-7863 at least three working days prior to the meeting.

Members of the public can request copies of the supporting material for the meeting by contacting Amanda Berg at (775) 883-7863. Supporting material will be available at the NACO office and on the NACO website at: www.nvnaco.org

This agenda was posted at the following locations:
NACO Office 304 S. Minnesota Street, Carson City, NV 89703
Washoe County Admin. Building 1001 E. Ninth Street, Reno, NV 89520
Elko County Manager's Office 540 Court Street #101, Elko NV 89801
POOL/PACT 201 S. Roop Street, Carson City, NV 89701
NACO Website: www.nvnaco.org

Agenda Item 3

NEVADA ASSOCIATION OF COUNTIES (NACO)

Board of Directors' Meeting
July 31, 2026, 9:30am
NACO Conference Room
304 S. Minnesota Street
Carson City, NV 89703

UNADOPTED MINUTES

Attendance: President Gardner, President Elect Andriola, Vice President Keller, Past President Andreozzi, Carson City Supervisor Giomi, Churchill County Commissioner Getto, Clark County Commissioner Kirkpatrick, Esmeralda County Commissioner Perez, Humboldt County Commissioner Tipton, Lincoln County Commissioner Reese, Pershing County Commissioner Crim, Storey County Commissioner Carmona, Washoe County Commissioner Carson, White Pine County Commissioner Carson, Fiscal Officer Kalt and NACO Staff (Amy Hyne-Sutherland, Jennifer Berthiaume, and Amanda Berg)

The meeting was called to order at 9:31 A.M.

1. **Public Comment**. President Gardner requested the introductions from members of the audience. Molly Rose Lewis, Grants Manager and Beth Morrissey Rural Regional Representative from Senator Rosen's Office; Patty Antonucci, Rural Communications Specialist and Joe Harrington, Communications Director from the Nevada Department of Transportation; and Holly Gatske from UNR, Cooperative Extension were all in attendance. Commissioner Reese noted that he was grateful that Ms. Antonucci's position had been created and that productive meetings had already been held with her in Lincoln County.

2. **Approval of Agenda**. The agenda was approved on a motion by President Elect Andriola with second by Vice President Keller.

3. **Approval of Minutes of June 26, 2026, NACO Board of Directors Meeting**. The minutes were approved as presented on a motion by President Elect Andriola with second by Vice President Keller.

4. **NACO President's Report**. President Gardner reminded the Board of the process utilized during the recent Chief Executive Officer (CEO) search including the creation of the Search and Selection Committee's; updates and modernization of the documents related to the position were facilitated by President Elect Andriola with support from Washoe County and POOL/Pact; and mentioned the fact that 10 of Nevada's 17 counties **were able to participate** in the process. He also informed the Board that 42 applications **were** received and with the recommendation from the Search Committee, 8 **were invited** for interviews, **he also noted** that all interviewees received the same 11 questions. He then announced that Amy Hyne-Sutherland, the current NACO Interim CEO and Health & Human Services Manager had been offered the position, informing the Board that a short special meeting of the Board would be required for ratification of her appointment following the completion of the offer and acceptance process. President Gardner then discussed the recent National Association of Counties (NACo) Annual Conference in New Orleans, explaining the election process for the 2nd Vice President of NACo and announced that Sara Benetar, Treasurer of Coconino County, AZ won the election.

5. **NACO Interim Chief Executive Officer's Report**. Amy began her report by thanking the Board for their faith in her, noting that she is both honored and humbled to lead NACO and looks forward to working with the Board to advance advocacy efforts on behalf of counties, as well as expand existing programs and develop new tools to best support Nevada's counties. Amy directed the Board to the flyer included in the agenda packet for the Virtual Energy Forum that NACO will host on August 14th, giving a brief overview of the speakers and topics of discussion. She also informed the Board of an August 10th meeting with NACo Government Affairs Director, Eryn Hurley, regarding the proposed changes proposed by the OMB regarding federal grants. Amy noted that if the proposed rule moves forward the changes will go into effect on October 1. She discussed the NACO comment letter submitted on the issue, also included in the agenda packet, informing the Board that the deadline was prior to the Board meeting. Amy discussed the support received by county government affairs staff in the development of the comment letter, thanking the Board for their support. She next informed the Board that a meeting had been held the previous day with the Governor's senior policy staff, including herself, Jennifer, and Jeremy Drew. She explained that it was a very thorough and effective meeting with discussions held on a broad range of policy issues affecting counties. She noted that future meetings are planned and the increase in communications will be beneficial heading into the Legislative Session. Amy informed the Board that the grant NACO submitted had not been selected for funding under the second round of the Rural Health Transformation Grant Program. She congratulated President Elect Andriola, Vice President Keller, and Lyon County Commissioner Tammy Hendrix on their appointments to leadership roles on the Rural Action Caucus, Mid-Size County Caucus, and Public Lands Policy Steering Committees at the NACo Annual Conference. Next, Amy informed the Board that she had received summary documents noting important aspects of the recently passed 21st Century Road To Housing Act, provided by Commissioner Kirkpatrick and that they would be distributed to the Board. President Garnder concluded the item as he noted that he appreciates the expanded forums and workshops being held by NACO and encouraged the Board and county staff to participate in them.

6. **NACO President Mark Gardner appointment of Vice President Scott Keller as Chair of the Nominating Committee for 2027 NACO Officers per the Association by-laws and call for Vice President nominations from interested NACO Board Members**. President Gardner gave the Board an overview of the adopted NACO By-Laws governing the election of the Vice President during the Annual Conference and then appointed Commissioner's Kirkpatrick and Andreozzi to the Committee as they both recently served as President of the Association. He closed the item by encouraging members of the Board interested in serving to submit letters of interest to Amy by August 14th to accommodate a meeting of the Committee prior to the 30-day posting requirement prior to the Annual Membership Meeting.

7. **Presentation, Review, and Acceptance of NACO's 2025 Financial Audit, NACO Fiscal Officer Alan Kalt**. Fiscal Officer Kalt drew the Board's attention to the audit documents included in the agenda packet and gave them a presentation and overview of the complete Audit. He informed the Board that NACO remains in a strong financial position and looks forward to continuing long-term stability. He discussed the large adjustment associated with accumulated sick leave, reminding the Board that it is required to be carried as a liability under GASB even though it is not paid out upon employee separation. Mr. Kalt concluded his presentation by noting that NACO had received a clean unmodified opinion with no significant findings for the audit period. Past President Andreozzi inquired as to the increase in revenue between 2024 and 2025 and Amy reminded the Board of the short-term grant award that supported public health and immunization campaigns and facilitated

the creation of the editable tool kits available to counties. The Board again requested the breakdown of affiliate revenues vs. other membership and program revenue. Mr. Kalt informed the Board that he had brought that request to the auditor whose preference is to combine revenues, but that he would address the request again. Amy also informed the Board that the line item labeled Associate Memberships and National Programs had included less income because of the revision of the former Associate Membership program to the new Community Partnership Program, which is still under development. President Elect Andriola stated that she is thrilled that President Gardner had accepted her recommendation to create a finance committee that will be able to ensure further confidence among the Board members that there is firm understanding of the various GL's that make up the NACO budget. She also acknowledged the work that is done by such a small team to ensure that the audit findings were so minimal. Fiscal Officer Kalt informed the Board that 87% of the Association's transaction had been tested, and the fact that there were only a few missing initials to be noted was exceptional. President Gardner inquired as to if the Board should expect to see reduced revenues for the current year, and Amy acknowledged that they will because NACO had not received any grants in 2026. Mr. Kalt also confirmed to the Board that the audit is traditionally presented this late in the year due to the requirement for PERS reporting to be completed and published and reiterated that he is extremely proud that the only findings were a couple of missed initials. The Audit was accepted on a motion by President Elect Andriola with second by Commissioner Perez.

8. **Update from NACO's Government Affairs Manager**. Jennifer informed the Board that over the past month she had participated in the NACo workshop on the OMB proposed changes to federal grant rules, and she had been able to share valuable information with the counties. She attended the Interim Joint Government Affairs Committee meeting where the Public Records Task Force gave an update on their work and intention to produce a report to the Legislature to inform future changes to the State's public records laws. Jennifer also **hosted** the workshop on Secure Rural Schools (SRS) intended to help counties navigate the changes to the program and their individual elections for the receipt of the funding . She concluded her update by informing the Board that she had also attended the NACo Annual Conference and would be distributing updates from the conference soon.

9. **Update on NACO Annual Conference Planning, Agenda, and Registration**. Amanda informed the Board that as of early that morning there were approximately 120 registrants and 30 registered sponsors totaling just under $75,000 and that she was in communication with a few additional prospective sponsors. Amy then gave the Board an overview of the conference agenda, noting that a robust lineup of speakers had been developed and educational sessions would include panels on good governance, funding streams available to counties and a full range of programing to support county concerns. President Gardner noted that although Douglas County is hosting it, it is a statewide event and that if other counties wanted to include something in the welcome bags they are welcome to do so. President Elect Andriola inquired as to if registration was on pace with prior years and it was acknowledged that it appears to be. Amanda also reminded the Board that the Early Bird registration rate would expire that day and encouraged the Board to invite any Commissioner Elects from their counties to attend as well.

Updates from Standing Committees:

10. **NACO Legislative Committee**
    a. **Preliminary Presentation and Discussion of NACO's Bill Draft Requests (BDR) for the 2027 Nevada Legislative Session**. President Elect Andriola thanked the committee members for their participation and acknowledged Jennifer and Amy for

their hard work in developing and working through the BDR selection process. She informed the Board that there was robust discussion on the eight proposals submitted for the ranking process and that staff had continued to work through the details to determine the five that had the best chance for successfully moving through the legislative process. Jennifer thanked the Committee and President Elect Andriola for her leadership, noting that the more formal process developed this year was beneficial. She then gave the Board an overview of the process and reminded them that just because the Association receives five BDRs does not guarantee that they will receive a committee hearing for each. Jennifer then directed the Board's attention to the memo's included in the agenda packet and gave a summary of each proposal:

1. Emergency Management Base Funding - This proposal would establish a dedicated Emergency Management Infrastructure Account to provide ongoing state funding to strengthen Nevada's emergency management capabilities and supports emergency management programs at all levels.
2. Sales Tax/Open Space Initiative - NRS 376A.040 authorizes counties with populations under 700,000 to seek voter approval for a dedicated sales and use tax of up to 0.25% to support open-space preservation efforts. The proposed BDR would remove the sunset provision, preserving the authority for eligible counties to pursue voter-approved open-space funding initiatives beyond 2029.
3. Medicaid Pharmacy Rebates - This proposal addresses rising costs in the County Medicaid Match program. It includes three provisions: (1) The proposal requires Nevada Medicaid to set aside a portion of federal Medicaid pharmacy rebate revenue generated from County Medicaid Match spend and distribute it to counties based on each county's share of Medicaid costs from the previous year. (2) In fiscal years when there is a surplus in pharmacy rebates collected by the state, this proposal would require Nevada Medicaid to allocate a portion of the surplus to offset county Medicaid Match costs; (3) A one-time state general fund infusion to offset County Medicaid Match costs for the next biennium with the goal to collaborate with Nevada Medicaid over the biennium on innovations that can contain costs while improving outcomes.
4. Rural Nevada Continuum of Care - This proposal would make the Nevada Housing Division (NHD) the permanent lead agency for the Nevada Balance of State Continuum of Care, transferring key responsibilities from the Nevada Department of Public & Behavioral Health while allowing NHD to continue contracting with experts for specialized work like the HUD application and Point-in-Time count. It would fund one full-time staff position and maintain current state funding to support coordination with rural communities, local governments, tribes, housing providers, and service organizations. The proposal also includes additional funding to expand the statewide Homeless Management Information System (HMIS).
5. Erroneous Billing Reimbursement - This proposal would require a local government that submits an erroneous billing file to a county treasurer to reimburse the county for any expenses incurred by the county due to the errors contained in the billing file, thereby aligning fiscal responsibility with the entity that generated the incorrect information.

Following her overview of each proposal, Jennifer informed the Board that staff had worked in consultation with stakeholders and agencies that would be affected by the proposals. She then reminded the Board that they now have a month for deliberation of the proposals and to submit questions to staff regarding the proposals which will be brought back to the Board for action at the August meeting, ensuring that the submission of the approved BDRs is completed by the September 1st deadline. President Elect Andriola reminded the Board that county staff are welcome to participate on the Committee and informed them that the meeting frequency of the Committee will increase as the Legislative Session approaches. President Gardner stated that the number of proposals submitted for consideration by the Committee is a compliment to the hard work, outreach, and involvement of the Committee and staff. He concluded the item by reminding the Board that the two urban counties receive two BDRs and the remaining 15 rural counties each receive one and encouraged them to utilize them.

11. **NACO Committee of the Emeritus**. Past President Andreozzi informed the Board that he did not have a report as the Committee meeting had to be canceled due to his being called for Jury Duty.

12. **NACO Committee on Housing**. Commissioner Kirkpatrick informed the Board that their meeting had also been canceled due to the NACo Annual Conference. However, she informed the Board that she requested the BLM to do a presentation on the $100/acre program for affordable housing available to all counties. She has also reached out to the Nevada Division on Housing for information on how the $9 million allocation for the rural counties is being spent.

13. **NACO Committee on Cooperative Extension**. Commissioner Kirkpatrick informed the Board that the Committee had a good meeting, and Director DeDecker had presented to the Committee. She noted that only 1,200 people had responded to the survey being conducted by Extension for the needs assessment for each county. The Committee is recommending year end reports from each county on programming and Commissioner Kirkpatrick stressed the need for participation to ensure proper needs assessments are conducted. She also discussed the possibility of creating hybrid clubs to increase participation. Commissioner Kirkpatrick also stressed the need for enhanced communication between county's and their local Extension offices to form effective partnerships. President Elect Andriola stated that it had been a great meeting and also noted the opportunity for individual meetings between county representatives and local Extension staff. She informed the Board that the deadline for the needs assessments had been extended to October and issued a challenge to the Board for robust participation. Jennifer concluded the item by thanking Commissioner Kirkpatrick for her leadership and reminding the Board that the next meeting of the Committee would be August 21st.

14. **Update and Possible Action. Regarding Public Lands and Natural Resources Issues Affecting Counties Including:**
    a. **Final Comment Letter submitted to the Bureau of Land Management (BLM) regarding revisions to Regulations for Grazing Administration.** Amy directed the Board's attention to the final submitted comment letter included in the agenda packet noting that only one minor change had been made prior to submission which was authorized under the action the Board took on the matter at their June meeting.
    b. **Updates from the NACO Public Lands and Natural Resources Subcommittee**. Amy discussed the SLUPAC meeting taking place August 5th in Battle Mountain, informing the Board that she would be attending the meeting, also reminding them that Jake Tibbitts from Eureka County is the current Chair. She informed the Board that the agenda would largely center on discussion of duties of the advisory committee and that the housing bill would be discussed. Amy also informed the

Board that Commissioner Hendrix had presented a Policy Resolution to the NACo Public Lands Policy Steering Committee at the NACo Annual Conference proposing extending existing revenue sharing agreements on public lands to other sectors of business. Commissioner Hendrix's Resolution was unanimously accepted by the Committee and adopted by NACo as part of their Federal Advocacy Platform. Amy also discussed conversations with the Governor's Office of Energy to shape future policy around abatements with county concerns being included. Carl Erquiaga from Resource Concepts, Inc. (RCI) informed the Board he was standing in for Jeremy Drew and reminded them that he is a former Churchill County Commissioner. He informed the Board that movement is being seen on renewable energy project in the NEPA process, although it is going slowly. Mr. Erquiaga also informed the Board that the Greenlink North project SEIS is out and in no large surprise they are trying to limit comments to the Greater Sage Grouse, and that comments are due on August 24th.

15. **Updates from Members of the National Association of Counties Board, including the Rural Action Caucus and the Midsize County Caucus**. President Garnder informed the Board that the Board of Directors had met in New Orleans where they considered 158 resolutions submitted by the various NACo Policy Steering Committees and recommended all for approval. He then informed the Board that during the General Membership Meeting all 158 Resolutions were adopted as were five platform changes. President Gardner then reiterated the leadership appointments discussed under agenda item four and again congratulated the Commissioners on their appointments. Vice President Keller informed the Board that he had a discussion with Tammy Tincher, the Director of Member Engagement for NACo about how membership is evaluated for Presidential appointments and stated that he would share the information when it is received, he also noted that she will be in attendance at the NACO Annual Conference in September. Vice President Keller also discussed the Policy Resolutions presented by the Agriculture and Rural Affairs Policy Steering Committee. President Elect Andriola informed the Board that the first meeting of the Midsize County Caucus is scheduled for September and that she had a conversation with NACo CEO Matt Chase about expectations for the Caucus and the need for strategic planning as it is a newly formed group with the organization.

16. **Updates from Members of the Western Interstate Region Board**. No representatives to the Board were present. President Gardner reminded the Board that Douglas County will be hosting the 2027 WIR conference in May and requested assistance in securing sponsors for the event. He concluded the item by giving a brief overview of the planning efforts for tours during the conference.

17. **Updates from Individual Member Counties**. Members of the Board gave updates on activities within their counties.

18. **Public Comment**. Holly Gatske from Cooperative Extension stated that she attends to learn about the issues the counties are facing and to provide updates to the Board where appropriate. Commissioner Hendrix informed the Board that she would miss the NACO Annual Conference because she will be speaking at a NACo Energy Symposium in Texas. Commissioner Reese congratulated Amy on her appointment as the NACO CEO. Patti Antonucci from NDOT informed the Board that there are a number of projects being conducted in the rural counties and that she enjoys traveling to the rural communities to discuss their needs and concerns. Senator Rosen's staff noted that they were excited to be in attendance to learn about the needs of the counties and where they can offer assistance at the federal level. President Gardner discussed the pushback he receives from citizens of

Douglas County on the acceptance of federal grant funding, as there is a belief that the dollars come with string attached, but noted that if the dollars do not come to Nevada they go elsewhere. On behalf of herself and Amanda Jennifer thanked Amy for taking on the responsibility of leading the Association during the recruitment process and that staff is looking forward to the future with Amy as the official CEO.

The meeting was adjourned at 11:51 A.M.

NEVADA ASSOCIATION OF COUNTIES

JOB TITLE: Health & Human Services Research & Policy Analyst

LOCATION: Carson City, Nevada

SUMMARY: The NACO Health & Human Services Research & Policy Analyst supports Nevada counties by coordinating health and human services initiatives, monitoring public policy and legislative developments, facilitating collaboration among county and state partners, conducting policy research, and providing technical assistance to county officials and staff. Working under the direction of the Chief Executive Officer, this position serves as NACO's primary staff resource for health and human services issues while supporting the Association's legislative priorities, member services, and strategic initiatives.

FLSA Status: Full-time, Non-Exempt

DEFINITION: The person in this position serves under the general supervision of the NACO Chief Executive Officer and is responsible for coordinating health and human services programs, conducting policy research and analysis, supporting legislative activities, fostering partnerships among local and state agencies, and providing technical assistance and member services to Nevada counties.

DEFINITION OF POSITION: This is a single position responsible for the duties outlined in this job description. An employee in this position is "at-will," serving at the pleasure of the NACO Chief Executive Officer.

ESSENTIAL FUNCTIONS:

Government Affairs and Legislative Advocacy:

- Monitor state and federal legislation, regulations, and administrative actions affecting county health and human services.
- Analyze proposed legislation and prepare written summaries, fiscal impact analyses, and briefing materials for NACO leadership and member counties.
- Assist the Chief Executive Officer in developing legislative priorities and policy recommendations related to health and human services.
- Coordinate information gathering from member counties regarding legislative proposals and emerging policy issues.
- Participate in meetings with legislators, state agencies, and stakeholder organizations to support NACO's legislative efforts.

- Prepare presentations, reports, testimony, correspondence, and educational materials related to county health and human services.
- Coordinate committee meetings, webinars, and educational sessions for county officials.

Develop and maintain relationships with state agencies, county officials, and partner organizations to improve communication and collaboration.

Human Services Program Coordination:

- Support intercounty and interagency coordination of programs and initiatives aimed at addressing social welfare needs, such as housing assistance, food security, and employment services.
- Serve as the primary staff liaison to the Nevada Association of County Human Service Administrators (NACHSA).
- Coordinate projects and initiatives involving county human services departments and partner agencies.
- Research national best practices, funding opportunities, and innovative service delivery models relevant to Nevada counties.
- Provide technical assistance and resource coordination to county human services directors and staff.
- Assist counties with grant identification, grant coordination, and reporting activities.
- Coordinate information sharing among counties regarding successful programs and operational improvements.
- Monitor statewide initiatives affecting housing, behavioral health, child welfare, aging services, and related human services programs.
- Support statewide workgroups and committees related to county human services.

Public Health Coordination:

- Serve as staff liaison to County Health Officers, local Boards of Health, and other county public health partners.
- Monitor public health policy developments and communicate emerging issues affecting counties.
- Research public health best practices and prepare informational resources for member counties.
- Assist with statewide public health initiatives involving county participation.
- Support coordination among county, state, and federal public health partners during planning activities and emerging public health issues.
- Collaborate with public health agencies to develop and implement initiatives aimed at promoting community health and preventing disease in alignment with county-level health promotion goals and priorities.
- Analyze public health data and trends to inform decision-making and policy development within county government.

Member Services and Program Administration:

- Coordinate committee meetings, conferences, webinars, and training events on health and human services topics.

- Prepare meeting agendas, minutes, reports, and briefing materials.
- Develop newsletters, website content, and member communications related to health and human services.
- Maintain committee records, legislative tracking systems, and resource libraries.
- Respond to member requests for information and technical resources.
- Coordinate special projects assigned by the Chief Executive Officer.
- Assist with strategic planning initiatives involving county health and human services.
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QUALIFICATIONS FOR EMPLOYMENT

Special Requirements: Possession of a valid driver's license or alternative means of travel.

Education and Experience: Any combination of training, education and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:

Bachelor's degree in Public Administration, Public Health, Social Work, Political Science, Health Administration, Communications, or a closely related field.

AND

Two (2) to four (4) years of progressively responsible experience in public administration, health and human services, government relations, research and policy analysis, or program management.

Equivalent combinations of education (for example, Master of Public Health) and experience may be considered.

Knowledge, Skill, and Ability

Knowledge of:

- Nevada county government
- Public health and human services systems
- State and federal legislative process
- Government relations
- Research and policy analysis
- Funding sources and their requirements for social service programs
- Knowledge of local, state, and federal laws and regulations governing health and human services programs (with a priority for an understanding and knowledge of Nevada)
- Program evaluation
- Grant administration
- Meeting facilitation
- Techniques for tracking and analyzing legislation

Ability to:

- Analyze legislation and summarize policy implications.
- Coordinate multiple projects simultaneously.

- Develop productive working relationships with elected officials, county staff, and partner organizations.
- Research complex policy issues and prepare written reports.
- Organize meetings, conferences, and educational events.
- Work independently while keeping leadership informed.
- Exercise sound judgment and professionalism.
- Communicate effectively with diverse audiences.
- Facilitate collaborative discussions among stakeholders.
- Establish and maintain cooperative working relationships with county and state elected and appointed officials, county staff, and coworkers as well as those persons or groups who might be impacted by Association decisions;
- Make oral presentations to provide information or explain procedures and policies pertaining to health and human services plans;
- Attend and participate in meetings and working groups.

Skills Preferred:

- Stakeholder Engagement: Skill in building and maintaining relationships with government officials, regulatory bodies, and key stakeholders.
- Interpersonal Communication: Skill in effective verbal and written communication.
- Public Speaking and Presentation Skills: Proficiency in presenting information and policy positions to varied audiences, including government officials, legislators, community stakeholders, and advocacy groups.
- Public Policy Writing: Skill in drafting policy briefs, position papers, and regulatory comments that clearly communicate county perspectives on key issues pertaining to health and human services.
- Policy Analysis: Skill in analyzing proposed legislation, regulations, and policies to assess potential impact to counties.
- Analytical Thinking: Skill in interpreting complex policy and legislative language and its implication, allowing for informed, strategic recommendations.
- Conflict Resolution: Skill in resolving issues diplomatically and effectively when there are differing perspectives or challenging stakeholder relationships.

Physical and Mental Requirements:

The physical and mental/intellectual requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Strength, dexterity, and coordination to use keyboard and video display terminal for prolonged periods. Strength and stamina to bend, stoop, sit, and stand for long periods of time. Dexterity and coordination to handle files and single pieces of paper; occasional lifting of files, stacks of paper or reports, references, and other materials. Some reaching for items above and below desk level. Some bending, reaching, squatting, and stooping to access files and records is necessary. The manual dexterity and cognitive ability to operate a personal computer using word processing and databases. Strength and stamina to be sedentary; ability to effectively interpret reports, financial data, and maps; ability to interact professionally, communicate effectively, and exchange information accurately with all internal and external customers; strength and stamina to drive long distances and to perform occasional light lifting, reaching, bending, and standing for long periods. Ability to appropriately handle stress and interact with others, including supervisors, coworkers, clients, and customers. Regular and consistent punctuality and attendance.

Working Conditions: Work is performed under the following conditions: Position functions indoors in an office-type environment where most work is performed at a desk. Generally clean work environment with limited exposure to conditions such as dust, fumes, odors, or noise; frequent interruptions of planned work activities by telephone calls, office visitors, and response to unplanned events. Additionally, this position will require travel to our member counties, in state, but it can be frequent. A minimum of 20% of this type of travel would be expected and required.

SALARY: Starting at $70,000 annually, with salary placement based on relevant experience, education, qualifications, and responsibilities; candidate may be hired at the Senior Research & Policy Analyst level (starting at $80,000 annually) depending on education and experience.

BENEFITS: NACO pays 100% of PERS retirement contributions and 100% of employee-only health insurance.

Resolution

of the Nevada Association of Counties
26-02

A RESOLUTION IN SUPPORT OF CHARTERS OF FREEDOM AMERICA 250 PROJECT

WHEREAS, the Declaration of Independence, the Constitution of the United States, and the Bill of Rights are foundational documents of the United States of America and embody the principles upon which our nation was founded; and

WHEREAS, the three Civil Rights Amendments, the Thirteenth, Fourteenth, and Fifteenth Amendments to the United States Constitution, further established and protected fundamental rights and freedoms for Americans; and

WHEREAS**,** the original founding documents of the United States are preserved and publicly displayed in Washington, D.C., under the care of the National Archives and Records Administration; and

WHEREAS**,** all Americans should have the opportunity to view and reflect upon these historic documents and the principles they represent; and

WHEREAS, the Charters of Freedom Project was started in 2012 by Vance and Mary Jo Patterson, to provide stainless steel replicas of the founding documents to Burke County, North Carolina; and

WHEREAS, the Charters of Freedom America 250 Project has expanded this effort to gift replicas of these important documents to communities throughout the United States, with the goal of placing replicas in all 3,069 counties and county-equivalent jurisdictions as the Nation celebrates 250 years of freedom; and

WHEREAS, the Charters of Freedom America 250 Project has gifted these replicas to the citizens of all 17 Nevada counties; and

WHEREAS, Nevada is the first state in the Nation to receive the replicas in all 17 counties.

NOW, THEREFORE, BE IT RESOLVED, that the Nevada Association of Counties hereby proclaims its support for the **Charters of Freedom America 250 Project** and encourages all 17 Nevada counties to display the replicas in their communities in recognition of America's history and the principles embodied in the Nation's founding documents; and

BE IT FURTHER RESOLVED, that the Nevada Association of Counties encourages Nevada's citizens to visit these displays, learn about the history and principles of the United States, and reflect upon the ideals that have shaped our Nation.

PASSED, APPROVED, AND ADOPTED this 28th day of August, 2026 by the Board of Directors of the Nevada Association of Counties.

Attests:

/__________________________

Mark Gardner
President

/__________________________

Amy Hyne-Sutherland
Chief Executive Officer

Agenda Item 8

Nevada Association of Counties
Balance Sheet
June 30, 2026

ASSETS		
Current Assets		
Cash - NV State Bank	$ 47,622.26	
Zions Bank Sweep Account	1,224,214.19	
Stripe Account	3,097.53	
Accounts Receivable	12,006.80	
Prepaid Expenses	7,807.68	
Total Current Assets		1,294,748.46
Property and Equipment		
Office Equipment	180,965.50	
Building	447,906.18	
Land	131,000.00	
Building Improvements	166,824.79	
Fixed Assets - Vehicle	44,304.50	
Accumulated Depreciation	(398,988.43)	
Total Property and Equipment		572,012.54
Other Assets		
Investments	960,164.99	
Investments - Cash Equivalents	39,773.65	
Investments Interest Receivable	2,279.43	
Investments Trades Receivable	205.47	
Copier Lease ROU Asset	10,500.00	
Copier Accumulated Amortization	(8,963.00)	
DEFFERRED OUTFLOWS	363,465.00	
Total Other Assets		1,367,425.54
Total Assets		$ 3,234,186.54
LIABILITIES AND CAPITAL		
Current Liabilities		
Copier Lease Liability	$ 1,580.00	
Accrued Payroll Benefits	12,165.28	
Sick Leave Accrual	40,660.00	
Deferred Income	10.00	
PERS Pension Liability	678,715.00	
DEFERRED INFLOWS	283,609.00	
Total Current Liabilities		1,016,739.28
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		1,016,739.28
Capital		
Retained Earnings	1,675,141.55	
Net Income	542,305.71	
Total Capital		2,217,447.26
Total Liabilities & Capital		$ 3,234,186.54

Nevada Association of Counties
Income Statement/Budget
For the Six Months Ending
June 30, 2026

	Current Month	Year to Date	Budget	Y-T-D % Budget
Revenues				
Membership Dues	0.00	808,519.00	654,485.00	123.5%
Health & Human Services Assessment	0.00	0.00	154,031.00	0.0%
Conference Revenues	5,300.00	30,875.00	80,000.00	38.6%
IAF/Supplemental Funds	0.00	35,000.00	70,000.00	50.0%
Actuarial Study Medicaid Match	0.00	0.00		
Interest Income	1,135.09	6,619.34	15,000.00	44.1%
National Programs	85.40	1,305.26	5,000.00	26.1%
Corporate Partnership Program	0.00	5,000.00	50,000.00	10.0%
Gain/(Loss) On Sale of Assets	0.00	0.00	0.00	
Unrealized Gain/(Loss)-Investments	3,791.40	51,302.01	0.00	
Miscellaneous Income	0.00	0.00	0.00	
Total Revenues	**10,311.89**	**938,620.61**	**1,028,516.00**	**91.3%**
Expenses				
Salaries	24,753.04	190,858.20	531,432.00	35.9%
Retirement: PERS	11,396.77	57,249.31	154,550.00	37.0%
Employee Health Insurance/Life	1,871.05	11,229.07	46,000.00	24.4%
FICA, ESD, and Medicare Expense	1,421.49	9,965.72	20,000.00	49.8%
Audit	0.00	0.00	10,000.00	0.0%
Board Meetings	21.52	395.33	10,000.00	4.0%
Building Capital Projects	0.00	0.00	10,000.00	0.0%
Building Operating Expenses	2,121.49	10,299.83	15,000.00	68.7%
Conference Expenses	1,177.47	1,957.26	30,000.00	6.5%
Contract Services	20,302.50	44,735.00		
County Leadership Institute	0.00	0.00	3,500.00	0.0%
Depreciation Expense	0.00	0.00		
Donations/Sponsorships	0.00	0.00	500.00	0.0%
Equipmnet Lease & Maintenance	788.48	1,853.48	4,500.00	41.2%
Equipment Purchases	0.00	3,329.09	4,500.00	74.0%
IT Support	93.65	724.60	3,000.00	24.2%
Institute of Local Government	0.00	1,800.00		
Internet Service	799.00	3,995.00	9,000.00	44.4%
Legislative Expense	0.00	79.76	15,000.00	0.5%
Liability & Auto Insurance	583.00	4,336.50	5,500.00	78.8%
Management Consultant & Training	0.00	0.00		
Member Services	0.00	5,191.66	10,000.00	51.9%
Office Supplies	525.46	4,891.89	6,000.00	81.5%
PEHB Liability	542.18	2,172.79	6,000.00	36.2%
Postage	12.90	326.84	750.00	43.6%
Printing	0.00	0.00	500.00	0.0%
Professional Fees	604.50	11,525.48	60,000.00	19.2%
Property Taxes	0.00	1,205.52		
Publications, Dues, Registrations	0.00	1,616.12	4,000.00	40.4%
Recruiting & Advertising	0.00	0.00		
Representative Travel	4,000.00	4,000.00	15,000.00	26.7%
Special Studies/Litigation	0.00	0.00	2,000.00	0.0%
Actuarial Study Medicaid Match	0.00	0.00		
Staff Travel	1,525.89	8,603.27	20,000.00	43.0%
Sub Grant Employee Expense	169.34	1,647.85		
Telephone	215.06	1,243.07	7,000.00	17.8%
Vehicle Registration Maintenance	0.00	137.73	2,000.00	6.9%
Web-based Hosting & Subscription Software	352.52	2,823.66	10,000.00	28.2%
WIR Dues	8,120.87	8,120.87	9,000.00	90.2%
Total Expenses	**81,398.18**	**396,314.90**	**1,024,732.00**	**38.7%**
Net Income	**(71,086.29)**	**542,305.71**	**3,784.00**	

MEMORANDUM

To: NACO Board of Directors
From: NACO Staff
Date: July 24, 2026
RE: BDR Proposal - Emergency Management Base Funding (Presented by: Lyon County)

REQUEST: Consider this proposal to be one of the five Bill Draft Requests (BDR) allotted to the Nevada Association of Counties.

SUMMARY: This proposal would establish a dedicated Emergency Management Infrastructure Account to provide ongoing state funding to strengthen Nevada's emergency management capabilities and supports emergency management programs at all levels. The funding would help ensure communities can maintain essential preparedness, response, recovery, and coordination functions while addressing existing statutory responsibilities for local governments. This proposal is intended to improve statewide resilience amid increasing emergency risks and uncertainty surrounding future federal support, while ensuring communities have a reliable foundation to address evolving threats and disasters.

BACKGROUND: Nevada Revised Statute (NRS) 414.090 creates an unfunded mandate as it imposes mandatory responsibilities on counties without providing a dedicated state funding source to cover the costs of compliance. Counties are required to establish and maintain emergency management programs. The costs associated with emergencies can be significant and unpredictable. While federal and state reimbursement may be available depending on declaration, it is not guaranteed and can require local cost sharing.

An Emergency Management Infrastructure Account would be administered by the state providing oversight and coordination as well as collaboration with established emergency management governance structures. Allowable uses for the funds would be within core emergency management functions such as (but not limited to) planning, operations, coordination, acquisition, training and publics information.

The funding would provide at least $250,000 per biennium for each county, additional support for large, incorporated cities, and $1 million for emergency alert systems.

Numerous stakeholders have been consulted and are in support of this proposal.

MEMORANDUM

To: NACO Board of Directors

From: NACO Staff

Date: July 24, 2026

RE: BDR Proposal - Sales Tax/Open Space Initiative (Presented by Douglas County)

REQUEST: Consider this proposal to be one of the five Bill Draft Requests (BDR) allotted to the Nevada Association of Counties.

SUMMARY: NRS 376A.040 authorizes counties with populations under 700,000 to seek voter approval for a dedicated sales and use tax of up to 0.25% to support open-space preservation efforts. A portion of current law is scheduled to expire on September 30, 2029. The proposed BDR would remove the sunset provision, preserving the authority for eligible counties to pursue voter-approved open-space funding initiatives beyond 2029.

BACKGROUND: NRS 376A.040 governs local sales and use taxes for the acquisition and maintenance of open-space land in counties with a population under 700K. 16 counties can impose an additional sales and use tax of up to 0.25% to fund open-space preservation, but only with majority voter approval. While the tax applies countywide, including within incorporated cities, the county is required to adopt an open-space plan endorsed by each city council within the county. Revenue collected is administered through the Nevada Department of Taxation, with 1.75% retained by the state for collection costs, with the remainder returned to the county. Funds may only be used for acquiring land or development rights for open-space protection, creating related trust funds, or paying debt on bonds issued for those purposes. The funds cannot be used for neighborhood or community parks or facilities.

According to information available on the Nevada Department of Taxation website, Carson City passed an ordinance in 1997, to impose a 0.25% sales tax to fund open space and public roads, with a portion dedicated specifically to open-space acquisition and maintenance.

Please note, NRS 376A.050 is an additional sales/use tax authority that supplements 376A.040, but it generally functions as a separate authorization mechanism. It does not allow stacking another full 0.25% on top of 376A.040; instead, together they are capped at 0.25% total.

MEMORANDUM

To: NACO Board of Directors
From: NACO Staff
Date: July 24, 2026
RE: BDR Proposal - Medicaid Pharmacy Rebates (Presented by NACO)

REQUEST: Consider this proposal to be one of the five Bill Draft Requests (BDR) allotted to the Nevada Association of Counties.

SUMMARY: This proposal addresses rising costs in the County Medicaid Match program. It includes three provisions: (1) The proposal requires Nevada Medicaid to set aside a portion of federal Medicaid pharmacy rebate revenue generated from County Medicaid Match spend and distribute it to counties based on each county's share of Medicaid costs from the previous year. The funds would be restricted to offsetting counties' Medicaid Match payment obligations and help them continue participating in the County Medicaid Match Program. Because counties help fund Medicaid but currently do not receive any direct share of pharmacy rebate revenue, this proposal would provide a fair and transparent way to recognize their financial contributions, offset rising local costs, and strengthen the long-term sustainability of Nevada's Medicaid financing partnership; (2) In fiscal years when there is a surplus in pharmacy rebates collected by the state, this proposal would require Nevada Medicaid to allocate a portion of the surplus to offset county Medicaid Match costs; (3) A one-time state general fund infusion to offset County Medicaid Match costs for the next biennium with the goal to collaborate with Nevada Medicaid over the biennium on innovations that can contain costs while improving outcomes.

BACKGROUND: Nevada counties have a longstanding partnership in the financing of the State's Medicaid program through the County Medicaid Match Program. Through this partnership, counties contribute local funds that are then matched with federal Medicaid dollars to provide health care services to eligible Nevadans. County participation in the program helps support critical health care services and strengthens Nevada's ability to draw down federal funding.

County contributions to Medicaid have grown significantly over the years as enrollment, utilization, and health care costs have increased, placing greater financial strain on local governments and raising concerns about the long-term sustainability of the County Medicaid Match Program. In addition to federal matching funds, Medicaid receives significant revenue through the federal Medicaid Drug Rebate Program, and because counties help pay for Medicaid services, their funding also helps generate a portion of these rebate revenues.

MEMORANDUM

To: NACO Board of Directors

From: NACO Staff

Date: July 24, 2026

RE: BDR Proposal - Rural Nevada Continuum of Care (Presented by NACO)

REQUEST: Consider this proposal to be one of the five Bill Draft Requests (BDR) allotted to the Nevada Association of Counties.

SUMMARY: This proposal would make the Nevada Housing Division (NHD) the permanent lead agency for the Nevada Balance of State Continuum of Care, transferring key responsibilities from the Nevada Department of Public & Behavioral Health while allowing NHD to continue contracting with experts for specialized work like the HUD application and Point-in-Time count. It would fund one full-time staff position and maintain current state funding to support coordination with rural communities, local governments, tribes, housing providers, and service organizations. The proposal also includes additional funding to expand the statewide Homeless Management Information System (HMIS). Overall, these changes would strengthen Nevada's homelessness response in rural areas, improve coordination and access to federal funding, reduce pressure on local budgets, and help achieve better housing outcomes for vulnerable residents.

BACKGROUND: The U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program helps communities work together to prevent and end homelessness by coordinating housing, services, funding, and planning. Nevada has three CoCs: one serving Clark County, one serving Washoe County, and one serving the rest of the state’s rural and frontier communities. Unlike the urban CoCs, the Rural CoC does not have dedicated staff or operational support and instead relies on a contractor and the Nevada Division of Public and Behavioral Health to manage its responsibilities. This lack of permanent support makes it harder to coordinate services, build partnerships, meet federal requirements, expand housing and supportive services, and compete for federal funding. As a result, the Rural CoC is limited in its ability to effectively address homelessness across rural Nevada.

Both the Nevada Housing Division and the Nevada Department of Public & Behavioral Health have been consulted in the creation of this proposal.

MEMORANDUM

To: NACO Legislative Committee

From: NACO Staff

Date: July 24, 2026

RE: BDR Proposal - Erroneous Billing Reimbursement (Presented by Washoe County)

REQUEST: Consider this proposal to be one of the five Bill Draft Requests (BDR) allotted to the Nevada Association of Counties.

SUMMARY: This proposal would require a local government that submits an erroneous billing file to a county treasurer to reimburse the county for any expenses incurred by the county due to the errors contained in the billing file, thereby aligning financial responsibility with the entity that generated the incorrect information.

BACKGROUND: Currently, there is not a statutory mechanism by which a county is authorized to recover costs incurred by a county because of errors contained in a billing file remitted to a county treasurer. Errors in billing files remitted by a local government can result in a county incurring substantial expenses to correct property tax bills, to communicate with affected property owners, and/or to address any liabilities associated with such the errors. Under current practice, when a local government entity submits a billing file to the County Treasurer, the County serves as the ex officio treasurer and tax collector for those bills. However, if the billing file contains errors, the County may incur costs and potential liability associated with correcting those mistakes, despite not having created the original file. Since each county is required to collect taxes and manage public funds, this change would serve as a tool for counties to utilize in the case of billing errors.

The Generalized BLM Land Sale Procedure

Stage 1 (of 5): Initial Action and Adjudication

- **Parcel nomination** / inquiry submitted by public or other entity (usually at the District Office level)
- BLM **assesses preliminary planning hurdles** which may include evaluating land use planning compatibility, if the sale is in the public's best interest, Tribal and community concerns. Informal Tribal outreach begins.
- BLM **adjudicates the parcel** – which includes identifying any encumbrances, existing rights-of-way, existing mining claims and leases, grazing authorizations, recreation and public access sites, existing trespass cases, and conducting an environmental site assessment.

Stage 2 (of 5): NEPA and other Permitting

- **NEPA Environmental Analysis**. A required process wherein **BLM resource specialists and contractors evaluate potential impacts** from the proposed land sale. Can take up to a year.
- Formal Tribal and SHPO consultation begins. Settlement of mining and grazing rights.

Stage 3 (of 5): Appraisals

- Unless otherwise specified (affordable housing) all land sales must begin **at fair market value**. Each land sale must be appraised by the **Appraisal and Valuation Services Office (AVSO).** The result of the appraisal is a report that sets the baseline for bidding and sales. Can take six months to a year and can't begin until NEPA is complete.

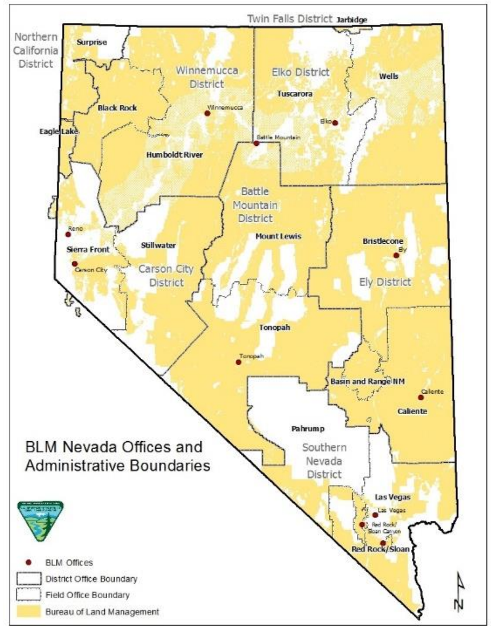
Stage 4 (of 5): Public and Federal Notification

- Once NEPA and the Appraisal is complete, a **NORA (Notice of Realty Action)** is developed that fully describes all aspects of the land disposal.
- Adjacent Rights-of-Way holders are notified and easements established.
- The sale is published in a newspaper of record and the Federal Register.
- The land is segregated from other uses for a two-year period to avoid conflicts.

Stage 5 (of 5): The Sale

Direct, Competitive, or Modified sale procedures vary slightly. Following the sale and transfer of funds, the BLM will complete and issue a patent for the land and complete the sale.

Other Important Land Sale and Disposal Notes



If you are interested in a land sale or disposal action, the first step is to inquire at the local district office. There are a variety of ways to determine if the land is identified for disposal in land use planning / resource management plans including the State of Nevada's "Nevada Lands Potentially Available for Disposal" map.

Public lands will be sold at no less than fair market value. There are exceptions for lands designated for affordable housing.

There are three types of land sale mechanisms (direct sale, competitive sale, and modified sale). Unless specifically designated, all sales shall be conducted under competitive sale bidding procedures. Modified or direct sales shall consider State and local governments, adjoining landowners, other interested parties (including Tribes), and will likely require Secretary of the Interior approval

Land sale and other disposal actions (land exchanges etc.) must serve important public objectives and be consistent with / identified in land use and resource management planning efforts.

Parcels more than 2,500 acres require Congressional notification.

Once permitting and mineral settlement is complete, the land is segregated (temporarily removed from certain public land uses to avoid conflict) for two years.

The land disposal process can be costly and time-consuming. The individual / organization requesting the disposal action is expected to cover costs for all aspects of the environmental permitting, appraisal process, mineral potential report, publication and notification efforts, and other costs – including the fair market value cost for the land. The process can take up to two years to complete, though the BLM will make every effort to minimize time and costs.

U.S. Department of the Interior
Bureau of Land Management

BLM Nevada – Land Disposal, SNPLMA, and Affordable Housing

Alan Shepherd
Deputy State Director – Resources and Planning

Bureau of Land Management

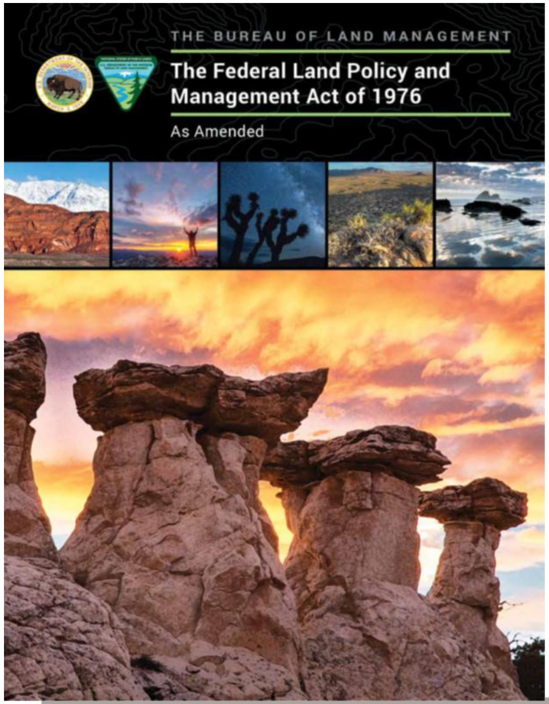
RUN OF SHOW

- ☑ **Provide an overview of the Land Sales / Land Disposal Policy (and data sharing with the State of Nevada)**
- ☑ Provide an overview of the Southern Nevada Public Land Management (SNPLMA) Act
- ☑ Provide an overview of FLPMA and SNPLMA as they relate to Land Sale Authority
- ☑ Provide an overview of Affordable Housing Policy, including Administrative Authority for Affordable Housing and Affordable Housing Authority in Nevada.
- ☑ Affordable Housing Procedures and Processes
- ☑ Example BLM NV Affordable Housing Disposals and Nominations

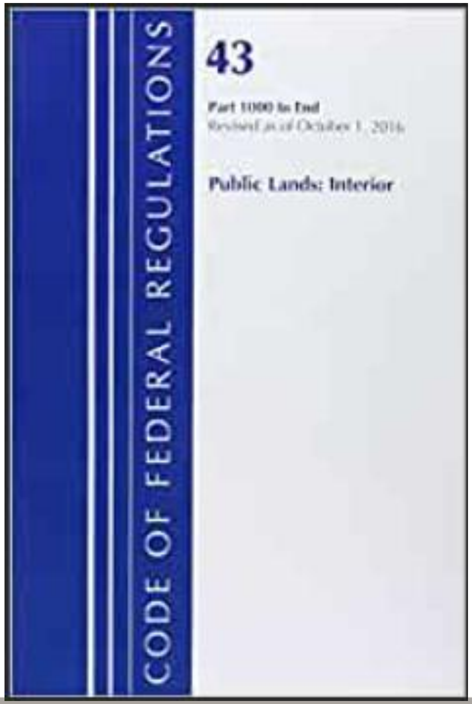
OVERVIEW OF LAND SALE / DISPOSAL POLICY

- The BLM in Nevada is authorized to dispose of public land (and given guidance to do so) through a variety of authorities including (but not limited to):

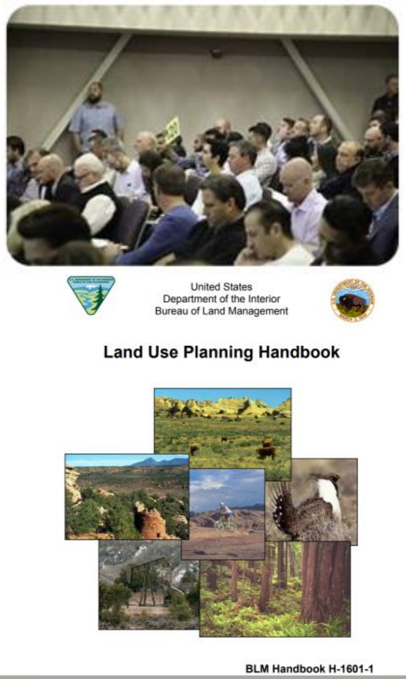
FLPMA

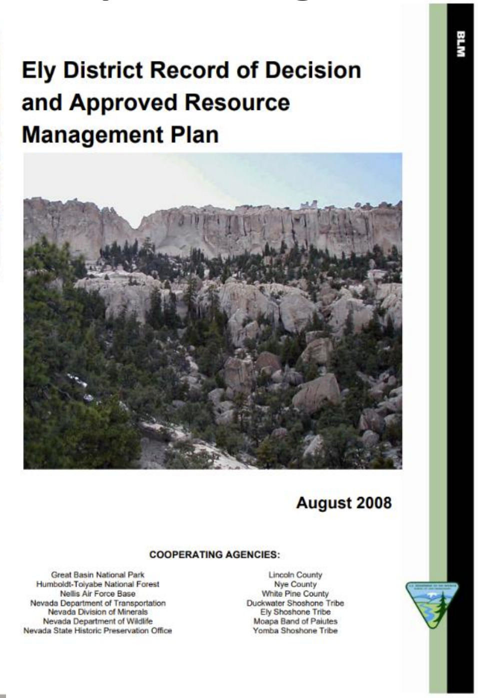


The Code of Federal Regulations



Land Use Planning, Resource Management Plans, Special Leg.





OVERVIEW OF LAND SALE / DISPOSAL POLICY

Important Land Sale and Disposal Notes

- ☑ Public lands will be sold at no less than fair market value (affordable housing exception to be discussed later)
- ☑ Unless specifically designated, sales shall be conducted under competitive bidding procedures. Modified or direct sales shall consider State, local government, adjoining landowners, other interested parties, and will likely require Secretary of the Interior approval.
- ☑ Disposal must serve important public objectives and be consistent with/ identified in land use planning efforts
- ☑ Parcels more than 2,500 acres require Congressional notification
- ☑ Can take up to two years to complete. As such, once permitting and mineral settlement is complete, the land is segregated (temporarily removed from certain public land uses) for two years.

OVERVIEW OF LAND SALE / DISPOSAL POLICY

Stage 1 (of 5): Initial Action and Adjudication

- **Parcel nomination** / inquiry submitted by public or other entity (usually at the District Office level)
- BLM **assesses preliminary planning hurdles** which may include evaluating land use planning compatibility, if the sale is in the public's best interest, Tribal and community concerns. Informal Tribal outreach begins.
- BLM **adjudicates the parcel** – which includes identifying any encumbrances, existing rights-of-way, existing mining claims and leases, grazing authorizations, recreation and public access sites, existing trespass cases, and conducting an environmental site assessment.

OVERVIEW OF LAND SALE / DISPOSAL POLICY

Stage 2 (of 5): NEPA and Other Permitting

- **NEPA Environmental Analysis**. A required and potentially costly process wherein **BLM resource specialists and contractors evaluate potential impacts** from the proposed land sale. Can take up to a year.
- Formal Tribal and SHPO consultation begins. Settlement of mining claims and grazing permits

Stage 3 (of 5): Appraisals

- Unless otherwise specified (affordable housing) all land sales must at least be **at fair market value.** This means that each land sale must be appraised by the federal government's **Appraisal and Valuation Services Office (AVSO).** The result of the appraisal is a report that sets the baseline for bidding and sales. Can take six months to a year and can't begin until NEPA is complete.

OVERVIEW OF LAND SALE / DISPOSAL POLICY

Stage 4 (of 5): Public and Federal Notification

- ☑ Once NEPA and the Appraisal is complete we begin the notification process. A **NORA (Notice of Realty Action)** is developed that fully describes the potential impacts, costs, appraised value, and other necessary information
- ☑ **Adjacent Rights-Of-Way holders are notified**. AVSO may be engaged to determine fair market value for any needed **easements**.
- ☑ The **sale is published** in a newspaper of record and the Federal Register. Adjacent landowners and Tribes are notified.
- ☑ Land is segregated for two-year period.

Stage 5 (of 5): The Sale

- ☑ Direct, Competitive, or Modified sale procedures vary slightly. Following the sale and transfer of funds, the BLM will complete and issue a patent for the land and complete the sale.

Bureau of Land Management

RUN OF SHOW

- [x] Provide an overview of the Land Sales / Land Disposal Policy (and data sharing with the State of Nevada)
- [x] **Provide an overview of the Southern Nevada Public Land Management (SNPLMA) Act**
- [x] Provide an overview of FLPMA and SNPLMA as they relate to Land Sale Authority
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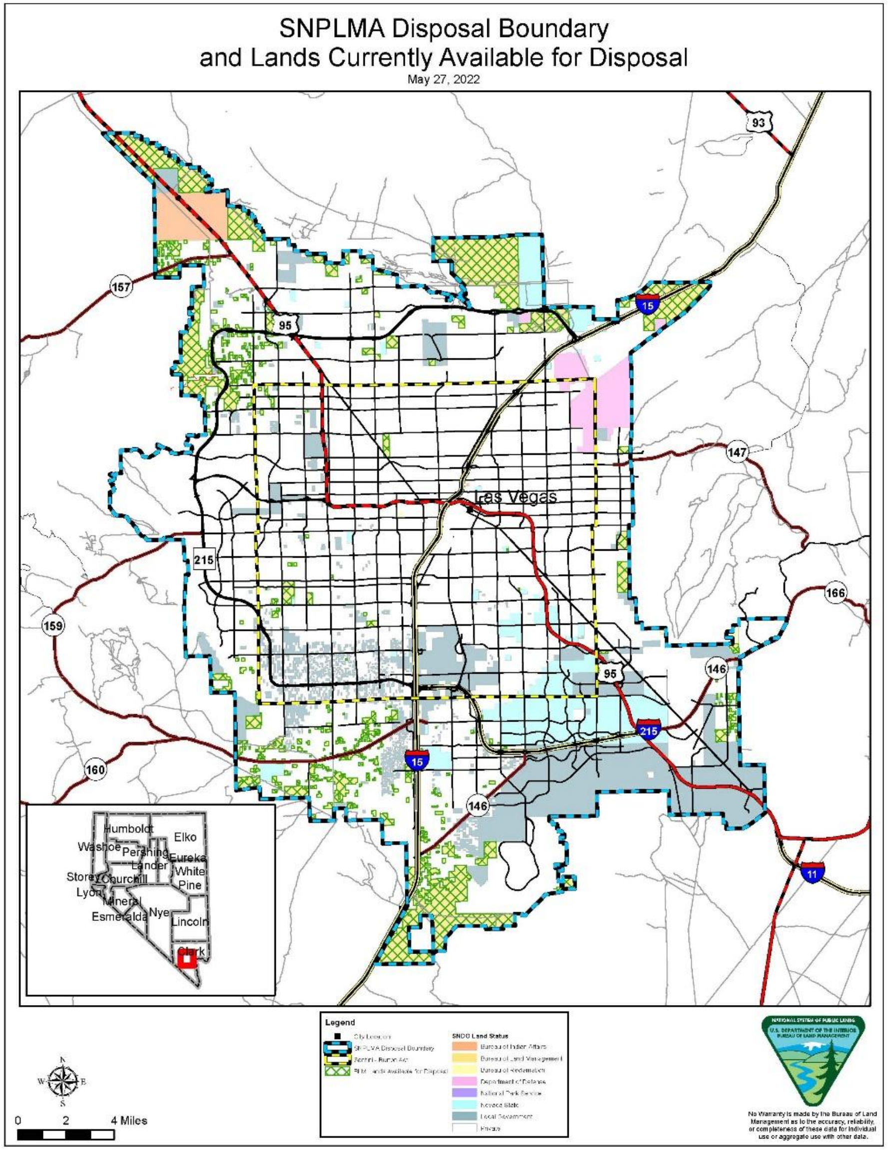
- [x] Affordable Housing Procedures and Processes
- [x] Example BLM NV Affordable Housing Disposals and Nominations

SNPLMA HISTORY

Bureau of Land Management

- SNPLMA was passed in 1998 to authorize the orderly sale of public land in the Las Vegas Valley
- 69,230 acres within the disposal boundary
  - ➢ 28,390 acres remain for disposal by BLM
  - ➢ 7,020 acres transferred to others for disposal
- Generated over $4.8 billion in revenue
- SNPLMA directs how proceeds can be used through specific project categories, in addition to funds allocated to the State of Nevada and Southern Nevada Water Authority
- 20 Rounds with 1,524 projects approved since inception



Bureau of Land Management

RUN OF SHOW

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LAND SALE AUTHORITY: FLPMA and SNPLMA

POLICY:

Section 203 of the Federal Land Policy and Management Act (**FLPMA**) of 1976;

Section 7(b) of the Southern Nevada Public Land Management Act (**SNPLMA**)
(Public Law 105-263)

OVERVIEW:

Section 203 of FLPMA provides the authority for the sale of public lands **identified for disposal**. It allows the Secretary of the Interior to sell public lands at fair market value.

The Code of Federal Regulations (CFR) identifies three types of land sale mechanisms

- Competitive Land Sales (43 CFR 2711.3-1)
- Modified Land Sales (43 CFR 2711.3-2)
- Direct Land Sales (43 CFR 2711.3-3)

Section 7(b) of SNPLMA allows for the Bureau of Land Management (BLM) to sell lands **for affordable housing** at less than fair market value.

RUN OF SHOW

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AFFORDABLE HOUSING POLICY

DEFINITION:
In the context of SNPLMA, **Affordable Housing** is "housing that low-income individuals can afford"

POLICY SECTION:
Section 7(b) of the Southern Nevada Public Land Management Act (112 Stat. 2343)

OVERVIEW:
The **Secretary of the Interior (DOI)**, in **consultation** with the **Secretary of Housing and Urban Development (HUD)**, may make land in the state of Nevada available for affordable housing purposes:

- ☑ In accordance with Section 203 of the Federal Land Policy and Management Act (**FLPMA**) of 1976
- ☑ At **less than fair market value** (and under other such determined terms and conditions)
- ☑ To **state** and **local government entities**, including local **public housing authorities**

AFFORDABLE HOUSING POLICY

AFFORDABLE HOUSING CRITERIA:

To qualify as "**affordable housing**" under SNPLMA, the project must comply with the term “**low-income families”** as defined in the Cranston-Gonzalez National Affordable Housing Act

POLICY:

Section 104 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12704)

DEFINITION:

The term “**low-income families**” means:

- [x] Families whose incomes **do not exceed 80 percent of the median family income for the area**…
  - As determined by the Secretary [HUD]
  - With adjustments for smaller and larger families

- [x] The Secretary may establish income ceilings higher or lower than the median for the area (if necessary, based on findings) because of:
  - Prevailing levels of construction costs or fair market rents
  - Unusually high or low family incomes

ADMINIMISTRATIVE AUTHORITY for AFFORDABLE HOUSING LAND SALES

POLICY:

President Donald J. Trump’s Executive Order (EO) of January 20, 2025 titled “Delivering Emergency Price Relief for American Families and Defeating the Cost-of-Living Crisis.”

Secretarial Order 3419 of February 3, 2025.

OVERVIEW:

President Trump’s EO orders the heads of all executive departments and agencies to deliver emergency price relief, consistent with applicable law, to the American people to increase the prosperity of the American worker. This includes pursuing appropriate actions to lower the cost of housing.

Secretarial Order 3419 implements the above EO in the Department of the Interior.

Bureau of Land Management

RUN OF SHOW

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Bureau of Land Management

AFFORDABLE HOUSING and BLM NEVADA

POLICY:
Instruction Memorandum (IM) # IM-NV-2025-007 (Renewed in FY26)

OVERVIEW:
IM-NV-2025-007 assists eligible affordable housing authorities with acquiring land for affordable housing projects by reducing the cost (below fair market value) to acquire land for affordable housing development.

In consultation with the Regional Solicitor, BLM NV determined that SNPLMA Section 7(b) does not require affordable housing disposals to follow a pricing structure tied to appraised fair market value.

To better support affordable housing efforts, BLM NV adopted a fixed $100 per-acre price for affordable housing disposals within the State of Nevada.

EVALUATION:
The fixed price for affordable housing disposals will be evaluated annually and revised based on funding conditions. District offices must continue to obtain fair market value appraisals for reporting purposes and for tracking workload accomplishment and economic contributions.

DETERMINATION & CURRENT PROCEDURES

Determination

Within the SNPLMA Boundary – the Joint Selection requirements under Section 4(d) of SNPLMA shall apply	**Outside of SNPLMA Boundary** – Section 203 FLPMA and Land Use Plan compliance required

Nomination Criteria

Nominations must commit **80 to 100% of Living Units** to **Affordable Housing Purposes**	Mixed Income and Mixed Use Allowed	For Rent and For Sale Units Allowed

Sale Method

Preferred Sale Method: Direct Sale under Section 7(b) of SNPLMA	**Other Methods:** BLM may use competitive or modified competitive sales as per 43 CFR 2711.3-3(a)

Bureau of Land Management

CONSULTATION WITH HUD

	BLM	HUD
CONSULTATION	The **Secretary of the Interior (DOI)**, in **consultation** with the **Secretary of Housing and Urban Development (HUD)**, may make land in the state of Nevada available for affordable housing purposes (SNPLMA Section 7 (b)). The operations of BLM and HUD do not overlap outside of this consultation requirement.	
NOMINATION	A copy of the Nomination package is sent to HUD →	HUD will confirm the proponent's capacity to continue operating HUD Community Planning and Development programs.
	BLM moves forward with package ←	HUD returns the package within 90 days from receipt of the nomination
SALE	Sale of public land to the entity that submitted the package	

PROCESS OVERVIEW

RESERVATION

- An Entity reserves a parcel for Affordable Housing

10-year reservation

REQUEST TO PURCHASE

- An Entity requests to purchase a parcel of land

BLM REVIEW & PROCESSING ACTIONS:

1. Cadastral Review (Land Survey Services Request)
2. Other Reservations (Mineral, Grazing)
3. Environmental concerns (Wildlife, Plants, Hazardous Material)
4. Development of the Notice of Realty Action
5. Appraisal

NOTICE OF REALTY ACTION

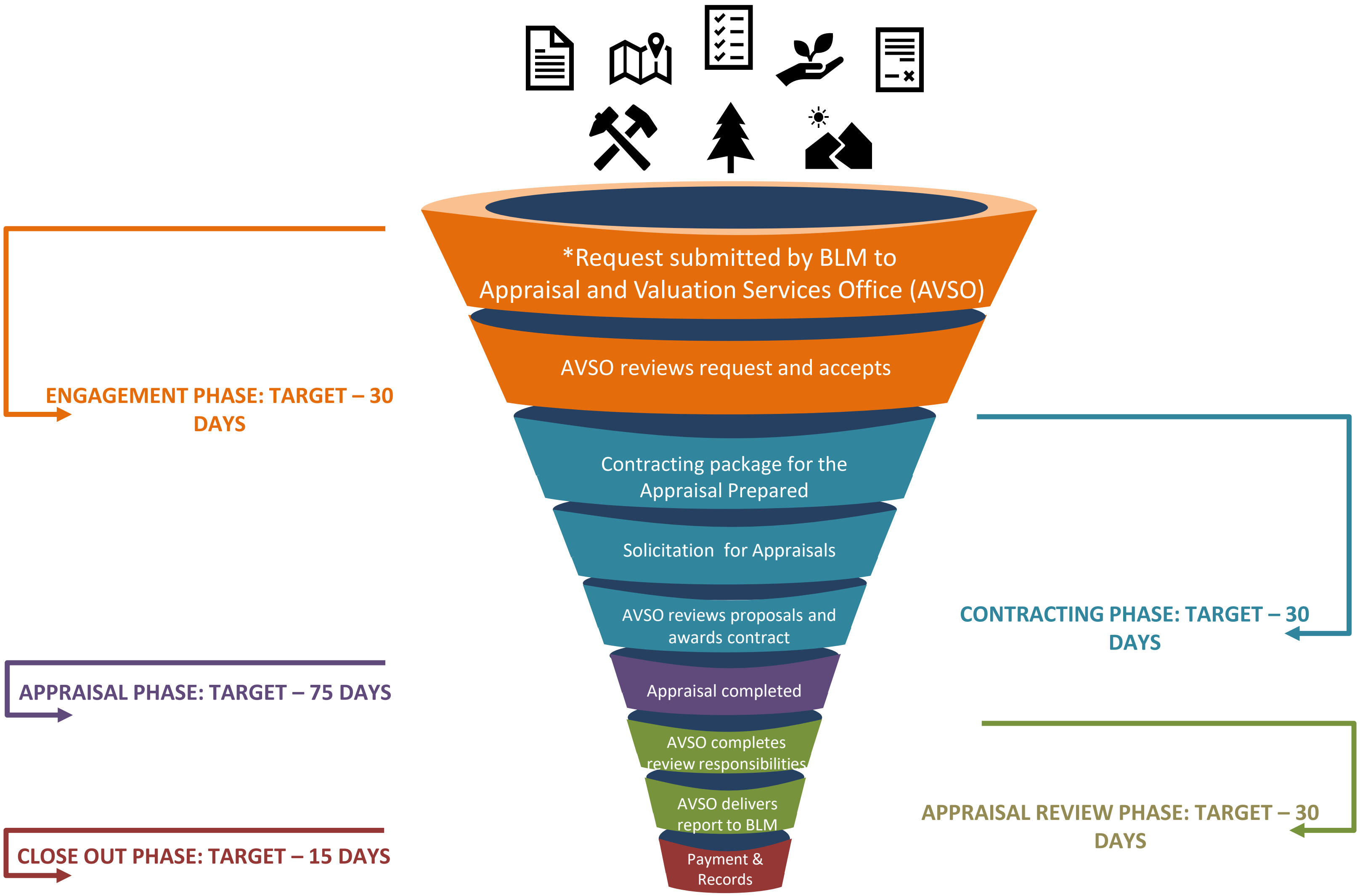
- NORA is published in the Federal Register

PATENT

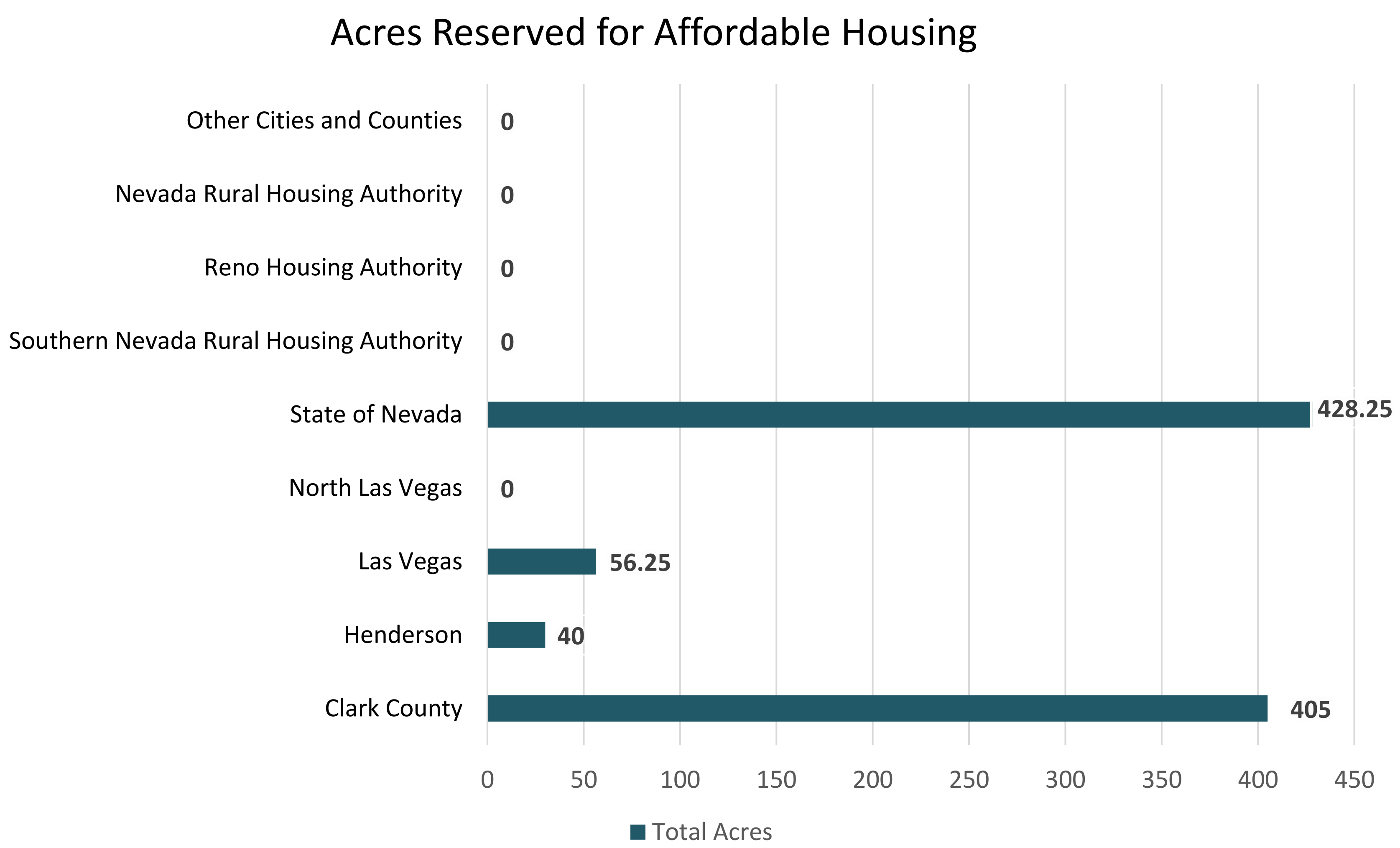
- Land Patent is issued

Bureau of Land Management

LAND SALE APPRAISAL PROCESS



LANDS RESERVED FOR AFFORDABLE HOUSING



RUN OF SHOW

- Provide an overview of the Land Sales / Land Disposal Policy (and data sharing with the State of Nevada)
- Provide an overview of the Southern Nevada Public Land Management (SNPLMA) Act
- Provide an overview of FLPMA and SNPLMA as they relate to Land Sale Authority
- Provide an overview of Affordable Housing Policy, including Administrative Authority for Affordable Housing and Affordable Housing Authority in Nevada.
- Affordable Housing Procedures and Processes
- **Example BLM NV Affordable Housing Disposals and Nominations**

EXAMPLE AFFORDABLE HOUSING NOMINATIONS

- City of Henderson
  - 18.5 acres, 390 Rental units
  - Proposed Sale Price $1850
- City of Las Vegas
  - 15 acres, 280 Rental units
  - Proposed Sale Price $1,500

- Clark County
  - 10 acres, TBD Rental units
  - Proposed Sale Price $1,000

THANK YOU!

For more information please reach out to Matt Fockler (Branch Chief, Non Renewable Resources) at mfockler@blm.gov and/or James Ration (NV State Lands Program Lead) at jration@blm.gov