

**AGENDA OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
AFFORDABLE HOUSING PROGRAM, INC. (AHP)
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON
THURSDAY, April 25, 2024 AT 12:00 PM
IN THE COMMISSION CHAMBER
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

**ALL ITEMS ON THIS AGENDA ARE FOR POSSIBLE ACTION UNLESS
OTHERWISE NOTED**

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited. Public comment that is repetitious, slanderous, offensive and inflammatory, amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

3. FOR DISCUSSION AND POSSIBLE ACTION:

Approval of AHP, Inc. Resolution No. AHP-34 Authorizing the Executive Director or the Chief Administrative Officer to sign all required documents to pay-off the Senator Richard Bryant Loan held by Fannie Mae and service by SunAmerica Affordable Housing Partners Inc., in the estimated amount of \$2,672,436.91, using Non-Federal Developer Fees.

Background:

- A. SA Affordable Housing, LLC a Delaware limited liability company (“Original Lender”) made the Loan to Senator Richard Bryant (SRB) Apartments Limited Partnership (Borrower) and in connection therewith, Borrower executed the Note, Security Instrument and the other Loan Documents.
- B. Original Lender assigned, negotiated, and transferred its interest in the Note, Security Instrument, and all other Loan Documents to SunAmerica Affordable Housing Partner Inc. (Servicer). Servicer assigned, negotiated, and transferred its interest in the Note, Security Instrument and all other Loan Documents to Fannie Mae. Fannie Mae is now the owner and holder of the Note, Security Instrument and Loan Documents.

- C. Servicer services the Loan on behalf of Fannie Mae.
- D. The maturity date of the Note was March 1, 2024. Borrower requested a three-month extension of the maturity date.

The Maturity Date of the Note was extended to June 1, 2024 (the “Extended Maturity Date”)

As of the Effective Date, the unpaid principal balance of the note is \$2,672,436.91, and such unpaid balance shall bear interest at a rate of seven and two hundred eight-nine thousandths percent (7.289%) per annum, as set forth in the Note.

Action Requested: The Executive Director requests the Board approval of AHP, Inc. Resolution # AHP Inc.-34 authorizing the payoff of the Senator Richard Bryant Loan and become the Mortgagor and Servicer of the SRB Limited Partnership Loan using Non-Federal Developer Fees.

1.CITIZEN PARTICIPATION

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of AHP, Inc. until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all person’s equal opportunity to speak, each subject matter will be limited to twelve (12) minutes. As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Directors.

ADJOURNMENT

ITEM

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REINSTATEMENT, MODIFICATION
AND EXTENSION AGREEMENT

Fannie Mae Loan No.

THIS REINSTATEMENT, MODIFICATION AND EXTENSION AGREEMENT (this "Agreement") is made and entered into to be effective as of March 1, 2024 (the "Effective Date"), by and among SRB LIMITED PARTNERSHIP, a Nevada limited partnership ("Borrower"), Fannie Mae, a corporation organized and existing under the laws of the United States of America ("Fannie Mae"), and SunAmerica Affordable Housing Partners, Inc., a California corporation ("Servicer").

RECITALS

A. SA Affordable Housing, LLC, a Delaware limited liability company ("Original Lender") made the Loan to Borrower, and in connection therewith, Borrower executed the Note, Security Instrument and the other Loan Documents.

B. Original Lender assigned, negotiated and transferred its interest in the Note, Security Instrument, and all other Loan Documents to Servicer. Servicer assigned, negotiated and transferred its interest in the Note, Security Instrument and all other Loan Documents to Fannie Mae, as more fully set out in the Assignment of Security Instrument. Fannie Mae is now the owner and holder of the Note, Security Instrument and other Loan Documents.

C. Servicer services the Loan on behalf of Fannie Mae.

D. The maturity date of the Note was March 1, 2024. Borrower has requested a three-month extension of the maturity date.

E. Borrower, Fannie Mae, and Servicer wish to enter into this Agreement for the purpose of reinstating and extending the maturity date of the Note, and modifying certain terms of the Loan Documents, as provided herein.

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower, Fannie Mae, and Servicer hereby incorporate the above recitals herein and agree as follows:

ARTICLE ■

DEFINITIONS

Assignment of Security Instrument. The term "Assignment of Security Instrument" shall mean that certain Assignment of Security Instrument, executed by Original Lender to Servicer, dated July 20, 2007, and recorded on September 12, 2007, in the Official Records of Clark County, Nevada, as Instrument No. 20070912-0003163; and that certain Assignment of Security Instrument,

executed by Servicer to Fannie Mae, dated July 20, 2007, and recorded on September 12, 2007, in the Official Records of Clark County, Nevada, as Instrument No., pursuant to which Servicer assigned, negotiated and transferred its interest in the Loan to Fannie Mae.

Bankruptcy Event. The term "Bankruptcy Event" shall mean any one or more of the following:

- (a) the commencement, filing or continuation of a voluntary case or proceeding under one or more of the Insolvency Laws by Borrower;
- (b) the acknowledgment in writing by Borrower (other than to Lender in connection with a workout) that it is unable to pay its debts generally as they mature;
- (c) the making of a general assignment for the benefit of creditors by Borrower;
- (d) the commencement, filing or continuation of an involuntary case or proceeding under one or more Insolvency Laws against Borrower; or
- (e) the appointment of a receiver, liquidator, custodian, sequestrator, trustee or other similar officer who exercises control over Borrower or any substantial part of the assets of Borrower;

provided, however, that any proceeding or case under (d) or (e) above shall not be a Bankruptcy Event until the ninetieth (90th) day after filing (if not earlier dismissed) so long as such proceeding or case occurred without the consent, encouragement or active participation of Borrower, Guarantor, Key Principal, Principal or any Borrower Affiliate (in which event such case or proceeding shall be a Bankruptcy Event immediately).

Event of Default. The term "Event of Default" shall mean a breach of or default or Event of Default under the Note, the Security Instrument, the other Loan Documents or this Agreement.

Insolvency Laws. The term "Insolvency Laws" shall mean the United States Bankruptcy Code, 11 U.S.C. Section 101, et seq., together with any other federal or state law affecting debtor and creditor rights or relating to the bankruptcy, insolvency, reorganization, arrangement, moratorium, readjustment of debt, dissolution, liquidation or similar laws, proceedings, or equitable principles affecting the enforcement of creditors' rights, as amended from time to time.

Loan. The term "Loan" shall mean the loan evidenced by the Note and secured by the Loan Documents.

Loan Documents. The term "Loan Documents" shall mean the Note, the Security Instrument, related financing statements and all other documents and instruments executed and delivered in connection with the Loan and/or securing the indebtedness evidenced by the Note.

REINSTATEMENT, MODIFICATION

AND EXTENSION AGREEMENT-Fannie Mae Loan No. Page 2

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Note. The term "Note" shall mean that certain Multifamily Note dated March 1, 2006 in the original principal amount of \$3,700,000.00, from Borrower and payable to the order of Original Lender.

Property. The term "Property" shall mean the real property, improvements and all other property defined as the Property in the Security Instrument, located in Las Vegas, Clark County, Nevada; which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with improvements thereon known as the Senator Richard Bryan Senior Apartments.

Security instrument. The term "Security Instrument" shall mean that certain Multifamily Leasehold Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, executed by Borrower to Original Lender, dated March 1, 2006, and recorded on March 2, 2006, as Instrument No. in the Official Records of Clark County, Nevada.

Incorporation of Other Definitions. Terms which are defined in the Note, Security Instrument, and the other Loan Documents shall have the same meanings when used in this Agreement, unless a different definition is given herein or unless the context requires otherwise. In cases of multiple definitions or conflicts, the definitions set forth in this Agreement shall control.

ARTICLE II

REINSTATEMENT AND MODIFICATION

2.01 Agreement to Reinstate, Extend and Modify the Loan. The Note, Security Instrument and the other Loan Documents are hereby reinstated, in accordance with their respective terms and conditions. Borrower hereby renews, ratifies, affirms, and agrees that i) Borrower is and shall be primarily obligated for payment and performance of the Note and ii) the liens, security interests and assignment created and evidenced by the Security Instrument remain in full force and effect. Notwithstanding any implication or agreement herein relating to the reinstatement, extension and modification of the Loan Documents (including, without limitation, any prior course of conduct by any party hereto), Borrower agrees that Fannie Mae shall and will hereafter require full and prompt performance of any and all terms, conditions or requirements of all documents executed between, among or for the benefit of all parties signatory hereto. Borrower acknowledges and agrees that any performance or nonperformance of the terms of the Note, Security Instrument, or the other Loan Documents prior to the date of this Agreement shall not effect or diminish in any way the requirement of strict compliance of the Note, Security Instrument and the other Loan Documents. Borrower agrees to perform, in accordance with all their terms and conditions, the Note, Security Instrument and the other Loan Documents.

2.02 Conditions Precedent to Reinstatement, Extension and Modification of the Loan. As a consideration for and conditions precedent to the reinstatement, extension and modification of the Loan, Borrower and Fannie Mae hereby agree as follows:

REINSTATEMENT, MODIFICATION

a. Borrower shall have performed each of the obligations under this Agreement, including without limitation, payment of all amounts due under Section 2.04 and Section 3.08 herein, in a timely manner and in accordance with this Agreement.

2.03 Extension and Modification of Note, Security Instrument, and other Loan Documents.

a. The Maturity Date of the Note is hereby extended to June 1, 2024 (the "Extended Maturity Date"). From and after the Effective Date of this Agreement, all references in the Loan Documents to "Maturity Date" or "Maturity Date of the Note" shall mean the Extended Maturity Date. Notwithstanding the extension of the Maturity Date, no prepayment premium shall be payable in connection with any prepayment made under the Note during the extended term.

b. As of the Effective Date, the unpaid principal balance of the Note is \$2,672,436.91, and such unpaid principal balance shall bear interest at the rate of seven and two hundred eighty-nine thousandths percent (7.289%) per annum, as set forth in the Note.

c. Borrower shall continue to make monthly installments of principal and interest in the amount of TWENTY-FIVE THOUSAND THREE HUNDRED THIRTY EIGHT AND 47/100 Dollars (\$25,338.47) on the first day of each month, as set forth in the Note, until the Extended Maturity Date, when the remaining indebtedness shall be due and payable in full. Borrower shall, concurrently with making the payments described above, make the escrow payments required by the Loan Documents.

d. Section 9(e) of the Note is hereby amended to include the following additional clause (4):

(4) Waste or abandonment of the Mortgaged Property.

e. Section 9(d) of the Note is hereby amended to include the following additional clause (4):

(4) The occurrence of a Bankruptcy Event (but only if the Bankruptcy Event occurs with the consent, encouragement or active participation of Borrower, key Principal or any Borrower Affiliate.

2.04 Extension Fee. Concurrently with the execution of this Agreement and in consideration of the foregoing extension, Borrower shall pay Fannie Mae an extension fee in the amount of \$20,000.00 by federal wire transfer of good funds, as instructed by Fannie Mae.

2.05 Prior Defaults. Fannie Mae, without prejudice to or waiver of any right or remedy available to it by reason of the occurrence subsequent to the date hereof of an event constituting an Event of Default under the Note, Security Instrument or the other Loan Documents, hereby agrees to

REINSTATEMENT MODIFICATION

take no action with respect to any Event of Default which heretofore has occurred of which Fannie Mae has actual, current knowledge.

2.06 Continuing Validity. Borrower hereby extends the liens of the Security Instrument on the Property until the Note, as renewed and extended hereby, has been fully paid, and agrees that the reinstatement, extension and modification set forth herein shall in no manner affect or impair the Note or the liens securing the Note and that the liens of the Security Instrument shall not in any manner be waived, the purpose of this Agreement being simply to reinstate and extend the maturity date of the indebtedness evidenced by the Note and to carry forward all liens securing the Note. Borrower hereby acknowledges that the liens and security interests created and evidenced in the Security Instrument are valid and subsisting, and that the Note, the Security Instrument and the other Loan Documents shall remain in full force and effect, as modified herein. The validity, binding effect, enforceability or perfection of the Note, the Security Instrument, this Agreement or any of the other Loan Documents shall not be diminished in any way by this Agreement. Borrower further acknowledges and agrees that the Security Instrument is a first and superior lien on the Property. Borrower hereby further acknowledges and agrees that there are no offsets, claims or defenses to the Note or the Security Instrument or any other documents evidencing or securing the Loan. Borrower represents to Fannie Mae that to the best of Borrower's knowledge there exists no uncured Event of Default under the Note, the Security Instrument, or any other Loan Document.

2.07 Additional Documents. Contemporaneously with the execution and delivery hereof, and as a condition to the Fannie Mae's obligations hereunder, Borrower, at its sole cost and expense, shall obtain and deliver to Fannie Mae the executed Borrower Certificate in the form attached hereto as Exhibit B and incorporated herein for all purposes.

ARTICLE III

MISCELLANEOUS

3.01 Entire Agreement; Modification; Reinstatement. This Agreement embodies and constitutes the entire understanding among the parties with respect to the reinstatement and modification contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision herein may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument. The Note, Security Instrument and other Loan Documents shall remain in full force and effect and this Agreement shall have no effect on the priority or validity of the liens set forth in the Security Instrument or the other Loan Documents, which are incorporated herein by reference. Borrower hereby reaffirms the agreements made by it to Original Lender in connection with the Loan and agrees that, except to the extent modified hereby, all of such agreements remain in full force and effect.

3.02 Complete Release. Borrower hereby releases and forever discharges Fannie Mae, the Servicer, and their respective predecessors, successors, assigns, affiliates, officers, directors, employees, attorneys, agents and each current or substitute trustee under the Security Instrument (collectively, the "Indemnitee"), from all Claims, as defined below, and jointly and severally agree to indemnify Indemnitee, and hold them harmless from any and all claims, losses, causes of action, costs and expenses of every kind or character in connection with the Claims or the breach of this Agreement or the other Loan Documents. As used in this Agreement, the term "Claims" shall mean any and all possible claims, demands, actions, causes of action, costs, expenses and liabilities whatsoever, known or unknown, at law or in equity, originating in whole or in part, on or before the date of this Agreement, including but not limited to claims based on usury, violations of law relating to hazardous substance or environmental contamination, which the Borrower, or any of its beneficiaries, may now or hereafter have against the Indemnitee, if any, and irrespective of whether any such Claims arise out of contract, tort, violation of laws, or regulations, or otherwise in connection with any of the Loan Documents, including, without limitation, any contracting for, charging, taking, reserving, collecting or receiving interest in excess of the highest lawful rate applicable thereto and any loss, cost or damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of Indemnitee, including any breach or fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, conflict of interest, negligence, bad faith, malpractice, violations of the Racketeer Influenced and Corrupt Organizations Act, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy or any claim for wrongfully accelerating the Note or wrongfully attempting to foreclose on any collateral relating to the Note, but in each case only to the extent permitted by applicable law. This release is solely for the benefit of the Indemnitee and not for any third parties. This release is accepted by Fannie Mae and Servicer pursuant to this Agreement and shall not be construed as an admission of liability on the part of Fannie Mae or the Servicer. Borrower, Fannie Mae, and Servicer have negotiated this Agreement at arms' length, and Borrower is not in a disparate bargaining position relative to Fannie Mae and Servicer. Borrower has carefully evaluated the provisions of this Agreement. Borrower acknowledges and agrees that Borrower's relationship with Fannie Mae is strictly that of borrower to creditor, that no special relationship exists between Borrower and Fannie Mae and that Fannie Mae has no fiduciary obligation or similar obligation to Borrower. Fannie Mae hereby disclaims any and all implied obligations to Borrower, including but not limited to any obligation to consider or look out for the interests of Borrower and any other obligation not expressly stated in the Loan Documents or herein. Borrower hereby represents and warrants that Borrower is the current legal and beneficial owner of all Claims, if any, released hereby and it has not transferred, pledged or assigned or agreed to transfer, pledge or assign to any other individual or entity any of the Claims described in this section.

3.03 Conflicting Terms. In the event of any conflict between the terms hereof, the Note, the Security Instrument or any other Loan Document, the terms of this Agreement shall control.

3.04 It is expressly stipulated and agreed to be the intent of Borrower and Fannie Mae at all times to comply with applicable state law governing the maximum rate or amount of

REINSTATEMENT, MODIFICATION

AND EXTENSION AGREEMENT-Fannie Mae Loan No. Page 6

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interest payable on or in connection with the Note and the Loan contemplated by the Note (or applicable United States federal law to the extent that it permits Fannie Mae to contract for, charge, take, reserve or receive a greater amount of interest than under state law). If the applicable law is ever judicially interpreted so as to render usurious any amount called for under the Note or under the Security Instrument, this Agreement or any other Loan Document evidencing, securing or executed in connection with the Loan, or contracted for, charged, taken, reserved or received with respect to the Loan, or if acceleration of the maturity of the Note or if any prepayment by Borrower results in Borrower having paid any interest in excess of that permitted by law, then it is Borrower's and Fannie Mae's express intent that all excess amounts theretofore collected by Fannie Mae be credited on the principal balance of the Note (or, if the Note has been or would thereby be paid in full, refunded to Borrower), and the provisions of the Note, this Agreement, Security Instrument and the other Loan Documents immediately be deemed reformed and the amounts thereafter collectible hereunder and thereunder reduced, without the necessity of the execution of any new documents, so as to comply with the applicable law, but so as to permit the recovery of the fullest amount otherwise called for hereunder and thereunder. The rights to accelerate maturity of the Note does not include the right to accelerate any interest which has not otherwise accrued on the date of such acceleration, and Fannie Mae does not intend to collect any unearned interest in the event of acceleration. All sums paid or agreed to be paid to Fannie Mae for the use, forbearance or detention of the indebtedness evidenced by the Note or other Loan Documents shall, to the extent permitted by applicable law, be amortized, prorated, allocated and spread throughout the full term of such indebtedness until payment in full so that the rate or amount of interest on account of such indebtedness does not exceed the applicable usury ceiling. Notwithstanding any provision contained in the Note, the Security Instrument, this Agreement or in any of the other Loan Documents that permits the compounding of interest, including, without limitation, any provision by which any of the accrued interest is added to the principal amount of the Note, the total amount of interest that Borrower is obligated to pay and Fannie Mae is entitled to receive with respect to the Loan shall not exceed the amount calculated on a simple (i.e., non-compounded) interest basis at the maximum rate allowed by applicable law on principal amounts actually advanced to or for the account of Borrower, including all current and prior advances and any advances made pursuant to the Security Instrument, this Agreement or the other Loan Documents (such as for payment of taxes, insurance premiums and the like). The provisions of the Note and Security Instrument limiting the amount of interest which may be contracted for, charged or received on the indebtedness evidenced thereby and dealing with the rights and duties of the parties with respect to the charging or receiving of interest in excess of the maximum rate, are hereby incorporated in this Agreement by reference as though fully set forth herein. To the extent permitted by law, Borrower hereby waives and releases all claims and defenses based upon usury in connection with the execution of the Note, the borrowing of the Loan evidenced thereby and the execution of the Security Instrument.

3.05 Intentionally Omitted.

3.06 Electronic Signature and Counterparts. This Agreement may be signed or executed using electronic signatures. This Agreement may be executed in as many counterparts as necessary or convenient, including both counterparts that are executed on paper and counterparts that are electronic records and executed electronically. Each executed counterpart (and any copy

REINSTATEMENT MODIFICATION

of an executed counterpart that is an electronic record) shall be deemed an original, and all such counterparts shall constitute one and the same agreement. An electronic or other copy of a signed document shall be considered as effective as an original. By signing this Agreement, Borrower agrees that Fannie Mae and Servicer may deliver communications electronically, that this Agreement, other Loan Documents, and any communications may, at Fannie Mae and Servicer's option, be signed or executed using electronic signatures, and that the use of electronic records and signatures will be in place of written documents and handwritten signatures. If Borrower executes this Agreement electronically, Borrower agrees that the electronic mark affixed to this Agreement constitutes the signature of an individually legally authorized to act on behalf of Borrower and will be enforceable as and to the full extent of a hand-written signature.

3.07 No Oral Agreements. THIS AGREEMENT AND THE OTHER WRITINGS RELATING TO THE LOAN CONSTITUTE A WRITTEN AGREEMENT WHICH REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND WHICH MAYNOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES RELATING TO THE LOAN.

3.08 Costs and Expenses. Contemporaneously with the execution and delivery hereof, and as a condition to the effectiveness hereof, Borrower shall pay or cause to be paid, all accrued interest on the Note and all costs and expenses incident to the preparation hereof and the consummation of the transactions specified herein, including, without limitation, fees and expenses of legal counsel to Fannie Mae and Servicer.

3.09 Additional Documents. From time to time, as requested, Borrower shall execute and deliver to Fannie Mae such other and further documents and instruments evidencing and pertaining to the Loan as modified and amended hereby, as reasonably shall be requested by Fannie Mae so as to evidence or effect the terms and conditions hereof.

3.10 Applicable Law. This Agreement shall be governed by and construed according to the laws of the state or territory where the Property is situated (without giving effect to the principles of conflict of law of such state or territory).

[the remainder of this page is left intentionally blank; signature pages follow]

EXECUTED on the date first set forth above, to be effective as of the date first above written.

BORROWER:

SRB LIMITED PARTNERSHIP,
a Nevada limited partnership

By: **SRB GP, LLC,**
a Nevada limited liability company
Its: **General Partner**

By: **AFFORDABLE HOUSING PROGRAM INC.,**
a Nevada non-profit corporation
Its: **Manager**

By:
Name: **Frederick Haron**
Its: **Director/ Treasurer**

Address:

SRB LIMITED PARTNERSHIP
c/o Housing Authority of the City of Las Vegas
340 North II th Street
Las Vegas, Nevada 89101

EXECUTED on the date first set forth above, to be effective as of the date first above written.

SERVICER:

SunAmerica Affordable Housing Partners, Inc.,
a California corporation

By: NorthMarq Capital, LLC
a Minnesota limited liability company,
as Sub-Servicer

By:
Name:
Its: Senator Vice President

Address:

NorthMarq Capital, LLC
3500 American Boulevard West, Suite 500
Bloomington, Minnesota 55431

EXECUTED on the date first set forth above, to be effective as of the date first above written.

Address:

Fannie Mae
Midtown Center
1100 15th Street, NW
Washington, DC 20005

FANNIE MAE:

In DocuSigned by:
LIZ !.E
By: _____
David W. Miller, Assistant Vice President

CONSENT AND AGREEMENT OF KEY PRINCIPALS/GUARANTOR(S)

The undersigned, by virtue of the Limited Guaranty dated March 1, 2006 ("Limited Guaranty"), are guarantors of the payment of the Note and the performance of the Security Instrument and other Loan Documents hereby: (i) consent to the terms and conditions of the foregoing Reinstatement, Modification and Extension Agreement; (ii) agree that the Limited Guaranty shall continue to guarantee the payment of the Note, as modified hereby, to the extent and upon the terms and conditions contained in the Limited Guaranty; and (iii) acknowledge that the Limited Guaranty is otherwise unchanged and shall continue in full force and effect, and is hereby ratified, adopted and confirmed in all respects.

EXECUTED on the date first set forth above, to be effective as of the date first above written.


GUARANTOR:

SRB GP,LLC,
a Nevada limited liability company

By: AFFORDABLE HOUSING PROGRAM INC.,
a Nevada non-profit corporation

Its: Manager

By:

Name:  Fredrick Haron

Its: Director/Treasurer

COMMUNITY DEVELOPMENT PROGRAMS CENTER
OF NEVADA, INC.

By:

Name: Frank Hawkins

Its: Executive Director

EXHIBIT A

LEGAL DESCRIPTION

That portion of the Northwest Quarter (NW 114) of the Northwest Quarter (NW 114) of Section 25, Township 20 South, Range 61 East, MDM, City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (SW 114) of said Section 25; Thence South 88°26'25" East, along the South line thereof, a distance of 329.98 feet; Thence North 00°04'06" West, a distance of 30.01 feet to the Point of Beginning, being on the North line of Searles Avenue (60.00 feet wide); Thence continuing North 00°04'06" West, a distance of 531.78 feet; Thence South 88°20'04" East, a distance of 979.86 feet; Thence South 00°11'33" West, a distance of 529.91 feet to the North line of said Searles Avenue; Thence, along said North line, North 88°26'25" West, a distance of 977.39 feet to the Point of Beginning.

Assessor's Parcel No: 139-25-101-021

EXHIBITS

BORROWER CERTIFICATE (Extension)

THIS BORROWER CERTIFICATE ("Certificate") dated as of the date appearing with the Borrower's signature block on this Certificate ("Effective Date"), is made by SRB LIMITED PARTNERSHIP, a Nevada limited partnership, together with its permitted successors and assigns ("Borrower") and delivered to FANNIE MAE ("Fannie Mae"), a federally-chartered and stockholder-owned corporation organized and existing under the Federal National Mortgage Association Charter Act, 12 U.S.C. § 1716, et seq. by SunAmerica Affordable Housing Partners, Inc., a California corporation ("Servicer").

RECITALS

A. Borrower, Fannie Mae, and Servicer agree to the reinstatement, modification and extension (the "Extension") of the loan (the "Loan") evidenced by that certain Multifamily Note dated March 1, 2006, in the original principal sum of THREE MILLION SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,700,000.00), executed by Borrower and payable to the order of SA AFFORDABLE HOUSING, LLC, a Delaware limited liability company ("Original Lender") (the "Note"), secured by the liens and security agreements created by that certain Multifamily Leasehold Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement (hereinafter referred to as the "Security Instrument") covering certain real property, described therein and known as the Senator Richard Bryan Senior Apartments located in Las Vegas, Clark County, Nevada (the "Property"), such Security Instrument being executed by Borrower for the benefit of Original Lender dated March 1, 2006, and recorded on March 2, 2006, in the Official Records of Clark County, Nevada, as Instrument No., as assigned to SUNAMERICA AFFORDABLE HOUSING PARTNERS, INC., a California corporation ("Servicer") by Assignment of Security Instrument from Original Lender to Servicer (including any and all interim assignments, if applicable), dated July 20, 2007 and recorded on September 12, 2007 in the Official Records of Clark County Nevada, as Instrument No., as assigned to Fannie Mae by Assignment of Security Instrument from Servicer to Fannie Mae (including any and all interim assignments, if applicable), dated July 20, 2007, and recorded on September 12, 2007, in the Official Records of Clark County, Nevada, as Instrument No. ("Assignment of Security Instrument").

B. Servicer assigned, negotiated and transferred its interest in the Note, Security Instrument, and all other documents and instruments executed and delivered in connection with the Loan and/or securing the indebtedness evidenced by the Note (the "Loan Documents") to Fannie Mae, as more fully set out in the Assignment of Security Instrument. Fannie Mae is now the owner and holder of the Note, Security Instrument and other Loan Documents.

C. Servicer services the Loan on behalf of Fannie Mae.

REINSTATEMENT, MODIFICATION

In consideration of the above recitals and the promises contained in this Certificate, the receipt and sufficiency of which are acknowledged, the Borrower agrees *as* follows:

1. The Borrower has all requisite power and authority to carry on its business as now conducted and proposed to be conducted; the undersigned has the requisite individual power and authority to execute all documents and instruments executed by Borrower in connection with the Extension, including without limitation the Reinstatement, Modification and Extension Agreement (collectively, the "Extension Documents) on behalf of the Borrower and constitutes a legal and binding obligation of and will be enforceable against the Borrower.

2. All necessary action has been taken by the Borrower to authorize the execution, delivery and performance of the Extension Documents by the Borrower.

3. There is no action, suit or proceeding pending or to the best of Borrower's knowledge threatened, against Borrower before any court, administrative agency or arbitrator which questions the validity of any action taken or to be taken pursuant to or in connection with the Loan or the Extension.

4. No authorization, consent, approval or other action by or filing with, any state or federal court or governmental authority is required in connection with the execution and delivery by the Borrower of the Extension Documents.

5. All material permits, licenses or other authorizations or approvals necessary to operate a multifamily residential rental housing project were obtained by Borrower at the time of the Loan, and such permits, licenses and authorizations are current and in full force and effect.

6. No portion of the Property is presently damaged by fire, water, wind or other casualty and any previous damage has been fully restored. There has been no taking or notice of intended taking in condemnation or eminent domain proceedings.

7. All parties furnishing labor and materials to the Property have been paid in full and no claims are outstanding.

8. The execution and delivery of the Extension Documents (i) will not cause Borrower to be in violation of, or constitute a material default under the provisions of any agreement to which Borrower is a party or by which the Borrower is bound, and (ii) will not conflict with, or result in the breach of, any court judgment, decree, or order of any governmental body to which Borrower is subject.

9. There is no litigation or other claim pending before any court or administrative or other governmental body or overtly threatened by any written communication against Borrower or the Property.

10. Borrower is not aware of any additional information which in any way affects either the ability of the Borrower to enter into the Extension, or which in any way would affect the willingness of Fannie Mae to enter into the Extension.

11. There has been no significant change in any condition, fact, circumstances or events that would make any previous financial statements, submitted materials or representations previously given or made by Borrower in connection with the Loan or the Extension incorrect, incomplete or misleading.

12. No part of the Property is subject to a second mortgage, deed of trust, or other type of subordinate lien.

13. Borrower owns no assets other than the Property, and operates no other business or enterprise other than the management of the Property.

This Certificate is executed by the undersigned in connection with the Extension and Fannie Mae is entitled to rely on this Certificate for such purposes.

Dated as of March 11, 2024.

BORROWER:

SRB LIMITED PARTNERSHIP,
a Nevada limited partnership

By: SRB GP, LLC,
a Nevada limited liability company
Its: General Partner

By: AFFORDABLE HOUSING PROGRAM INC.,
a Nevada non-profit corporation
Its: Manager

By: 
Name: Fredrick Taron
Its: Director/treasurer



Northmarq

April 16, 2024

SRB Limited Partnership
c/o CDPCN
2009 Alta Drive
Las Vegas, NV 89106

Re: NMC Loan No.
Property: Senator Richard Bryan Senior Apts
Borrower: SRB Limited Partnership

To whom it may concern:

Pursuant to your request, I am enclosing the Payoff Statement for the above-identified loan with a payoff date of **April 29, 2024**. Please use the following wiring instructions for sending the payoff funds:

WIRING INSTRUCTIONS: US BANK MINNEAPOLIS, N.A.
US BANK PLACE, MINNEAPOLIS, MN
ABA # 091000022
CREDIT TO NORTHMARQ CAPITAL LLC
COLLECTION CLEARING TRUST ACCOUNT
ACCOUNT NO. 1 5
REFERENCE: Loan #210703

Payoff funds must be received no later than 2:00 p.m. C.S.T. on the date of payoff.

Upon receipt of funds for the amount due, we will arrange to have the release documents and UCC Terminations executed and recorded. Once they have been recorded, we will send the borrower the original instruments along with the canceled loan documents.

If you have any questions, please contact me at 952-837-8714 or bbrenteson@northmarq.com.

Thank you,

Blaine Brenteson
Asset Management Analyst II

Commercial Real Estate
Debt & Equity
Investment Sales
Loan Servicing

3500 American Blvd. W.
Suite 500
Bloomington, MN 55431

Northmarq.com
E bbrenteson@northmarq.com
O 952.837.8714

Estimated Payoff Demand Statement

Drafted: 4/16/2024



3500 American Boulevard West, Suite 500
Bloomington, MN 55431-4411

Borrower Name and Address:
SRB Limited Partnership
c/o CDPCN
2009 Alta Drive
Las Vegas Nevada 89106

Collateral Information:
Senator Richard Bryan Senior Apts

Las Vegas Nevada 89101

NorthMarq Loan # _____ Lender Loan # _____

Loan Type:	30 Day Month/360 Day Year
Note Date:	3/1/2006
Payoff Date:	4/29/2024
Next Due Date:	5/1/2024
Maturity Date:	6/1/2024
Interest Rate:	7.29%
Interest Per Diem:	\$537.40
Tax and Insurance Escrow Balance *** (refunded separately)	\$178,757.01
Replacement Reserves Balance *** (refunded separately)	\$358,666.41
Unpaid Principal Balance	\$2,654,170.32
plus Interest from 4/1/2024 to 4/30/2024 30 Days	\$16,121.87
plus NorthMarq Capital Payoff Processing & Recording Fee	\$350.00
Total Amount Due On 4/29/2024	\$2,670,642.19

***= Amounts subject to change prior to payoff.

The payoff quoted above is subject to final verification by the noteholder. Lender reserves the right to demand additional funds before or sub the release of the noteholder's security interest in the property securing the loan, to correct any error or omission in these figures made in gc whether mathematical, clerical, typographical, or otherwise. The payoff figure is also subject to change to reflect any transactions that may o after the date of this letter.

Payoff funds MUST be received by 2:00 PM C.S.T. or additional interest will be due.
Please see the attached Cover Letter for Wiring Instructions.

Notify Blaine Brenteson (952) 837-8714 at NorthMarq when Payoff funds are Wired

**Affordable Housing Program Inc.
Payoff of Note - Fannie Mae**

Payment of the following amounts will satisfy all obligations Senator Richard Bryan Senior Apt.

Original Loan	\$ 3,700,000.00
Issuance Date	3/1/2006
Maturity Date	3/1/2024
Interest Rate	7.29%
Amortized	360
Outstanding Balance	
Amount Due on 4/29/2024	\$ 2,671,915
Current Monthly Payment	\$ 25,338
Average Annual Payment	\$ 304,056

	Northmarq	SNRHA	Loan Commitment Letter
	\$ 3,700,000.00	\$ 2,671,915.00	\$ 2,696,153.00
Interest Rate	7.289%	7.289%	8.390%
3 yrs Interest Earned	n/a	\$ 547,257.00	\$ 664,615.00
Amortized	360 mons	170 mons	360 mons
Monthly Loan Payment	\$ 25,338	\$ 25,248	\$ 20,337
Pre-payment Penalty	n/a	none	1yr-5%; 2yr-3%

Loan Agreement between SRB LLC and AHP Inc.

SCENARIO #1	
Issuance Date	5/1/2024
Maturity Date	4/30/2029
Interest Rate - compounded at 7.289%	7.289%
Total Loan Payoff Amount 4/29/2024	\$ 2,671,915
Monthly Payment	\$ 25,248
Annual Payment	\$ 302,976
Total Loan Payments for 3yrs.	\$ 908,929
Total Interest Paid 3yrs.	\$ 547,257

Senator Richard Byrant Loan Amortization Table

	Enter values
Loan amount	\$ 2,671,915.07
Annual interest rate	7.289%
Loan period in years	5
Start date of loan	5/1/2024
Monthly payment	\$ 25,248.02
Number of payments	170
Total interest	\$ 1,620,248.56
Total cost of loan	\$ 4,292,163.63

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	6/1/2024	\$ 2,671,915.07	\$ 25,248.02	\$ 9,018.36	\$ 16,229.66	\$ 2,662,896.71
2	7/1/2024	\$ 2,662,896.71	\$ 25,248.02	\$ 9,073.14	\$ 16,174.88	\$ 2,653,823.56
3	8/1/2024	\$ 2,653,823.56	\$ 25,248.02	\$ 9,128.25	\$ 16,119.77	\$ 2,644,695.31
4	9/1/2024	\$ 2,644,695.31	\$ 25,248.02	\$ 9,183.70	\$ 16,064.32	\$ 2,635,511.61
5	10/1/2024	\$ 2,635,511.61	\$ 25,248.02	\$ 9,239.48	\$ 16,008.54	\$ 2,626,272.12
6	11/1/2024	\$ 2,626,272.12	\$ 25,248.02	\$ 9,295.61	\$ 15,952.41	\$ 2,616,976.52
7	12/1/2024	\$ 2,616,976.52	\$ 25,248.02	\$ 9,352.07	\$ 15,895.95	\$ 2,607,624.45
8	1/1/2025	\$ 2,607,624.45	\$ 25,248.02	\$ 9,408.88	\$ 15,839.15	\$ 2,598,215.57
9	2/1/2025	\$ 2,598,215.57	\$ 25,248.02	\$ 9,466.03	\$ 15,781.99	\$ 2,588,749.54
10	3/1/2025	\$ 2,588,749.54	\$ 25,248.02	\$ 9,523.53	\$ 15,724.50	\$ 2,579,226.02
11	4/1/2025	\$ 2,579,226.02	\$ 25,248.02	\$ 9,581.37	\$ 15,666.65	\$ 2,569,644.65
12	5/1/2025	\$ 2,569,644.65	\$ 25,248.02	\$ 9,639.57	\$ 15,608.45	\$ 2,560,005.07
13	6/1/2025	\$ 2,560,005.07	\$ 25,248.02	\$ 9,698.12	\$ 15,549.90	\$ 2,550,306.95
14	7/1/2025	\$ 2,550,306.95	\$ 25,248.02	\$ 9,757.03	\$ 15,490.99	\$ 2,540,549.92
15	8/1/2025	\$ 2,540,549.92	\$ 25,248.02	\$ 9,816.30	\$ 15,431.72	\$ 2,530,733.62
16	9/1/2025	\$ 2,530,733.62	\$ 25,248.02	\$ 9,875.92	\$ 15,372.10	\$ 2,520,857.70
17	10/1/2025	\$ 2,520,857.70	\$ 25,248.02	\$ 9,935.91	\$ 15,312.11	\$ 2,510,921.78
18	11/1/2025	\$ 2,510,921.78	\$ 25,248.02	\$ 9,996.26	\$ 15,251.76	\$ 2,500,925.52
19	12/1/2025	\$ 2,500,925.52	\$ 25,248.02	\$ 10,056.98	\$ 15,191.04	\$ 2,490,868.54
20	1/1/2026	\$ 2,490,868.54	\$ 25,248.02	\$ 10,118.07	\$ 15,129.95	\$ 2,480,750.47
21	2/1/2026	\$ 2,480,750.47	\$ 25,248.02	\$ 10,179.53	\$ 15,068.49	\$ 2,470,570.94
22	3/1/2026	\$ 2,470,570.94	\$ 25,248.02	\$ 10,241.36	\$ 15,006.66	\$ 2,460,329.58
23	4/1/2026	\$ 2,460,329.58	\$ 25,248.02	\$ 10,303.57	\$ 14,944.45	\$ 2,450,026.01
24	5/1/2026	\$ 2,450,026.01	\$ 25,248.02	\$ 10,366.16	\$ 14,881.87	\$ 2,439,659.85
25	6/1/2026	\$ 2,439,659.85	\$ 25,248.02	\$ 10,429.12	\$ 14,818.90	\$ 2,429,230.73
26	7/1/2026	\$ 2,429,230.73	\$ 25,248.02	\$ 10,492.47	\$ 14,755.55	\$ 2,418,738.26
27	8/1/2026	\$ 2,418,738.26	\$ 25,248.02	\$ 10,556.20	\$ 14,691.82	\$ 2,408,182.06
28	9/1/2026	\$ 2,408,182.06	\$ 25,248.02	\$ 10,620.32	\$ 14,627.70	\$ 2,397,561.74
29	10/1/2026	\$ 2,397,561.74	\$ 25,248.02	\$ 10,684.83	\$ 14,563.19	\$ 2,386,876.91
30	11/1/2026	\$ 2,386,876.91	\$ 25,248.02	\$ 10,749.73	\$ 14,498.29	\$ 2,376,127.17
31	12/1/2026	\$ 2,376,127.17	\$ 25,248.02	\$ 10,815.03	\$ 14,432.99	\$ 2,365,312.14

Senator Richard Byrant Loan Amortization Table

	Enter values
Loan amount	\$ 2,671,915.07
Annual interest rate	7.289%
Loan period in years	5
Start date of loan	5/1/2024
Monthly payment	\$ 25,248.02
Number of payments	170
Total interest	\$ 1,620,248.56
Total cost of loan	\$ 4,292,163.63

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
32	1/1/2027	\$ 2,365,312.14	\$ 25,248.02	\$ 10,880.72	\$ 14,367.30	\$ 2,354,431.42
33	2/1/2027	\$ 2,354,431.42	\$ 25,248.02	\$ 10,946.81	\$ 14,301.21	\$ 2,343,484.61
34	3/1/2027	\$ 2,343,484.61	\$ 25,248.02	\$ 11,013.31	\$ 14,234.72	\$ 2,332,471.30
35	4/1/2027	\$ 2,332,471.30	\$ 25,248.02	\$ 11,080.20	\$ 14,167.82	\$ 2,321,391.10
36	5/1/2027	\$ 2,321,391.10	\$ 25,248.02	\$ 11,147.50	\$ 14,100.52	\$ 2,310,243.60
37	6/1/2027	\$ 2,310,243.60	\$ 25,248.02	\$ 11,215.22	\$ 14,032.80	\$ 2,299,028.38
38	7/1/2027	\$ 2,299,028.38	\$ 25,248.02	\$ 11,283.34	\$ 13,964.68	\$ 2,287,745.04
39	8/1/2027	\$ 2,287,745.04	\$ 25,248.02	\$ 11,351.88	\$ 13,896.14	\$ 2,276,393.16
40	9/1/2027	\$ 2,276,393.16	\$ 25,248.02	\$ 11,420.83	\$ 13,827.19	\$ 2,264,972.33
41	10/1/2027	\$ 2,264,972.33	\$ 25,248.02	\$ 11,490.20	\$ 13,757.82	\$ 2,253,482.13
42	11/1/2027	\$ 2,253,482.13	\$ 25,248.02	\$ 11,560.00	\$ 13,688.03	\$ 2,241,922.14
43	12/1/2027	\$ 2,241,922.14	\$ 25,248.02	\$ 11,630.21	\$ 13,617.81	\$ 2,230,291.92
44	1/1/2028	\$ 2,230,291.92	\$ 25,248.02	\$ 11,700.86	\$ 13,547.16	\$ 2,218,591.07
45	2/1/2028	\$ 2,218,591.07	\$ 25,248.02	\$ 11,771.93	\$ 13,476.09	\$ 2,206,819.14
46	3/1/2028	\$ 2,206,819.14	\$ 25,248.02	\$ 11,843.43	\$ 13,404.59	\$ 2,194,975.70
47	4/1/2028	\$ 2,194,975.70	\$ 25,248.02	\$ 11,915.37	\$ 13,332.65	\$ 2,183,060.33
48	5/1/2028	\$ 2,183,060.33	\$ 25,248.02	\$ 11,987.75	\$ 13,260.27	\$ 2,171,072.58
49	6/1/2028	\$ 2,171,072.58	\$ 25,248.02	\$ 12,060.56	\$ 13,187.46	\$ 2,159,012.02
50	7/1/2028	\$ 2,159,012.02	\$ 25,248.02	\$ 12,133.82	\$ 13,114.20	\$ 2,146,878.20
51	8/1/2028	\$ 2,146,878.20	\$ 25,248.02	\$ 12,207.53	\$ 13,040.50	\$ 2,134,670.67
52	9/1/2028	\$ 2,134,670.67	\$ 25,248.02	\$ 12,281.68	\$ 12,966.35	\$ 2,122,388.99
53	10/1/2028	\$ 2,122,388.99	\$ 25,248.02	\$ 12,356.28	\$ 12,891.74	\$ 2,110,032.72
54	11/1/2028	\$ 2,110,032.72	\$ 25,248.02	\$ 12,431.33	\$ 12,816.69	\$ 2,097,601.39
55	12/1/2028	\$ 2,097,601.39	\$ 25,248.02	\$ 12,506.84	\$ 12,741.18	\$ 2,085,094.55
56	1/1/2029	\$ 2,085,094.55	\$ 25,248.02	\$ 12,582.81	\$ 12,665.21	\$ 2,072,511.74
57	2/1/2029	\$ 2,072,511.74	\$ 25,248.02	\$ 12,659.24	\$ 12,588.78	\$ 2,059,852.50
58	3/1/2029	\$ 2,059,852.50	\$ 25,248.02	\$ 12,736.13	\$ 12,511.89	\$ 2,047,116.36
59	4/1/2029	\$ 2,047,116.36	\$ 25,248.02	\$ 12,813.50	\$ 12,434.53	\$ 2,034,302.87
60	5/1/2029	\$ 2,034,302.87	\$ 25,248.02	\$ 12,891.33	\$ 12,356.69	\$ 2,021,411.54
61	6/1/2029	\$ 2,021,411.54	\$ 25,248.02	\$ 12,969.63	\$ 12,278.39	\$ 2,008,441.91
62	7/1/2029	\$ 2,008,441.91	\$ 25,248.02	\$ 13,048.41	\$ 12,199.61	\$ 1,995,393.50

Senator Richard Byrant Loan Amortization Table

	Enter values
Loan amount	\$ 2,671,915.07
Annual interest rate	7.289%
Loan period in years	5
Start date of loan	5/1/2024
Monthly payment	\$ 25,248.02
Number of payments	170
Total interest	\$ 1,620,248.56
Total cost of loan	\$ 4,292,163.63

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
63	8/1/2029	\$ 1,995,393.50	\$ 25,248.02	\$ 13,127.67	\$ 12,120.35	\$ 1,982,265.83
64	9/1/2029	\$ 1,982,265.83	\$ 25,248.02	\$ 13,207.41	\$ 12,040.61	\$ 1,969,058.42
65	10/1/2029	\$ 1,969,058.42	\$ 25,248.02	\$ 13,287.63	\$ 11,960.39	\$ 1,955,770.79
66	11/1/2029	\$ 1,955,770.79	\$ 25,248.02	\$ 13,368.34	\$ 11,879.68	\$ 1,942,402.45
67	12/1/2029	\$ 1,942,402.45	\$ 25,248.02	\$ 13,449.55	\$ 11,798.48	\$ 1,928,952.90
68	1/1/2030	\$ 1,928,952.90	\$ 25,248.02	\$ 13,531.24	\$ 11,716.78	\$ 1,915,421.66
69	2/1/2030	\$ 1,915,421.66	\$ 25,248.02	\$ 13,613.43	\$ 11,634.59	\$ 1,901,808.23
70	3/1/2030	\$ 1,901,808.23	\$ 25,248.02	\$ 13,696.12	\$ 11,551.90	\$ 1,888,112.11
71	4/1/2030	\$ 1,888,112.11	\$ 25,248.02	\$ 13,779.31	\$ 11,468.71	\$ 1,874,332.79
72	5/1/2030	\$ 1,874,332.79	\$ 25,248.02	\$ 13,863.01	\$ 11,385.01	\$ 1,860,469.78
73	6/1/2030	\$ 1,860,469.78	\$ 25,248.02	\$ 13,947.22	\$ 11,300.80	\$ 1,846,522.57
74	7/1/2030	\$ 1,846,522.57	\$ 25,248.02	\$ 14,031.94	\$ 11,216.09	\$ 1,832,490.63
75	8/1/2030	\$ 1,832,490.63	\$ 25,248.02	\$ 14,117.17	\$ 11,130.85	\$ 1,818,373.46
76	9/1/2030	\$ 1,818,373.46	\$ 25,248.02	\$ 14,202.92	\$ 11,045.10	\$ 1,804,170.54
77	10/1/2030	\$ 1,804,170.54	\$ 25,248.02	\$ 14,289.19	\$ 10,958.83	\$ 1,789,881.36
78	11/1/2030	\$ 1,789,881.36	\$ 25,248.02	\$ 14,375.98	\$ 10,872.04	\$ 1,775,505.37
79	12/1/2030	\$ 1,775,505.37	\$ 25,248.02	\$ 14,463.31	\$ 10,784.72	\$ 1,761,042.07
80	1/1/2031	\$ 1,761,042.07	\$ 25,248.02	\$ 14,551.16	\$ 10,696.86	\$ 1,746,490.91
81	2/1/2031	\$ 1,746,490.91	\$ 25,248.02	\$ 14,639.54	\$ 10,608.48	\$ 1,731,851.36
82	3/1/2031	\$ 1,731,851.36	\$ 25,248.02	\$ 14,728.47	\$ 10,519.55	\$ 1,717,122.90
83	4/1/2031	\$ 1,717,122.90	\$ 25,248.02	\$ 14,817.93	\$ 10,430.09	\$ 1,702,304.96
84	5/1/2031	\$ 1,702,304.96	\$ 25,248.02	\$ 14,907.94	\$ 10,340.08	\$ 1,687,397.03
85	6/1/2031	\$ 1,687,397.03	\$ 25,248.02	\$ 14,998.49	\$ 10,249.53	\$ 1,672,398.54
86	7/1/2031	\$ 1,672,398.54	\$ 25,248.02	\$ 15,089.59	\$ 10,158.43	\$ 1,657,308.94
87	8/1/2031	\$ 1,657,308.94	\$ 25,248.02	\$ 15,181.25	\$ 10,066.77	\$ 1,642,127.69
88	9/1/2031	\$ 1,642,127.69	\$ 25,248.02	\$ 15,273.46	\$ 9,974.56	\$ 1,626,854.23
89	10/1/2031	\$ 1,626,854.23	\$ 25,248.02	\$ 15,366.24	\$ 9,881.78	\$ 1,611,487.99
90	11/1/2031	\$ 1,611,487.99	\$ 25,248.02	\$ 15,459.57	\$ 9,788.45	\$ 1,596,028.42
91	12/1/2031	\$ 1,596,028.42	\$ 25,248.02	\$ 15,553.48	\$ 9,694.54	\$ 1,580,474.94
92	1/1/2032	\$ 1,580,474.94	\$ 25,248.02	\$ 15,647.95	\$ 9,600.07	\$ 1,564,826.98
93	2/1/2032	\$ 1,564,826.98	\$ 25,248.02	\$ 15,743.00	\$ 9,505.02	\$ 1,549,083.98

Senator Richard Byrant Loan Amortization Table

	Enter values
Loan amount	\$ 2,671,915.07
Annual interest rate	7.289%
Loan period in years	5
Start date of loan	5/1/2024
Monthly payment	\$ 25,248.02
Number of payments	170
Total interest	\$ 1,620,248.56
Total cost of loan	\$ 4,292,163.63

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
94	3/1/2032	\$ 1,549,083.98	\$ 25,248.02	\$ 15,838.63	\$ 9,409.39	\$ 1,533,245.36
95	4/1/2032	\$ 1,533,245.36	\$ 25,248.02	\$ 15,934.83	\$ 9,313.19	\$ 1,517,310.52
96	5/1/2032	\$ 1,517,310.52	\$ 25,248.02	\$ 16,031.62	\$ 9,216.40	\$ 1,501,278.90
97	6/1/2032	\$ 1,501,278.90	\$ 25,248.02	\$ 16,129.00	\$ 9,119.02	\$ 1,485,149.89
98	7/1/2032	\$ 1,485,149.89	\$ 25,248.02	\$ 16,226.97	\$ 9,021.05	\$ 1,468,922.92
99	8/1/2032	\$ 1,468,922.92	\$ 25,248.02	\$ 16,325.54	\$ 8,922.48	\$ 1,452,597.38
100	9/1/2032	\$ 1,452,597.38	\$ 25,248.02	\$ 16,424.70	\$ 8,823.32	\$ 1,436,172.68
101	10/1/2032	\$ 1,436,172.68	\$ 25,248.02	\$ 16,524.47	\$ 8,723.55	\$ 1,419,648.21
102	11/1/2032	\$ 1,419,648.21	\$ 25,248.02	\$ 16,624.84	\$ 8,623.18	\$ 1,403,023.37
103	12/1/2032	\$ 1,403,023.37	\$ 25,248.02	\$ 16,725.82	\$ 8,522.20	\$ 1,386,297.54
104	1/1/2033	\$ 1,386,297.54	\$ 25,248.02	\$ 16,827.42	\$ 8,420.60	\$ 1,369,470.13
105	2/1/2033	\$ 1,369,470.13	\$ 25,248.02	\$ 16,929.63	\$ 8,318.39	\$ 1,352,540.49
106	3/1/2033	\$ 1,352,540.49	\$ 25,248.02	\$ 17,032.46	\$ 8,215.56	\$ 1,335,508.03
107	4/1/2033	\$ 1,335,508.03	\$ 25,248.02	\$ 17,135.92	\$ 8,112.10	\$ 1,318,372.11
108	5/1/2033	\$ 1,318,372.11	\$ 25,248.02	\$ 17,240.01	\$ 8,008.01	\$ 1,301,132.10
109	6/1/2033	\$ 1,301,132.10	\$ 25,248.02	\$ 17,344.73	\$ 7,903.29	\$ 1,283,787.37
110	7/1/2033	\$ 1,283,787.37	\$ 25,248.02	\$ 17,450.08	\$ 7,797.94	\$ 1,266,337.29
111	8/1/2033	\$ 1,266,337.29	\$ 25,248.02	\$ 17,556.08	\$ 7,691.94	\$ 1,248,781.21
112	9/1/2033	\$ 1,248,781.21	\$ 25,248.02	\$ 17,662.72	\$ 7,585.31	\$ 1,231,118.49
113	10/1/2033	\$ 1,231,118.49	\$ 25,248.02	\$ 17,770.00	\$ 7,478.02	\$ 1,213,348.49
114	11/1/2033	\$ 1,213,348.49	\$ 25,248.02	\$ 17,877.94	\$ 7,370.08	\$ 1,195,470.55
115	12/1/2033	\$ 1,195,470.55	\$ 25,248.02	\$ 17,986.53	\$ 7,261.49	\$ 1,177,484.01
116	1/1/2034	\$ 1,177,484.01	\$ 25,248.02	\$ 18,095.79	\$ 7,152.23	\$ 1,159,388.23
117	2/1/2034	\$ 1,159,388.23	\$ 25,248.02	\$ 18,205.70	\$ 7,042.32	\$ 1,141,182.52
118	3/1/2034	\$ 1,141,182.52	\$ 25,248.02	\$ 18,316.29	\$ 6,931.73	\$ 1,122,866.24
119	4/1/2034	\$ 1,122,866.24	\$ 25,248.02	\$ 18,427.54	\$ 6,820.48	\$ 1,104,438.69
120	5/1/2034	\$ 1,104,438.69	\$ 25,248.02	\$ 18,539.48	\$ 6,708.54	\$ 1,085,899.21
121	6/1/2034	\$ 1,085,899.21	\$ 25,248.02	\$ 18,652.09	\$ 6,595.93	\$ 1,067,247.13
122	7/1/2034	\$ 1,067,247.13	\$ 25,248.02	\$ 18,765.38	\$ 6,482.64	\$ 1,048,481.74
123	8/1/2034	\$ 1,048,481.74	\$ 25,248.02	\$ 18,879.37	\$ 6,368.65	\$ 1,029,602.37
124	9/1/2034	\$ 1,029,602.37	\$ 25,248.02	\$ 18,994.04	\$ 6,253.98	\$ 1,010,608.33

Senator Richard Byrant Loan Amortization Table

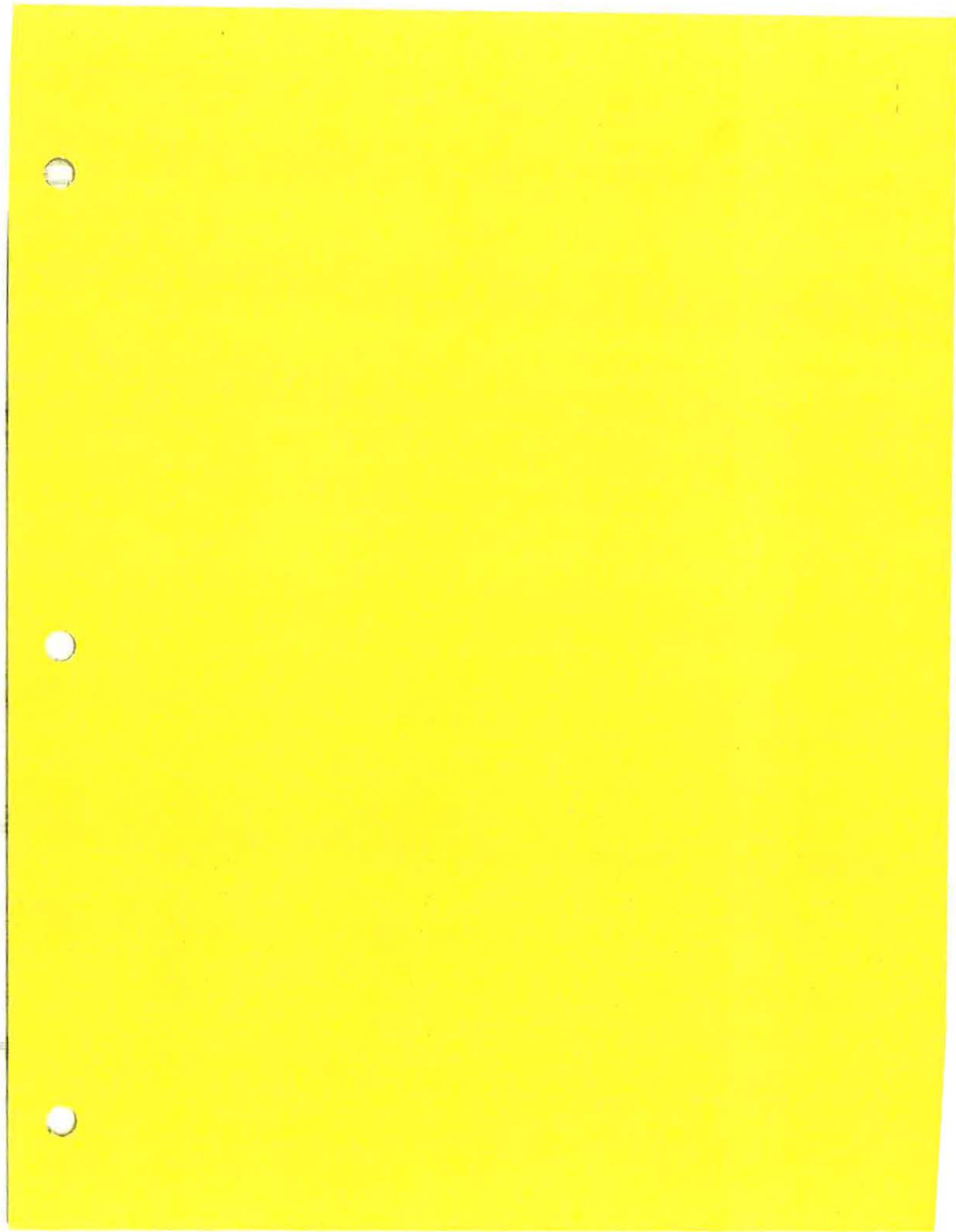
	Enter values
Loan amount	\$ 2,671,915.07
Annual interest rate	7.289%
Loan period in years	5
Start date of loan	5/1/2024
Monthly payment	\$ 25,248.02
Number of payments	170
Total interest	\$ 1,620,248.56
Total cost of loan	\$ 4,292,163.63

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
125	10/1/2034	\$ 1,010,608.33	\$ 25,248.02	\$ 19,109.42	\$ 6,138.60	\$ 991,498.91
126	11/1/2034	\$ 991,498.91	\$ 25,248.02	\$ 19,225.49	\$ 6,022.53	\$ 972,273.42
127	12/1/2034	\$ 972,273.42	\$ 25,248.02	\$ 19,342.27	\$ 5,905.75	\$ 952,931.15
128	1/1/2035	\$ 952,931.15	\$ 25,248.02	\$ 19,459.76	\$ 5,788.26	\$ 933,471.39
129	2/1/2035	\$ 933,471.39	\$ 25,248.02	\$ 19,577.96	\$ 5,670.06	\$ 913,893.43
130	3/1/2035	\$ 913,893.43	\$ 25,248.02	\$ 19,696.88	\$ 5,551.14	\$ 894,196.55
131	4/1/2035	\$ 894,196.55	\$ 25,248.02	\$ 19,816.52	\$ 5,431.50	\$ 874,380.02
132	5/1/2035	\$ 874,380.02	\$ 25,248.02	\$ 19,936.89	\$ 5,311.13	\$ 854,443.13
133	6/1/2035	\$ 854,443.13	\$ 25,248.02	\$ 20,057.99	\$ 5,190.03	\$ 834,385.14
134	7/1/2035	\$ 834,385.14	\$ 25,248.02	\$ 20,179.83	\$ 5,068.19	\$ 814,205.32
135	8/1/2035	\$ 814,205.32	\$ 25,248.02	\$ 20,302.40	\$ 4,945.62	\$ 793,902.91
136	9/1/2035	\$ 793,902.91	\$ 25,248.02	\$ 20,425.72	\$ 4,822.30	\$ 773,477.19
137	10/1/2035	\$ 773,477.19	\$ 25,248.02	\$ 20,549.79	\$ 4,698.23	\$ 752,927.40
138	11/1/2035	\$ 752,927.40	\$ 25,248.02	\$ 20,674.61	\$ 4,573.41	\$ 732,252.78
139	12/1/2035	\$ 732,252.78	\$ 25,248.02	\$ 20,800.20	\$ 4,447.83	\$ 711,452.59
140	1/1/2036	\$ 711,452.59	\$ 25,248.02	\$ 20,926.54	\$ 4,321.48	\$ 690,526.05
141	2/1/2036	\$ 690,526.05	\$ 25,248.02	\$ 21,053.65	\$ 4,194.37	\$ 669,472.40
142	3/1/2036	\$ 669,472.40	\$ 25,248.02	\$ 21,181.53	\$ 4,066.49	\$ 648,290.86
143	4/1/2036	\$ 648,290.86	\$ 25,248.02	\$ 21,310.19	\$ 3,937.83	\$ 626,980.67
144	5/1/2036	\$ 626,980.67	\$ 25,248.02	\$ 21,439.64	\$ 3,808.39	\$ 605,541.03
145	6/1/2036	\$ 605,541.03	\$ 25,248.02	\$ 21,569.86	\$ 3,678.16	\$ 583,971.17
146	7/1/2036	\$ 583,971.17	\$ 25,248.02	\$ 21,700.88	\$ 3,547.14	\$ 562,270.28
147	8/1/2036	\$ 562,270.28	\$ 25,248.02	\$ 21,832.70	\$ 3,415.32	\$ 540,437.59
148	9/1/2036	\$ 540,437.59	\$ 25,248.02	\$ 21,965.31	\$ 3,282.71	\$ 518,472.27
149	10/1/2036	\$ 518,472.27	\$ 25,248.02	\$ 22,098.73	\$ 3,149.29	\$ 496,373.54
150	11/1/2036	\$ 496,373.54	\$ 25,248.02	\$ 22,232.97	\$ 3,015.06	\$ 474,140.57
151	12/1/2036	\$ 474,140.57	\$ 25,248.02	\$ 22,368.01	\$ 2,880.01	\$ 451,772.56
152	1/1/2037	\$ 451,772.56	\$ 25,248.02	\$ 22,503.88	\$ 2,744.14	\$ 429,268.68
153	2/1/2037	\$ 429,268.68	\$ 25,248.02	\$ 22,640.57	\$ 2,607.45	\$ 406,628.11
154	3/1/2037	\$ 406,628.11	\$ 25,248.02	\$ 22,778.09	\$ 2,469.93	\$ 383,850.01
155	4/1/2037	\$ 383,850.01	\$ 25,248.02	\$ 22,916.45	\$ 2,331.57	\$ 360,933.56

Senator Richard Byrant Loan Amortization Table

	Enter values
Loan amount	\$ 2,671,915.07
Annual interest rate	7.289%
Loan period in years	5
Start date of loan	5/1/2024
Monthly payment	\$ 25,248.02
Number of payments	170
Total interest	\$ 1,620,248.56
Total cost of loan	\$ 4,292,163.63

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
156	5/1/2037	\$ 360,933.56	\$ 25,248.02	\$ 23,055.65	\$ 2,192.37	\$ 337,877.91
157	6/1/2037	\$ 337,877.91	\$ 25,248.02	\$ 23,195.69	\$ 2,052.33	\$ 314,682.22
158	7/1/2037	\$ 314,682.22	\$ 25,248.02	\$ 23,336.59	\$ 1,911.43	\$ 291,345.63
159	8/1/2037	\$ 291,345.63	\$ 25,248.02	\$ 23,478.34	\$ 1,769.68	\$ 267,867.29
160	9/1/2037	\$ 267,867.29	\$ 25,248.02	\$ 23,620.95	\$ 1,627.07	\$ 244,246.34
161	10/1/2037	\$ 244,246.34	\$ 25,248.02	\$ 23,764.43	\$ 1,483.59	\$ 220,481.91
162	11/1/2037	\$ 220,481.91	\$ 25,248.02	\$ 23,908.78	\$ 1,339.24	\$ 196,573.13
163	12/1/2037	\$ 196,573.13	\$ 25,248.02	\$ 24,054.00	\$ 1,194.02	\$ 172,519.13
164	1/1/2038	\$ 172,519.13	\$ 25,248.02	\$ 24,200.11	\$ 1,047.91	\$ 148,319.02
165	2/1/2038	\$ 148,319.02	\$ 25,248.02	\$ 24,347.11	\$ 900.91	\$ 123,971.91
166	3/1/2038	\$ 123,971.91	\$ 25,248.02	\$ 24,495.00	\$ 753.03	\$ 99,476.91
167	4/1/2038	\$ 99,476.91	\$ 25,248.02	\$ 24,643.78	\$ 604.24	\$ 74,833.13
168	5/1/2038	\$ 74,833.13	\$ 25,248.02	\$ 24,793.47	\$ 454.55	\$ 50,039.66
169	6/1/2038	\$ 50,039.66	\$ 25,248.02	\$ 24,944.07	\$ 303.95	\$ 25,095.59
170	7/1/2038	\$ 25,095.59	\$ 25,248.02	\$ 25,095.59	\$ 152.43	\$ 0.00
			\$ 4,292,163.63	\$ 2,671,915.07	\$ 1,620,248.56	





Board of Commissioners:

William McCurdy II, Chairperson
Tick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, APRIL 25, 2024
TO BE HELD IMMEDIATELY FOLLOWING THE AHP, INC MEETING
IN THE COMMISSION CHAMBER
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or jwalker2@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Thursday, February 8, 2024. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, will be limited to 3 minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on March 28, 2024.

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

- Landlord Incentive Program Updates - LaToya Lewis

SECTION 3. CONSENT AGENDA: ITEM NO. 06

- | |
|---|
| <ul style="list-style-type: none">• The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.• Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.• Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.• Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section. |
|---|

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending February 29, 2024

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$29,864 or 2.72% of February 2024 rental income, be written off as uncollectible. This includes \$14,411 or 2.47% of February 2024 Public Housing Program rental income and \$15,453 or 3.02% of February 2024 Affordable Housing Program rental income. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: Staff recommends the Board approve writing off the proposed vacated tenant accounts totaling \$29,864 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

Items under this Section are open for discussion and possible action.

Development & Modernization

8. Approval To Award Contract No. C24006 In The Amount Of \$499,862.51 to T4 Construction, LLC For The Rehabilitation of 3 Single-Family Public Housing Homes

Background: The SNRHA Procurement Department conducted competitive selection process Invitation For Bid (IFB) number B24006 for a period of 120 days to procure a contractor to rehabilitate three (3) public housing single-family homes located at 2239 Sabroso Ave., 2253 Sierra Sunrise St., and 8133 Hydra Ln.

The SNRHA Procurement Department used the online bidding service NGEM to advertise this project. 637 firms received the bid documents and two (2) firms submitted timely proposals, Validity Construction Services, Inc. and T4 Construction, LLC. After review of both bids T4 Construction was found to be the lowest, responsive bidder with a bid amount of \$499,862.51. T4 Construction is an African-American and Woman owned company with Ms. Jacquelynn Threat owning 100% of the company.

This project is subject to Section 3 regulations as pursuant to 24 CFR Part 135. T4 Construction stated they will comply with the requirements by hiring two (2) eligible employees. Ms. Threat or a representative is present to answer any questions the Board may have.

Action Requested: The Executive Director requests Board approval to award Contract No. C24006 to T4 Construction, LLC in the amount of \$499,862.51 for the rehabilitation of 3 public housing single-family homes.

SECTION 6. NEW BUSINESS ITEMS - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Commissioners for the Southern Nevada Regional Housing Authority until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters not listed on the posted Agenda, please step to the podium and clearly state your name and address, and please spell your last name for the record. The amount of time any single speaker is allowed will be limited to 3 minutes. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting. All comments by speakers should be relevant to the Board of Commissioners of the Southern Nevada Regional Housing Authority.

ADJOURNMENT

ITEM

3



Board of Commissioners:

William McCurdy II, Chairperson
Tick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Valarie Craig, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD IMMEDIATELY FOLLOWING THE
AFFORDABLE HOUSING PROGRAM, INC. (AHP)
ON THURSDAY, APRIL 25, 2024
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA.**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson William McCurdy II
Commissioner Marissa Brown
Commissioner Nancy Brune
Commissioner Michael Dismond
Commissioner LuChana Turner

Members Absent

Commissioner Richard Cherchio
Vice-Chairperson Tick Segerblom
Commissioner Carrie Cox

2. PUBLIC COMMENT

Phyllis Carpenter – It's Phyllis Carpenter. I'm not sure if it's on the agenda, but I see some Marble Manor stuff up there and in in October when they came and they had their October Halloween whatever festival, um, they had us sign a piece of paper for a raffle ticket as if we were signing like we approved the CNI and it wasn't that they said if you wanted a raffle ticket, you needed to sign this piece of paper. Carpenter and that's what we did.

3. APPROVAL OF MINUTES:

Chairperson McCurdy entertained a motion to approve the March 28, 2024, Regular Meeting Minutes

Motion made by Vice-Chairperson Richard "Tick" Segerblom
Seconded by Commissioner LuChana Turner
All in Favor

Opposed: None
Abstentions: None
Motion Carries Unanimously

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

Chairperson McCurdy entertained a motion to approve the February 8, 2024, Board Meeting Agenda

Motion made by Commissioner Michael Dismond
Seconded by Commissioner Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

Executive Director Lewis Jordan stated that we have a lot to report out on today. And, I wanted to start off by having Rodney Milton, our Director of Finance, come up and give an overview of the write off process, pardon and Jeanne Ortega from Operations.

Public Housing Asset Manager Eugene Ortega: Good afternoon. So, the collection procedure overview is, um, how does a resident owe a balance? Examples of charges assessed to the residents include unreported income non-reported or non-repayment of rent, late fees, damage charges, legal notice and legal fees. How does management collect on past due balances? Examples of managerial duties include 30-day payment notices are issued on the first business day following the fifth of the month, allowing residents to enter into a repayment agreement allowing residents to file for a grievance if they disagree with the balance owed, reminder notices on doors, reminder emails and phone calls to the residents, eviction prevention. Property managers and office staff provide a list of agencies that might be able to assist with eviction prevention. The agencies do intake paperwork and verify the need if they qualify and if there are funds, the agency will assist them. Agencies include Chaps, Nevada 211, Clark County Social Services, Catholic Charities and several churches, etc.

Commissioner Marissa Brown: I have a question. Um, how soon are the residents notified of the additional resources or programs that are available outside, like within Clark County? Uh, prior to them actually receiving the eviction notice and is the repayment plan percentage negotiable?

Public Housing Asset Manager Eugene Ortega: If they notify us that they're going to have a hardship, if they know in advance, we give them the information right away. If not, as soon as we receive, as soon as we serve them. The 30-day eviction notice, which would be the sixth day of the month.

SECTION 3. CONSENT AGENDA: ITEM NO. 06

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending January 31, 2024

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 6

Motion made by Commissioner Marissa Brown
Seconded by Commissioner LuChana Turner
All in Favor
Opposed: None
Abstentions: None
Motion Adopted

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

Items under this Section are open for discussion and possible action.

Development & Modernization

8. Approval to Increase Praxis Consulting Group, LLC Contract Number C23027 in the Amount of \$233,700.00 for the Consulting Services Needed for Seven (7) Mixed-Finance Community Housing Fund and Home Means Nevada Initiative Funded Projects

Chairperson McCurdy entertained a motion to approve Agenda Item No. 8

Motion made by Commissioner Nancy Brune
Seconded by Commissioner Michael Dismond
All in Favor
Opposed: None
Abstentions: None
Motion Adopted

Chairperson McCurdy entertained a motion to approve Agenda Item No. 8

Motion made by Vice-Chairperson Richard "Tick" Segerblom
Seconded by Commissioner LuChana Turner

All in Favor
Opposed: None
Abstentions: None
Motion Adopted

9. Approval to Authorize Linda Properties, LLC to Connect to the Public Sewer Connection and Make Accompanying Improvements to Gerald Schaffer Heights

Frank Stafford, Director of Development and Modernization, presented background information for this item.

Chairperson McCurdy opened the floor for questions from the Board.:

Commissioner Nancy Brune: Thank you. I just have a question. Is this a detached or attached housing the units, are they single detached or...?

Linda Properties Ryan Hogue: There are single family homes uh 2400ft², two story.

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 9

Motion made by Commissioner Nancy Brune
Seconded by Commissioner LuChana Turner
All in Favor
Opposed: None
Abstentions: None
Motion Adopted

10. Approval of the Executive Director Performance Tool

Executive Director Lewis Jordan background information for this item.

Chairperson McCurdy opened the floor for questions from the Board. *No questions.*

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 10

Motion made by Commissioner Michael Dismond
Seconded by Commissioner Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Adopted

SECTION 6. NEW BUSINESS ITEMS - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

No new business items were presented.

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

Kimberly Quarles Mooring- Okay, so I've been on the Housing Choice voucher participant program for the last 14 years. I've never been in a situation being on this program. I appreciate the assistance. I received a seven-day notice. So, let's say, for example, I started a job last year in October. I used the portal like they told me to upload all of my paycheck stubs. I didn't get a response. I'm also a part of the family self-sufficiency program. They're doing great things. Um, miss Geisha Sanders is my worker, so when I wasn't getting responses on the portal, I started sending them to Miss Sanders like, hey, I know you told me being a part of this program, I would be assigned a worker because it's really essential for those on the FSS program to have a worker, somebody that can talk to just in case their income changes so things can happen a little more like prioritized. So, I didn't even receive any feedback from them. I had already walked away from the job from October till January 8th, and then they provided me with an income rental increase for \$913. Mind you, I had already stopped working on January 8th, reported it to Miss Sanders as well as the portal. Nothing was said, so I was like, well, let me give them some time. I understand that they're understaffed because that's what the supervisors always say. So when it came to February 21st and I came in and I'm like, hey, you guys, I'm only getting my SSI disability it's \$842 it's \$913. you guys quoted me on this rent. I told you guys back in January that I'm no longer working there. I'm just a little anxious. I had my anxieties really high. Like what can be done, miss Gesha? Miss Sanders also told me. Kim, you'll find your niche. Just keep looking for a job. You'll find your niche don't give up. Don't, don't be discouraged you'll find a job that you like. I'm currently at 7-11. I enjoy what I do, so when I turned the paperwork in to Miss Tamia Jones, who finally after a year, me being on the FSS program, me being told she's the actual housing choice voucher worker for the FSS program, she finally gets my case four days after the 21st, and then she tells me this won't be able to be processed Ms. Mooring because you have to wait 30 days. I said well, the first is coming around the corner. I reported this back in January and she was like, basically, there's nothing we can do for you. You have to go talk to your management and just basically figure it out. And I'm like, okay, that's not going to stop me. I walked across the street, came over here and talked to Ms. Sanders like, hey, they even took the initiative to go to the portal and tell me that they found where I uploaded. I'm no longer working in my last paycheck stub, but it was null and invalid because it was associated and attached to something to a report, a change that was already closed. So like I told her, have you guys ever familiar yourself... familiarize yourself with your portal because the only thing that you can report on this portal is a change of income. They don't have forms on there like, you know, the reporter changed or reasonable accommodation where we can download it and actually edit it through Google.

Phyllis Carpenter –Phyllis Carpenter 50 um, no, it's 801 Gerson Street. Okay, so last month, the February 8th meeting at Sartini, they put a notice up that said it had been canceled. Um, I don't know why that was. Um, the vents in my apartment, in the current apartment. They came and they said that they cleaned the ducts. They stuck one hose up the return and one up the vent. That isn't cleaning the ducts. We had an event, um, I believe it was last month or the month before at Marble Manor. Um, I went into the community center. I was talking to Miss Tucker over off to the side, Ava approached the Police Officer and said something to him, and he immediately came and sat at the table, like in between Miss Turner and I don't remember who the other person was, but he continued to follow me around the rest of the day, and that was out of line. The water heaters at our property. I had the water heater replaced because I used a year's worth of my, um, utility assistance for the gas bill. They used it all up in two months. Um, and so I stopped running the heater last month. This month my bill was \$22. Um, so that shows that the ducts are not that they're disconnected like I said. The maintenance man came in and pointed a temperature thing at the ducts and he said, oh, well, it's coming out different temperature here because you're further away from the return. Whatever the ducts are disconnected in the ceiling is what it is. Um, also so when they came in, they replaced the water heater. I noticed that, um, they didn't have the strap because the city code is they need to have a strap for the wall in case of an earthquake.

Also, they need to be on a pedestal and also have a drain pan and so I contacted and I know that from working section three. Um, and so I contacted the code enforcement and asked them what's the code? And they said, no, that is the code. So why is it that the public housing doesn't have to abide by the code? You know what I mean? I don't get that, so I contacted they suggested I contact the city council members. Um, I contacted my ward representative and his assistant told me that there's a loophole in, in the system where they don't have to, to abide by it. Also, our managers meeting at the property, um, it should be the same day and time every month, just like every other property. But every time I've gone, I said, you know, one day's notice, you handing out a notice the day before. A lot of people have things to do. You know, you can't just, the day before, hand out a notice and expect people to show up because that's not enough notice. And she's like, well, my schedule is so busy that I can't, you know, I can't put a specific date and time. Well, what do you think our schedules are like? Yours is more important than ours now? And, um, also, two of three of my neighbors have told me they have mold in their apartment. They've called the management, and they just come and spray it with kills.

Meeting Adjourned

ITEM

5



HOUSING CHOICE VOUCHER PROGRAM

SOUTHERN NEVADA
REGIONAL HOUSING AUTHORITY
(SNRHA)

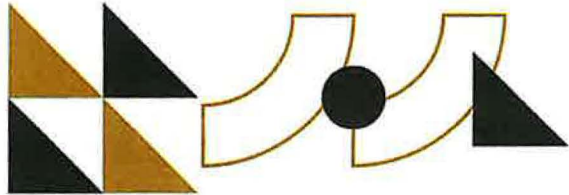
APRIL 25, 2024





LANDLORD PARTNERSHIP & PROGRAM INCENTIVES



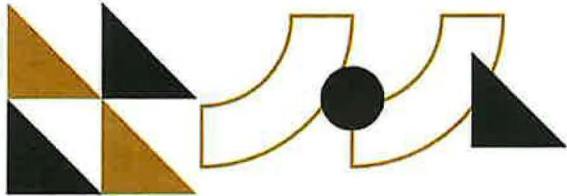


INCENTIVES



LOSS MITIGATION

- Up to \$2,500 per family to be paid to the eligible owner once a family vacates and it is determined the family caused damages beyond normal wear and tear with the commitment to rent to another rental assistance participant
- Owner has 45 days from the time the tenant vacates to submit a claim form to SNRHA along with photos and receipts
- As of April 15, 2024, SNRHA has paid a total of \$8,611.00

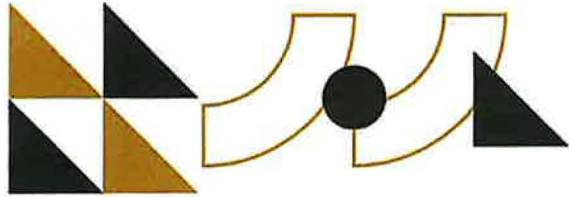


INCENTIVES



VACANCY LOSS

- Provides up to One Month of Rent to a Landlord/Property Owner While Repairing Excessive Damage to the Unit with the Commitment to Rent to Another Rental Assistance Participant. The Maximum Per Unit Is \$1,500.
- As of April 15, 2024, SNRHA has paid a total of \$4,301.00

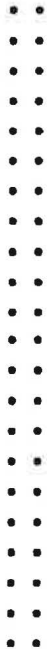


INCENTIVES



NEW UNIT BONUS

- Provides a \$500 Bonus for each new unit added to the program (units not previously under contract with SNRHA HCV program)
- As of April 15, 2024, SNRHA has paid a total of \$17,000.00
- 34 New Units
- 22 New Landlords



LANDLORD LIAISON

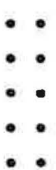
SNRHA Has a Dedicated Liaison to Assist Landlords. Provides an Identified Contact for Landlords to Reach the Housing Authority when needed.

CONTACT INFO:

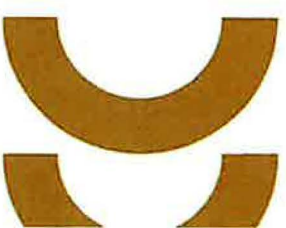
LandlordLiaison@snrha.org

(702) 477-3455





THANK YOU
ANY QUESTIONS?



CONTACT US

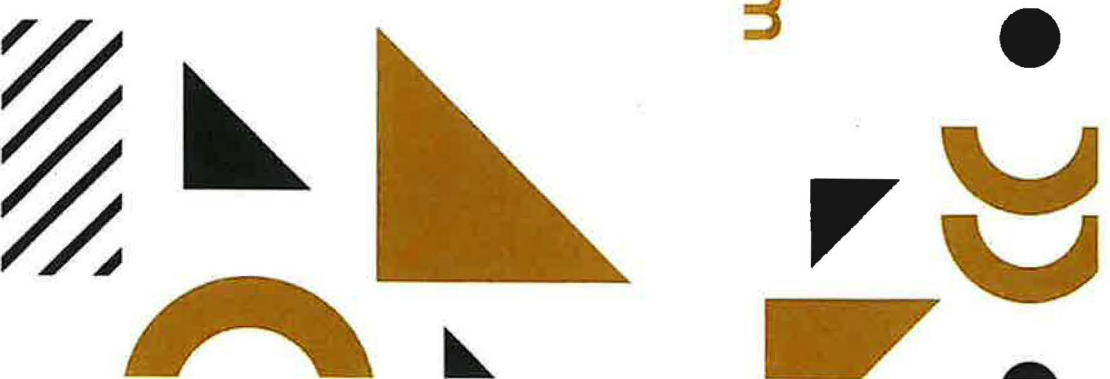
Housing Choice Voucher Program
380 N. Maryland Parkway
Las Vegas, NV 89101

PHONE NUMBER

(702) 477-3455

EMAIL ADDRESS

LandlordLiaison@snvrha.org



ITEM

6

Southern Nevada Regional Housing Authority
AH - Outstanding Charges By Charge Type
February 2024

Property	Chg Code	Balance
nabrooks	damage	500.00
nabrooks	late	187.80
nabrooks	legal	92.70
nabrooks	rent	2,475.95
nabrooks	Total	3,256.45

Property	Chg Code	Balance
nagordon	damage	940.00
nagordon	late	77.20
nagordon	legal	17.00
nagordon	rent	1,532.61
nagordon	Total	2,566.81

Property	Chg Code	Balance
nansp	damage	4,416.00
nansp	late	35.25
nansp	legal	22.25
nansp	Total	4,473.50

Property	Chg Code	Balance
nansp3hd	damage	3,925.00
nansp3hd	late	40.00
nansp3hd	rent	1,191.00
nagordon	Total	5,156.00

Grand Total		15,452.76
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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 02/29/2024

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts FY 2023	# of Accounts
<u>PHA</u>				
Hampton Court	404	005		
Hullum Homes	407	007		
Schaffer Heights	404	009	2,981	1
Jones Gardens	407	010		
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016		
Scattered Sites (D)	016	016		
Simmons Manor	406	020		
Marble Manor	407	201	1,722	2
Ernie Cragin Terr	406	206		
Levy Gardens	403	208		
James Downs	402	212		
Sherman Grdns	408	214	3,025	1
Villa Capri	408	215		
Sartini Plaza	402	221		
Sartini Annex	402	223		
Aida Brents	403	224		
Scattered Site A	310	226		
Marble Annex IV	408	228	5	1
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246	6,434	1
Scattered Site E	409	247		
Sherman Annex	408	261	244	1
Total PHA			14,411	7

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 02/29/2024

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts FY 2023	# of Accounts
<u>AHP</u>				
Garcia Mendoza Plaza	AHP			
Janice Brooks Bay	AHP		3,256	1
Brown Homes	AHP			
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP		2,567	2
Dorothy Kidd MHP	AHP			
LIHTF - Dorothy Kidd MHP	AHP			
LIHTF - Clark County 3141 Reata	AHP			
LIHTF - Clark County 3147 Reata	AHP			
North LV Scattered Sites	AHP			
NSP County	AHP	NSP	4,474	1
NSP 3 County	AHP	NSP		
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP	5,156	1
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
Total AHP			15,453	5
Grand Total			29,864	12

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 3/2023 TO 2/2024

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Mar-23	14,512.00	2.33%	8,978.00	1.71%	23,490.00	2.04%
Apr-23	45,543.00	7.35%	20,734.00	4.13%	66,277.00	5.91%
May-23	44,436.00	7.13%	41,694.00	8.16%	86,130.00	7.59%
Jun-23	35,014.00	5.81%	23,416.00	4.73%	58,430.00	5.32%
Jul-23	42,283.00	7.38%	25,314.00	4.92%	67,597.00	6.22%
Aug-23	12,773.00	2.23%	8,782.00	1.76%	21,555.00	2.01%
Sep-23	21,086.00	3.68%	0.00	0.00%	21,086.00	1.97%
Oct-23	53,368.00	9.13%	18,941.00	3.76%	72,309.00	3.76%
Nov-23	67,072.00	11.50%	18,779.00	3.71%	85,851.00	3.71%
Dec-23	10,834.00	1.84%	15,086.00	3.04%	25,920.00	3.04%
Jan-24	6,699.00	1.15%	12,951.00	2.55%	19,650.00	1.80%
Feb-24	14,411.00	2.47%	15,453.00	3.02%	29,864.00	2.72%
Total Doubtful Accounts	368,031.00	5.17%	210,128.00	3.47%	578,159.00	4.39%
Total Rental Income	7,117,978.00		6,062,422.00		13,180,400.00	
Average Monthly Allowance	30,669.00		17,511.00		48,180.00	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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ITEM

8



AWARD OF CONTRACT

SUPPLIER/CONTRACTOR INFORMATION

Company Name: T4 Construction, LLC
Owner(s): Jacquelynn Threat (100%)
Address: 6375 S. Pecos, Suite 112, Las Vegas, NV 89120
Telephone: 702-270-3343
Ownership Status: African American Woman-Owned
Debarred by GSA: No (eligible)
SAM Registered: Yes (eligible)

SERVICE INFORMATION

Description: Rehabilitation of 3 Single Family Public Housing Homes from a qualified, licensed, insured and bonded company to complete the Scope of Work regarding c24006.
SNRHA Department/Director: Ava Mitchell-Crew, Operations Director
Award Period: April 29, 2024 - September 6, 2024 Tentatively
Value of Contract: \$499,862.51
Applicable Budget(s): Capital Fund
Budget Approved By: Fred Haron, Finance Director

COMPETITIVE SOLICITATION (IFB) INFORMATION

Solicitation No.: IFB B24006
Conducted (Time Frame): February, 2022 – March, 2024
Firms received the IFB Notice: 637
Firms reviewed the IFB
Documents: 26
On-time Proposals Submitted: 2
Maximum Effective Date of IFB: September 30, 2024, Tentatively

PROPOSED NARRATIVE:

Approval to award the firm-fixed contract for Rehabilitation of 3 Single-Family Public Housing Homes located at 2239 Sabroso Ave., 2253 Sierra Sunrise St., and 8133 Hydra Ln. to T4 Construction, LLC. Procurement Department request approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B24006 for a period of 120 days for a not-to-exceed amount of \$499,862.51.

There is a Section 3 component to this contract as pursuant to 24CFR Part 135 of which T4 Construction, LLC is aware of and will comply with the requirements by hiring two (2) eligible employees. Jacquelynn Threat or a representative is present to answer any questions the Board may have.



REQUEST FOR BOARD APPROVAL

Executive Director is requesting Board of Commissioners review and approval to award Contract No c24006 to T4 Construction, LLC for construction rehabilitation services of 3 single family, public housing homes in the not to exceed amount of \$499,862.51 for an estimated total contract term of 130 calendar days.



BACKGROUND CHECK
* REQUIRED FIELDS

*REQUESTED BY: LPS VERIFIED BY: JAB APPROVAL: YES or NO
 *REQUEST DATE: 11.06.23 VERIFIED DATE: 11.13.23 REASON DENIED: _____
 *COMPANY (W9): T4 Construction, LLC *W9 #: 82-2828956
 ADDRESS (W9): 6375 S. Pecos Rd Suite 112 CITY, ST ZIP: LV NV 89120
 *COMPANY DBA: _____ FORMATION DATE: _____
 REMIT ADDRESS: _____ CITY, ST ZIP: _____
 PHYSICAL ADDRESS: _____ CITY, ST ZIP: _____
 CO. PHONE: 702 270 3343 CO. FAX: _____ CO. EMAIL: _____
 POC: Jacquelyn Threat POC TITLE: Mgr Member OTHER: _____
 POC PHONE: _____ POC CELL: _____ POC EMAIL: JT@T4constructioncompany.com
 OWNER(S): Jacquelyn Threat 100% _____% _____%
 _____ BIDDERS APPLICATION 11.2.23 DISCLOSURE OF OWNERSHIP V000 3063 VENDOR #
 _____ INSURANCE CERTIFICATE 01-5-23 W9 # 82-2828956 YES or NO VENDOR FILE
 _____ SOLICITATION (TYPE #) _____ PURCHASE REQUISITION # YES or NO OUTLOOK
 _____ CONTRACT # _____ PURCHASE ORDER # YES or NO DATABASE
 YES or NO EMERGENCY YES or NO WORK COMPLETED YES or NO SCANNED TO SERVER

SEARCH NOTE: for best results do not include the entire name, use parts of name or owner name. Be sure to try multiple variations, if you use the exact name in full, you may not have any results due to slight variations in the way name is registered. (ex: D & M landscape, may be D&M on one sight or D & M on another)

AGENCY/SOURCE	EXPIRED	INITIAL DATE	LICENSE #	COMMENTS
SAM #	<input type="checkbox"/>	<u>5-29-18</u>	<u>RO4410UTJ2HG3</u>	
HUD:	<input type="checkbox"/>		<u>OK DL BARRED</u>	
SECRETARY OF STATE: <u>NV</u>	<input type="checkbox"/>	<u>9-18-17</u>	<u>NV 201715916755</u>	
NEVADA DEPT OF TAXATION:	<input type="checkbox"/>		<u>1037264487</u>	
NGEM:	<input type="checkbox"/>			
CLARK CITY:	<input type="checkbox"/>	<u>12-20-17</u>	<u>2002698.028 140</u>	
MULTI-JURISDICTION (if applicable):	<input type="checkbox"/>		<u>1002210231</u>	
CITY OF LV:	<input type="checkbox"/>			
CITY OF NLV:	<input type="checkbox"/>	<u>12-13-17</u>	<u>MJRI 002594-2019</u>	
CITY OF HEND:	<input type="checkbox"/>			
BETTER BUSINESS BUREAU:	<input type="checkbox"/>		<u>A+</u>	
NV CONTRACTORS (include types of license):	<input type="checkbox"/>		<u>83037</u>	<u>3mil</u>
NV ARCHITECTURE:	<input type="checkbox"/>			
NV ENGINEERS:	<input type="checkbox"/>			
NV AGRICULTURE:	<input type="checkbox"/>			
NV PRIVATE INVESTIGATOR:	<input type="checkbox"/>			
NV REAL ESTATE:	<input type="checkbox"/>			
NV BAR:	<input type="checkbox"/>			
OTHER SOURCES: <u>SBA</u>	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			

NOTES:

MINORITY CODE (pick one): AA GENDER: M F NP
 TRADE CODE (pick one): Const SECTION 3: Y N N/A
 BUSINESS TYPE: LLC INC CORP SOLE GOV PUBLIC NONPROF OTHER
 INSURANCE: LIABILITY: Y N N/A # _____ WORKERS COMP: Y N N/A # _____
 CERTIFICATES # N/A: SBA: # P2309019 MBE: # _____ DISADVANTAGED: # _____
 RBE: # _____ WBE: # _____ OTHER: # _____
 CCD: # _____ NBE: # _____ ESB: # T1 T2 N/A

NGem
AA, WBE, NBE, SBE, DBE



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 340 N. 11th ST., #180 - LAS VEGAS, NV 89101
 #B B24003 REHAB OF FIRE DAMAGED UNIT AT 825 DOWN WAY, LV, NV
 DAVIS BACON & SECTION 3 DOES APPLY TO THIS PROJECT

DISCLOSURE OF OWNERSHIP

INSTRUCTIONS: This form must be completed by the General/Prime Contractor, each Sub-contractor and Joint Venture Partnerships. Please provide copies of all Business Licenses, Articles of Incorporation, etc., and WBE, MBE Section 3, RBE Certifications with this form.

T4 Construction, LLC

* REQUIRED FIELDS

6375 S. Pecos, Suite 112

*Company Name Las Vegas, NV 89120	*Address (702) 270-3343	
*City, State & Zip Jacquelynn Threat	*Telephone Managing Member	Fax
*Primary Contact Jt @t4constructioncompany.com	*Title 82-2828956	08-103-8089
*Email Address 2002698-023-140	*Federal Tax Identification Number 83037	DUNS #
*Business License Number	State of Nevada Contractor's License Number, if any	

NAME AND TITLE OF PRINCIPALS OF YOUR COMPANY WHO ARE **AUTHORIZED TO SIGN** ON COMPANY'S BEHALF
 Please list additional principals on a separate sheet of paper.

Jacquelynn Threat	Managing Member	100%
*Name	*Title	% Owned
Name	Title	% Owned

***SUPPLIER DIVERSITY STATEMENT: IF YOU DO NOT COMPLETE THIS AREA, WE CANNOT ADD YOUR FIRM TO OUR ELIGIBLE LIST.** SNRHA receives federal funding; we **MUST** report to the government our supplier diversity efforts. This information is used for coding and reporting purposes only and will **not** affect the ability of your firm to do business with our agency. Resident (RBE) Minority (MBE) or Women-Owned (WBE) Business Enterprise qualifies by virtue of **51%** or more of the ownership and active management by one or more of the following (check all that apply):

<input type="checkbox"/> Male Owned	<input type="checkbox"/> Public Held Corporation	<input type="checkbox"/> Government Agency	<input type="checkbox"/> Non-Profit Organization
<input checked="" type="checkbox"/> Women Owned	<input type="checkbox"/> Caucasian American	<input type="checkbox"/> Native American	<input type="checkbox"/> Hispanic American
<input type="checkbox"/> Asian/Pacific	<input type="checkbox"/> Hasidic Jew	<input type="checkbox"/> Asian/Indian	<input type="checkbox"/> SNRHA Resident
<input checked="" type="checkbox"/> African American	<input type="checkbox"/> Veteran	<input type="checkbox"/> Disabled	<input type="checkbox"/> W/MBE Certification# _____ SEC
<input type="checkbox"/> 3/RBE Certification # _____	HUBZONE Certification # _____ Small		
<input type="checkbox"/> Business Certification # _____	Emerging Small Business (ESB) Tier 1 _____ Tier 2 _____		

*DOES YOUR COMPANY RECEIVE A 1099? YES . or NO **X**

*ARE YOU REGISTERED WITH SYSTEM FOR AWARD MANAGEMENT (SAM): YES **X** or NO If no, please visit WWW.SAM.GOV to register.

*ARE YOU REGISTERED WITH EMERGING SMALL BUSINESS PROGRAM: YES or NO **X** If Yes, please note Tier above. If No, doing so may prove increased business opportunities for your company. Contact Nathan Jackson at www.diversifynevada.com or esbprogram@diversifynevada.com

*DEBARRED STATEMENT: Has this firm or any principles ever been disbarred from providing any items or services by any local, state or federal governmental agency? YES . or NO **X** If yes, please attach a full detailed explanation, including dates, circumstances and current status.

*DISCLOSURE STATEMENT: Does/has this firm or any principal have/had any personal or professional relationship with any commissioner or officer of the SNRHA? YES . or NO **X** If yes, please attach a full detailed explanation, including dates, circumstances and current status.

The undersigned hereby affirms that he/she is empowered to sign this form and requests that the above-noted firm be added to the SNRHA's list of firms eligible to do business with the SNRHA. The undersigned further affirms that, to the best of his/her knowledge, the above information is current and accurate, and acknowledges on behalf of the noted firm that the non-response of two (2) consecutive invitations to provide quotes/bids/proposals by the SNRHA will give the SNRHA the right to remove that firm from its list of eligible firms.

INSURANCE: Copy of insurance certificate must be provided immediately upon Notice of Award of contract, naming the SNRHA as the Certificate Holder and as an additional insured regarding General Liability.

General Liability Insurance Policy # and Carrier:	3AA628722 & EZXS3100504 Evanston Insurance Company
Workman's Compensation Policy # and Carrier:	WC5-33S-B21H7X-011 Liberty Insurance
Automobile Liability Insurance Policy # and Carrier:	3AA628722 Progressive Insurance

Signature *Jt* Date 11/2/2023 Printed Name Jacquelynn A Threat



KEY PERSONNEL

INSTRUCTIONS:

LIST PERSONNEL ASSIGNED TO THIS CONTRACT: Identify the individual(s) that will act as project manager and any other supervisory personnel who will work on project; attach brief resume for each:

Name:	Title
Tommie Townsend	Project Manager
Jacquelynn Threat	Operations and Managing Member
Garry Hart	Superintendent

PRINT NAME: Jacquelynn A. Threat

SIGNATURE J.A.

DATE 11/2/2023



T4 CONSTRUCTION LLC

Unique Entity ID RQYWQUTJ2HG3	CAGE / NCAGE 84S66	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Dec 3, 2024	
Physical Address 6375 S Pecos RD STE 112 Las Vegas, Nevada 89120-3269 United States	Mailing Address 6375 S Pecos RD STE 112 Las Vegas, Nevada 89120-3269 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Nevada 03	State / Country of Incorporation Nevada / United States	URL (blank)

Registration Dates

Activation Date Dec 6, 2023	Submission Date Dec 4, 2023	Initial Registration Date May 29, 2018
---------------------------------------	---------------------------------------	--

Entity Dates

Entity Start Date Sep 19, 2017	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Limited Liability Company
--	--	--

Profit Structure

For Profit Organization

Socio-Economic Types

- Minority-Owned Business
- Self Certified Small Disadvantaged Business
- Economically Disadvantaged Women Owned
- Small Business
- Women-Owned Small Business
- Women-Owned Business
- DOT Certified DBE
- Black American Owned

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments
Yes

Debt Subject To Offset
No

EFT Indicator
0000

CAGE Code
84S88

Points of Contact

Electronic Business

☒
 Jacquelyn A Threat, Managing Member

6375 South Pecos Suite 112
 Las Vegas, Nevada 89120
 United States

Government Business

☒
 Jacquelyn A Threat, Managing Member

6375 South Pecos Suite 112
 Las Vegas, Nevada 89120
 United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	236220	Commercial And Institutional Building Construction
	236115	New Single-Family Housing Construction (Except For-Sale Builders)
	236116	New Multifamily Housing Construction (Except For-Sale Builders)
	236118	Residential Remodelers
	236210	Industrial Building Construction
	238910	Site Preparation Contractors

Disaster Response

Yes, this entity appears in the disaster response registry.

Bonding Levels	Dollars
(blank)	(blank)

States
Nevada

Counties
NV: Clark

Metropolitan Statistical Areas
NV: Las Vegas, NV-AZ

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>T4 Construction, LLC</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ </p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small> </p>	
	<p>5 Address (number, street, and apt. or suite no.) See instructions. 6375 S. Pecos Road, Suite 112</p> <p>6 City, state, and ZIP code Las Vegas, NV 89120</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>											
or											
Employer identification number											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;">8</td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;">8</td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;">8</td> <td style="border: 1px solid black; width: 20px; height: 20px;">9</td> <td style="border: 1px solid black; width: 20px; height: 20px;">5</td> <td style="border: 1px solid black; width: 20px; height: 20px;">6</td> </tr> </table>	8	2		2	8	2	8	9	5	6	
8	2		2	8	2	8	9	5	6		

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 1/5/2023
------------------	----------------------------	-----------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



T4 CONSTRUCTION LLC

Unique Entity ID RQYWQUTJ2HG3	CAGE / NCAGE 84S66	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Jan 2, 2024	
Physical Address 6375 S Pecos RD STE 112 Las Vegas, Nevada 89120-3269 United States	Mailing Address 6375 S Pecos RD STE 112 Las Vegas, Nevada 89120-3269 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Nevada 03	State / Country of Incorporation Nevada / United States	URL (blank)

Registration Dates

Activation Date Jan 4, 2023	Submission Date Jan 2, 2023	Initial Registration Date May 29, 2018
---------------------------------------	---------------------------------------	--

Entity Dates

Entity Start Date Sep 19, 2017	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-8, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Limited Liability Company
Profit Structure For Profit Organization		

Socio-Economic Types

- Minority-Owned Business
- Self Certified Small Disadvantaged Business
- Economically Disadvantaged Women Owned Small Business
- Women-Owned Small Business
- Women-Owned Business
- DOT Certified DBE
- Black American Owned

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments Yes	Debt Subject To Offset No
EFT Indicator 0000	CAGE Code 84S86

Points of Contact

Electronic Business

2
Jacquelynn A Threat, Managing Member
6375 South Pecos Suite 112
Las Vegas, Nevada 89120
United States

Government Business

2
Jacquelynn A Threat, Managing Member
6375 South Pecos Suite 112
Las Vegas, Nevada 89120
United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	236220	Commercial And Institutional Building Construction
	236115	New Single-Family Housing Construction (Except For-Sale Builders)
	236116	New Multifamily Housing Construction (Except For-Sale Builders)
	236118	Residential Remodelers
	236210	Industrial Building Construction
	238910	Site Preparation Contractors

Disaster Response

Yes, this entity appears in the disaster response registry.

Bonding Levels	Dollars
(blank)	(blank)

States: Nevada Counties: NV: Clark Metropolitan Statistical Areas: NV: Las Vegas, NV-AZ



License Details

Current Date: 4/1/2024 11:35:05
(mm/dd/yyyy)

License Number: 0083037

Business Primary Name: T 4 CONSTRUCTION LLC

License Monetary Limit: \$3,000,000.00

DBA Name: T 4 CONSTRUCTION

Mailing Address:
6375 South Pecos
Suite 112
LAS VEGAS, NV 89120
(702) 270-3343

Physical Address:
6375 South Pecos
Suite 112
LAS VEGAS, NV 89120
(702) 270-3343

Status: Active
Status Date: 12/22/2023 (mm/dd/yyyy)
Origin Date: 12/12/2017 (mm/dd/yyyy)
Expiration Date: 12/31/2025 (mm/dd/yyyy)

Business Type: Limited Liability Company
Classification(s): B-2 Residential and Small Commercial
Limitation:

Principal Name
THREAT, JACQUELYNN ANN

Relation Description
Managing Member

Qualified Individual(s)
BASCHNAGEL, JAMES CHARLES

Qualifier Type
CMS and Trade

Bond
Bond Type: Surety
Bond Number: PB03138603360
Bond Agent: JAMES R OLSEN
Surety Company: PHILADELPHIA INDEMNITY INSURANCE COMPANY
Bond Amount: \$30,000.00
Effective Date: 12/11/2017 (mm/dd/yyyy)

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

T4 CONSTRUCTION LLC.

Entity Number:

E0444052017-4

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

09/19/2017

NV Business ID:

NV20171596755

Termination Date:

Perpetual

Annual Report Due Date:

9/30/2024

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

T4 Construction Holdings

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

6375 South Pecos Suite 112, Las Vegas, NV, 89120, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	JACQUELYNN A THREAT	6375 South Pecos Suite 112, Las Vegas, NV, 89120, USA	09/14/2022	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

State of Nevada Department of Taxation

DEPARTMENT OF TAXATION | **RESELLER PERMIT SEARCH** | TID (TAXPAYER ID) SEARCH | SUBMIT A TAX EVASION TIP

Search by Business Name

Business Name t4 construction

I'm not a robot

reCAPTCHA
Privacy - Terms

2 records found.

TID	Loc	Business Name	Location Address	City	State	Zip
1037264487	001	T4 CONSTRUCTION	6375 S PECOS STE 112	LAS VEGAS	NV	89120
1037264487	000	T4 CONSTRUCTION LLC	6375 S PECOS STE 112	LAS VEGAS	NV	89120

Department of Taxation

- Home
- Tax Forms
- Online Services
- Commerce Tax
- Local Government
- Publications
- Boards/Meetings
- FAQ's
- Contact Us

Tax Evasion

Submit an Evasion Tip

Reseller Permit Search

- Search by Business Name
- Search by Permit Number (TID)
- Search by Address

TID (Taxpayer ID) Search

- Search by Business Name
- Search by NVBID
- Search by Business Address



The Official Website of the State of Nevada

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Suppliers

Open Search
 Message All Active
 New Offline Supplier

[Active](#)
[Inactive](#)
[Pending](#)
[Draft](#)
[All](#)

All Suppliers

Show: [Supplier Data](#)

Extract To Excel

Supplier Name	City	State	Status	Classifications	Registration Date	Offline?
M construction						All
T4 Construction LLC	LAS VEGAS	NV	Active	AA, WBE, NBE, SBE, DBE	6/15/2020	No

1

1 items in 1 pages

T4 Construction LLC

Profile Address Book Users Commodities Special Classifications Other Information Notes Audit History

Login History Messages

Supplier Information

Return Save Message Supplier Deactivate Supplier View Activity Suppress Email

Company Information

Status **ACTIVE**

* Trade Name (dba) T4 Construction LLC

Legal Name (if different) T4 Construction LLC

Company Description General Contractor

* Organization Type S Corporation

* Tax ID Number 82-2828956 FEIN SSN/ITIN Other

SAM.gov Unique Entity ID (UEI) _____

DUNS 081038089

Formation Date 9/12/2017

* Formation State Nevada

Website www.t4constructioncompany.com

Keywords *Use comma or [Enter] to separate keywords*

Company Recovery Email jt@t4constructioncompany.com

Company Address

* Address 1 2275 East Sunset

Address 2 suite 4

Address 3

* City Las Vegas

* State/Province Nevada

* Zip/Postal 89119

* Country United States

* Main Phone (702) 270-3343 Ext: _____ International

Toll Free () _____ Ext: _____ International

Fax () _____ Ext: _____ International

Contact Name Jacquelynn Threat

Email jt@t4constructioncompany.com

External System Identifiers






Ionwave Unique Supplier 16152

T4 Construction LLC

- Profile
- Address Book
- Users
- Commodities
- Special Classifications
- Other Information
- Notes
- Audit History
- Login History
- Messages

Classifications

[Return](#) [+ Add Classification](#)

Classification	Title	Description	Attachment	Primary	Status	Start Date	End Date
 AA	African American-Owned Business Enterprise	A business at least 51% owned/controlled by one or more persons of African American ethnicity.			Active		
 WBE	Women-Owned Business Enterprise	A business at least 51% owned/controlled by one or more women.			Active		
 NBE	Nevada Business Enterprise	A business owned/controlled by individuals located in the State of Nevada		Yes	Active		
 SBE	Small Business Enterprise	A business which is not owned/controlled by individuals designated as minority, women, or physically-challenged, and whose gross annual sales does not exceed \$2,000,000.			Active		
 DBE	Disadvantaged Business Enterprise	A for-profit small business where socially and economically disadvantaged individuals own at least a 51% interest and also control management and daily business operations. African Americans, Hispanics, Native Americans, Asian-Pacific and Subcontinent Asian Americans, and women are presumed to be socially and economically disadvantaged. Other individuals may be able to qualify as socially and economically disadvantaged on a case-by-case basis. To be regarded as economically disadvantaged, the qualifying individual's personal net worth cannot exceed \$1.32 million; the gross receipts of the firm (including affiliates) cannot exceed \$23.98M.			Active		

Check Status of Business License

Search License Data

The information presented on this website is prepared as an informational service only and should not be relied upon as an official record of action on a business license. For official records and action taken upon applications, please contact the city of Las Vegas Business License Division at (702) 229-6281.

[Refine Search](#)

Search 1 Results

P = Primary, Y = Secondary Download Results: [CSV File](#)

[CSV Zip File](#) [Excel File](#)

Type to filter the search results

Business Name	Type of Business	Address	Zip	Phone
T4 CONSTRUCTION LLC	Contractor	6375 S Pecos Rd	89120	7022704006

Your inquiry is very important to us and will be routed to a city operator who will direct you to the department that can answer your question.

Licenses per page: 10 

Business License Detail Information

License Number:	2002698.023-140
MJBL Number:	1002210231
Business:	T4 Construction LLC Suite #112 6375 S Pecos Rd Las Vegas, NV 89120
Business Telephone:	(702) 270-4005
License Category:	Construction - Contractor
Status:	Licensed
Date of License:	12/20/2017
Out of Business Date:	
Business Owner(s)	
T4 Construction LLC	

[Return to Previous Page](#)
[Return to Business License Database Search Options](#)

☰ City of North Las Vegas Portal

License Number: MJBL-002574-2019

T4 CONSTRUCTION LLC

[License Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

License Details

License Type:

Contractor - Contractor

District:

Outside Jurisdiction

Applied Date:

12/13/2017

Period Start Date:

12/20/2017

Status:

Active

Expiration Date:

04/30/2024

Description:

4CONTRACTOR

[Business](#) [Locations](#) [Fees](#) [Attachments](#) [Contacts](#)



**Not BBB
Accredited**

Business Profile
T4 Construction, LLC
General Contractor

Contact Information

2275 E Sunset Rd STE 4
Las Vegas, NV 89119-4921
[Get Directions](#)

[Visit Website](#)

[\(702\) 270-3343](tel:(702)270-3343)

Customer Reviews

This business has 0 reviews

[Be the First to Review!](#)

Customer Complaints

This business has 0 complaints

[File a Complaint](#)

BBB Rating & Accreditation

A+

**THIS BUSINESS IS NOT BBB
ACCREDITED**

[Search for Accredited
Businesses in this category.](#)

Years in Business: 6

**Customer Reviews are not used in the
calculation of BBB Rating**

[Overview of BBB Rating](#)

Related Categories

[General Contractor](#) • [Building Contractors](#) • [Commercial Contractors](#)

Business Details

Location of This Business

2275 E Sunset Rd STE 4, Las Vegas, NV 89119-4921

BBB File Opened: 4/18/2018

Years in Business: 6

Business Started: 9/19/2017

Business Started Locally: 9/19/2017

Business Incorporated: 9/19/2017

Licensing Information:

This business is in an industry that may require professional licensing, bonding or registration. BBB encourages you to check with the appropriate agency to be certain any requirements are currently being met.

Type of Entity: Limited Liability Company (LLC)

Hours of Operation

Primary

M: 7:00 AM - 5:00 PM

T: 7:00 AM - 5:00 PM

W: 7:00 AM - 5:00 PM

Th: 7:00 AM - 5:00 PM

Contact Information

Principal

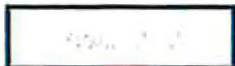
Ms. Jacquelynn Threat, Managing Member

Customer Contact

Ms. Jacquelynn Threat, Managing Member

Industry Tip

BBB Business Scam Alert: "Out-of-Town" homeowners con contractors with fake checks



Customer Complaints

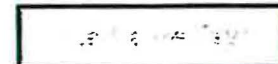
0 Customer Complaints

Customer Reviews

0 Customer Reviews

What do you think? Be the first to review!

[How BBB Processes Complaints and Reviews](#)



Local BBB

BBB of Southern Nevada, Inc.

[More Info on Local BBB](#)

BBB Reports On

BBB reports on known marketplace practices.



BBB Business Profiles may not be reproduced for sales or promotional purposes.

BBB Business Profiles are provided solely to assist you in exercising your own best judgment. BBB asks third parties who publish complaints, reviews and/or responses on this website to affirm that the information provided is accurate. However, BBB does not verify the accuracy of information provided by third parties, and does not guarantee the accuracy of any information in Business Profiles.

When considering complaint information, please take into account the company's size and volume of transactions, and understand that the nature of complaints and a firm's responses to them are often more important than the number of complaints.

BBB Business Profiles generally cover a three-year reporting period. BBB Business Profiles are subject to change at any time. If you choose to do business with this business, please let the business know that you contacted BBB for a BBB Business Profile.

As a matter of policy, BBB does not endorse any product, service or business.

SBA Search Results

the profile's status is Active,

Data validation took 0.00 seconds. The count and search queries took 5.92 seconds and 6.01 seconds, respectively.

Displaying profiles 1 - 4 (of 4 profiles matching criteria):

DSBS is experiencing intermittent issues in displaying the most up-to-date certifications for some registrants. If a firm claiming certification does not appear as certified in DSBS, please contact answerdesk@sba.gov for assistance.

View	Name and Trade Name of Firm	Contact	Address and City, State Zip	Capabilities Narrative	E-mail Address
1	T4 CONSTRUCTION, INC.	HENRY THOMPSON	2 ANDORRA TERRACE FREEHOLD, NJ 07728-2821	Specializing in integrated design + build project delivery our services are intended to meet the owners needs, either bundled in a design + build effort or individually as stand alone services, Architecture or Construction.	hthompson@t4designr
2	T4 CONSTRUCTION, INC.	TIM FOOR	13973 CHESTERVILLE RD MOORES HILL, IN 47032-9641		timothymfoor@yahoo
3	T4 CONSTRUCTION LLC	JACQUELYNN THREAT	6375 S PECOS RD STE 112 LAS VEGAS, NV 89120-3269		jt@t4constructioncom
4	T4 CONSTRUCTION GROUP LLC	BROOKS HUNTSMAN	611 W 9560 S STE A SANDY, UT 84070-2598	Full Service General Contractor	brooks@t4constructio

No more matches

Save E-mail Addresses for All
delimited by:

- semi-colon and space
- comma and space
- new line
- tab

The structure of this page was last updated 02/01/2013, as part of SBSS 8.1.1.

SBA Profile

[Privacy Statement](#)

([Back to Profile List](#), or use Back button)

Identification, Location & Contacts

This profile was last updated: 01/05/2023
 Status: Active

User ID: P2309019
 Name of Firm: T4 CONSTRUCTION LLC
 Capabilities Statement Link:
 Trade Name ("Doing Business As ..."):
 UEI: RQYWQUTJ2HG3
 Address, line 1: 6375 S PECOS RD
 Address, line 2: STE 112
 City: LAS VEGAS
 State: NV
 Zip: 89120-3269
 Phone Number: 702-270-3343
 Fax Number:
 E-mail Address: jt@t4constructioncompany.com
 WWW Page:
 E-Commerce Website:
 Contact Person: JACQUELYNN THREAT
 County Code (3 digit): 003
 Congressional District: 03
 Metropolitan Statistical Area: 4120
 CAGE Code: 84S66
 Year Established: 2017
 Accepts Government Credit Card?: Yes No
 GSA Advantage Contract(s):

(Note: Size information is now under "NAICS Codes with Size Determinations by NAICS", below.)

Organization, Ownership & Certifications

Legal Structure: LLC
 Ownership and Self-Certifications: Black American, Other Minority Owned, Self-Certified Small Disadvantaged Business, Economically Disadvantaged Women-Owned Small Business, Women-Owned Small Business, Woman Owned

Current Principals

1. Jacquelynn Ann Threat, Managing Member

"Business Development Servicing Office" (for certifications)

NEVADA DISTRICT OFFICE (SBA office code 0944)



8(a) Certification:

SBA 8(a) Case Number:
SBA 8(a) Entrance Date:
SBA 8(a) Exit Date:

HUBZone Certification:

HUBZone Certified?: Yes No
HUBZone Certification Date:

8(a) Joint Venture - SBA Certified:

NOTE: Notify your servicing SBA Business Opportunity Specialist to have your 8(a) joint venture approval date reflected in DSBS.

8(a) JV Entrance Date:
8(a) JV Exit Date:

Women Owned - SBA Certified:

WOSB Certified?: Yes No
WOSB Pending?: Yes No

Economically Disadvantaged Women Owned - SBA Certified:

EDWOSB Certified?: Yes No
EDWOSB Pending?: Yes No

Veteran-Owned Small Business - SBA Certified:

VOSB Certified?: Yes No
VOSB Joint Venture?: Yes No
VOSB Certification Date:
VOSB Certification Expiration Date:

Service-Disabled Veteran-Owned Small Business - SBA Certified:

SDVOSB Certified?: Yes No
SDVOSB Joint Venture?: Yes No
SDVOSB Certification Date:
SDVOSB Certification Expiration Date:



Non-Federal-Government Certifications:

(none given)



Capabilities Narrative:

(none given)

Special Equipment/Materials:

(none given)

Business Type Percentages:

(none given)

Bonding Levels

Construction Bonding Level (per \$0 contract)
 Construction Bonding Level \$0 (aggregate)
 Service Bonding Level (per \$0 contract)
 Service Bonding Level \$0 (aggregate)

NAICS Codes with Size Determinations by NAICS:

#	Primary?	Code	NAICS Code's Description	"Buy Green"? (1)	Small? (2)
1	Yes	236220	Commercial and Institutional Building Construction		Yes
2		236115	New Single-family Housing Construction (Except For-Sale Builders)		Yes
3		236116	New Multifamily Housing Construction (except For-Sale Builders)		Yes
4		236118	Residential Remodelers		Yes
5		236210	Industrial Building Construction		Yes
6		238910	Site Preparation Contractors		Yes

(1) By entering Yes for "Buy Green", the firm asserts that it obeys EPA guidelines for environmental friendliness for this NAICS code. Note, EPA guidelines do not exist for every NAICS code.
 (2) If Yes, the firm's revenues/number of employees do not exceed the NAICS code's small business size standard.

Keywords:

Design, Build, Ground Up, Remodel, Women Owned, Minority, General Contractor, Small Business

Miscellaneous:

Quality Assurance Standards: (none given)
 Electronic Data Interchange [] Yes [] No capable?:

Export Profile (Trade Mission Online)

Exporter?: Yes No Wants To Be
Export Business Activities: (none given)
Exporting to: (none given)
Desired Export Business (none given)
Relationships:
Description of Export (none given)
Objective(s):

Performance History (References)

(none given)

The structure of this page was last updated 02/01/2013, as part of SBSS 8.1.1.
