



**Board of Commissioners:**

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

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**NOTICE FOR THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
ON THURSDAY, JULY 17, 2025  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> 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.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or [tgarzon@snvrha.org](mailto:tgarzon@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 Security Officer, at (702) 477-3160 or [talbert@snvrha.org](mailto: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.snvrha.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. Theresa Garzon, Executive Coordinator, at [tgarzon@snvrha.org](mailto:tgarzon@snvrha.org) before 9:00 AM on Thursday, July 17, 2025. 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. 11<sup>th</sup> Street  
Las Vegas, NV 89101  
(Principal Office)

Southern Nevada Regional Housing Authority  
Housing Programs Office  
380 N. Maryland Pkwy  
Las Vegas, NV 89101

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

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## **SECTION 1. OPENING CEREMONIES**

### **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 three (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 June 12, 2025.

### **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**

## **SECTION 3. CONSENT AGENDA:**

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| <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.</li></ul> |
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## **Finance**

### **6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending May 31, 2025**

**Background:** After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$84,285 or 6.73% of May 2025 rental income, be written off as uncollectible. This includes \$60,253 or 10.38% of May 2025 Public Housing Program rental income and \$24,032 or 3.58% of May 2025 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 is recommending that the Board approve to write off the proposed vacated tenant accounts totaling \$84,285 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**

#### **Development and Modernization**

#### **8. Approval to Award Contract C25022 in the Amount Of \$294,995.00 To AllPro Painting for the Exterior Painting Of Simmons Manor and Hampton Court**

**Background:** The SNRHA Procurement Department conducted competitive selection process Invitation for Bid (IFB) number B25022 to procure a contractor to perform exterior painting of the Simmons Manor and Hampton Court public housing developments. The Procurement Department used the online bidding service NGEM to advertise this project. After advertising the project for 45 days, three companies submitted a bid by the closing date of May 29, 2025. The three bidders were Olorun Quality Services, Fix Painting, and AllPro Painters. Of the three, AllPro Painters was the lowest, responsive bidder with a bid of \$294,995.00. This project is subject to Section 3 regulations as pursuant to 24 CFR Part 135. AllPro Painters has stated they will comply with Section 3 requirements. AllPro is a male, Caucasian owned company. Representative from AllPro is available to answer any questions the Board may have.

**Action Requested:** The Executive Director requests Board approval to award Contract No. C25022 in the amount of \$294,995.00 to AllPro Painters for the exterior painting of Simmons Manor and Hampton Court.

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## **Public Housing**

### **9. Approval Of Revisions to the Southern Nevada Regional Housing Authority Public Housing Admissions and Continued Occupancy Policy (“ACOP”) and Public Housing Resident Lease Agreement.**

**Background:** The U.S. Department of Housing and Urban Development (HUD) requires that Public Housing providers adopt an Admissions and Continued Occupancy Policy (ACOP) to set local policies for the administration of the program in accordance with HUD requirements and local priorities. The ACOP AND PUBLIC HOUSING LEASE (“Lease”) and any revisions to said documents must be formally adopted by the Southern Nevada Regional Housing Authority (“SNVRHA”) Board of Commissioners. SNVRHA finds it necessary to revise the existing ACOP and Lease to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations. The SNVRHA is proposing revisions to multiple sections of the Lease and the entire ACOP. A summary of the proposed revisions is included in this resolution. The proposed revisions of the ACOP and Lease were available at public housing onsite management offices and the SNVRHA website for 30 days for public comment in accordance to 24 CFR 966.3. In accordance with 24 CFR 966.3 comments received were reviewed and considered.

**Action Requested:** Staff is recommending that the Board approve the proposed changes to the ACOP and Resident Lease.

## **Executive Office**

### **10. Approval Of Southern Nevada Regional Housing Authority’s Operating Budget Revision For Fiscal Year Ending September 30, 2025**

**Background:** Approval of the FY 2025 Revised Budgets for the SNRHA’s Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program, the Affordable Housing Program, the Neighborhood Stabilization Program, as well as agency grants. This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. Upon Board approval, the SNRHA will adopt the Fiscal Year 2025 Revised Operating Budgets.

**Action Requested:** The Executive Director requests that the Board approve the Operating Budget Revision for SNRHA for Fiscal Year Ending September 30, 2025.

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**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.*

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**END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

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**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 three (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.

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**ADJOURNMENT**

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