



University of Nevada, Reno
Extension
College of Agriculture,
Biotechnology & Natural Resources

September 2025



Social, Economic and Fiscal Impacts of North Bullfrog Mine Operations on Beatty, Nye County, and State of Nevada

Social, Economic and Fiscal Impacts of North Bullfrog Mine Operations on Beatty, Nye County, and State of Nevada

September 2025

Prepared by:

Buddy Borden
Tom Harris
Joe Lednicky

Buddy Borden is an Area Extension Specialist in Community and Economic Development, University of Nevada, Reno Extension

Tom Harris is a Professor Emeritus, University of Nevada, Reno

Joe Lednicky is an Economist III, University of Nevada, Reno Extension

The University of Nevada, Reno is committed to providing a place of work and learning free of discrimination on the basis of a person's age (40 or older), disability, whether actual or perceived by others (including service-connected disabilities), gender (including pregnancy related conditions), military status or military obligations, sexual orientation, gender identity or expression, genetic information, national origin, race (including hair texture and protected hairstyles such as natural hairstyles, afros, bantu knots, curls, braids, locks and twists), color, or religion (protected classes). Where discrimination is found to have occurred, the University will act to stop the discrimination, to prevent its recurrence, to remedy its effects, and to discipline those responsible.

Executive Summary

The North Bullfrog Mine's development and operation should bring significant long-term economic benefits to Beatty, Nye County, and Nevada. This proposed development will deliver the growth and stability that Beatty has been striving for. The expected economic advantages must contend with various challenges related to infrastructure enhancement, housing shortage, and improvements in community services. Collaborating with local, state, and federal agencies, as well as industry stakeholders, to tackle these issues can facilitate the achievement of the economic benefits detailed in the report.

This study encompasses data regarding the economic effects of the proposed project across various stages, including construction and continuous operations; however, the most significant impacts pertain to the ongoing operations. These impacts are important because of their long-term nature, extending throughout the thirteen-year operational period of the proposed AngloGold Ashanti project.

The proposed project is expected to function during its construction and operational phases as outlined by AngloGold Ashanti in the project description, which includes forecasts for employment, payroll, and operational spending on goods and services. The projected yearly impacts for both the construction and operational phases are summarized:

Projected North Bullfrog Mine Expenses, Payroll, & Employment Impacts

Nye County	Construction Phase (3-Year Annual Average)			Operating Phase (13-Year Annual Average)		
	Annual Expenses	Annual Payroll	Annual Employment	Annual Expenses	Annual Payroll	Annual Employment
Direct	\$159.4M	\$16.2M	157	\$63.7M	\$16.3M	142
Indirect	\$39.7M	\$9.0M	160	\$37.9M	\$7.0M	72
Induced	8.4M	\$1.9M	42	\$7.6M	\$1.7M	38
Total	\$207.5M	\$27.1M	359	\$109.2M	\$25.0M	252

Nevada*	Construction Phase (5-Year Annual Average)			Operating Phase (13-Year Annual Average)		
	Annual Expenses	Annual Payroll	Annual Employment	Annual Expenses	Annual Payroll	Annual Employment
Direct	\$159.4M	\$16.2M	157	\$63.7M	\$16.3M	142
Indirect	\$48.5M	\$14.7M	199	\$41.6M	\$9.8M	105
Induced	\$22.2M	\$6.9M	115	\$18.8M	\$5.8M	98
Total	\$230.1M	\$37.8M	471	\$124.1M	\$31.9M	345

**Includes Nye County.*

Projected North Bullfrog Mine Fiscal Impacts

	Nye County		Nevada	
	Construction Phase (3-Year Annual Average)	Operation Phase (13-Year Annual Average)	Construction Phase (3-Year Annual Average)	Operation Phase (13-Year Annual Average)
Sub-County	\$0.7M	\$0.6M	\$1.0M	\$1.2M
County	\$1.8M	\$1.8M	\$1.3M	\$1.4M
State	\$5.7M	\$5.7M	\$5.0M	\$5.6M
Federal	\$9.9M	\$7.4M	\$12.8M	\$8.7M
Total	\$18.2M	\$15.5M	\$20.1M	\$16.9M

AngloGold Ashanti's expenditure of goods and services directly enhances economic activity among local enterprises, yielding the most pronounced indirect impacts on output within the Manufacturing, Wholesale Trade, Retail Trade, Transportation and Warehousing, and Utilities sectors. The induced effects associated with household employment and payroll show significant interactions, mainly with Retail Trade, Real Estate and Rental Leasing, Health Care and Social Assistance, and Finance and Insurance sectors. The new economic activity, stemming from both direct and secondary effects, will provide benefits to existing businesses and will create opportunities for new enterprises in Beatty, Nye County, and throughout Nevada.

The expected economic benefits outlined in this study, combined with the infrastructure, housing, and social impact needs, highlight the importance of cooperative planning, especially for the Town of Beatty. The North Bullfrog Mine development is projected to increase Beatty's population by approximately 72 to 283 during construction, and 65 to 256 during operation. The ratio of locally hired workers to those brought in from outside Beatty, which is contingent upon the limited availability of existing housing, significantly influenced this variation. We estimate that the construction phase will require between 30 to 116 housing units, potentially as temporary housing because of short-term employment needs and the transient nature of construction work. In the long-term operational phase, Beatty could add up to 105 new housing units in Beatty to support the North Bullfrog Mine workforce.

The North Bullfrog Mine development and operation will also impact several other segments in the Town of Beatty that may require action, including the enhancement of the water treatment system, the expansion and recruitment efforts for fire and emergency medical services, law enforcement, the establishment of healthcare facilities and public health services, as well as the acquisition of land for housing and commercial projects. The Town of Beatty will have the chance to enhance its current businesses and foster the establishment of new entrepreneurial ventures due to the heightened economic activity generated by the North Bullfrog operations.

Table of Contents

Executive Summary	3
Table of Contents	5
Introduction	7
Nye County Cultural Context	8
Nye County	8
AngloGold Ashanti	9
Socioeconomic Conditions	10
Population	11
Age	12
Gender, Race, and Ethnicity	13
Households	14
Families	16
Education	18
Housing Conditions	19
Housing Units	19
Age of Housing	21
Housing Units Values	22
Economic Conditions	23
Employment Participation	23
Place of Work	24
Industry Employment	24
Employment by Occupation	26
Industry & Occupational Earnings	29
Gross Regional Product	31
Infrastructure, Lands & Services Assessment	32
Utilities	32
<i>Water</i>	32
<i>Solid Waste</i>	33
<i>Utility Services</i> :	33
Public Safety	33
<i>Fire Department and Emergency Medical Services</i>	33

<i>Sheriff's Office</i>	34
<i>Crime Rates</i>	34
Health	35
<i>Healthcare</i>	35
<i>Public Health</i>	35
Education	36
<i>Primary and Secondary Education</i>	36
<i>Higher Education</i>	37
Local Government and Finances	38
<i>Local Governments</i>	38
<i>Government Finances</i>	38
Lands	40
North Bullfrog Mine Development	42
Socioeconomic Impact Analysis Methodology	44
Nye County and Nevada Economic Impact Models	44
North Bullfrog Mine Construction Impacts	48
North Bullfrog Mine Construction Investment	48
North Bullfrog Mine Construction Impacts – Nye County	50
North Bullfrog Mine Construction Impacts - Nevada	52
North Bullfrog Mine Annual Operation Impacts	54
North Bullfrog Mine Direct Annual Operation Inputs	54
North Bullfrog Mine Annual Operation Impacts – Nye County	55
North Bullfrog Mine Annual Operation Impacts - Nevada	59
North Bullfrog Mine Social Impacts	63
North Bullfrog Mine Estimated Population Impacts	64
North Bullfrog Mine Estimated Housing Unit Impacts	65
North Bullfrog Mine Estimated Other Impacts	66
<i>Utilities</i>	66
<i>Public Safety</i>	66
<i>Health</i>	67
<i>Education</i>	67
<i>Lands</i>	67
Conclusions & Discussion	68
APPENDIX	69
REFERENCES	74

Introduction

This report aims to meet the socioeconomic impact assessment criteria established by the National Environmental Policy Act (NEPA). Furthermore, the results will aid county, state, and land management agencies, as well as industry stakeholders, in comprehending the social, economic, and fiscal implications associated with the development and operation of the North Bullfrog Mine in Beatty, Nevada. The research team expresses its appreciation to AngloGold Ashanti for their financial support and valuable contributions to complete this study.

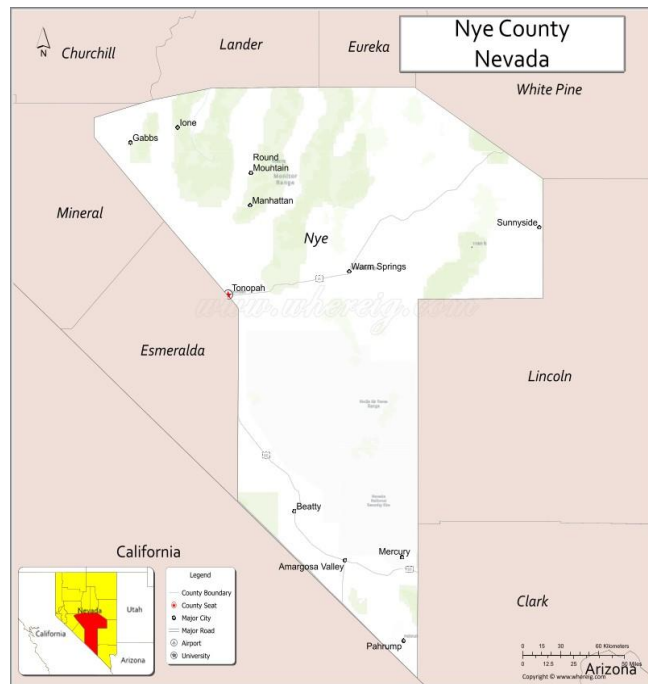
The report has eleven sections.

1. Nye County Cultural Context
2. Socioeconomic Conditions
3. Housing Conditions
4. Economic Conditions
5. Infrastructure, Lands, & Services Assessment
6. North Bullfrog Mine Development
7. Socioeconomic Impact Assessment Methodology
8. North Bullfrog Mine Construction Impacts
9. North Bullfrog Mine Annual Operations Impact
10. North Bullfrog Mine Social Impacts
11. Conclusions and Discussion

Nye County Cultural Context

Nye County

Founded in 1864, Nye County is the largest county by area in Nevada, the third largest in the U.S. and larger than the four smallest states. Only 7% of this vast area is privately owned, but the sights from the north and south range from long stretches such as the Big Smokey Valley, with its hot springs and snowy mountaintops, to the dry Amargosa Valley as a true desert. Some stretches of Nye land are comparable to the notoriously dry Death Valley, which borders in California, but often in Nye, Rangeland makes its appearance among the sand and rock. Between the open spaces of land along the roads and highways, each town in Nye County is a historical oasis.



Nye's two major towns are Tonopah in the north and Pahrump in the south. The former is the county seat, and the latter has the highest population in the county, at nearly 44,000 people. Up north, Tonopah averages a very warm 92 F in the summer, with highs in the hundreds, and chilly 10 F to 15 F lows in the winter months. Located here are several tourist destinations, including the Tonopah Historic Mining Park with its drops, views and mine shafts, and the famously haunted Mizpah Hotel. At the center of town, Tonopah's Historic Downtown is a great place to take a stroll and take in the small-town nightlife, or to stop to grab a bite to eat. USA Today rated Tonopah among the top stargazing destinations in the U.S. because its distance from other towns prevents light pollution.

Nye County's southern tip is where Pahrump is located. Here, the winters are a little warmer but still chilly, with an average high of 26 F in December and lows just below zero. The summers are very hot, averaging 102 F in July and reaching as high as 117 F. Located an hour away from Las Vegas, Pahrump is home to exciting daily adventures including Balloons Over Pahrump, Motorsports, Lake Spring Mountain, Wineries and Coffee, Adventure Tours, and fireworks, retailers and shows.

Each town has its own story. Beatty, bright and sunny, with its long history of mining, is also home to tourism as the gateway to Death Valley. Amargosa Valley, with its rich history in nuclear research and its proximity to Ash Meadows National Wildlife Refuge and Death Valley National Park, serves as both a scientific hub and a gateway for eco-tourism in Nye County. Manhattan, known for its special vegetation and shrub growth, has also always had a history of geology, and now gold is being mined on a small scale. Hadley too has a history of mining and outdoor recreation. Nye County's larger cities remain as hubs that support the more spread-out communities.

AngloGold Ashanti

AngloGold Ashanti is an international gold mining enterprise with a varied and high-quality portfolio encompassing operations, projects, and exploration initiatives across 10 countries on four continents. Based in Denver, Colorado, AngloGold Ashanti holds assets in major gold-producing areas, including Tanzania, the Democratic Republic of the Congo, Ghana, Guinea, Egypt, Australia, the United States, Brazil, Argentina, and Colombia. The company has demonstrated success over a long period in both Greenfields and Brownfields exploration. In 2022, AngloGold Ashanti expanded its footprint in Beatty, Nevada, by acquiring Corvus Gold, Inc. and Coeur Sterling, Inc. to consolidate its ownership in the district. AngloGold Ashanti will focus future investments in Beatty and Nye County on developing the North Bullfrog Mine and carrying out a pre-feasibility study at the Arthur Gold Project.



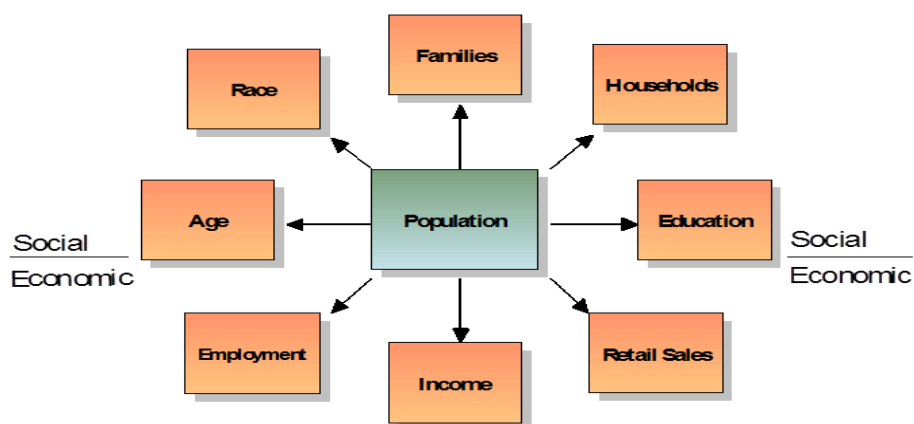
Socioeconomic Conditions

Understanding the social and economic characteristics of a community is essential for anticipating its response to change. Analyzing current trends in these areas establishes a foundation for future planning and development. In Nye County, known for its mineral wealth, the discovery of new gold deposits presents potential long-term impacts on the region's social and economic landscape, particularly with the proposed AngloGold Ashanti gold operation in Beatty, Nevada.

The following sections aim to equip Nye County with a comprehensive overview of its latest social, housing and economic characteristics trends. Figure 1 illustrates the defining traits of the area's population, encompassing social metrics such as demographics, housing, unemployment, education, and poverty levels, alongside economic indicators like employment and income across various industries and occupations.

The analysis used data from secondary source provided by the Nevada State Demographer, the US Census Bureau American Fact Finder, and Lightcast. It is essential to recognize that these sources represent the most reliable data available during the analysis, yet they may pose challenges because of data lags and the potential for some data being up to two years old. This is especially noticeable when presenting data at the sub-county level. The research team collected the latest available data and conducted a trend analysis on all variables from 2019 to 2023, highlighting several years of data to illustrate distinct trends within Nye County and its communities.

Figure 1.
Key Community Characteristics



Population

The population trends in Nye County, Nevada, have shown a steady increase over the past five years. In 2019, the county's population stood at 48,472, which increased to 52,478 by 2023, representing an 8.3% growth. The largest community within the county, Pahrump, experienced a 7.1% increase, growing from 41,069 residents in 2019 to 43,984 in 2023. Amargosa, another notable community, saw a significant 38.4% rise, from 1,327 inhabitants in 2019 to 1,836 in 2023. Beatty, a smaller town, also witnessed a 10.1% increase, going from 998 residents in 2019 to 1,099 in 2023. Tonopah, the county seat, experienced a 25.8% growth, rising from 2,163 in 2019 to 2,722 in 2023. However, the rest of the county saw a slight decline of 2.7%, decreasing from 2,915 residents in 2019 to 2,837 in 2023.

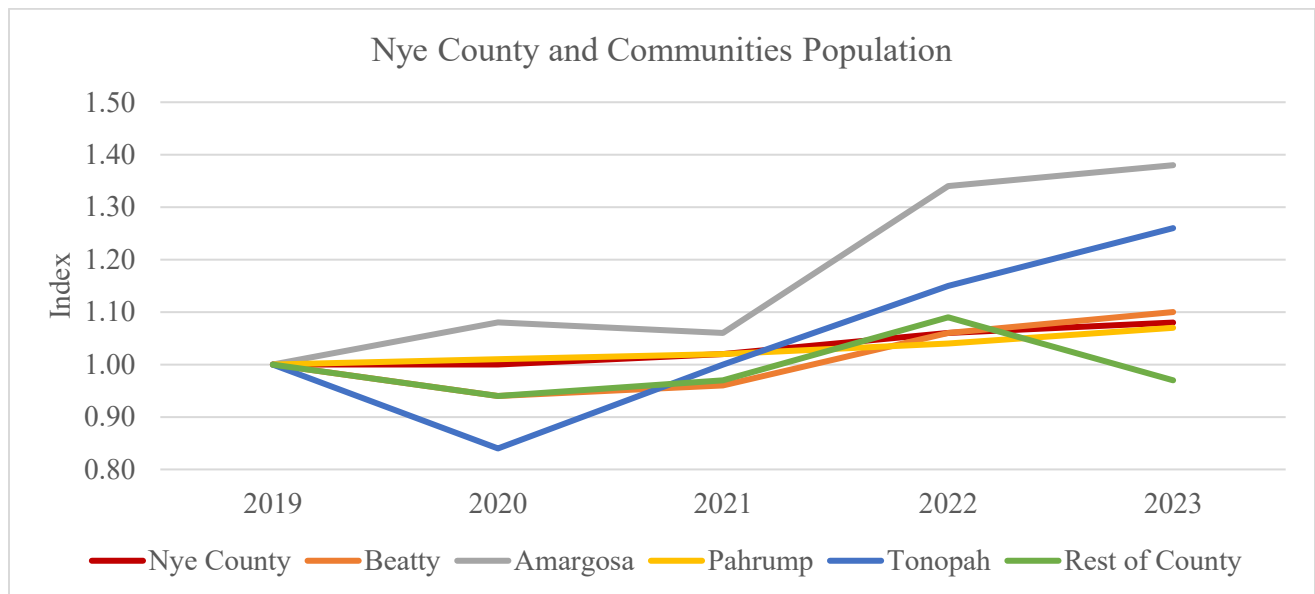


Table 1. Nye County & Communities Population, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County	48,472	48,414	49,289	51,334	52,478	+8.3%
Beatty	998	935	959	1,059	1,099	+10.1%
Amargosa	1,327	1,433	1,401	1,783	1,836	+38.4%
Pahrump	41,069	41,482	41,940	42,828	43,984	+7.1%
Tonopah	2,163	1,823	2,170	2,493	2,722	25.8%
Rest of County	2,915	2,741	2,819	3,171	2,837	-2.7%

Source: Nevada State Demographer.

Age

Nye County's population has shown an increase from 48,473 in 2019 to 52,478 in 2023, reflecting an overall growth of 8.3%. The demographic breakdown indicates that the population under 9 years rose by 7.1%, while those aged 10 to 19 years experienced a 4.8% increase. The 20 to 34 age group saw a notable growth of 10.1%, and the 35 to 54 age range increased by 6.7%. Additionally, the population aged 55 to 64 years grew by 4.5%, while the 65 to 74 age group had a significant rise of 16.7%. Lastly, individuals aged 75 and older increased by 7.2%.

In Beatty, the population increased from 998 in 2019 to 1,099 in 2023, marking a growth of 10.1%. The segment under 9 years grew by 8.9%, and the 10 to 19 age group saw a 6.6% increase. The 20 to 34 age demographics experienced a 12.0% rise, while those aged 35 to 54 years increased by 8.5%. The population aged 55 to 64 years grew by 6.3%, and the 65 to 74 age group had a substantial increase of 18.7%. Finally, the population aged 75 and older rose by 9.0%.

Table 2. Nye County & Beatty Population and Age Distribution, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County Population	48,473	48,413	49,289	51,335	52,478	8.3%
Under 9 years	4,190	4,138	4,199	4,406	4,487	7.1%
10 to 19 years	5,151	5,195	5,150	5,216	5,396	4.8%
20 to 34 years	7,923	8,050	8,382	8,731	8,721	10.1%
35 to 54 years	10,044	9,853	9,875	10,370	10,714	6.7%
55 to 64 years	7,793	7,595	7,591	7,937	8,143	4.5%
65 to 74 years	7,219	7,277	7,721	8,194	8,422	16.7%
75 years and older	6,153	6,305	6,371	6,481	6,595	7.2%
Beatty Population	998	935	959	1059	1,099	10.1%
Under 9 years	86	80	82	91	94	8.9%
10 to 19 years	106	100	100	108	113	6.6%
20 to 34 years	163	155	163	180	183	12.0%
35 to 54 years	207	190	192	214	224	8.5%
55 to 64 years	160	147	148	164	171	6.3%
65 to 74 years	149	141	150	169	176	18.7%
75 years and older	127	122	124	134	138	9.0%

Source: Nevada State Demographer.

Gender, Race, and Ethnicity

Nye County's population reports 51% male and 49% female. The White population not of Hispanic origin rose from 37,377 to 39,499, marking a 5.7% increase. The Black population not of Hispanic origin experienced a significant rise of 15.4%, growing from 1,444 to 1,666. The American Indian, Eskimo, or Aleut population increased by 3.2%, while the Asian or Pacific Islander demographic saw an 18.4% growth, reaching 1,365. The Hispanic population of any race also grew substantially by 18.8%, from 7,525 to 8,943.

In Beatty, nearly 55% of the total population is female and 45% male. The White population not of Hispanic origin rose from 770 to 827, a 7.5% increase. The Black population not of Hispanic origin grew by 17.4%, from 30 to 35. The American Indian, Eskimo, or Aleut population remained relatively stable, with a slight increase of 5.0%. The Asian or Pacific Islander demographic saw a notable increase of 20.4%, while the Hispanic population of any race grew by 20.9%, from 155 to 187.

Table 3. Nye County & Beatty Gender, Race and Ethnicity, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County Population	48,472	48,415	49,289	51,334	52,477	8.3%
Male	24,622	24,781	25,072	26,513	27,042	9.8%
Female	23,850	23,634	24,217	24,821	25,435	6.6%
White Not of Hispanic Origin	37,377	37,194	37,640	38,881	39,499	5.7%
Black Not of Hispanic Origin	1,444	1,446	1,492	1,599	1,666	15.4%
American Indian, Eskimo, or Aleut Not of Hispanic Origin	973	964	978	997	1,004	3.2%
Asian or Pacific Islander Not of Hispanic Origin	1,153	1,162	1,214	1,314	1,365	18.4%
Hispanic Origin of Any Race	7,525	7,649	7,965	8,543	8,943	18.8%
Beatty Population	998	935	959	1,059	1,099	10.1%
Male	495	512	NR	490	499	0.7%
Female	503	423	NR	539	600	19.4%
White Not of Hispanic Origin	770	718	732	802	827	7.5%
Black Not of Hispanic Origin	30	28	29	33	35	17.4%
American Indian, Eskimo, or Aleut Not of Hispanic Origin	20	19	19	21	21	5.0%
Asian or Pacific Islander Not of Hispanic Origin	24	22	24	27	29	20.4%
Hispanic Origin of Any Race	155	148	155	176	187	20.9%

Source: Nevada State Demographer

Households

In Nye County, the total number of households increased from 19,088 in 2019 to 21,943 in 2023, reflecting a 15.0% growth. However, several income brackets experienced declines, particularly those earning less than \$10,000, which decreased by 15.0%, and the \$10,000 to \$14,999 category, which saw a significant drop of 32.8%. Conversely, households earning between \$100,000 and \$149,999 surged by 87.9%, while those in the \$200,000 or more category skyrocketed by 746.6%. The median household income rose from \$47,300 to \$55,975, marking an 18.3% increase, and the mean household income grew by 33.8%, reaching \$76,468.

Table 4. Nye County Household Income, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Total Households	19,088	19,253	21,411	21,847	21,943	15.0%
Less than \$10,000	1,437	1,329	1,272	1,443	1,222	-15.0%
\$10,000 to \$14,999	1,085	873	1,225	895	729	-32.8%
\$15,000 to \$24,999	2,672	2,533	2,334	2,256	2,241	-16.1%
\$25,000 to \$34,999	1,884	2,598	2,637	2,244	1,858	-1.4%
\$35,000 to \$49,999	2,874	2,667	2,893	3,498	3,940	37.1%
\$50,000 to \$74,999	4,028	4,033	4,141	3,834	3,841	-4.6%
\$75,000 to \$99,999	2,473	2,420	2,664	2,504	2,278	-7.9%
\$100,000 to \$149,999	1,787	1,964	2,544	2,996	3,358	87.9%
\$150,000 to \$199,999	717	652	1,407	1,339	1,367	90.7%
\$200,000 or more	131	184	294	838	1,109	746.6%
Median HH Income	\$47,300	\$47,308	\$52,570	\$53,602	\$55,975	18.3%
Mean HH Income	\$57,141	\$58,105	\$65,554	\$71,428	\$76,468	33.8%
Per Capita Income	\$25,558	\$25,622	\$28,337	\$30,751	\$32,336	26.5%

Source: ACS DP03:5-Year Estimates.

NR=Not Reported

In Beatty, the total number of households fluctuated, with a decrease of 12.7% from 455 in 2019 to 397 in 2023. The income distribution showed drastic changes, particularly in the lower income brackets, where households earning less than \$10,000 plummeted by 65.9%. The \$10,000 to \$14,999 category also saw a significant decline of 74.4%. Notably, the \$15,000 to \$24,999 bracket experienced a remarkable increase of 466.7%, while the mean household income fell by 19.0%, from \$49,413 to \$40,049. The median household income data remains unavailable for certain years, complicating a comprehensive analysis.

Table 5. Beatty Household Income, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Beatty						
Total Households	455	529	NR	378	397	-12.7%
Less than \$10,000	88	82	NR	42	30	-65.9%
\$10,000 to \$14,999	78	91	NR	20	20	-74.4%
\$15,000 to \$24,999	27	93	NR	131	153	466.7%
\$25,000 to \$34,999	47	46	NR	0	0	-100.0%
\$35,000 to \$49,999	29	28	NR	69	47	62.1%
\$50,000 to \$74,999	105	122	NR	76	107	1.9%
\$75,000 to \$99,999	30	34	NR	40	40	33.3%
\$100,000 to \$149,999	37	33	NR	0	0	-100.0%
\$150,000 to \$199,999	0	0	NR	0	0	NA
\$200,000 or more	14	0	NR	0	0	-100.0%
Median HH Income	\$30,662	NR	NR	NR	NR	NA
Mean HH Income	\$49,413	\$39,463	NR	\$37,916	\$40,049	-19.0%
Per Capita Income	\$29,056	\$25,167	NR	\$24,884	\$24,516	-15.6%

Source: ACS DP03:5-Year Estimates.

NR=Not Reported



Families

In Nye County, the total number of families increased from 11,156 in 2019 to 13,434 in 2023, reflecting a growth of 20.4%. A family is a group of individuals living together, related by blood, marriage, or adoption. However, income levels varied significantly across different brackets; families earning less than \$10,000 saw a decline of 33.2%, while those in the \$100,000 to \$149,999 range experienced a substantial increase of 89.7%. The median family income rose from \$56,667 to \$67,566, marking a 19.2% increase, while the mean family income grew by 35.0%, reaching \$87,942.

Table 6. Nye County Family Income, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County	11,156	11,719	13,076	13,325	13,434	20.4%
Less than \$10,000	693	773	481	434	463	-33.2%
\$10,000 to \$14,999	334	303	544	508	329	-1.5%
\$15,000 to \$24,999	1,009	904	852	932	942	-6.6%
\$25,000 to \$34,999	876	1,232	1,263	890	998	13.9%
\$35,000 to \$49,999	1,623	1,647	1,732	2,185	2,241	38.1%
\$50,000 to \$74,999	2,732	2,885	2,879	2,652	2,379	-12.9%
\$75,000 to \$99,999	1,920	1,739	1,891	1,579	1,438	-25.1%
\$100,000 to \$149,999	1,341	1,587	2,055	2,390	2,544	89.7%
\$150,000 to \$199,999	533	497	1,133	1,341	1,353	153.8%
\$200,000 or more	95	152	246	414	747	686.3%
Median Family Income	\$56,667	\$55,969	\$60,927	\$64,001	\$67,566	19.2%
Mean Family Income	\$65,150	\$65,497	\$75,368	\$81,770	\$87,942	35.0%

Source: ACS DP03:5-Year Estimates.

NR=Not Reported

In Beatty, the total number of families rose from 180 in 2019 to 237 in 2023, representing a 31.7% increase. Notably, families earning between \$15,000 and \$24,999 experienced a remarkable increase of 159.3%, while those in the \$50,000 to \$74,999 bracket saw a decrease of 14.9%. The median family income decreased by 8.9% from \$55,152 to \$50,221, and the mean family income fell by 28.1%, from \$70,244 to \$50,512.

Table 7. Beatty Family Income, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Beatty	180	164	NR	181	237	31.7%
Less than \$10,000	0	0	NR	0	0	NA
\$10,000 to \$14,999	0	0	NR	0	0	NA
\$15,000 to \$24,999	27	25	NR	35	70	159.3%
\$25,000 to \$34,999	0	0	NR	0	0	NA
\$35,000 to \$49,999	29	28	NR	69	47	62.1%
\$50,000 to \$74,999	94	111	NR	37	80	-14.9%
\$75,000 to \$99,999	16	0	NR	40	40	150.0%
\$100,000 to \$149,999	0	0	NR	0	0	NA
\$150,000 to \$199,999	0	0	NR	0	0	NA
\$200,000 or more	14	0	NR	0	0	-100.0%
Median Family Income	\$55,152	\$54,839	NR	\$49,007	\$50,221	-8.9%
Mean Family Income	\$70,244	\$50,405	NR	\$51,706	\$50,512	-28.1%

Source: ACS DP03:5-Year Estimates.

NR=Not Reported

Education

In Nye County, the population aged 25 and over has increased from 34,141 in 2019 to 41,440 in 2023, reflecting a growth of 21.4%. The number of individuals with less than a 9th-grade education rose significantly by 44.2%, while those without a high school diploma saw a modest increase of 6.1%. High school graduates and equivalents grew by 10.7%, and the category of some college experience without a degree expanded by 34.7%. The population holding an associate's degree increased by 9.0%, whereas bachelor's degree holders experienced a notable rise of 44.4%. Additionally, those with graduate or professional degrees grew by 40.6%.

In Beatty, the population aged 25 and over showed a slight increase from 618 in 2019 to 637 in 2023, marking a change of 3.1%. The number of individuals with less than a 9th-grade education fluctuated, while those without a high school diploma decreased significantly by 34.1%. High school graduates and equivalents experienced a minor increase of 3.7%, but the segment with some college experience without a degree saw a substantial decline of 34.7%. There were no recorded individuals with an associate's degree, while bachelor's degree holders increased by 76.9%. Conversely, the number of individuals with graduate or professional degrees decreased by 20.3%.

Table 8. Nye County & Beatty Educational Attainment, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Pop. 25 and over	34,141	35,089	38,974	40,380	41,440	21.4%
Less than 9th grade	1,309	1,427	1,665	1,918	1,888	44.2%
9th to 12th grade No Diploma	3,433	3,433	3,615	3,458	3,642	6.1%
High School Grad. & Equiv.	13,297	12,543	14,121	14,409	14,718	10.7%
Some College, No Degree	9,280	10,171	11,272	12,094	12,503	34.7%
Associate's Degree	3,154	3,169	3,354	3,438	3,437	9.0%
Bachelor's Degree	2,480	2,643	3,316	3,372	3,582	44.4%
Grad/Professional Degree	1,188	1,703	1,631	1,691	1,670	40.6%
Beatty						
Pop. 25 and over	618	667	670	554	637	3.1%
Less than 9th grade	0	68	84	78	83	NA
9th to 12th grade No Diploma	173	170	113	109	114	-34.1%
High School Grad. & Equiv.	216	204	277	248	224	3.7%
Some College, No Degree	118	114	79	44	77	-34.7%
Associate's Degree	0	0	0	0	0	NA
Bachelor's Degree	52	83	84	40	92	76.9%
Grad/Professional Degree	59	28	33	35	47	-20.3%

Source: ACS S1501:5 Year Estimates

Housing Conditions

Housing availability and affordability are crucial for the social and economic well-being of any community. The subsequent pages present the essential housing indicators for Nye County and the Town of Beatty.

Housing Units

In Nye County, the total number of housing units increased from 22,404 in 2019 to 25,186 in 2023, reflecting a growth of 12.4%. The bulk of newly constructed housing units is in Pahrump, representing approximately 84% of the total housing units in Nye County. Owner-occupied units rose from 13,517 to 16,508, marking a 22.1% increase, while renter-occupied units experienced a slight decline of 2.4%, decreasing from 5,571 to 5,435. The number of vacant housing units also saw a minor reduction of 2.2%, from 3,316 to 3,243. The average household size for owners increased by 4.3%, reaching 2.40, whereas the average size for renters showed a modest increase of 1.7%, rising to 2.34.

In Beatty, the total housing units fluctuated, with a slight decrease of 3.0% from 455 in 2019 to 452 in 2023. Owner-occupied units increased significantly by 30.7%, from 192 to 251, while renter-occupied units saw a dramatic decline of 44.5%, dropping from 263 to 146. The number of vacant housing units decreased substantially by 70.9%, from 189 to 55. The average household size for owners decreased by 10.5%, falling to 1.79, and the average size for renters also declined by 20.0%, reaching 1.28.

Table 9. Nye County & Beatty Housing Occupancy & Tenure, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Total Housing Units	22,404	22,448	22,793	25,017	25,186	12.4%
Owner Occupied Units	13,517	13,771	15,541	16,407	16,508	22.1%
Renter Occupied Units	5,571	5,482	5,870	5,440	5,435	-2.4%
Vacant Housing Units	3,316	3,195	3,382	3,170	3,243	-2.2%
Ave HH Size, Owner	2.30	2.36	2.36	2.39	2.40	4.3%
Ave HH Size, Renter	2.30	2.29	2.20	2.16	2.34	1.7%
Beatty						
Total Housing Units	644	669	639	516	452	-3.0%
Owner Occupied Units	192	194	200	167	251	30.7%
Renter Occupied Units	263	335	314	211	146	-44.5%
Vacant Housing Units	189	140	125	138	55	-70.9%
Ave HH Size, Owner	2.00	1.77	1.95	2.01	1.79	-10.5%
Ave HH Size, Renter	1.60	1.50	1.18	1.23	1.28	-20.0%

Source: ACS DP04:5-Year Estimates. NR=Not Reported

Nye County has experienced a notable increase in total housing units from 2019 to 2023, rising from 22,404 to 25,186, which represents a 12.4% change. The number of detached single-unit homes grew by 18.2%, while attached single-unit homes saw a significant increase of 74.1%. Other categories, such as multi-family structures of three or four units and five to nine units, also showed substantial growth, with increases of 48.0% and 41.9%, respectively. However, there were declines in the categories of ten to nineteen units and twenty or more units, with decreases of 78.2% and 53.2%. Mobile homes showed a modest increase of 1.5%, and units classified as boats, RVs, or vans rose by 73.0%.

In contrast, Beatty's total housing units decreased significantly from 644 in 2019 to 452 in 2023, marking a decline of 29.8%. The number of detached single-unit homes increased by 41.7%, while other categories, such as three or four units and ten to nineteen units, experienced complete reductions, resulting in a 100% decrease. Mobile homes also saw a substantial decline of 49.3%, reflecting a challenging housing market in the area.

Table 10. Nye County & Beatty Total Housing Units by Structure, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Total Housing Units	22,404	22,448	NR	25,017	25,186	12.4%
1-Unit, Detached	12,114	12,187	NR	14,214	14,321	18.2%
1-Unit, Attached	324	500	NR	519	564	74.1%
2 Units	455	440	NR	564	558	22.6%
3 or 4 Units	492	683	NR	709	728	48.0%
5 to 9 Units	272	291	NR	270	386	41.9%
10 to 19 Units	285	227	NR	104	62	-78.2%
20 or More Units	331	351	NR	240	155	-53.2%
Mobile Homes	7,905	7,542	NR	7,937	8,021	1.5%
Boat, RV, Van, Etc..	226	227	NR	460	391	73.0%
Beatty						
Total Housing Units	644	669	NR	516	452	-29.8%
1-Unit, Detached	127	70	NR	127	180	41.7%
1-Unit, Attached	0	0	NR	0	0	NA
2 Units	0	0	NR	0	0	NA
3 or 4 Units	51	45	NR	42	0	NA
5 to 9 Units	0	68	NR	78	83	NA
10 to 19 Units	42	32	NR	34	0	-100.0%
20 or More Units	51	67	NR	0	0	-100.0%
Mobile Homes	373	387	NR	235	189	-49.3%
Boat, RV, Van, Etc..	0	0	NR	0	0	NA

Source: ACS DP04:5-Year Estimates.

NR=Not Reported

Age of Housing

Housing units constructed in 2020 or later rose significantly by 40.6%, while those built between 2010 and 2019 saw an extraordinary increase of 231.1%. The housing units from the 2000 to 2009 period also experienced a 14.5% rise, whereas the 1990 to 1999 category grew by 17.2%. Conversely, units built in the 1980s and 1970s declined by 13.8% and 18.7%, respectively, and those constructed in 1959 or earlier decreased by 35.7%.

In Beatty, the total housing units decreased from 644 in 2019 to 452 in 2023, marking a decline of 29.8%. There were no new constructions recorded from 2020 onwards, and the 2000 to 2009 segment fell by 30.8%. However, the 1990 to 1999 category experienced a notable increase of 102.2%. The 1980s saw a significant drop of 37.9%, while the 1970s experienced a drastic decline of 74.9%. The 1960 to 1969 segment increased by 66.1%, but units built in 1959 or earlier fell by 32.8%.

Table 11. Nye County & Beatty Year Housing Structures Built, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Total Housing Units	22,404	22,448	24,793	25,017	25,186	12.4%
Built 2020 or Later	NA	NA	158	259	419	NA
Built 2010 to 2019	569	714	1,099	1,460	1,884	231.1%
Built 2000 to 2009	7,352	7,744	8,271	8,328	8,419	14.5%
Built 1990 to 1999	6,621	6,456	7,340	7,615	7,758	17.2%
Built 1980 to 1989	3,701	3,708	3,807	3,409	3,192	-13.8%
Built 1970 to 1979	2,290	2,161	2,084	2,053	1,862	-18.7%
Built 1960 to 1969	572	611	681	823	817	42.8%
Built 1959 or Earlier	1,299	1,054	1,353	1,070	835	-35.7%
Beatty						
Total Housing Units	644	669	639	516	452	-29.8%
Built 2020 or Later	NA	NA	0	0	0	NA
Built 2010 to 2019	0	0	0	0	0	NA
Built 2000 to 2009	120	107	125	185	83	-30.8%
Built 1990 to 1999	45	49	47	40	91	102.2%
Built 1980 to 1989	124	139	132	35	77	-37.9%
Built 1970 to 1979	235	244	203	123	59	-74.9%
Built 1960 to 1969	62	105	101	98	103	66.1%
Built 1959 or Earlier	58	25	31	35	39	-32.8%

Source: ACS DP04:5-Year Estimates.

NR=Not Reported

Housing Units Values

In Nye County, the number of owner-occupied units increased from 13,517 in 2019 to 16,508 in 2023, reflecting a growth of 22.1%. However, there were significant declines in the lower price brackets, particularly for homes valued under \$50,000, which saw a decrease of 43.2%. Conversely, properties priced between \$300,000 and \$499,999 experienced a remarkable increase of 250.5%, while the median housing value rose by 62.9%, reaching \$266,000.

In Beatty, the total owner-occupied units rose from 192 in 2019 to 251 in 2023, marking a 30.7% increase. Notably, there were no homes valued under \$50,000 reported in the later years, showing a complete drop in that segment. The price range of \$150,000 to \$199,999 saw a significant increase of 262.1%, while the median housing value increased from \$134,100 to \$154,100, although some data points remain unreported.

Table 12. Nye County & Beatty Housing Owner-Occupied Unit Values, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Owner-Occupied Units	13,517	13,771	15,541	16,407	16,508	22.1%
Less than \$50,000	1,451	1,274	1,241	1,069	824	-43.2%
\$50,000 to \$99,999	2,341	2,016	1,690	1,387	1,049	-55.2%
\$100,000 to \$149,999	2,244	2,349	2,342	1,718	1,594	-29.0%
\$150,000 to \$199,999	2,647	2,644	2,614	2,345	1,834	-30.7%
\$200,000 to \$299,999	3,122	3,386	4,408	4,608	4,617	47.9%
\$300,000 to \$499,999	1,508	1,846	2,887	4,406	5,285	250.5%
\$500,000 to \$999,999	183	238	296	797	1,201	556.3%
\$1,000,000 or more	21	18	63	77	104	395.2%
Median Housing Value	\$163,300	\$172,300	\$197,700	\$235,500	\$266,000	62.9%
Beatty						
Owner-Occupied Units	192	194	200	167	251	30.7%
Less than \$50,000	77	92	69	0	0	-100.0%
\$50,000 to \$99,999	27	25	51	69	56	107.4%
\$100,000 to \$149,999	36	49	47	40	60	66.7%
\$150,000 to \$199,999	29	28	33	58	105	262.1%
\$200,000 to \$299,999	0	0	0	0	30	NA
\$300,000 to \$499,999	0	0	0	0	0	NA
\$500,000 to \$999,999	9	0	0	0	0	-100.0%
\$1,000,000 or more	14	0	0	0	0	-100.0%
Median Housing Value	NR	NR-	NR	\$134,100	\$154,100	NA

Source: ACS DP04:5-Year Estimates.

NR=Not Reported

Economic Conditions

This section analyzes the economic characteristics of Nye County and Beatty. The information emphasizes trends in overall employment, sector-specific employment, job categories, industry earnings, and hourly wages for various occupations. This data serves as a foundation for comprehending the economic framework and provides essential baseline information for future strategic planning and development.

Employment Participation

Nye County’s population aged 16 and older has shown an increase from 37,674 in 2019 to 45,739 in 2023, reflecting a growth of 21.4%. The labor force participation has also risen, with the number of individuals in the labor force growing from 16,151 to 18,684, marking a 15.7% increase. However, the percentage of the population engaged in the labor force has declined from 42.9% to 40.8%, a decrease of 4.9%. The unemployment rate has remained relatively stable, recorded at 9.5% in both 2019 and 2023, with a slight dip to 8.7% in 2020 and 9.3% in 2022.

In Beatty, the population aged 16 and older decreased from 715 in 2019 to 637 in 2023, resulting in a decline of 10.9%. The labor force participation has significantly dropped, with the number of individuals in the labor force falling from 402 to 234, a staggering decrease of 41.8%. The percentage of the population in the labor force also saw a notable decline from 56.2% to 36.7%, a reduction of 34.7%. The unemployment rate in Beatty has shown a change, dropping to 0.0% in both 2022 and 2023 after being 7.2% in 2019 and rising to 9.3% in 2020.

Table 13. Nye County & Beatty Employment Participation, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Population 16 Years+	37,674	38,882	42,725	44,286	45,739	21.4%
In labor force	16,151	16,657	18,085	18,500	18,684	15.7%
% in Labor Force	42.9%	42.8%	42.3%	41.8%	40.8%	-4.9%
Unemployment Rate	9.5%	8.7%	NA	9.3%	9.5%	
Beatty						
Population 16 Years+	715	770	NA	596	637	-10.9%
In labor force	402	462	NA	262	234	-41.8%
% in Labor Force	56.2%	60.0%	NA	44.0%	36.7%	-34.7%
Unemployment Rate	7.2%	9.3%	NA	0.0%	0.0%	

Source: ACS DP03 5-Year Estimates

Place of Work

In Nye County, the number of inbound commuters increased from 3,568 in 2019 to 3,992 in 2023, reflecting an 11.9% growth. Inbound commuters are individuals who live outside the place they work, such as those living in Las Vegas while being employed in Beatty. Conversely, outbound commuters rose significantly from 7,882 to 9,461 during the same period, marking a 20.0% increase. Outbound commuters are individuals that work outside the place they live, i.e., live in Beatty and work in Pahrump. This resulted in a net commuter decline, from -4,314 to -5,468, which represents a 26.8% increase in net outflow.

In Beatty, inbound commuters grew from 312 in 2019 to 388 in 2023, a notable increase of 24.4%. Outbound commuters, however, remained relatively stable, fluctuating slightly from 257 to 245, resulting in a minor decrease of 4.7%. The net commuter figure improved dramatically from 55 to 143, showing a substantial increase of 160.0% over the five-year span.

Table 14. Nye County & Beatty Employment Participation, 2019 to 2023.

	2019	2020	2021	2022	2023	% Change
Nye County						
Inbound Commuters	3,568	3,887	3,828	3,981	3,992	11.9%
Outbound Commuters	7,882	8,235	8,455	9,108	9,461	20.0%
Net Commuters	-4,314	-4,348	-4,627	-5,127	-5,468	26.8%
Beatty						
Inbound Commuters	312	347	340	363	388	24.4%
Outbound Commuters	257	282	233	245	245	-4.7%
Net Commuters	55	64	107	118	143	160.0%

Source: Lightcast

Industry Employment

Table 15 presents the total employment for Nye County categorized by industry from 2019 to 2023. The data shows various trends across sectors, with agriculture, forestry, fishing, and hunting showing a modest decrease of 1.2% from 2019 to 2023. Mining and extraction experienced a slight decline of 0.4%, while utilities saw a significant rise of 39.3%. The construction sector reported a 4.4% growth, in contrast with manufacturing, which faced a notable decrease of 24.5%. Other sectors, such as wholesale trade and retail trade, showed positive changes of 21.6% and 13.9%, respectively. The health care and social assistance industry also grew by 29.5%, while educational services suffered a substantial decline of

59.7%. Overall, total employment in Nye County increased by 8.3% during this period.

Table 15. Nye County Total Employment by Industry, 2019 to 2023.

	Type*	2019	2020	2021	2022	2023	% Change
Nye County							
11: Ag, Forestry, Fishing and Hunting	NSR	498	435	454	470	492	-1.2%
21: Mining, Quarry, Oil/Gas Extraction	NSR	1,132	1,152	1,123	1,170	1,127	-0.4%
22: Utilities	SR	168	164	219	225	234	39.3%
23: Construction	NSR	902	793	844	943	942	4.4%
31: Manufacturing	NSR	245	264	197	190	185	-24.5%
42: Wholesale Trade	SR	116	122	134	143	141	21.6%
44: Retail Trade	SR	1,656	1,791	1,897	1,928	1,886	13.9%
48: Transportation, Warehousing	SR	200	219	209	220	230	15.0%
51: Information	SR	136	146	142	70	67	-50.7%
52: Finance and Insurance	SR	143	149	145	159	158	10.5%
53: Real Estate and Rental and Leasing	SR	207	210	238	266	262	26.6%
54: Professional, Scientific, Tech Services	SR	1,528	1,548	1,503	1,743	2,112	38.2%
55: Mgmt. of Companies/Enterprises	SR	14	13	14	20	22	57.1%
56: Administrative and Support	SR	958	1,004	911	901	966	0.8%
61: Educational Services	SR	238	144	137	117	96	-59.7%
62: Health Care and Social Assistance	SR	886	1,170	1,203	1,186	1,147	29.5%
71: Arts, Entertainment, and Recreation	SR	654	521	548	591	619	-5.4%
72: Accommodation, Food Services	SR	1,604	1,424	1,590	1,617	1,610	0.4%
81: Other Services (except Public Admin)	SR	731	666	615	676	703	-3.8%
90: Government, Public Admin	PA	1,966	2,032	2,031	2,135	2,153	9.5%
99: Unclassified Industry	-	15	26	27	14	<10	NA
Totals:	-	13,997	13,993	14,180	14,785	15,152	8.3%

Source: Lightcast QCEW, non-QCEW, Self-Employed

For those industries where job data was suppressed, '<10' shows instead of a specific employment number.

*Industry Classification: NSR: Non-Services Related; SR: Services Related; PA: Public Administration.

Table 16 outlines the total employment statistics for Beatty by industry from 2019 to 2023. The data reveals distinct trends across different sectors, with agriculture, forestry, fishing, and hunting experiencing a steady rise in employment, from 12 jobs in 2022 to 16 jobs in 2023. Conversely, the mining and extraction sector saw a significant decline of 30.4%, falling from 23 jobs in 2019 to 16 jobs in 2023. The construction industry recorded a substantial increase of 34.3%, while manufacturing suffered a considerable reduction of 47.5%. Retail trade jobs rose by 29.3%, and the health care and social assistance sector exhibited fluctuations, concluding with 79 jobs in 2023. In summary, total employment decreased by 12.4% over the five-year span.

Table 16. Beatty Total Employment by Industry, 2019 to 2023.

	Type*	2019	2020	2021	2022	2023	% Change
Beatty							
11: Ag, Forestry, Fishing and Hunting	NSR	<10	<10	<10	12	16	NA
21: Mining, Quarry, Oil/Gas Extraction	NSR	23	11	<10	17	16	-30.4%
22: Utilities	SR	22	<10	<10	<10	<10	NA
23: Construction	NSR	35	59	72	42	47	34.3%
31: Manufacturing	NSR	61	47	53	33	32	-47.5%
42: Wholesale Trade	SR	0	0	0	0	0	NA
44: Retail Trade	SR	41	33	49	49	53	29.3%
48: Transportation, Warehousing	SR	<10	<10	<10	<10	<10	NA
51: Information	SR	<10	0	0	0	0	NA
52: Finance and Insurance	SR	<10	0	<10	<10	<10	NA
53: Real Estate and Rental and Leasing	SR	<10	<10	<10	<10	12	NA
54: Professional, Scientific, Tech Services	SR	0	0	0	<10	<10	NA
55: Mgmt. of Companies/Enterprises	SR	0	0	0	0	0	NA
56: Administrative and Support	SR	<10	57	50	<10	<10	NA
61: Educational Services	SR	<10	<10	<10	<10	<10	NA
62: Health Care and Social Assistance	SR	<10	0	<10	82	79	NA
71: Arts, Entertainment, and Recreation	SR	<10	<10	<10	<10	<10	NA
72: Accommodation, Food Services	SR	75	84	97	93	92	22.7%
81: Other Services (except Public Admin)	SR	31	0	10	0	<10	NA
90: Government, Public Admin	PA	192	55	115	79	75	-60.9%
99: Unclassified Industry	-	<10	11	11	<10	0	NA
Totals:	-	502	366	478	432	440	-12.4%

Source: Lightcast QCEW, non-QCEW, Self-Employed

For those industries where job data was suppressed, '<10' shows instead of a specific employment number.

*Industry Classification: NSR: Non-Services Related; SR: Services Related; PA: Public Administration

Employment by Occupation

Table 17 presents the total employment figures by occupation in Nye County from 2019 to 2023. The data shows significant growth in several sectors, with management roles increasing by 38.7% and business and financial operations by 42.1%. Notably, the healthcare practitioners and technical positions saw a 30.8% rise, while education-related jobs experienced a decline of 24.5%. Other occupations, such as architecture and engineering, and protective services, showed modest growth, whereas personal care services and farming sectors faced reductions. Overall, the total employment in Nye County rose by 8.3% during this period.

Table 17. Nye County Total Employment by Occupation, 2019 to 2023.

	Type*	2019	2020	2021	2022	2023	% Change
11-Management	1	1,053	1,171	1,263	1,352	1,460	38.7%
13-Business and Financial Operations	1	404	466	483	516	574	42.1%
15-Computer and Mathematical	1	210	210	208	227	245	16.7%
17-Architecture and Engineering	1	335	326	314	322	348	3.9%
19-Life, Physical, and Social Science	1	378	358	372	434	467	23.5%
21-Community and Social Service	1	169	191	185	188	191	13.0%
23-Legal	1	49	54	56	61	63	28.6%
25-Education, Training, and Library	1	987	870	768	732	745	-24.5%
27-Arts, Design, Entertain, Sports, Media	1	170	164	164	171	175	2.9%
29-Healthcare Practitioners and Tech	1	425	533	591	613	556	30.8%
31-Healthcare Support	2	315	410	388	370	369	17.1%
33-Protective Service	2	509	535	543	578	577	13.4%
35-Food Preparation and Serving Related	2	1,172	1,069	1,191	1,201	1,264	7.8%
37-Building/Grounds Cleaning, Maint.	2	629	627	625	655	674	7.2%
39-Personal Care and Service	2	550	482	455	498	524	-4.7%
41-Sales and Related	3	1,357	1,384	1,373	1,371	1,355	-0.1%
43-Office and Administrative Support	3	1,391	1,439	1,428	1,466	1,470	5.7%
45-Farming, Fishing, and Forestry	4	280	219	243	245	251	-10.4%
47-Construction and Extraction	4	1,277	1,157	1,207	1,365	1,436	12.5%
49-Installation, Maintenance, and Repair	4	863	859	917	958	978	13.3%
51-Production	5	511	495	442	454	442	-13.5%
53-Transportation and Material Moving	5	899	909	895	936	917	2.0%
55-Military	6	65	66	71	72	72	10.8%
99-Unclassified	-	0	0	0	0	0	NA
Totals:	-	13,997	13,993	14,180	14,785	15,152	8.3%

Source: Emsi 2018.2; QCEW, non-QCEW, Self-Employed

*Type of occupation is broken into six categories: 1. Management, Business, Science, and Arts Occupations; 2. Service Occupations; 3. Sales and Office Occupations; 4. Natural Resources, Construction, and Maintenance Occupations; 5. Production, Transportation, and Material Moving Occupations; 6. Military Specific Occupations

Table 18 presents the total employment figures for Beatty by occupation from 2019 to 2023. The data shows fluctuations in employment occupations, with management positions showing a notable increase of 25.0% from 2019 to 2023. In contrast, the education, training, and library occupations experienced a significant decline of 70.1% during the same period. Other occupations, such as healthcare practitioners and technology, as well as personal care and service, displayed varying trends, with some categories remaining stable while others faced reductions in employment numbers. Overall, the total employment across all occupations decreased by 12.4% over the five-year span.

Table 18. Beatty Total Employment by Occupation, 2019 to 2023.

	Type*	2019	2020	2021	2022	2023	% Change
11-Management	1	28	27	34	32	35	25.0%
13-Business and Financial Operations	1	<10	<10	11	<10	<10	NA
15-Computer and Mathematical	1	<10	<10	<10	<10	<10	NA
17-Architecture and Engineering	1	<10	<10	<10	<10	<10	NA
19-Life, Physical, and Social Science	1	<10	<10	<10	<10	<10	NA
21-Community and Social Service	1	<10	<10	<10	<10	<10	NA
23-Legal	1	<10	<10	<10	<10	<10	NA
25-Education, Training, and Library	1	137	31	48	47	41	-70.1%
27-Arts, Design, Entertain, Sports, Media	1	<10	<10	<10	<10	<10	NA
29-Healthcare Practitioners and Tech	1	<10	<10	<10	31	28	NA
31-Healthcare Support	2	<10	<10	<10	18	16	NA
33-Protective Service	2	<10	<10	<10	<10	<10	NA
35-Food Preparation and Serving Related	2	46	38	31	36	41	-10.9%
37-Building/Grounds Cleaning, Maint.	2	18	19	17	24	23	27.8%
39-Personal Care and Service	2	19	<10	<10	<10	12	-36.8%
41-Sales and Related	3	37	26	34	29	30	-18.9%
43-Office and Administrative Support	3	40	44	55	53	52	30.0%
45-Farming, Fishing, and Forestry	4	<10	<10	<10	<10	<10	NA
47-Construction and Extraction	4	36	50	60	39	43	19.4%
49-Installation, Maintenance, and Repair	4	31	24	31	29	31	0.0%
51-Production	5	46	27	38	24	23	-50.0%
53-Transportation and Material Moving	5	26	29	34	20	19	-26.9%
55-Military	6	<10	<10	<10	<10	<10	NA
99-Unclassified	-	0	0	0	0	0	NA
Totals:	-	502	366	478	432	440	-12.4%

Source: Emsi 2018.2; QCEW, non-QCEW, Self-Employed. For those occupations where job data was suppressed, '<10' shows instead of a specific amount.

*Type of occupation is broken into six categories: 1. Management, Business, Science, and Arts Occupations; 2. Service Occupations; 3. Sales and Office Occupations; 4. Natural Resources, Construction, and Maintenance Occupations; 5. Production, Transportation, and Material Moving Occupations; 6. Military Specific Occupation



Industry & Occupational Earnings

Table 19 presents the average annual earnings by industry for Nye County and Beatty in 2023. The data shows various sectors exhibiting differing income levels, with notable figures such as \$131,056 for Mining, Quarry, Oil/Gas Extraction in Nye County, while Beatty shows insufficient data for several categories. The Utilities sector in Nye County reports an average earning of \$150,623, whereas the Retail Trade sector reflects earnings of \$42,143 in Nye County and \$41,537 in Beatty. Overall, the total average earnings for Nye County stand at \$74,540, compared to Beatty's \$56,092.

Table 19. Nye County & Beatty Average Annual Earning by Industry, 2023.

	Type*	Nye 2023	Beatty 2023
11: Ag, Forestry, Fishing and Hunting	NSR	\$55,098	Insf. Data
21: Mining, Quarry, Oil/Gas Extraction	NSR	\$131,056	Insf. Data
22: Utilities	SR	\$150,623	Insf. Data
23: Construction	NSR	\$60,369	\$59,902
31: Manufacturing	NSR	\$58,010	\$48,315
42: Wholesale Trade	SR	\$75,787	\$0
44: Retail Trade	SR	\$42,143	\$41,537
48: Transportation, Warehousing	SR	\$63,203	Insf. Data
51: Information	SR	\$59,945	\$0
52: Finance and Insurance	SR	\$80,546	Insf. Data
53: Real Estate and Rental and Leasing	SR	\$66,928	Insf. Data
54: Professional, Scientific, Tech Services	SR	\$133,529	\$0
55: Mgmt. of Companies/Enterprises	SR	\$232,936	\$0
56: Administrative and Support	SR	\$84,278	\$75,211
61: Educational Services	SR	\$54,411	Insf. Data
62: Health Care and Social Assistance	SR	\$66,126	\$0
71: Arts, Entertainment, and Recreation	SR	\$44,497	Insf. Data
72: Accommodation, Food Services	SR	\$30,310	\$33,549
81: Other Services (except Public Admin)	SR	\$41,368	\$28,046
90: Government, Public Admin	PA	\$73,520	\$67,885
99: Unclassified Industry	-	Insf. Data	\$0
Totals:	-	\$74,540	\$56,092

Source: Lightcast; QCEW, non-QCEW, Self-Employed

For those industries where data was suppressed, "Insf. Data" shows instead of a dollar amount.

Data is shown in 2023 dollars

Table 20 presents the median hourly and annual earnings for various occupations in Nye County and Beatty for the year 2023. In Nye County, management positions yield a median hourly wage of \$38.51, translating to an annual income of \$80,099.82, while in Beatty, the same category offers slightly higher hourly earnings at \$41.70, resulting in an annual salary of \$86,734.78. Other occupations, such as business and financial operations, show median hourly earnings of \$33.73 in Nye County and \$33.13 in Beatty. Notably, data for certain fields, including computer and mathematical roles, architecture and engineering, and healthcare support, are insufficient for analysis. The table further illustrates variations across other sectors, with healthcare practitioners earning \$38.96 hourly in Nye County and \$16.21 for healthcare support roles, while food preparation and other service and retail-related jobs reflect lower earnings in both locations.

Table 20. Nye County & Beatty Median Hourly and Median Annual Earnings by Occupation, 2023.

	Nye County		Beatty	
	Median Hourly Earnings	Median Annual Earnings	Median Hourly Earnings	Median Annual Earnings
11-Management	\$38.51	\$80,099.82	\$41.70	\$86,734.78
13-Business and Financial Operations	\$33.73	\$70,158.76	\$33.13	\$68,902.45
15-Computer and Mathematical	\$38.36	\$79,795.37	Insf. Data	Insf. Data
17-Architecture and Engineering	\$42.13	\$87,633.32	Insf. Data	Insf. Data
19-Life, Physical, and Social Science	\$37.89	\$78,801.18	Insf. Data	Insf. Data
21-Community and Social Service	\$23.56	\$49,002.40	Insf. Data	Insf. Data
23-Legal	\$33.02	\$68,681.04	Insf. Data	Insf. Data
25-Education, Training, and Library	\$23.35	\$48,566.99	\$23.53	\$48,949.72
27-Arts, Design, Entertain, Sports, Media	\$21.72	\$45,183.33	Insf. Data	Insf. Data
29-Healthcare Practitioners and Tech	\$38.96	\$81,032.43	Insf. Data	Insf. Data
31-Healthcare Support	\$16.21	\$33,713.53	Insf. Data	Insf. Data
33-Protective Service	\$22.38	\$46,557.62	\$18.18	\$37,810.04
35-Food Preparation and Serving Related	\$12.66	\$26,336.76	\$12.01	\$24,990.52
37-Building/Grounds Cleaning, Maint.	\$14.57	\$30,306.23	\$14.23	\$29,600.08
39-Personal Care and Service	\$12.47	\$25,939.48	\$12.48	\$25,956.96
41-Sales and Related	\$15.35	\$31,933.99	\$14.75	\$30,687.55
43-Office and Administrative Support	\$18.75	\$38,991.96	\$18.62	\$38,736.73
45-Farming, Fishing, and Forestry	\$14.24	\$29,617.20	Insf. Data	Insf. Data
47-Construction and Extraction	\$30.32	\$63,065.28	\$27.63	\$57,478.95
49-Installation, Maintenance, and Repair	\$27.40	\$56,984.15	\$24.46	\$50,866.73
51-Production	\$25.58	\$53,205.85	\$23.56	\$49,008.26
53-Transportation and Material Moving	\$19.33	\$40,204.55	\$21.17	\$44,033.71
55-Military	\$18.94	\$39,399.36	Insf. Data	Insf. Data
99-Unclassified	\$0.00	\$0.00	\$0.00	\$0.00

Source: Lightcast

Gross Regional Product

Table 21 presents the Gross Regional Product (GRP) for Nye County from 2021 to 2023. In the agricultural sector, the GRP increased from \$44,049,325 in 2021 to \$63,686,178 in 2023, reflecting a growth of 44.6%. The mining, quarrying, and oil/gas extraction sector saw a modest increase of 8.5%, rising from \$458,241,035 to \$497,259,096. Utilities experienced 16.0% growth, while construction grew by 24.0%. Manufacturing showed a slight increase of 10.2%, despite fluctuations in other sectors such as information, which declined by 27.6%. The finance and insurance sector grew by 16.3%, and professional, scientific, and technical services surged by 48.6%. Overall, the total GRP for Nye County rose from \$2,070,788,345 in 2021 to \$2,408,064,514 in 2023, marking a 16.3% increase.

Table 21. Nye County Gross Regional Product, 2021–2023.

	2021	2022	2023	% Change
11: Agriculture, Forestry, Fishing, Hunting	\$44,049,325	\$54,708,299	\$63,686,178	44.6%
21: Mining, Quarrying, Oil/Gas Extraction	\$458,241,035	\$491,034,954	\$497,259,096	8.5%
22: Utilities	\$155,199,157	\$169,544,144	\$180,029,861	16.0%
23: Construction	\$64,315,625	\$78,271,080	\$79,763,222	24.0%
31: Manufacturing	\$34,341,668	\$27,179,813	\$37,846,166	10.2%
42: Wholesale Trade	\$24,993,434	\$31,816,564	\$32,119,402	28.5%
44: Retail Trade	\$162,675,380	\$172,131,972	\$174,766,650	7.4%
48: Transportation and Warehousing	\$37,816,358	\$43,931,290	\$48,445,669	28.1%
51: Information	\$27,066,690	\$19,940,829	\$19,609,320	-27.6%
52: Finance and Insurance	\$29,452,984	\$31,273,417	\$34,254,057	16.3%
53: Real Estate and Rental and Leasing	\$59,504,432	\$59,942,791	\$62,696,081	5.4%
54: Professional, Scientific, Tech Services	\$229,684,498	\$269,837,652	\$341,334,277	48.6%
55: Management of Companies/Enterprises	\$4,847,296	\$6,950,142	\$9,143,464	88.6%
56: Administrative and Support	\$99,757,245	\$101,001,677	\$110,594,663	10.9%
61: Educational Services	\$6,596,715	\$5,601,342	\$5,713,130	-13.4%
62: Health Care and Social Assistance	\$85,217,877	\$89,161,440	\$88,934,888	4.4%
71: Arts, Entertainment, and Recreation	\$45,804,564	\$51,722,391	\$56,847,921	24.1%
72: Accommodation and Food Services	\$86,778,535	\$96,599,634	\$101,876,852	17.4%
81: Other Services	\$31,684,431	\$37,207,000	\$41,755,455	31.8%
90: Government and Public Administration	\$163,324,687	\$173,599,285	\$182,209,827	11.6%
99: Unclassified Industry	\$219,436,411	\$236,133,260	\$239,178,335	9.0%
Total GRP	\$2,070,788,345	\$2,247,588,976	\$2,408,064,514	16.3%

Source: Lightcast

Infrastructure, Lands & Services Assessment

This section describes the current infrastructure, land ownership, and general services available in Nye County. Understanding the current baseline activities is important for future planning, as any significant developments could affect many communities in Nye County.

Utilities

Water

Water and Sewer companies that service Nye County include Great Basin Water Company, Desert Utilities Inc., and Pahrump Utility Company.

The Nye County Water District, established in 2007, serves as the governing body for the region's water resources. Its primary objective is to cultivate sustainable water sources essential for long-term economic growth, environmental protection, and the welfare of Nye County residents. To assess water resources effectively, the Water District conducts regular measurements of water levels throughout the county, focusing on both groundwater reservoirs and wells.

Within Nye County's hydrographic region, there are 44 basins, 29 of which are shared with neighboring counties in Nevada and California. Among these, twelve basins are classified as 'designated' basins, showing that the permitted groundwater rights in these areas either meet or exceed the estimated annual recharge, resulting when more water is extracted than is replenished¹.

Nye County's communities often include water resources as part of the 'Area Plan' for the town. This includes plans adopted in Beatty in 2014 and Amargosa Valley in 2009. The Pahrump Basin (#162) has a full groundwater management plan, completed in 2018. This goes into detail with water rights as well as water usage at growing levels of population in the Pahrump area².

The Water District last updated its comprehensive water plan for Nye County in 2017³. This report identifies potential issues related to groundwater over-allocation in various regions, particularly in the Amargosa Valley and Pahrump. During the study period, Amargosa Valley experienced only minor over-allocation, with projections extending to 2060 that considered factors such as population growth, mining activities, and ongoing operations at the Nevada Test Site. Projections for water levels in Beatty indicate sufficient supply, with the existing distribution system capable of supporting a population three times its

¹ <https://www.nyecountywaterdistrict.net/161/Designated-Basins-in-Nye-County>

² <https://www.nyecountywaterdistrict.net/DocumentCenter/View/118/Feb-2018-GWMP?bidId=>

³ <https://www.nyecountywaterdistrict.net/DocumentCenter/View/222/Resources-Plan-Update-2017-pdf>

current size, although naturally occurring arsenic levels remain a concern. Water treatment facilities established in 2010 have effectively addressed this issue. In Tonopah, current water rights should meet the needs of both the existing and projected populations through 2060; however, some infrastructure upgrades may be necessary to accommodate commercial growth in surrounding areas.

Solid Waste

Nye County operates three landfills through C and S Waste Solutions.

One landfill serves as a federal facility, specifically designated for the Nevada National Security Site (Test Range). The other two landfills, accessible to the public, are near Tonopah and Pahrump. The Tonopah landfill, classified as a Class II MSW site, is located approximately six miles from the town and has a disposal capacity of 54,200 cubic yards. The Pahrump landfill, in contrast, is a Class I MSW site, about four miles northeast of the town center, and its total disposal capacity now exceeds 2.2 million cubic yards after recent expansion.

Utility Services:

Valley Electric Association (VEA) provides electricity, phone, and internet services in the Pahrump, Amargosa Valley, and Beatty regions of Nye County. Valley Electric is a Cooperative, rather than a for-profit, organization. Under this cooperative, VEA operates the Valley Electric Transmission Association, Valley Communication Association, and SolPower (solar electric company).

Public Safety

Fire Department and Emergency Medical Services

Ten fire service areas comprise Nye County, nine of which have volunteer fire departments in Amargosa, Beatty, Belmont, Crystal, Curren Creek/Duckwater, Gabbs, Manhattan, Round Mountain, and Tonopah. The Pahrump Valley Fire and Rescue operates as a professional department, catering to the Pahrump area.

Besides fire services, Beatty, Tonopah, and Round Mountain provide volunteer emergency medical services, which necessitate a minimum of five certified volunteers for approval. Amargosa Valley is currently working towards establishing its own volunteer service, but has not yet met the required volunteer threshold. Volunteer numbers in Beatty and Amargosa Valley are presently low, and any

population or industrial growth in these regions could further strain the already limited volunteer resources. To ensure adequate future services in both emergency medical services and fire response, an increase in dedicated volunteers is essential. The existing fire service equipment in Amargosa is only adequate for single-story buildings; a ladder fire truck would be necessary for any two-story or taller structures, representing a considerable financial burden for the department.

Sheriff's Office

The Nye County Sheriff's Office handles law enforcement, detention services, and emergency dispatching throughout the County. It operates under three distinct areas of command: the North Area Command, which includes a substation in Tonopah; the Central Area Command, with a substation in Beatty; and the South Area Command, headquartered in Pahrump. The Central Area Command is currently experiencing recruitment challenges because of the region's sparse population and rural characteristics. As of late 2024, this command is facing understaffing issues, and any increase in local activity or population could exacerbate the department's operational difficulties.

Crime Rates

Nye County's overall crime rates from 2021 to 2023 remain below the state averages. Property crime rates have experienced a slight increase, rising from 14.9 incidents per 1,000 residents in 2021 to 15.8 in 2023, while the state property crime rate stands at 26.3 per 1,000 in 2023. In contrast, violent crime rates have decreased, falling from 3.4 per 1,000 in 2021 to 2.8 in 2023, compared to Nevada's rate of 4.5 per 1,000 in 2023. Domestic violence rates in Nye County are lower than the state average and have also declined since 2021, with incidents decreasing from 8.2 per 1,000 in 2021 to 7.5 in 2023, while Nevada's rate is 9.2 per 1,000 in 2023.

Table 22. Nye County Crime Rates, 2021 to 2023.

	2021 Count	2021 Rate/1000	2022 Count	2022 Rate/1000	2023 County	2023 Rate/1000
Property Crime Total	770	14.89	878	16.98	817	15.80
Violent Crime Total	174	3.37	174	3.36	146	2.82
Domestic Violence Total	424	8.20	351	6.79	386	7.47

*Source: Nevada Crime Reporting, Data Pull November 26, 2024;
Population of 51,698 was used for each of the three years; U.S. Census Bureau, American Community Survey,
2018-2022 5-Year Estimates, DP05*

Health

Healthcare

A single healthcare facility, Desert View Hospital, in Pahrump and operating as a private, for-profit institution served Nye County. Desert View Hospital has 25 acute care beds and 10 swing beds for patient treatment. During the fiscal year 2022, Desert View Hospital recorded 1,347 admissions, with an average patient stay of three and a half days, resulting in an average occupancy rate of 51.6% for the year⁴. It is important to highlight that while this hospital effectively caters to the needs of patients in southern Nye County, its location may pose accessibility challenges for residents in northern Nye county.

Rural health clinics frequently serve as substitutes for hospitals in the more isolated areas of Nevada. Beatty Medical Clinic is only open on limited days per month and staffed by a Nurse Practitioner who offers primary care, pediatric care, preventative health care, pre-operative clearance, weight management, and women's healthcare. The only federally qualified health center in the region is the Amargosa Valley Medical Clinic, which caters to the needs of southern Nye County.

In situations where residents outside the Pahrump area require hospital-level care, they must endure a considerable journey via personal vehicle, ambulance, or emergency helicopter to reach the nearest hospital. Typically, ambulances or emergency helicopters transport patients to a Las Vegas hospital.

Public Health

Public health services in Nevada comprise a combination of locally managed health districts and the overarching state authority, the Nevada Department of Public and Behavioral Health (DPBH). The state recognizes four health districts or departments. Three cater to the urban and suburban regions of Clark County, Washoe County, and Carson City, while the fourth, the Central Nevada Health District, started operations on July 1, 2023, serving the residents of Churchill, Eureka, Mineral, and Pershing Counties. The remaining counties, including Nye, will rely on the Department of Public and Behavioral Health (DPBH) for services. This presents significant challenges, primarily because of the vast geographical area that DPBH must oversee. The nearest major town in Nye County is situated over 200 miles from the DPBH offices in Carson City, making it a considerable task for a centralized health authority to manage such an expansive region.

⁴ Griswold, Packham, et al., 2023. *Nevada Rural and Frontier Health Data Book – Eleventh Edition*. University of Nevada, Reno School of Medicine, Office of Statewide Initiatives.

A recent survey⁵ conducted by Public Health in Nevada assessed public health professionals across the state on a county-by-county basis. The survey asked local public health experts to evaluate their health authority in three key areas: Expertise, Capacity, and Implementation. Nye County achieved a commendable rating of ‘Proficient’—the second highest rating—in the area of Expertise, covering the 13 Foundational Public Health domains. However, in terms of Capacity and Implementation, Nye County ranked among the lowest, receiving the second lowest average ratings across the 15 counties analyzed.

Education

Primary and Secondary Education

In Nevada, school districts operate on a county basis, with each district encompassing the entire county as its jurisdiction. These districts must deliver educational services from Kindergarten through Twelfth grade to residents. The Nye County School District encompasses 15 schools throughout the county, offering K-12 education. In Pahrump, this includes four independent elementary schools (K-5), one middle school (6-8), one high school (9-12), and a combined middle/high school (6-12). Nye County’s more remote areas typically have one or two schools offering K-12 education, except Amargosa Valley, where a combined elementary and middle school exists and high school students travel to Beatty.

As of October 4, 2024, the total enrollment in the district reached 5,589 students, comprising 4,618 in Pahrump and 871 in nearby communities. The district’s schools can accommodate over 8,600 students, ensuring ample surplus capacity in each area. This excess capacity serves as a safeguard for potential growth in student enrollment in the coming years.

⁵ Hyne-Sutherland, Rebori, et al. 2024. *Foundational Public Health Services in Suburban, Rural, and Frontier Nevada*. Nevada Association of Counties and University of Nevada, Reno Extension.

Table 23. Nye County School District Enrollment and Capacity by School, 2024.

Town	School	Grades	Enrollment	Capacity	Surplus
Amargosa	Amargosa	K-8	134	190	56
Beatty	Beatty	K-8	83	260	177
Beatty	Beatty	9-12	105	220	115
Gabbs	Gabbs	K-12	14	250	236
Pahrump	Floyd	K-5	581	720	139
Pahrump	Hafen	K-5	414	650	236
Pahrump	JG Johnson	K-5	502	550	48
Pahrump	Manse	K-5	536	660	124
Pahrump	Pathways	6-12	230	300	70
Pahrump	PVHS	9-12	1,325	2,016	691
Pahrump	RCMS	6-8	1,030	1,200	170
Round Mountain	Round Mountain	K-5	112	330	218
Round Mountain	Round Mountain	6-12	134	225	91
Tonopah	Tonopah	K-5	127	700	573
Tonopah	Tonopah	6-12	162	380	218

Source: Nye County School District; Enrollment counts as of October 4, 2024

Higher Education

The Nevada System of Higher Education (NSHE) functions as the governing body for colleges and universities within the state, encompassing eight institutions. Great Basin College (GBC), headquartered in Elko, NV, operates the Pahrump Valley Campus, which caters to students from Nye and Esmeralda Counties. This campus provides in-person classes for various degrees and certificates including Career/Technical Education (CTE), while also managing virtual classes for communities including Amargosa Valley, Beatty, Gabbs, Round Mountain, and Tonopah in Nye County, as well as Dyer, Goldfield, and Silver Peak in Esmeralda County. Great Basin College maintains a satellite location in Tonopah, featuring a computer lab and offering placement and proctored testing services.



The GBC Pahrump Valley Campus also hosts a dual enrollment program in partnership with the Nye County School District. This program allows students to enroll concurrently in college-level courses, earning both high school and college credits simultaneously.

Local Government and Finances

Local Governments

A five-member Board of County Commissioners governs Nye County and exercises authority over the entire county. Notably, Nye County does not contain any incorporated cities.

Within Nye County, Town Boards govern the towns of Amargosa Valley, Round Mountain, and Tonopah, as outlined in NRS 269.016. Each Town Board consists of five elected officials and convenes at least once a month to oversee local affairs in compliance with state regulations. Additionally, Town Advisory Boards, established under NRS 269.577, serve the communities of Beatty, Belmont, Gabbs, and Railroad Valley. The County Board of Commissioners receives advice from these three- to five-member boards, which meet regularly throughout the year on issues pertinent to their respective towns.

Government Finances

Nevada's fiscal year operates from July 1 to June 30, a schedule that local governments also adhere to. Fiscal Year 2025 (FY25) will begin on July 1, 2024, and conclude on June 30, 2025. The accompanying table present the budgets for Nye County, detailing actual figures for FY23, estimated closures for FY24, and approved budgets for FY25, with all budgets receiving annual approval from the Board of County Commissioners.

Regarding revenue sources, the predominant categories are 'Property Taxes' and 'Intergovernmental Resources.' Property taxes encompass ad valorem taxes and taxes on net proceeds from mining activities. Intergovernmental Resources typically consist of state-shared taxes, including the Consolidated Tax Distribution (CTX), which aggregates taxes on cigarettes, alcohol, government services, transfer taxes, and sales and use taxes. The following tables present Nye County revenues and expenditures.

Table 24. Nye County Revenues, FY23 to FY25

	FY23 Actuals	FY24 Estimates	FY25 Budgeted
Property Taxes	\$22,327,421	\$23,492,125	\$26,856,806
Other Taxes	\$804,612	\$689,229	\$845,000
Licenses and Permits	\$3,879,031	\$3,733,095	\$3,937,300
Intergovernmental Resources	\$44,468,530	\$48,114,870	\$50,100,738
Charges for Services	\$4,084,737	\$4,270,759	\$12,009,132
Fines and Forfeits	\$674,683	\$707,884	\$845,231
Miscellaneous	\$1,639,400	\$3,126,420	\$3,391,263
Total Revenues	\$77,878,414	\$84,134,383	\$97,985,470

Source: Nye County Comptroller's Office, FY25 Final Budget

Table 25. Nye County Expenditures, FY23 to FY25

	FY23 Actuals	FY24 Estimates	FY25 Budgeted
General Government	\$28,919,594	\$31,007,349	\$33,712,067
Judicial	\$10,142,177	\$10,211,390	\$14,592,678
Public Safety	\$24,122,063	\$24,296,220	\$28,919,186
Public Works	\$16,454,492	\$14,778,146	\$23,606,496
Sanitation	-	-	\$2,931,158
Health	\$2,355,463	\$2,011,916	\$11,749,660
Welfare	\$2,934,727	\$3,160,577	\$3,790,247
Culture and Recreation	\$226,452	\$238,030	\$243,915
Community Support	\$400,754	\$375,183	\$947,506
Intergovernmental Expenditures	\$1,218,359	\$1,105,615	\$1,234,220
Contingencies	-	-	\$946,936
Utility Enterprises	-	-	-
Hospitals	-	-	-
Capital Projects	-	-	-
Transit Systems	-	-	-
Airports	-	-	-
Other Enterprises	-	-	-
Debt Service - Principal	\$1,111,955	\$1,034,502	\$1,750,638
Debt Service - Interest	\$424,661	\$326,200	\$507,217
Total	\$88,310,697	\$88,545,128	\$124,931,924

Source: Nye County Comptroller's Office, FY25 Final Budget

The county budgets encompass 'Other Financing Sources' as part of their revenue, which includes proceeds from long-term debt, sales of fixed assets, and various other items. Additionally, operating transfers in and out significantly influence the overall county budget.

Table 26. Nye County Other Financing Sources, FY23 to FY25

	FY23 Actuals	FY24 Estimates	FY25 Budgeted
Other Sources In	-	-	-
Operating Transfers In	\$18,324,940	\$13,877,899	\$13,843,980
Operating Transfers Out	\$17,838,096	\$13,517,601	\$13,843,980
Total	\$486,845	\$360,298	-

Source: Nye County Comptroller's Office, FY25 Final Budget

The tables show that Nye County has sanctioned deficit operating budgets for FY25. Following the assessment of revenues, expenditures, and other financing sources, the county faces an approved operating deficit of approximately \$27 million. However, Nye County possesses a beginning fund balance for the fiscal year sufficient to address these deficits. By the end of FY25, the county projects a fund balance of \$16 million.

Table 27. Nye County Fund Balance, FY23 to FY25

	FY23 Actuals	FY24 Estimates	FY25 Budgeted
Beginning Fund Balance	\$56,995,935	\$47,050,497	\$43,000,049
Total Revenues	\$77,878,414	\$84,134,383	\$97,985,470
Total Expenditures	\$88,310,697	\$88,545,128	\$124,931,924
Total Other Financing and Operating Transfers	\$486,845	\$360,298	-
Ending Fund Balance	\$47,050,497	\$43,000,049	\$17,230,185

Source: Nye County Comptroller's Office, FY25 Final Budget

Lands

Nevada possesses the highest percentage of federally managed land among all states, with over 85% classified as public land. Areas overseen by the Bureau of Land Management (BLM) and the U.S. Forest Service (USFS) are typically accessible to the public, primarily for recreational activities. However, large-scale operations, such as mining, agriculture, and solar energy production, can also use these lands.

Federal management of public lands is subject to significant restrictions, particularly in areas overseen by the Department of Defense and the Department of Energy. In Nevada, this encompasses locations such as the Nevada Test Range, Nellis Air Force Base, Creech Air Force Base, Fallon Air Base, and several additional sites.

Nye County holds the distinction of being the largest county by land area in Nevada and ranks as the third largest in the contiguous United States. The Bureau of Land Management oversees more than half of the county's 11 million acres, while the Department of Defense and the U.S. Forest Service each manage close to two million acres. Additionally, with tribal lands and further federal oversight from the Department of Energy, National Park Service, and Fish and Wildlife Service, only slightly over 300,000 acres remain under State, County, City, and private ownership, representing roughly 3% of the county's total land area.

Table 28. Public Land Managers, Nye County, 2024.

Land Manager	Acres	Percent of Total
American Indian Lands	11,289	0.1%
Bureau of Land Management	6,682,585	57.4%
Department of Defense	1,885,138	16.2%
Department of Energy	751,980	6.5%
Forest Service	1,842,868	15.8%
National Park Service	107,130	0.9%
U.S. Fish and Wildlife Service	24,781	0.2%
State, County, and Local	11,468	0.1%
Private and Other Land	329,863	2.8%
Total	11,647,102	100.0%

Source: PAD-US 4.0; U.S. Geological Survey (USGS) Gap Analysis Project (GAP), 2024, Protected Areas Database of the United States (PAD-US) 4: U.S. Geological Survey data release, <https://doi.org/10.5066/P96WBCHS>



North Bullfrog Mine Development

The North Bullfrog Mine Development represents the most advanced exploration asset of AngloGold Ashanti in the Beatty, Nevada region. This project aims to employ open pit mining techniques alongside gravity milling and heap leaching for the processing of ore. Over its expected 13-year lifespan, the North Bullfrog Mine operation is forecast to produce 84,000 ounces of gold and 170,000 ounces of silver annually.

Mining

- 5 pits, 3 overburden storage areas

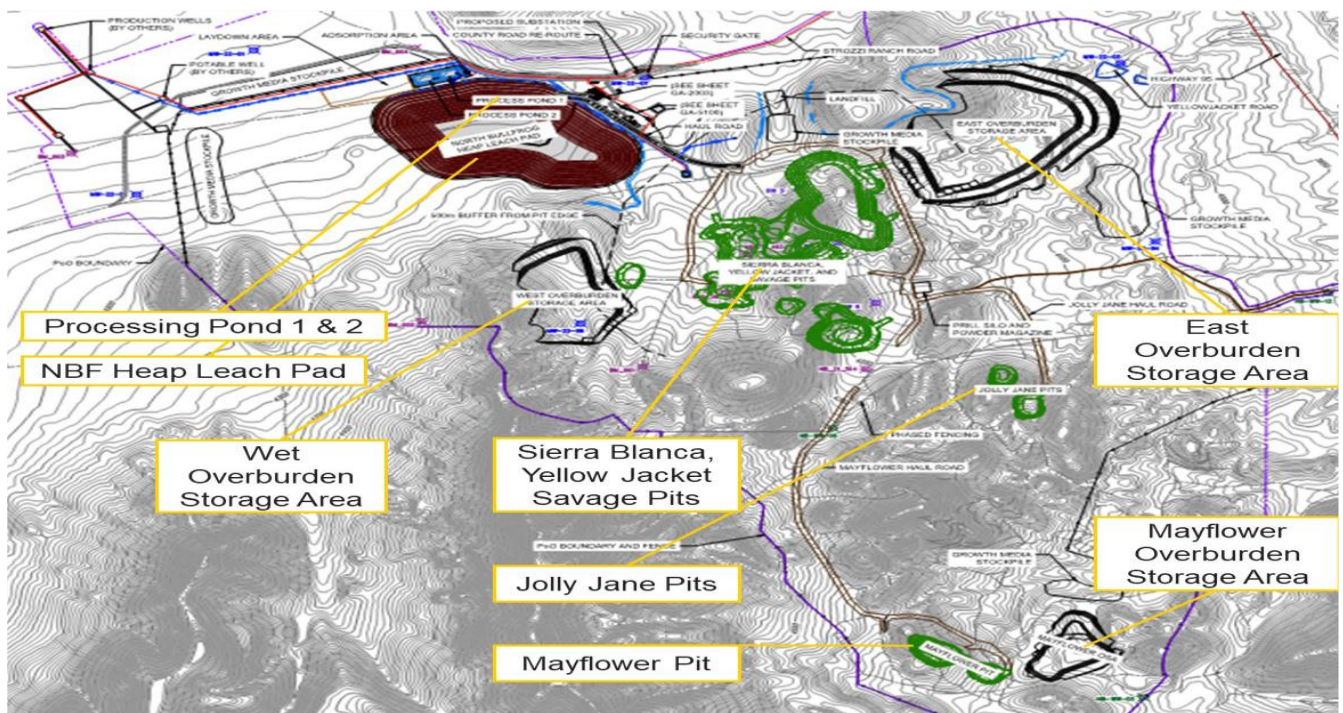
Processing

- Milling of high-grade (filtered mill tailings to heap leach
- ROM heap to leaching of lower-grade ore
- Combined Absorption, Desorption, and Recovery (ADR) facility

Support Infrastructure

- Fresh water supply system
- Pit dewatering system
- Electrical energy supply system
- Access Road & US-95 upgrade
- Mine and Process maintenance facilities
- Administration and Technical Services Building

North Bullfrog Mine Development LayoutNorth Bullfrog Mine Processing



A gravity processing and recovery plant for gold extracts and recovers gold from gold-bearing ores through gravity separation techniques. This method is commonly used for processing gold ore, particularly when the gold is coarse and not finely distributed within the ore structure. It is frequently applied to alluvial gold deposits or hard rock deposits, where gold is physically separated from adjacent rock and minerals due to variations in density.

Heap leaching is a hydrometallurgical process used in gold mining to extract gold from low-grade ore. Crushed ore is stacked on an impermeable leach pad, and a weak cyanide solution is applied to dissolve the gold, forming a gold-cyanide complex that is collected at the base and processed for recovery. The process involves several steps: heap construction (stacking on a lined pad to prevent contamination), leaching (applying a cyanide solution to dissolve gold), gold recovery (extracting gold from the pregnant solution using activated carbon adsorption or the Merrill-Crowe process), and effluent treatment (recirculating or treating the barren solution).

Gold dissolution in heap leaching is a gradual process governed by leaching kinetics, which are influenced by factors such as ore particle size, gold encapsulation within minerals, solution chemistry, diffusion limitations, and leach cycle time. Since leaching can take weeks, months, or even years, careful monitoring of solution chemistry and heap conditions is essential to optimize extraction.

The duration of gold recovery in heap leaching depends on ore characteristics, leach solution composition, heap height, and environmental conditions. Generally, heap leaching is a slow process, with most recovery occurring over weeks to years. At the North Bullfrog Project, leach kinetics are expected to be slow, with a significant lag in gold recovery extending up to three years after stacking.

Socioeconomic Impact Analysis Methodology

Economic impact assessments analyze the total financial contributions, employment generation, and household income produced within an economy because of new ventures, such as the initiation of a gold mining project in Nye County. These assessments concentrate on introducing new capital into the economy resulting from such activities. Economic impact is an essential instrument for informing policy, program, and project decisions by examining multiple elements, including variations in income and employment, fiscal contributions, regional procurement needs, workforce development, and the expected community requirements stemming from population growth, such as housing, educational institutions, and infrastructure.

The predominant approach for assessing the effects of both positive and negative economic shocks on an economy is Input-Output (I-O) analysis. I-O models provide a comprehensive overview of an economy by illustrating the interconnections between sales and purchases of goods and services across various sectors within a specified area, such as a sub-county, county, state, or region. These inter-sector transactions are quantified in monetary terms and categorized into two main types: non-basic transactions, which occur among local industries, households, and institutions, and basic transactions, which involve interactions with entities outside the modeled economy, including imports and exports.

Interindustry analysis, pioneered by Wassily Leontief in the late 1930s, serves to illustrate the interconnections among various economic sectors within a specific study area (1936). This analytical approach highlights the relationships formed through sales and purchases among different sectors. Since its introduction, the interindustry model framework has undergone significant enhancements and remains one of the most widely used analytical methods in economics today (Baumol, 2000). A key benefit of interindustry analysis is its capacity to deliver a clear, transparent, and comprehensive overview of the economic structure of an area at a specific time. Interindustry models are devoid of behavioral equations related to individuals or businesses, rendering them politically and ideologically neutral (Foran et al., 2005).

Nye County and Nevada Economic Impact Models

The economic effects of establishing a new gold mine in Nye County were assessed using a hybrid IMPLAN economic impact model developed by IMPLAN Group, LLC in 2016. IMPLAN, which stands for “Impact Analysis for Planning,” is a widely used analytical software designed to estimate

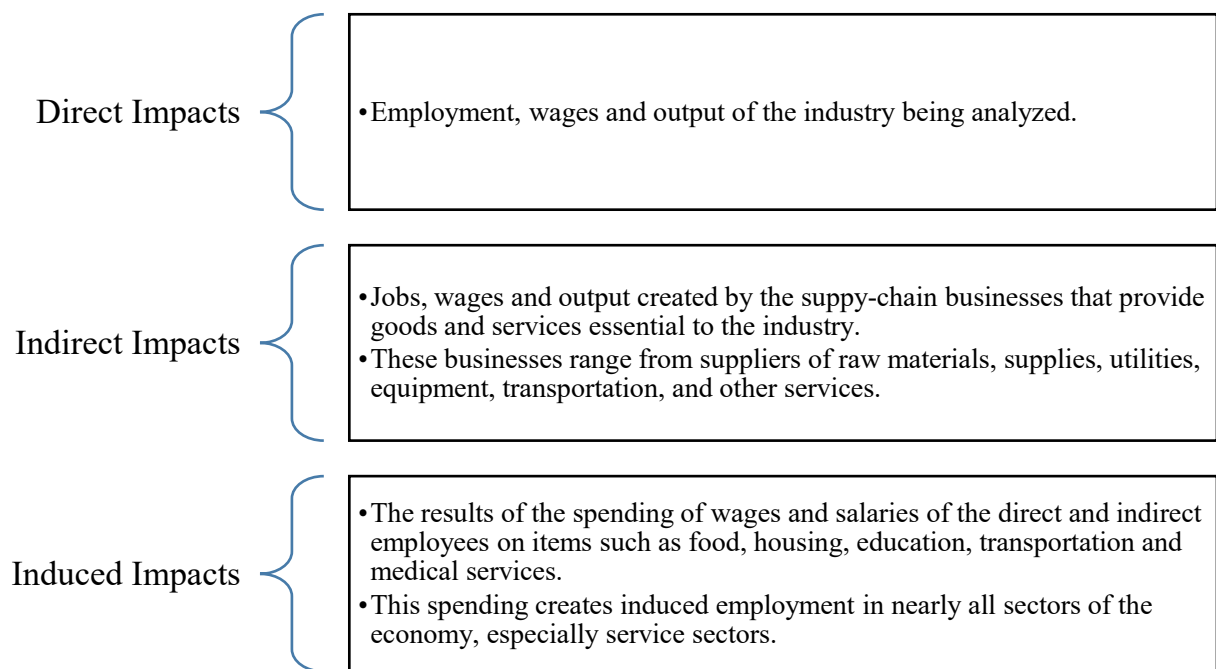
socioeconomic impacts, initially created by researchers from the U.S. Forest Service. This software employs an input-output model to illustrate the interconnections between various industries and commodity purchases within a local economy. It uses continuously updated county and state-level data from the U.S. government, supplemented by locally gathered primary data when feasible, resulting in hybrid models that incorporate both primary and secondary data. Input-output models analyze the economic framework of a regional economy and to evaluate the effects of new businesses or industries, the decline of existing ones, or shifts in government policies.

The standard input-output models created by the IMPLAN software are generally effective; however, as highlighted by Holland et al. (1997), it is essential to verify and validate the data. IMPLAN categorizes gold mining activities under Gold Ore and Silver Ore mining (Sector 24). Lahr (1993) points out that technological differences in resource-based sectors can vary significantly across regions. Consequently, relying solely on input-output models based on national averages may lead to inaccuracies and overlook important connections within a regional industry.

For this analysis, we gathered primary data from AngloGold Ashanti, the industry operator, to update and validate the gold mining sector in Nye County and Nevada. Gold production is regarded as a fundamental industry, as it generates revenue from outside the region. This revenue supports employment for individuals in Nye County and Nevada, including administrative staff and miners. Additionally, gold mining operations procure goods and services from the local service sector, which encompasses business-to-business expenditures, such as those for mining services, accounting, and legal assistance. As profits from gold mining rise, related sectors will expand their workforce, leading to increased local spending within the Nye County and Nevada economy. Consequently, changes in the economic base ripple through the entire economy, fostering future economic growth.

Economic impact assessments typically employ an input-output (I/O) model to assess the direct, indirect, and induced effects of new economic activities. The direct effects refer to the immediate influx of funds and job creation resulting from the activity. In contrast, indirect and induced effects encompass the additional economic activity, and employment generated by the expenditures of the initial businesses and local residents influenced by the new economic initiative. It is important to note that the IMPLAN model estimates for indirect and induced effects are static, which provides only a temporal snapshot of the economic landscape.

IMPLAN evaluates the direct, indirect, and induced impacts arising from the creation or reduction of an industry, changes in policy, or events.



The term ‘multiplier’ is frequently linked to IMPLAN modeling. A multiplier encompasses the overall impact, which includes direct, indirect, and induced effects. It is important to note that there is no universal multiplier; the activity within a specific sector and location yields a distinct multiplier. Consequently, each economic sector possesses its own unique multipliers related to employment, income, value-added, and output.

Multipliers are based on the domino effect of economic changes, illustrating how shifts in one sector impact others across various industries.

- An output multiplier of 1.5 signifies that each \$1 of output results in an additional \$0.50 generated within the local economy.
- An income multiplier of 1.5 means that every \$1 of direct income produces an extra \$0.50 in the
- An employment multiplier of 1.5 shows that each direct job creates an additional 0.5 jobs locally.

Another output generated by IMPLAN modeling is the estimated fiscal impacts generated from the new direct, indirect and induced levels of economic, personal income, and employment activity. Fiscal

impacts are estimated for taxes generated at the sub-county, county, state, and federal levels. These taxes exclude certain state-specific levies on industries, such as Net Proceeds. Table 29 shows the components of taxes that factor in the estimates of fiscal impacts.

Table 29. Components of Fiscal Impacts.

State & Local Taxes	Federal Taxes
Dividends	Social Insurance
<i>Social Insurance:</i>	Employee Contribution
Employee Contribution	Employer Contribution
Employer Contribution	
<i>Tax on Production and Imports:</i>	Tax on Production and Imports
Sales Tax	Excise
Property Tax	Custom Duty
Motor Vehicle License	Fed Non Taxes
Severance/Net Proceeds	
Other Taxes	Corporate Profit
S/L Non Taxes	
Corporate Profits	Personal Income Tax
<i>Personal Tax</i>	
Income Tax	
Fine & Fees	
Motor Vehicle	
Other Tax	

North Bullfrog Mine Construction Impacts

North Bullfrog Mine Construction Investment

Construction economic impacts are typically viewed as short-term and do not extend beyond the scheduled completion date. The North Bullfrog Mine project's construction phase will last over three years, then transitioning to a sustainable operational phase. Table 30 summarizes the direct annual, total, and average capital investments, employment, and payroll over this three-year period.

Direct investment encompasses all financial activities related to the construction of the North Bullfrog Mine Development in Beatty, Nevada. This includes various components, such as site development, general mining operations, heap leach and solution management, mill processing, as well as both on-site and off-site infrastructure and ancillary services. The project's estimated total direct construction investment is \$294.4 million over three years. AngloGold Ashanti commits to purchasing most inputs from local businesses; however, specialized equipment and services will cause significant purchases from outside Beatty and Nye County, but within Nevada when possible. This could range between 60-70% expenditures outside Beatty and Nye County but will still have impact.

Indirect investment refers to the administrative activities involved in planning and managing the overall North Bullfrog Mine operation in Nye County, Nevada, with an estimated total of \$183.9 million.

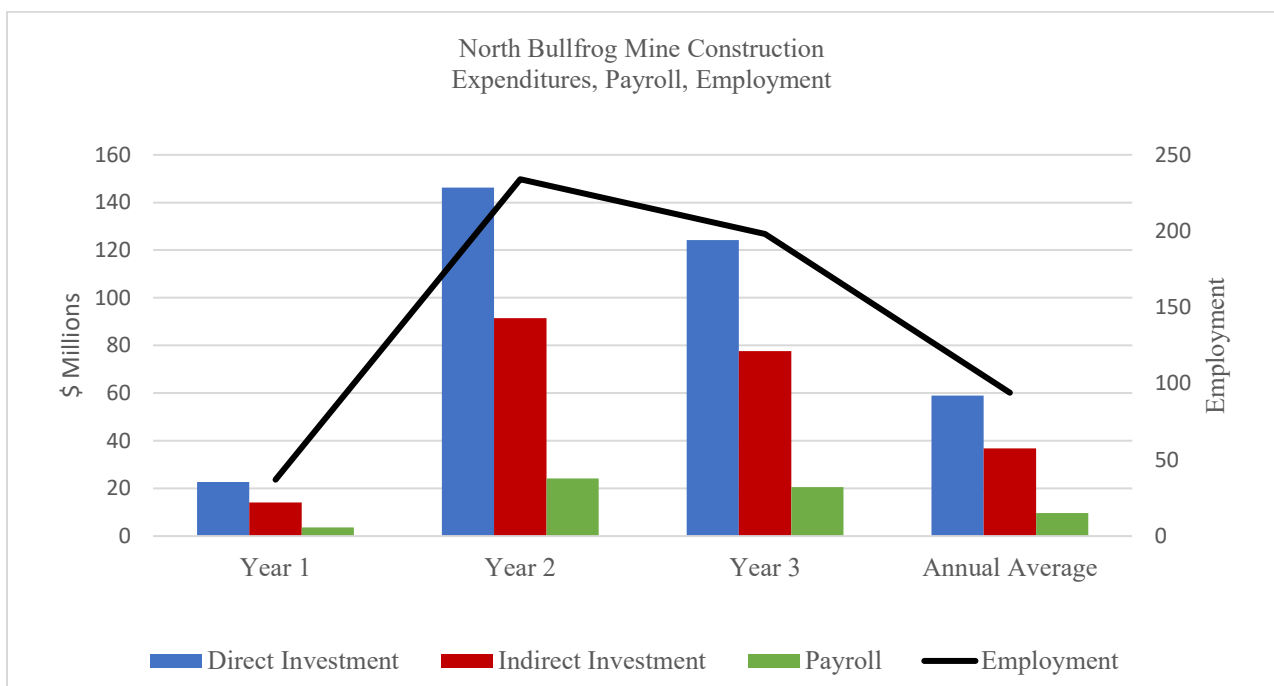
The total direct payroll estimated over the three-year construction phase is \$48.6M.

Direct employment is expected to reach its highest point in the second year, with 234 jobs, and to average 157 jobs per year throughout the three-year construction phase. Using average annual jobs over the three-year period reflects the fact that many positions recur each year, thus not resulting in actual new job creation. This approach helps to reduce the likelihood of overestimating the employment impacts. We project that most construction jobs will originate outside Nye County, and a small percentage outside Nevada. However, we expect construction employees to temporarily live in Beatty, benefiting the local economy. Some construction employees may transition to the North Bullfrog Mine full operations.

Table 30. North Bullfrog Mine Construction Direct Expenditure, Employment, & Payroll.

	Year 1 2025	Year 2 2026	Year 3 2027	Total 3-Year	Annual Average
Direct Investment	\$22.7M	\$146.3M	\$125.4M	\$294.4M	\$98.1M
Indirect Investment	\$14.1M	\$91.4M	\$78.3M	\$183.8M	\$61.3M
Total Investment	\$36.8M	\$237.7M	\$203.7M	\$478.2M	\$159.4M
Total Employment	37	234	200		157
Total Payroll	\$3.7M	\$24.2M	\$20.7M	\$48.6M	\$16.2M

Source: AngloGold Ashanti Projections



North Bullfrog Mine Construction Impacts – Nye County

Table 31 details North Bullfrog Mine construction annual economic impacts on Nye County, along with the annual average impact for the entire three-year duration. The Appendix, Table A1, details the Nye County annual average impact.

We estimate that 92% of the overall direct and indirect expenditure, totaling \$478.2 million, will occur in the second and third years. The North Bullfrog Mine project is expected to generate a total economic impact of \$622.6 million in Nye County over the full construction period; this includes \$119.2 million in indirect spending and \$25.2 million in induced spending.

The projected direct salaries and wages associated with the construction of the North Bullfrog Mine total an estimated \$48.6 million. This direct payroll is expected to generate an additional \$32.8 million in income, resulting in a total personal income impact of \$81.4 million over the three-year construction period.

We estimate that the North Bullfrog Mine will have a three-year annual average of 157 direct construction jobs. The initial 157 average annual jobs are expected to create an additional 202 jobs, leading to a total average annual job impact of 359 in Nye County.

The North Bullfrog Mine's construction is expected to generate \$2.1 million in sub-county taxes, \$5.4 million in county taxes, and \$17.1 million in state taxes.

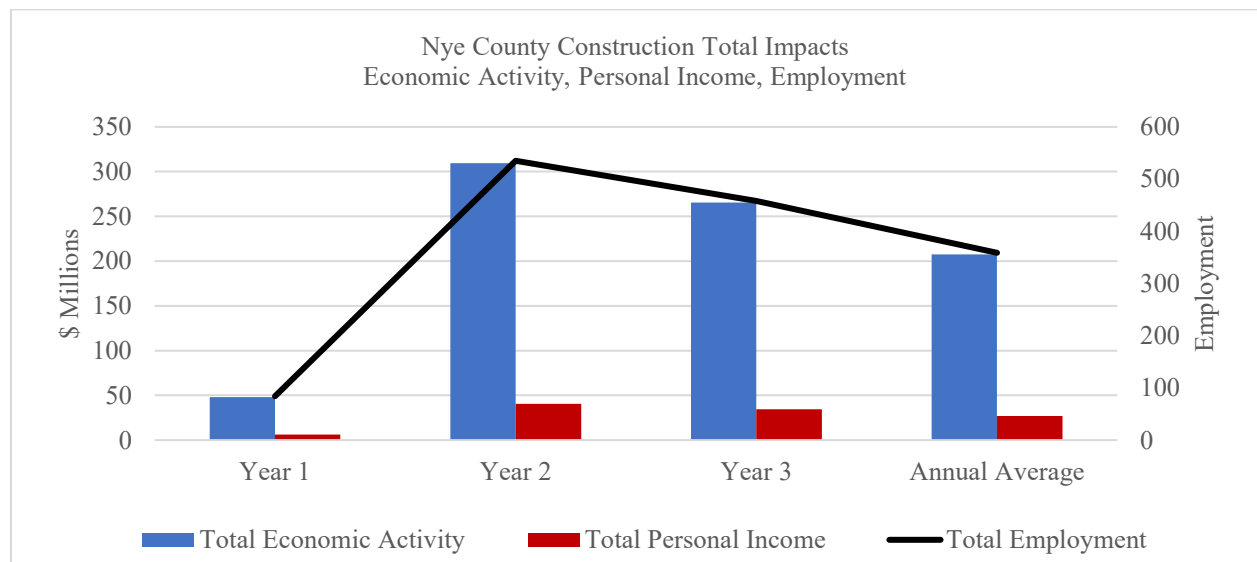


Table 31. North Bullfrog Mine Construction Economic Impacts – Nye County.

	Year 1	Year 2	Year 3	Total 3-Year	Annual Average
Economic Activity					
Direct	\$36.8M	\$237.7M	\$203.7M	\$478.2M	\$159.4M
Indirect	\$9.2M	\$59.2M	\$50.8M	\$119.2M	\$39.7M
Induced	\$1.9M	\$12.5M	\$10.8M	\$25.2M	\$8.4M
Total EA	\$47.9M	\$309.4M	\$265.3M	\$622.6M	\$207.5M
Personal Income					
Direct	\$3.7M	\$24.2M	\$20.7M	\$48.6M	\$16.2M
Indirect	\$2.1M	\$13.5M	\$11.5M	\$27.1M	\$9.0M
Induced	\$0.5M	\$2.8M	\$2.4M	\$5.7M	\$1.9M
Total PI	\$6.3M	\$40.5M	\$34.6M	\$81.4M	\$27.1M
Employment					
Direct	37	234	200	NA*	157
Indirect	37	239	205	NA*	160
Induced	10	62	54	NA*	42
Total Jobs	84	535	458	NA*	359
Taxes (Total)					
Sub-County	\$0.2M	\$1.0M	\$0.9M	\$2.1M	\$0.7M
County	\$0.4M	\$2.7M	\$2.3M	\$5.4M	\$1.8M
State	\$1.3M	\$8.5M	\$7.3M	\$17.1M	\$5.7M
Federal	\$2.3M	\$14.8M	\$12.7M	\$29.8M	\$9.9M
Total Taxes	\$4.2M	\$27.0M	\$23.3M	\$54.5M	\$18.2M

Source: IMPLAN *Jobs are not additive because they are reoccur from year to year. Prevents overestimating.

Table 32 presents the economic sectors in Nye County that experience the most significant indirect and induced effects resulting from investments in mine construction. The indirect impacts, reflecting transactions among businesses, reveal a concentration of over 68% of these transactions in four key sectors: manufacturing, wholesale trade, real estate and rental leasing, and retail trade. Meanwhile, the induced impacts, from household expenditures reveal that the sectors of real estate, retail trade, health care, and accommodation and food services benefit the most from increased economic activity. These sectors represent business opportunities for Beatty's existing businesses and entrepreneurs.

Table 32. Nye County Indirect and Induced Top Impacted Sectors – Construction.

Indirect Impacts (Business)	%	Induced (Household)	%
Manufacturing	23.0%	Real Estate and Rental Leasing	29.6%
Wholesale Trade	20.7%	Retail Trade	13.7%
Real Estate & Rental Leasing	12.8%	Health Care and Social Assistance	10.6%
Retail Trade	11.9%	Accommodation and Food Service	8.1%
Transportation and Warehousing	5.8%	Finance and Insurance	6.2%
Professional, Scientific, and Technical Services	5.4%	Utilities	4.0%
Mining, quarrying, and Oil and Gas Extraction	4.7%	Art, Entertainment, and Recreation	3.8%
Admin & Support & Waste Management	4.3%	Other Services (except Public Administration)	3.8%
Utilities	3.2%	Wholesale Trade	3.2%
Information	2.2%	Information	3.2%
All Other Sectors	6.0%	All Other Sectors	20.2%

North Bullfrog Mine Construction Impacts - Nevada

Table 33 presents the projected economic impacts on the state of Nevada resulting from the three-year construction plan for the North Bullfrog Mine in Beatty, Nevada. The increased trade area leads to increased indirect and induced impacts. The Appendix, Table A2, presents a detailed Nevada annual average impact table.

Total economic activity in Nevada, originating from direct contributions of \$478.2 million, results in an additional \$212 million in economic activity, for a total impact of \$690.2 million over the three-year construction period.

The three-year construction period is estimated to generate \$113.5 million in overall personal income. This figure includes \$48.6 million in direct income, which subsequently leads to an additional \$64.9 million in personal income through indirect and induced spending.

The average annual total employment impact from the three-year construction of the North Bullfrog Mine is expected to be 471 jobs. This includes 157 direct jobs, 199 indirect jobs, and 115 induced jobs.

The total tax revenue expected from the development of the North Bullfrog Mine includes an estimated \$3.1 million in sub-county taxes, \$3.8 million in county taxes, and \$14.9 million in state taxes.

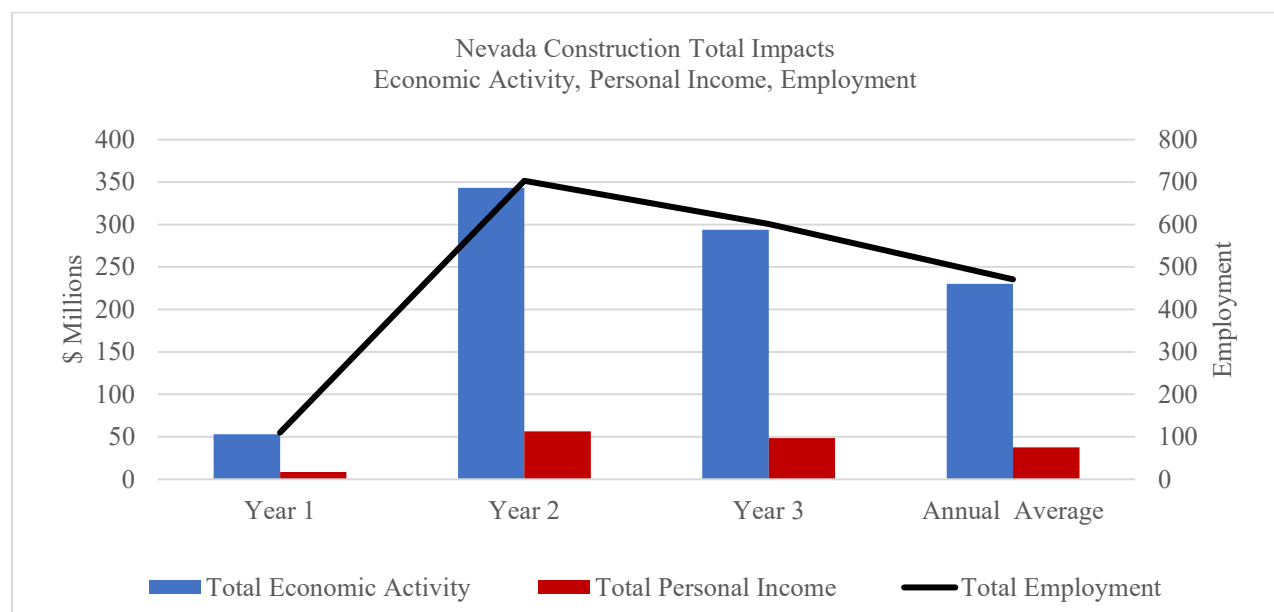


Table 33. North Bullfrog Mine Construction Economic Impacts - Nevada.

	Year 1	Year 2	Year 3	Total 3-Year	Annual Average
Economic Activity					
Direct	\$36.8M	\$237.7M	\$203.7M	\$478.2M	\$159.4M
Indirect	\$11.2M	\$72.3M	\$61.9M	\$145.4M	\$48.5M
Induced	\$5.1M	\$33.1M	\$28.4M	\$66.6M	\$22.2M
Total EA	\$53.1M	\$343.1M	\$294.0M	\$690.2M	\$230.1M
Personal Income					
Direct	\$3.7M	\$24.2M	\$20.7M	\$48.6M	\$16.2M
Indirect	\$3.4M	\$21.9M	\$18.9M	\$44.2M	\$14.7M
Induced	\$1.6M	\$10.2M	\$8.9M	\$20.7M	\$6.9M
Total PI	\$8.7M	\$56.3M	\$48.5M	\$113.5M	\$37.8M
Employment					
Direct	37	234	200	NA*	157
Indirect	46	297	255	NA*	199
Induced	26	172	147	NA*	115
Total Jobs (FTE)	110	703	601	NA*	471
Taxes (Total)					
Sub-County	\$0.2M	\$1.6M	\$1.3M	\$3.1M	\$1.0M
County	\$0.3M	\$1.9M	\$1.6M	\$3.8M	\$1.3M
State	\$1.1M	\$7.4M	\$6.4M	\$14.9M	\$5.0M
Federal	\$3.0M	\$19.1M	\$16.3M	\$38.4M	\$12.8M
Total Taxes	\$4.6M	\$30.0M	\$25.7M	\$60.3M	\$20.1M

Source: IMPLAN. *Jobs are not additive because they are reoccur from year to year. Prevents overestimating.

Table 34 illustrates the economic sectors in Nevada that are most significantly influenced by secondary indirect and induced effects from construction. Business transactions show that approximately 70% of these indirect effects concentrate in five primary sectors: wholesale trade, manufacturing, real estate and rental leasing, transportation and warehousing, and professional, scientific, and technical services. Affects from household spending show that real estate, health care, finance and insurance, retail trade, and accommodation and food services sectors gain the most from increased economic activity.

Table 34. Nevada Indirect and Induced Top Impacts Sectors – Construction.

Indirect Impacts (Business)	%	Induced (Household)	%
Wholesale Trade	24.5%	Real Estate and Rental Leasing	20.4%
Manufacturing	15.0%	Health Care and Social Assistance	13.7%
Real Estate and Rental Leasing	12.4%	Finance and Insurance	11.7%
Transportation and Warehousing	9.4%	Retail Trade	10.7%
Professional, Scientific, and Technical Services	8.2%	Accommodations and Food Service	7.4%
Retail Trade	6.7%	Wholesale Trade	5.2%
Admin & Support & Waste Management	4.9%	Information	4.5%
Finance and Insurance	4.3%	Other Services (except Public Administration)	4.3%
Management Companies & Enterprises	4.2%	Professional, Scientific, and Technical Services	4.1%
Information	3.3%	Transportation & Warehousing	3.7%
All Other Sectors	7.0%	All Other Sectors	14.2%

North Bullfrog Mine Annual Operation Impacts

North Bullfrog Mine Direct Annual Operation Inputs

Annual operating economic impacts refer to the sustainable operations that recur each year over the mine's lifespan. This encompasses yearly investments across the entire mining operation, covering aspects such as mining activities, processing, onsite general and administrative functions, royalties, reclamation, payroll, and taxes. Economic impacts are estimated based on annual operation expenses, payroll, and employment. Approximately 90% of total employment and payroll is expected to be based in Beatty and Nye County, and the remaining imported from other areas in Nevada.

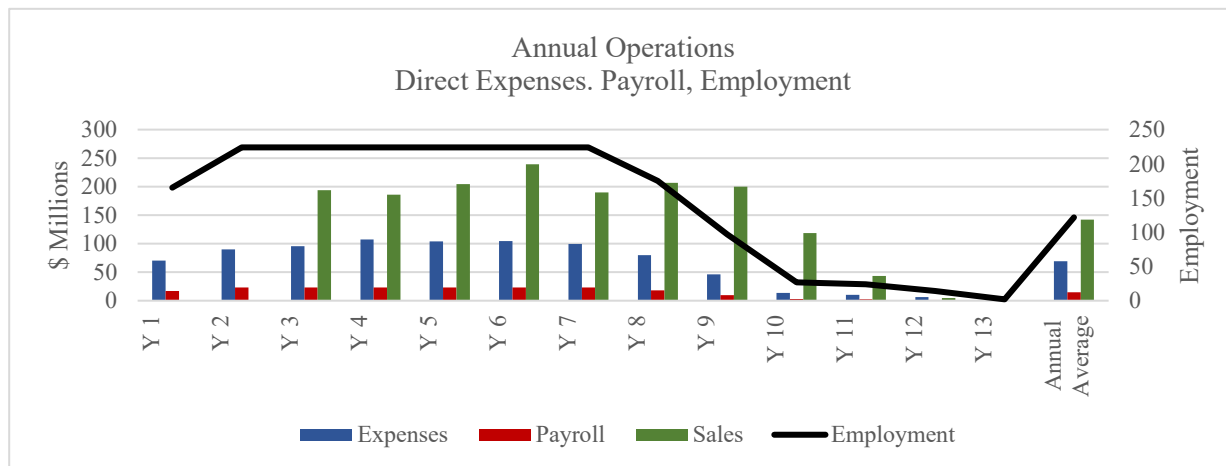
Table 35 presents a summary of the annual expenses, payroll, and employment. Full production is expected to be achieved by year three, continuing to year seven; afterward, annual operations is expected to gradually decline until year thirteen.

Table 35. North Bullfrog Mine Operation Direct Expenses, Payroll, & Employment.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Expenses	\$70.5M	\$89.7M	\$95.8M	\$107.1M	\$104.3M	\$104.8M	\$99.5M
Payroll	\$19.0M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$25.7M
Employment	165	224	224	224	224	224	224

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Annual Average
Total Expenses	\$79.7M	\$46.1M	\$13.9M	\$10.5M	\$6.2M	\$0.2M	\$63.7M
Payroll	\$20.1M	\$11.2M	\$3.1M	\$2.8M	\$1.6M	\$0.2M	\$16.3M
Employment	175	97	27	24	14	2	142

Source: AngloGold Ashanti Projections



North Bullfrog Mine Annual Operation Impacts – Nye County

The North Bullfrog Mine’s projected operational lifespan is thirteen years. The following graph and Table 36 detail the expected annual economic impact on Nye County, along with the average annual impact for the entire thirteen-year duration. The Appendix, Table A3, presents a detailed Nye County annual average impact table.

Total economic activity fluctuates significantly, peaking at \$183.4 million in year four and declining to \$0.3 million by year thirteen. The average annual total economic activity impact is projected at \$109.2 million; this comprises \$63.7 million in direct expenditures, which leads to an additional indirect and induced economic impact of \$45.6 million.

By the fourth year, the total personal income supporting the North Bullfrog Mine operations is projected to reach \$40.2 million. The average annual total personal income impact is \$25.0 million, which we estimate: \$16.3 million from direct income and \$8.7 million from indirect and induced personal income effects.

The North Bullfrog Mine is projected to reach its highest employment impact in the fourth year, creating an estimated 407 jobs. The average annual employment impact is expected to be around 252 jobs, which comprise 142 direct jobs and 110 indirect and induced jobs.

The North Bullfrog Mine operation is expected to generate \$0.6 million in sub-county taxes, \$1.8 million in county taxes, and \$5.7 million in state taxes annually.

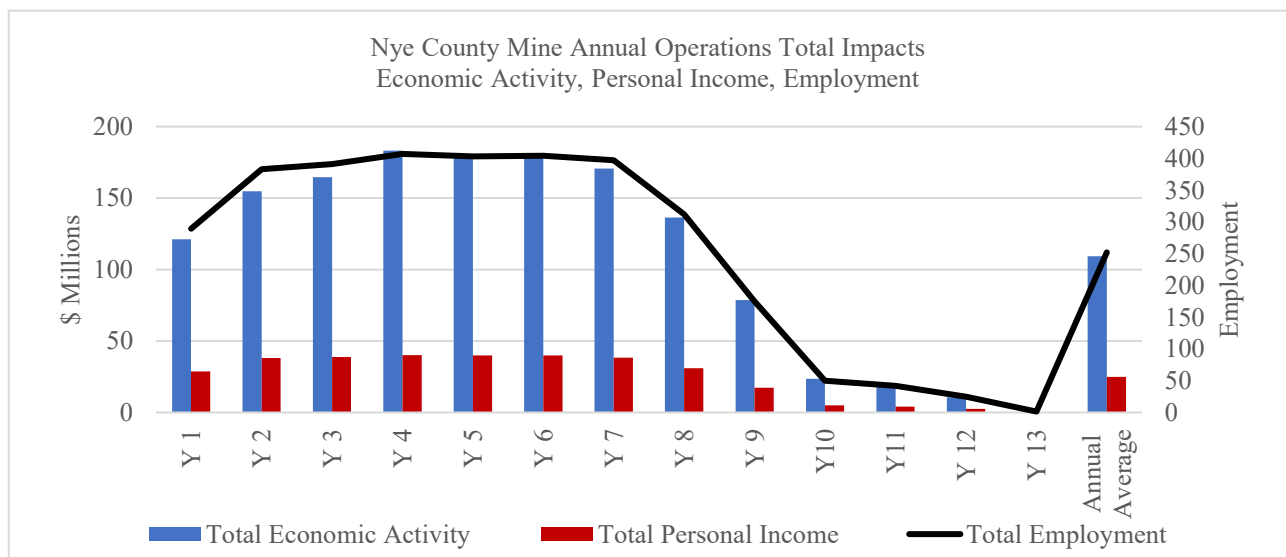


Table 36. North Bullfrog Mine Annual Operation Impacts – Nye County.

	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032
Economic Activity								
Direct	\$70.5M	\$89.7M	\$95.7M	\$107.1M	\$104.3M	\$104.8M	\$99.5M	\$79.7M
Indirect	\$41.9M	\$53.4M	\$57.0M	\$63.8M	\$62.1M	\$62.3M	\$59.2M	\$47.4M
Induced	\$8.8M	\$11.6M	\$11.8M	\$12.2M	\$12.1M	\$12.2M	\$12.0M	\$9.4M
Total EA	\$121.3M	\$154.7M	\$164.5M	\$183.1M	\$178.5M	\$179.3M	\$170.7M	\$136.5M
Personal Income								
Direct	\$19.0M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$20.1M
Indirect	\$7.7M	\$9.8M	\$10.4M	\$11.7M	\$11.4M	\$11.4M	\$10.9M	\$8.7M
Induced	\$2.0M	\$2.6M	\$2.7M	\$2.8M	\$2.7M	\$2.7M	\$2.7M	\$2.1M
Total PI	\$28.7M	\$38.1M	\$38.8M	\$40.2M	\$39.8M	\$39.8M	\$38.3M	\$30.9M
Employment								
Direct	165	224	224	224	224	224	224	175
Indirect	80	101	108	122	118	119	113	90
Induced	44	58	59	61	61	61	60	47
Total Jobs (FTE)	289	383	391	407	403	404	397	312
Taxes (Total)								
Sub-County	\$0.7M	\$0.9M	\$1.0M	\$1.1M	\$1.1M	\$1.1M	\$1.0M	\$0.8M
County	\$2.0M	\$2.6M	\$2.7M	\$3.1M	\$3.0M	\$3.0M	\$2.9M	\$2.3M
State	\$6.3M	\$8.0M	\$8.5M	\$9.5M	\$9.2M	\$9.3M	\$8.8M	\$7.1M
Federal	\$8.5M	\$11.2M	\$11.5M	\$12.0M	\$11.9M	\$11.9M	\$11.7M	\$9.2M
Total Taxes	\$17.5M	\$22.7M	\$23.7M	\$25.6M	\$25.2M	\$25.2M	\$24.4M	\$19.4M

Table 36. CONT...North Bullfrog Mine Annual Operation Impacts – Nye County.

	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Annual Average
Economic Activity						
Direct	\$46.0M	\$13.9M	\$10.5M	\$6.2M	\$0.2M	\$63.7M
Indirect	\$27.4M	\$8.2M	\$6.3M	\$3.7M	\$0.1M	\$37.9M
Induced	\$5.3M	\$1.5M	\$1.3M	\$0.7M	\$0.04M	\$7.6M
Total EA	\$78.7M	\$23.6M	\$18.1M	\$10.6M	\$0.3M	\$109.2M
Personal Income						
Direct	\$11.1M	\$3.1M	\$2.7M	\$1.6M	\$0.1M	\$16.3M
Indirect	\$5.0M	\$1.5M	\$1.1M	\$0.7M	\$0.02M	\$7.0M
Induced	\$1.2M	\$0.3M	\$0.3M	\$0.2M	\$0.01M	\$1.7M
Total PI	\$17.3M	\$4.9M	\$4.1M	\$2.5M	\$0.1M	\$25.0M
Employment						
Direct	97	27	24	14	1	142
Indirect	52	16	12	7	0.18	72
Induced	26	7	6	4	0.22	38
Total Jobs (FTE)	175	50	42	25	1.4	252
Taxes (Total)						
Sub-County	\$0.5M	\$0.1M	\$0.1M	\$0.06M	\$0.002M	\$0.6M
County	\$1.3M	\$0.4M	\$0.3M	\$0.2M	\$0.005M	\$1.8M
State	\$4.1M	\$1.2M	\$0.9M	\$0.6M	\$0.02M	\$5.7M
Federal	\$5.2M	\$1.5M	\$1.2M	\$0.7M	\$0.04M	\$7.4M
Total Taxes	\$11.1M	\$3.2M	\$2.5M	\$1.5M	\$0.06M	\$15.5M

Table 37 illustrates the economic sectors in Nye County that are most significantly affected by secondary indirect and induced effects because of investments in mine operations. Business transactions show that over 87% of these indirect effects primarily occur in four major sectors: mining, quarrying, and oil and gas extraction; In contrast, the induced effects, which result from household spending, show that the sectors of real estate and rental leasing, retail trade, health care and social assistance, and accommodation and food services gain the most from increased economic activity. This is an opportunity for Beatty to expand its economic base and capitalize on the increased economic activity that is generated by the North Bullfrog Mine operations.

Table 37. Nye County Indirect and Induced Top Impacts Sectors - Operations

Indirect Impacts (Business)	%	Induced (Household)	%
Mining, quarrying, and Oil and Gas Extraction	66.0%	Real Estate and Rental Leasing	29.6%
Utilities	7.3%	Retail Trade	13.7%
Manufacturing	7.3%	Health Care and Social Assistance	10.6%
Wholesale Trade	7.1%	Accommodations and Food Service	8.1%
Transportation and Warehousing	3.2%	Finance and Insurance	6.2%
Finance and Insurance	2.2%	Utilities	4.0%
Construction	2.2%	Art, Entertainment, and Recreation	3.8%
Admin & Support & Waste Management	1.4%	Other Services (except Public Administration)	3.8%
Real Estate & Rental Leasing	1.2%	Wholesale Trade	3.2%
Professional, Scientific, and Technical Services	0.8%	Information	3.2%
All Other Sectors	3.3%	All Other Sectors	20.2%

North Bullfrog Mine Annual Operation Impacts - Nevada

The following graph and Table 38 illustrate the expected annual economic impacts in Nevada, as well as the average annual impact throughout the entire thirteen-year period. The Appendix, Table A4, presents a detailed Nevada annual average impact table.

Total economic activity experiences considerable variation, reaching a high of \$207.4 million in the fourth year before dropping to \$0.4 million by the thirteenth year. We estimate the expected average annual impact of total economic activity at \$124.1 million; this includes \$63.7 million in direct expenditures, leading to an additional indirect and induced economic effect of \$60.4 million.

The North Bullfrog Mine operations' total personal income is expected to peak at \$51.6 million by the fourth year. The projected average annual impact on personal income is \$31.9 million, \$16.3 million of which is direct income, which generates \$15.6 million in indirect and induced personal income.

North Bullfrog Mine operations' total employment impact is expected to peak in the fourth year, generating approximately 558 jobs. The average annual employment impact is expected to be approximately 345 jobs; this comprises 142 direct jobs and 203 indirect and induced jobs.

The North Bullfrog Mine operation is expected to generate \$1.2 million in sub-county taxes, \$1.4 million in county taxes, and \$5.6 million in state taxes annually.

Table 38. North Bullfrog Mine Annual Operation Impacts – Nevada

	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032
Economic Activity								
Direct	\$70.5M	\$89.7M	\$95.7M	\$107.1M	\$104.3M	\$104.8M	\$99.5M	\$79.7M
Indirect	\$46.1M	\$58.6M	\$62.5M	\$69.9M	\$68.1M	\$68.4M	\$65.0M	\$52.0M
Induced	\$21.5M	\$28.5M	\$29.2M	\$30.4M	\$30.1M	\$30.2M	\$29.6M	\$23.3M
Total EA	\$138.1M	\$176.8M	\$187.4M	\$207.4M	\$202.5M	\$203.4M	\$194.1M	\$155.0M
Personal Income								
Direct	\$19.0M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$25.7M	\$20.1M
Indirect	\$10.9M	\$13.9M	\$14.8M	\$16.5M	\$16.1M	\$16.2M	\$15.4M	\$12.3M
Induced	\$6.6M	\$8.8M	\$9.0M	\$9.4M	\$9.3M	\$9.3M	\$9.1M	\$7.2M
Total PI	\$36.5M	\$48.3M	\$49.5M	\$51.6M	\$51.1M	\$51.2M	\$50.2M	\$39.6M
Employment								
Direct	165	224	224	224	224	224	224	175
Indirect	116	148	158	176	172	173	164	131
Induced	111	148	151	158	156	156	153	121
Total Jobs (FTE)	392	520	533	558	552	553	541	427
Taxes (Total)								
Sub-County	\$1.3M	\$1.7M	\$1.8M	\$2.0M	\$1.9M	\$1.9M	\$1.9M	\$1.5M
County	\$1.6M	\$2.0M	\$2.1M	\$2.4M	\$2.3M	\$2.3M	\$2.2M	\$1.8M
State	\$6.2M	\$8.0M	\$8.4M	\$9.3M	\$9.1M	\$9.2M	\$8.7M	\$7.0M
Federal	\$9.9M	\$13.1M	\$13.5M	\$14.1M	\$14.0M	\$14.0M	\$13.7M	\$10.8M
Total Taxes	\$19.1M	\$24.8M	\$28.8M	\$27.8M	\$27.3M	\$27.4M	\$26.5M	\$21.1M

Table 38. CONT... North Bullfrog Mine Annual Operation Impacts – Nevada

	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Annual Average
Economic Activity						
Direct	\$46.0M	\$13.9M	\$10.5M	\$6.2M	\$0.2M	\$63.7M
Indirect	\$30.1M	\$9.0M	\$6.9M	\$4.1M	\$0.1M	\$41.6M
Induced	\$13.1M	\$3.8M	\$3.2M	\$1.8M	\$0.1M	\$18.8M
Total EA	\$89.2M	\$26.7M	\$20.6M	\$12.1M	\$0.4M	\$124.1M
Personal Income						
Direct	\$11.1M	\$3.1M	\$2.7M	\$1.6M	\$0.1M	\$16.3M
Indirect	\$7.1M	\$2.1M	\$1.6M	\$1.0M	\$0.02M	\$9.8M
Induced	\$4.0M	\$1.2M	\$1.0M	\$0.6M	\$0.03M	\$5.8M
Total PI	\$22.2M	\$6.4M	\$5.3M	\$3.2M	\$0.15M	\$31.9M
Employment						
Direct	97	27	24	14	1	142
Indirect	76	23	17	10	0.27	105
Induced	68	19	16	10	0.52	98
Total Jobs (FTE)	241	69	57	34	1.8	345
Taxes (Total)						
Sub-County	\$0.9M	\$0.3M	\$0.2M	\$0.2M	\$0.04M	\$1.2M
County	\$1.0M	\$0.3M	\$0.2M	\$0.1M	\$0.04M	\$1.4M
State	\$4.0M	\$1.2M	\$0.9M	\$0.5M	\$0.2M	\$5.6M
Federal	\$6.1M	\$1.8M	\$1.5M	\$0.8M	\$0.4M	\$8.7M
Total Taxes	\$12.0M	\$3.6M	\$2.8M	\$1.6M	\$0.7M	\$16.9M

Table 39 illustrates the economic sectors in Nevada that are most significantly influenced by secondary indirect and induced effects because of investments in mine construction. Business transactions show that approximately 79% of these indirect effects concentrate in four primary sectors: mining, quarrying, and oil and gas extraction, wholesale trade, transportation and warehousing, and utilities. In contrast, the induced effects, which result from household spending, show that the sectors of real estate, , health care, and social assistance, finance and insurance, and retail trade gain the most from heightened economic activity.

Table 39. Nevada Indirect and Induced Top Impacts Sectors – Operations.

Indirect Impacts (Business)	%	Induced (Household)	%
Mining, quarrying, and Oil and Gas Extraction	57.0%	Real Estate and Rental Leasing	20.4%
Wholesale Trade	10.3%	Health Care and Social Assistance	13.7%
Transportation and Warehousing	6.3%	Finance and Insurance	11.7%
Utilities	5.3%	Retail Trade	10.7%
Finance and Insurance	4.8%	Accommodations and Food Service	7.4%
Professional, Scientific, and Technical Services	3.2%	Wholesale Trade	5.2%
Admin & Support & Waste Management	2.8%	Information	4.5%
Construction	2.6%	Other Services (except Public Administration)	4.3%
Manufacturing	2.2%	Professional, Scientific, and Technical Services	4.1%
Real Estate and Rental Leasing	2.2%	Transportation & Warehousing	3.7%
All Other Sectors	3.3%	All Other Sectors	14.2%

North Bullfrog Mine Social Impacts

The preceding section showed that the development of the North Bullfrog Mine in Beatty, Nevada, is expected to yield beneficial impacts on employment, income, and fiscal conditions in Nye County. This new development's job creation will likely increase demand for specialized positions, requiring the import of labor. By utilizing the findings from the baseline demographic and economic analysis along with the projected impacts, Nye County, and specifically the town of Beatty, can gain valuable insights into potential future population changes and the corresponding demands for public and private goods and services.

This segment of the report leverages the total direct job impacts calculated earlier and models different scenarios to project alterations in the total population and the corresponding requirements for housing, infrastructure, and community services. The primary challenge confronting the town of Beatty and Nye County regarding the large-scale development of the North Bullfrog Mine may stem from the scarcity of available land, developed infrastructure, and housing inventory. While many additional social impacts warrant further investigation for a project of this magnitude, gaining insight into the fundamental changes in population, housing, and overall infrastructure serve as a valuable initial step.

We examined four hypothetical scenarios to assess the impacts of projected increases in direct employment at the North Bullfrog Mine on population changes and housing needs. These scenarios illustrate various combinations of the current local workforce and new positions filled by individuals relocating to Beatty, resulting in an increased population. Since the North Bullfrog Mine is in proximity to the Town of Beatty, all scenarios and related analysis focus specifically on this town. All projections will encompass both the construction and operational phases of the total development.

Table 40. North Bullfrog Mine Direct Employment Sourcing Scenarios, In County versus Out of County.

Scenario One	North Bullfrog Mine will source 100% direct employment entirely from outside the Town of Beatty.
Scenario Two	North Bullfrog Mine will source 75% of its total direct employment from outside the Town of Beatty and 25% from within the Town of Beatty.
Scenario Three	North Bullfrog Mine will source 50% of its direct employment from outside the Town of Beatty and 50% from within the Town of Beatty.
Scenario Four	North Bullfrog Mine will source 25% of its total direct employment from outside the Town of Beatty and 75% from within the Town of Beatty.

Table 41 provides an overview of the employment ratios between local and imported labor for the construction and annual operations of the North Bullfrog Mine. The average annual employment during the three-year construction period is projected to be 157 jobs, comprising a combination of temporary local and imported jobs in Beatty. Depending on the job hiring scenarios, the number of new temporary jobs sourced from outside Beatty may vary from 157 (100% outside) to 40 (25% outside). This fluctuation will influence Beatty's overall population, housing availability, and overall business activities. It is important to note that the construction phase is temporary and serves as a pivotal opportunity for Beatty to begin adapting to the sustainable mining operations of the North Bullfrog Mine.

Over a period of thirteen years, the annual operations are projected to create an average of 142 jobs, which will be classified as permanent positions. The sourcing of these permanent roles may vary, with the possibility of all 142 jobs (100%) being filled by individuals from outside the Town of Beatty, or as few as 36 jobs (25%) being sourced externally. This development is expected to have a lasting impact on the population, housing, and business opportunities within Beatty.

Table 41. Estimated Direct Employment Construction & Annual Operations

Percent from Beatty	Percent Outside Beatty	Construction			Operations		
		Annual Average Jobs	Hired From Beatty	Hired From Outside Beatty	Annual Average Jobs	Hired From Beatty	Hired From Outside Beatty
0%	100%	157	0	157	142	0	142
25%	75%	157	40	117	142	36	106
50%	50%	157	78	79	142	71	71
75%	25%	157	117	40	142	106	36

North Bullfrog Mine Estimated Population Impacts

The construction and operations of the North Bullfrog Mine are expected to affect the existing population of Beatty. Table 42 presents a summary of population projections derived from various hiring scenarios intended to meet the employment needs of the North Bullfrog Mine. This analysis focuses solely on positions filled by individuals relocating from outside Beatty, thereby increasing the town's population. An average household size of 1.8 has been applied to estimate the potential growth in population. The changes in total population are calculated by multiplying the number of direct jobs filled by individuals from outside Beatty with the existing average household size of 1.8.

$$\text{Direct Employment from Outside Town of Beatty} * \text{Average Household Size} \\ = \text{Estimated New Population}$$

During the construction phase, the Town of Beatty will experience an influx of new residents expected to range from 72 to 283 individuals. This temporary workforce will contribute to a transient population, which may aid in the planning and transition towards sustainable operations at the North Bullfrog Mine. The projected population for sustainable operations closely mirrors that of the construction phase, with estimates indicating a range of 65 to 256 new residents.

Table 42. Estimated New Population from North Bullfrog Mine Construction and Operations in Beatty, Nevada.

	Construction			Operations		
	Jobs from Outside Beatty	Beatty HH Size	New Population	Jobs from Outside Beatty	Beatty HH Size	New Population
100%	157	1.8	283	142	1.8	256
75%	117	1.8	211	106	1.8	191
50%	79	1.8	142	71	1.8	128
25%	40	1.8	72	36	1.8	65

North Bullfrog Mine Estimated Housing Unit Impacts

The housing impacts for the Town of Beatty are assessed through an examination of the total housing inventory, current population, and the latest population projections, as outlined in Table 42. The foundational formula applied encompasses:

$$\begin{aligned} \text{Beatty Total Housing Units} / \text{Beatty Total Population} &= \text{Current Housing Units Per Capita (HUPC)} \\ 452 / 1,099 &= 0.411 \\ \text{New Population} \times \text{HUPC} &= \text{Housing Demand} \\ 283 \times 0.411 &= 116 \end{aligned}$$

Table 43 outlines the anticipated housing needs for both the construction and ongoing operations of the North Bullfrog Mine. In assessing various construction and operational scenarios, Beatty considers the currently available vacant housing and existing inventory, which fall short of meeting current housing requirements. During the construction phase, the influx of new residents in Beatty is expected to

necessitate between 116 housing units in the 100% scenario and 30 units in the 25% scenario. The transient nature of the workforce during this phase may lead to the need for temporary housing solutions. For the annual operational phase, Beatty is expected to require an additional 105 housing units under the 100% scenario and 27 units under the 25% scenario. These units will provide permanent housing for the workforce of the North Bullfrog Mine throughout the anticipated 13-year operational duration.

Table 43. Estimated Housing Demand from North Bullfrog Mine Construction and Operations in Beatty, Nevada.

	Construction Phase Jobs			Operating Phase Jobs		
	New Population	HUPC	Housing Units	New Population	HUPC	Housing Units
100%	283	0.411	116	256	0.411	105
75%	211	0.411	87	191	0.411	78
50%	142	0.411	58	128	0.411	53
25%	72	0.411	30	65	0.411	27

North Bullfrog Mine Estimated Other Impacts

Utilities

Water. Beatty shows that there is an adequate supply and a distribution system that can accommodate a population three times larger than the current figure of 1,099. However, water quality poses a significant issue because of elevated arsenic levels, which may necessitate enhancements to the current water treatment facility as the population grows.

Solid Waste. Beatty presently lacks a landfill, and there are no indications or intentions to build one. Currently use the landfill near Pahrump.

Public Safety

Fire & Emergency Medical Services. Beatty presently manages volunteer Fire and emergency medical services. Limited volunteer numbers significantly challenge Beatty's ability to provide sufficient services with any population growth. Both divisions require an increase in committed volunteers and the acquisition of modern equipment.

Law Enforcement. Nye County’s Central Area Command operates a substation in Beatty. The substation in Beatty encounters ongoing recruitment difficulties because of the challenges posed by the sparsely populated rural environment. As the population grows, there is potential for an increase in law enforcement personnel, highlighting the necessity for enhanced recruitment efforts.

Health

Healthcare. Beatty has no hospital facilities. Pahrump is home to the sole private healthcare facility in the county. The Amargosa Valley Medical Clinic stands as the only federally qualified health center catering to Nye County. As the population continues to grow, the demand for additional healthcare facilities to support the rural communities in Nye County becomes increasingly urgent. At present, residents are required to travel considerable distances to access basic and lifesaving medical services.

Public Health. Beatty has no local access to public health services. Nye County presently depends on the Department of Public and Behavioral Health (DPBH) for its services. However, the location of DPBH in Carson City poses challenges to accessing sufficient services because of travel constraints. To effectively serve both current and future populations, a centralized health authority is urgently required.

Education

Primary and Secondary Education. Beatty presently possesses the ability to accommodate additional students, with an excess capacity of 177 for grades K-8 and 115 for high school.

Lands

Federal Owned. Over 97% of the land in Nye County is under federal ownership, managed by agencies such as the Bureau of Land Management, Department of Defense, Department of Energy, Forest Service, National Park Service, and U.S. Fish and Wildlife Service. A significant initiative is underway in Nye County to advocate for the release of a small portion of these lands to support various economic development projects. Nye County identified Beatty as a key area for potential land transfers to facilitate housing, commercial, and retail development.

Private Owned. Beatty has limited areas of privately owned land. Notably, we identified three potential private properties: one 18-acre parcel in Beatty and two 40-acre parcels in Amargosa Valley. These properties’ zoning and water rights make them suitable for residential and commercial development.

Conclusions & Discussion

The North Bullfrog Mine's development and operation should bring long-term economic benefits to the Town of Beatty, Nye County, and Nevada. This proposed development will deliver the growth and stability that Beatty has been striving for. The expected economic advantages must contend with various challenges related to infrastructure enhancement, housing shortage, and improvements in community services. The Town of Beatty has a significant opportunity to leverage the heightened economic activity by utilizing its established industries and fostering new connections through entrepreneurial business initiatives. Collaborating with local, state, and federal agencies, as well as industry stakeholders, to tackle these opportunities can facilitate the achievement of the economic benefits detailed in the report.

APPENDIX

Table A1. Annual Construction Impacts (3-Year Average) – Nye County

	Direct	Indirect	Induced	Total	Employment	Income	Income Per Job
Ag., Forestry, Fishing, Hunting	\$0.00	\$28,287	\$9,635	\$37,923	0.25	\$21,086	\$84,344
Finance & Insurance	\$0.00	\$352,352	\$311,036	\$663,388	3.38	\$93,190	\$27,571
Real Estate and Rental Leasing	\$0.00	\$3,057,328	\$1,490,706	\$4,548,034	11.66	\$404,197	\$34,665
Prof., Scientific & Tech. Services	\$0.00	\$1,297,747	\$129,888	\$1,427,636	6.89	\$742,295	\$107,735
Mngmt of Companies & Enterp.	\$0.00	\$311,611	\$19,756	\$331,368	1.90	\$125,130	\$65,858
Admin. & Support & Waste Mngmt	\$0.00	\$1,016,844	\$133,672	\$1,150,516	8.22	\$557,197	\$67,786
Educational Services	\$0.00	\$1,448	\$24,889	\$26,338	0.34	\$10,526	\$30,959
Health Care & Social Assistance	\$0.00	\$194	\$532,410	\$532,604	4.46	\$278,256	\$62,389
Arts, Entert. & Recreation	\$0.00	\$32,771	\$191,328	\$224,100	1.47	\$60,753	\$41,329
Accomd. & Food Service	\$0.00	\$78,312	\$404,857	\$483,170	4.31	\$138,674	\$32,175
Other Services (except Pub. Admin)	\$0.00	\$411,199	\$190,035	\$601,234	5.31	\$258,573	\$48,695
Mining, Quarrying, & OG Ext.	\$0.00	\$1,114,588	\$34,795	\$1,149,383	2.40	\$143,682	\$59,868
Government Enterprises	\$0.00	\$88,993	\$16,060	\$105,054	0.94	\$83,519	\$88,850
Utilities	\$0.00	\$775,129	\$199,861	\$974,990	0.95	\$139,070	\$146,389
Construction	\$95,700,000	\$117,849	\$41,729	\$95,859,579	94.83	\$9,740,338	\$102,714
Manufacturing	\$0.00	\$5,485,199	\$148,677	\$5,633,877	9.89	\$814,607	\$82,367
Wholesale Trade	\$0.00	\$4,930,267	\$160,191	\$5,090,459	15.07	\$790,868	\$52,480
Retail Trade	\$0.00	\$2,840,745	\$686,330	\$3,527,075	30.61	\$1,077,785	\$35,210
Transportation & Warehousing	\$0.00	\$1,390,249	\$136,372	\$1,526,621	11.05	\$705,166	\$63,816
Information	\$0.00	\$529,705	\$158,676	\$688,381	1.55	\$67,777	\$43,727
Total	\$95,700,000	\$23,860,826	\$5,020,905	\$124,581,731	215	\$16,252,689	\$75,422
Sub-County General Taxes	\$0.00	\$0.00	\$0.00	\$0.00			
Sub-County Special District	\$158,962	\$197,453	\$37,043	\$393,458			
County Taxes	\$446,530	\$555,630	\$104,221	\$1,106,381			
State Taxes	\$1,381,609	\$1,722,886	\$3,427,597	\$6,532,092			
Federal Taxes	\$3,978,372	\$1,606,091	\$366,325	\$5,950,788			
Total Taxes	\$5,965,474	\$4,082,062	\$830,692	\$10,878,228			

Output Multiplier 1.30
Income Multiplier 1.67
Employment Multiplier 2.29

Table A2. Annual Construction Impacts (3-Year Average) – Nevada

	Direct	Indirect	Induced	Total	Employment	Income	Income Per Job
Ag., Forestry, Fishing, Hunting	\$0.00	\$13,138	\$8,597	\$21,735	0.16	\$6,071	\$37,944
Finance & Insurance	\$0.00	\$1,254,988	\$1,557,109	\$2,812,097	10.43	\$530,789	\$50,891
Real Estate and Rental Leasing	\$0.00	\$3,603,998	\$2,722,913	\$6,326,911	14.04	\$738,037	\$52,567
Prof., Scientific & Tech. Services	\$0.00	\$2,394,796	\$551,634	\$2,946,431	17.09	\$1,497,983	\$87,653
Mngmt of Companies & Enterp.	\$0.00	\$1,230,700	\$233,485	\$1,464,185	5.37	\$801,959	\$149,341
Admin. & Support & Waste Mngmt	\$0.00	\$1,415,868	\$416,072	\$1,831,940	15.99	\$780,520	\$48,813
Educational Services	\$0.00	\$5,541	\$153,597	\$159,138	1.82	\$94,604	\$51,980
Health Care & Social Assistance	\$0.00	\$218	\$1,827,634	\$1,827,852	13.29	\$1,029,447	\$77,460
Arts, Entert. & Recreation	\$0.00	\$90,592	\$350,715	\$441,307	2.87	\$153,729	\$53,564
Accomd. & Food Service	\$0.00	\$196,510	\$985,839	\$1,182,349	9.36	\$397,302	\$42,447
Other Services (except Pub. Admin)	\$0.00	\$546,209	\$566,245	\$1,112,454	9.95	\$560,440	\$56,326
Mining, Quarrying, & OG Ext.	\$0.00	\$266,325	\$12,353	\$278,678	0.73	\$48,625	\$66,610
Government Enterprises	\$0.00	\$228,853	\$205,384	\$434,237	1.68	\$166,681	\$99,215
Utilities	\$0.00	\$549,469	\$244,811	\$794,281	0.58	\$128,602	\$221,728
Construction	\$95,700,000	\$148,095	\$132,433	\$95,980,528	95.15	\$9,793,633	\$102,928
Manufacturing	\$0.00	\$4,356,006	\$129,861	\$4,485,867	9.91	\$915,979	\$92,430
Wholesale Trade	\$0.00	\$7,137,014	\$693,344	\$7,830,357	21.01	\$2,227,778	\$106,034
Retail Trade	\$0.00	\$1,963,738	\$1,428,581	\$3,392,320	25.66	\$1,202,249	\$46,853
Transportation & Warehousing	\$0.00	\$2,749,494	\$496,893	\$3,246,386	24.38	\$1,267,388	\$51,985
Information	\$0.00	\$967,256	\$601,311	\$1,568,567	3.26	\$325,663	\$99,897
Total	\$95,700,000	\$29,118,807	\$13,318,814	\$138,137,621	282.72	\$22,667,479	\$80,176
Sub-County General Taxes	\$91,069	\$103,091	\$47,711	\$241,871			
Sub-County Special District	\$149,705	\$169,108	\$78,264	\$397,077			
County Taxes	\$285,436	\$323,270	\$149,611	\$758,317			
State Taxes	\$1,123,731	\$1,272,621	\$588,981	\$2,985,333			
Federal Taxes	\$4,206,133	\$2,336,258	\$1,122,556	\$7,664,947			
Total Taxes	\$5,856,075	\$4,204,350	\$1,987,125	\$12,047,550			

Output Multiplier 1.44
Income Multiplier 2.31
Employment Multiplier 3.01

Table A3. Annual Operation Impacts (13-Year Average)– Nye County

	Direct	Indirect	Induced	Total	Employment	Income	Income Per Job
Ag., Forestry, Fishing, Hunting	\$0.00	33,890	14,665	48,555	0.32	\$27,188	\$84,963
Finance & Insurance	\$0.00	831,518	469,419	1,300,936	5.59	\$188,348	\$33,694
Real Estate and Rental Leasing	\$0.00	467,079	2,257,814	2,724,893	3.33	\$106,836	\$32,083
Prof., Scientific & Tech. Services	\$0.00	297,184	196,624	493,807	2.90	\$238,636	\$82,288
Mngmt of Companies & Enterp.	\$0.00	49,205	29,970	79,176	0.45	\$29,898	\$66,440
Admin. & Support & Waste Mngmt	\$0.00	545,380	202,966	748,346	6.02	\$321,665	\$53,433
Educational Services	\$0.00	245	37,555	37,800	0.49	\$15,107	\$30,831
Health Care & Social Assistance	\$0.00	44	807,827	807,871	6.76	\$422,080	\$62,438
Arts, Entert. & Recreation	\$0.00	8,658	290,528	299,186	1.98	\$83,388	\$42,115
Accomd. & Food Service	\$0.00	28,916	614,649	643,565	5.70	\$182,214	\$31,967
Other Services (except Pub. Admin)	\$0.00	64,191	288,486	352,676	3.99	\$133,662	\$33,499
Mining, Quarrying, & OG Ext.	\$63,700,000	25,049,543	52,973	88,810,924	181.85	\$20,999,827	\$115,479
Government Enterprises	\$0.00	40,626	24,436	65,062	0.54	\$48,310	\$89,463
Utilities	\$0.00	2,778,047	304,651	3,082,698	2.81	\$424,237	\$150,974
Construction	\$0.00	820,392	63,241	883,633	4.32	\$210,666	\$48,765
Manufacturing	\$0.00	2,767,092	226,428	2,993,520	0.49	\$127,151	\$259,492
Wholesale Trade	\$0.00	2,693,039	243,728	2,936,767	5.81	\$310,842	\$53,501
Retail Trade	\$0.00	134,481	1,043,129	1,177,610	10.50	\$440,630	\$41,965
Transportation & Warehousing	\$0.00	1,199,972	206,247	1,406,218	7.62	\$655,557	\$86,031
Information	\$0.00	121,170	241,633	362,802	0.92	\$37,376	\$40,626
Total	\$63,700,000	37,930,672	7,616,967	109,256,046	252	\$25,003,618	\$99,221
Sub-County General Taxes	\$0.00	\$0.00	\$0.00	\$0.00			
Sub-County Special District	\$331,540	\$260,560	\$56,234	\$648,334			
County Taxes	\$931,929	\$733,251	\$158,214	\$1,823,394			
State Taxes	\$2,885,801	\$2,273,789	\$490,487	\$5,650,077			
Federal Taxes	\$4,734,215	\$2,135,761	\$555,872	\$7,425,848			
Total Taxes	\$8,883,486	\$5,403,363	\$1,260,808	\$15,547,657			

Output Multiplier 1.71
Income Multiplier 1.53
Employment Multiplier 1.78

Table A4. Annual Operation Impacts (13-Year Annual Average) – Nevada

	Direct	Indirect	Induced	Total	Employment	Income	Income Per Job
Ag., Forestry, Fishing, Hunting	\$0.00	\$14,667	\$12,203	\$26,869	0.22	\$7,913	\$35,968
Finance & Insurance	\$0.00	\$2,014,687	\$2,195,918	\$4,210,606	14.78	\$789,480	\$53,415
Real Estate and Rental Leasing	\$0.00	\$898,772	\$3,851,659	\$4,750,430	8.10	\$367,587	\$45,381
Prof., Scientific & Tech. Services	\$0.00	\$1,346,984	\$779,397	\$2,126,382	12.78	\$1,118,577	\$87,526
Mngmt of Companies & Enterp.	\$0.00	\$288,985	\$330,169	\$619,153	2.27	\$339,121	\$149,393
Admin. & Support & Waste Mngmt	\$0.00	\$1,152,770	\$588,675	\$1,741,446	15.34	\$713,608	\$46,519
Educational Services	\$0.00	\$2,642	\$215,804	\$218,445	2.51	\$130,101	\$51,833
Health Care & Social Assistance	\$0.00	\$78	\$2,586,813	\$2,586,891	18.80	\$1,456,967	\$77,498
Arts, Entert. & Recreation	\$0.00	\$38,184	\$496,363	\$534,546	3.57	\$188,322	\$52,751
Accomd. & Food Service	\$0.00	\$102,098	\$1,394,569	\$1,496,668	11.83	\$497,866	\$42,085
Other Services (except Pub. Admin)	\$0.00	\$186,421	\$801,315	\$987,736	10.06	\$510,936	\$50,789
Mining, Quarrying, & OG Ext.	\$63,700,000	\$23,710,482	\$17,514	\$87,436,404	179.47	\$20,941,737	\$116,687
Government Enterprises	\$0.00	\$172,251	\$291,479	\$463,730	1.57	\$154,154	\$98,187
Utilities	\$0.00	\$2,186,651	\$347,580	\$2,534,231	1.74	\$391,786	\$225,164
Construction	\$0.00	\$1,097,141	\$187,384	\$1,284,525	4.79	\$398,555	\$83,206
Manufacturing	\$0.00	\$908,156	\$184,214	\$1,092,370	1.39	\$164,845	\$118,594
Wholesale Trade	\$0.00	\$4,271,643	\$983,090	\$5,254,733	13.40	\$1,364,695	\$101,843
Retail Trade	\$0.00	\$218,106	\$2,024,296	\$2,242,402	17.51	\$878,215	\$50,155
Transportation & Warehousing	\$0.00	\$2,634,790	\$701,295	\$3,336,085	21.82	\$1,254,010	\$57,471
Information	\$0.00	\$353,146	\$852,113	\$1,205,259	2.65	\$261,439	\$98,656
Total	\$63,700,000	\$41,598,654	\$18,841,850	\$124,148,911	344.60	\$31,929,913	\$92,658
Sub-County General Taxes	\$229,173	\$156,159	\$67,524	\$452,856			
Sub-County Special District	\$375,369	\$255,559	\$110,765	\$741,693			
County Taxes	\$718,873	\$489,935	\$211,740	\$1,420,548			
State Taxes	\$2,829,859	\$1,928,651	\$833,566	\$5,592,076			
Federal Taxes	\$4,423,383	\$2,700,475	\$1,588,382	\$8,712,240			
Total Taxes	\$8,576,659	\$5,530,781	\$2,811,980	\$16,919,420			

Output Multiplier 1.95
Income Multiplier 1.96
Employment Multiplier 2.43

REFERENCES

- Holland, D., H. Geier, and E. Schuster. (1997) Using Implan to Identify Rural Opportunities. United States department of Agriculture, Forest Service, Intermountain Research station, General technical review INT-GTR-350.
- IMPLAN Group, LLC. (2016). **IMPLAN System (data and software)**. 16740 Birkdale Commons Parkway, Suite 206, Huntersville, NC 28078, www.IMPLAN.com
- Lahr, M. (1993) “A Review of the Literature Supporting the Hybrid Approach to Constructing Regional Input-Output Models”, **Economic Systems Research**, 5(3): 277-293.
- Leontief, W. (1936). “Quantitative Input-Output Relations in the Economic System of the United States”. **The Review of Economics and Statistics**, 18:105-125.
- Baumol, W. (2000). “Leontief’s Great Leap Forward Beyond Quesney, Marx, and von Bortkiewicz”. **Economic Systems Research**, 12(2):141-152.
- Foran, B., M. Lenzen, and C. Dey. (2005). Balancing Act – A Triple Bottom Line Account of the Australian Economy, Canberra, ACT, Australia, CSIRO Resource Futures and the University of Sydney.
- U.S. Census Bureau (2024). American Community Survey, 2023. <https://www.census.gov/programs-surveys/acs/>