



Board of Commissioners:

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Lewis Jordan, Executive Director

**NOTICE OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
TO BE HELD ON THURSDAY, FEBRUARY 8, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
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 December 14, 2023.

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

- Choice Neighborhoods Implementation Grant (CNI) Submission Overview – Rhae Parkes, President, EJP Consulting Group, LLC
- RAD Projects Update – Frank Stafford, Director, Development and Modernization

SECTION 3. CONSENT AGENDA: ITEM NO. 06

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| <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. |
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Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending December 31, 2023

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$184,080, or 5.60% of Oct to Dec 2023 rental income, be written off as uncollectible. This includes \$131,274 or 7.47% of Oct to Dec 2023 Public Housing Program rental income and \$52,806 or 3.46% of Oct to Dec 2023 Affordable Housing Program rental income. Each account proposed for write-off is itemized, and a summary is provided in the backup documentation.

Action Requested: Executive Director recommends that the Board approve writing off the proposed vacated tenant accounts totaling \$184,080 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

Procurement

7. Approval to Write-Off Three (3) Fleet Asset(s)

Background: Executive Director requests Board approval to write-off three (3) vehicle(s) due to poor working condition. Vehicle(s) listed below along with attached documentation exhibit the current condition of vehicle(s).

- Affordable Housing
 - AHCC requests approval to write off Fixed Asset # 1328
 - 2002 FORD F350 SD White Utility/Ladder/Gate diesel VIN: 1FTSF30F82EB37691 EX19643
 - PH DEOPER requests approval to write off Fixed Asset # 1290
 - 1995 GMC C3500 HD White Dump Truck VIN: 1GDKC34N4SJ51508 EX19649
 - PH DEOPER requests approval to write off Fixed Asset # 1229
 - 2002 AZ-TEX Hotsy Pressure Washer & Trailer VIN: 4ZBSU210X3R002015 EX40821

Disposal of item(s): it is proposed that the vehicle(s) be released to Clark County to be sold at Auction at next scheduled TNT Auction. (February 2024)

Action Requested: Executive Director recommends that the Board approve the disposition for disposal of the items detailed in the attached Exhibit and documentation.

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

8. 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

9. Approval to Increase Reno & Cavanaugh Contract Number C22020 in the Amount of \$648,000.00 for the Legal Services Required for six (6) Mixed Finance, Community Housing Fund and Home Means Nevada Initiative Funded Projects

Background: The Procurement Department, on behalf of Affordable Housing Program, Inc., conducted the competitive process to procure legal services as required for SNRHA's various upcoming mixed-finance transactions. Reno & Cavanaugh, PLLC (R&C) was the top-rated proposer and was awarded contract number C22020 for an indefinite quantity of tasks issued on an as-needed basis. Services pursuant to this contract shall begin on the 1st day of March, 2022 and shall end on the 31st day of September, 2022 and includes two (2) annual renewal options for a total of up to three (3) years ending February 27, 2025, unless otherwise extended, modified, terminated or renewed by the parties. To date, eight task orders have been issued on this contract totaling \$370,000.00.

At this time, the SNRHA is working on six different variously financed projects that will require legal services:

1. Development of Marion Bennett Plaza Phase II
2. Development of Old Rose Gardens
3. Development of Duncan & Edwards
4. Development of 28th & Sunrise
5. Rehabilitation of Janice Brooks Bay
6. Rehabilitation of Arthur Sartini Plaza

The SNRHA has partnered with McCormack Baron Salazar for the development of a new housing complex to be built on the site where the old Rose Gardens senior apartments were demolished. This project will be a new public housing development using the Faircloth-to-RAD process and is being primarily funded by Home Means Nevada Initiative (HMNI) funds. R&C's cost for this project is not to exceed \$100,000.00.

The SNRHA has partnered with The Michaels Organization on two projects. Brand new developments will be built on the vacant lots located at 28th & Sunrise and Duncan & Edwards. Both of these projects will be new public housing developments using the Faircloth-to-RAD process and are being primarily funded by HMNI funds. R&C's cost for these projects is not to exceed \$100,000.00 each.

The SNRHA will be self-developing a new development project. Marion D. Bennett Sr. Plaza is an existing 65-unit, senior development located at 1818 Balzar Ave. The SNRHA is moving forward with the development of a second phase at this site. This project will be a new public housing development using the Faircloth-to-RAD process and will be funded

with Clark County Community Housing Funds (CHF) and HMNI funds. R&C's cost for this project is not to exceed \$135,000.00.

The SNRHA will also be self-developing two rehabilitation projects: Janice Brooks Bay is an existing 100-unit family affordable housing development that will undergo a rehabilitation and some units will be converted to public housing using Faircloth-to-RAD process and Arthur Sartini Plaza is a 220-unit senior development that will undergo rehabilitation and remain public housing. The Janice Brooks Bay project will be funded by HMNI funds while Sartini Plaza project is funded by CHF funds. R&C's cost for these projects will be not to exceed \$125,000.00 for Janice Brooks Bay and \$40,000.00 for Arthur Sartini Plaza.

R&C will author, review, comment on, track and otherwise handle all the legal documentation related to HUD, Nevada Housing Division (NHD), HMNI, LIHTC, Faircloth-to-RAD, and any municipality funding as needed in connection with these projects. R&C's total cost for these projects will be \$648,000.00 which includes \$8,000.00 for reimbursables for overnight deliveries, messenger services, third-party reports, title, litigation and good standing searches as needed for each project. The total cost of this task order will be paid out of SNRHA FY 2020 capital funds as legal services are an eligible expenditure.

Reno & Cavanaugh is a woman-owned firm; the owners are Megan Glasheen, 11.11%, Hannah Cassidy, 11.11% Felicia Hulit, 11.11% Julie McGovern, 11.11% Barbara Wachter Needle 11.11%, Martin Walsh 11.11%, Efrem Levy, 11.11% Stephen Holmquist, 11.11% and Dwayne Barret, 11.11%.

This contract is subject to Section 3 and R&C has indicated they will comply with our Section 3 policy to the greatest extent feasible. A representative from Reno & Cavanaugh will be available via phone to answer any questions.

Action Requested: The Executive Director requests Board approval to increase Reno & Cavanaugh contract number C22020 by \$648,000.00 for the legal services required for the mixed-financed, self-developed, and Faircloth-to-RAD conversion, respectively, for the six projects described above.

10. Approval to Increase RAFI Architecture Contract C19041 by \$690,250.00 for the A/E Design Services Required for the Rehabilitation of Arthur Sartini Plaza

Background: Under QBS# S19017, the SNRHA Procurement Department conducted a competitive selection process to procure professional Architectural/Engineering Services for an indefinite quantity of tasks PHA-wide. Through this process, RAFI Architecture was awarded contract number C19041 for A/E Services as needed for acquisition, rehabilitation, modernization, and/or RAD conversion projects.

The Development & Modernization Department has been in negotiations with RAFI Architecture (RAFI) for their firm to provide the A/E services needed for the rehabilitation of Arthur Sartini Plaza, a 220-unit senior development located at 900 Brush St. RAFI submitted a proposal in the amount of \$690,250.00 for this work which Dev/Mod has determined to be a fair and reasonable cost. Funding for this work will be paid from SNRHA

capital funds as architectural/engineering services are an eligible expenditure.

This contract is subject to Section 3, and RAFI has indicated they will comply with our Section 3 policy to the greatest extent feasible. A representative from RAFI will be available to answer any questions.

Action Requested: The Executive Director requests Board approval to increase RAFI Architecture contract number C19041 by \$690,250.00 for the A/E services needed for the rehabilitation of Arthur Sartini Plaza.

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