



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

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON WEDNESDAY, SEPTEMBER 24, 2025
AT 11:30 A.M.
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.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or tgazon@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. 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 tgazon@snvrha.org before 9:00 AM on Wednesday, September 24, 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. 11th 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

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 July 17, 2025
- Approval of the Special Board Meeting Minutes on August 7, 2025
- Approval of the Regular Board Meeting Minutes on August 21, 2025.

4. APPROVAL OF AGENDA OF SEPTEMBER 24, 2025 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">• 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 July 31, 2025

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$45,375 or 3.64% of July 2025 rental income, be written off as uncollectible. This includes \$36,467 or 6.51% of July 2025 Public Housing Program rental income and \$8,908 or 1.30% of July 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 \$45,375 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.

Executive Office

8. Approval of the Cooperative Agreement Between the City of Las Vegas and the Southern Nevada Regional Housing Authority

Background: The Cooperative Agreement between the City of Las Vegas and the Southern Nevada Regional Housing Authority is to provide monies from the City of Las Vegas to assist in the construction of green spaces and related infrastructure as a part of Phase 1 of the Choice Neighborhood Marble Manor Rehabilitation Project.

Action Requested: The Executive Director requests that the Board approve The Resolution to Approve the Cooperative Agreement between the City of Las Vegas and the Southern Nevada Regional Housing Authority.

Procurement

9. Approval to Renew all FY2026 Annual Service Contracts for SNRHA

Background: The following listed contracts for FY2026 (10/01/25 – 09/30/26), are being brought to the Board for approval. The source of the eligible expenditure funds and annual services for each contract are listed and included in the SNRHA FY2026 operating budgets. Please note that the Board is only approving the last two columns; representing the current fiscal year and the total contract value over multiple years.

Action Requested: The Executive Director is recommending Board approval of all FY26 annual service contract renewals.

10. Election of Chairperson

In Accordance with Article III, Section 7 of our By-Laws, the Board will select a Chairperson to serve for one year.

11. Election of Vice-Chairperson

In Accordance with Article III, Section 7 of our By-Laws, the Board will select a Vice-Chairperson to serve for one year.

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 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.

ADJOURNMENT

3



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

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, JULY 17, 2025
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Vice Chairperson Nancy Brune
Commissioner Larry Blackman
Commissioner Marissa Brown
Commissioner Richard Cherchio
Commissioner Carrie Cox
Commissioner Michael Dismond
Commissioner William McCurdy II
Commissioner LuChana Turner

Members Absent

Chairperson Tick Segerblom

2. PUBLIC COMMENT

Phyllis Carpenter: I'm looking at your vacated units for ending 5/31. I was moved out on 5/26 of Sartini Annex and it says that there's a \$22,477 amount to write off in only one apartment, so is that in my apartment, is what I'm wondering?

3. APPROVAL OF MINUTES: Approval of the Regular Board Meeting Minutes on June 12, 2025.

Vice Chairperson Nancy Brune entertained a motion to approve the Regular Board Meeting Minutes on June 12, 2025.

Motion made by Commissioner Marissa Brown
A Second by Commissioner Larry Blackman
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)

Vice Chairperson Nancy Brune entertained a motion to approve the Regular Meeting Agenda on July 17, 2025

Motion made by Commissioner Richard Cherchio
A Second 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 – Topics of Discussion

- Raiders Grant for ROSE Foundation
- Project Based Vouchers
- Girl Scouts Project – Sherman Gardens
- Clark County Board Presentation on July 15, 2025
- Ground Breaking Ceremony-Senator Joseph M. Neal Apartments
- SNRHA Radio Talk Show July 14th.
- Board Training

SECTION 3. CONSENT AGENDA ITEM NO. 6:

Finance

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

Vice Chairperson Nancy Brune entertained a motion to approve Consent Agenda Item No. 6

Motion made by Commissioner LuChana Turner
A Second by Vice Chairperson Nancy Brune
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

Timothy Wight	Linda Johnson
Nellie Rice	Manuel Cano Vargas
Michelle Burton	

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 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

Frank Stafford, Director of Development and Modernization, provided background information for this agenda item

Vice Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 8

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

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 Agreements

Ava Mitchell-Crew, Director of Operations, provided background information for this agenda item

Vice Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner William McCurdy II
Seconded by Commissioner Richard Cherchio
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

Executive Office

10. Approval of Southern Nevada Regional Housing Authority's Operating Budget Revision for Fiscal Year Ending September 30, 2025

Rodney Mitton, Director of Finance, provided background information for this agenda item

Vice Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 10

Motion made by Commissioner William McCurdy II
Seconded by Commissioner Carrie Cox
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

No New Business Items

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Phyllis Carpenter: Phyllis Carpenter, 719 Brush. Okay, so I was locked out of my unit on 5/26. On 5/28, they hired movers to move my-- I had left just a small amount of things because in the lease it said I had 14 days to go back and get it. On the 28th, they moved my things to storage. I received the bill the other day for it, and they-- okay, so the bill says it's like \$1,254 or \$1,207.63 for the movers. Okay, so I called the moving company and asked them how much would it be to move a one-bedroom apartment to storage. They told me \$635 would cover four hours, and then it would be \$140 for two movers for each hour after that. I don't see how they charge me \$1,200 when that would take eight-- that's like eight hours' worth of movers, you know what I mean? Then also the storage, it was \$44 for the storage because I got the receipt from the storage place, and now they're charging me \$97. They charged me \$280 for the cleaning of the unit, and that was a \$200 cleaning security deposit that I had left. This whole bill for, I don't know, \$1,300 is out-- that's outrageous to me because they more than doubled it, okay? Then when I was evicted, there was no due process in the courtroom. I wasn't provided witnesses-- the witnesses, I wasn't provided with their statements beforehand. I wasn't allowed to cross-examine them. Your employees got up there and lied. I was evicted regardless through retaliation. If you watch the videos from where the plumber came, you can see where the pipes are busted under that apartment. Now, not only have you evicted me with intimidation and retaliation, you've moved a senior into that apartment that's already got breathing problems, and now what's going to happen to her? You guys failed to fix the problem to begin with.

Vice Chairperson Nancy Brune: Thank you, Ms. Carpenter. Next, we have Michelle Beach.

Michelle Beach: Good afternoon. We are from Bennett Plaza, and we're here concerning-- have some concerns about the manager and the maintenance, and the jobs that they're supposed to do, because right now, we have a maintenance that is running our building. The manager's allowing them to run the building. Also concerning our dining room, we have the problem where we have a board, and we are not allowed to use the dining room. We were in the dining room for a couple of days, and we've been bullied by the maintenance and telling us to get out. We have to leave immediately and get out. Okay, so this is why we're here to find out what are our rights as a board member. We want to speak to Mr. Lewis. If you could please speak to us later on. Please. Thank you.

Vice Chairperson Nancy Brune: Great. Thank you. If you'll stay until the end of the meeting, we'll connect you with someone. Next, we've got Juanita Robinson. Okay, perfect. Ms. Lincoln.

Mayme Lincoln: Good afternoon, everyone. My name is Mayme Lincoln. I live in Rulon Earl, Phase 2. I have quite a few problems, but I won't bother you with them today. I just want to get one solved. I want to know what your dog ordinances are. I have a dog that my manager put next door the second time, which is a pit bull mix. This dog barks all day, all night. Okay? I can't even go in my backyard or to my storage because the dog tries to jump the fence. He's gotten me twice already. I went over and talked to the neighbor, and his reply to the other neighbors was, I was mad because I was a racist. I've gone to my manager. My manager is his friend. She is the one that put him in there after the first pit bull died. I have been trying to get an appointment to talk to Patricia. They have denied it both times to find out what I can do. We've called the dog pound. We've called the police. The dog actually ate up-- a man just moved in next door. He got a little dog. The dog attacked him. I have pictures of everything. I can't get anybody to do anything. This has been going on for now over a year. I'm trying to be the nice neighbor, and it's not working. I said, the only thing I know to do is to bring it to you guys and let you guys figure it out, because everybody is complaining about this dog. They, for some reason, my manager feels like the dog is more important than human beings. That dog don't pay rent. I'm the one that pays rent. I can't use my yard or my storage area because of the dog. I'm just tired. Now, I won't go into the rest. I'll let you solve this one, and then I'll give you some more real good stuff. Okay?

Vice Chairperson Nancy Brune: Thank you, Ms. Lincoln. If you'll stay, someone will speak with you.

Mayme Lincoln: Thank you.

Vice Chairperson Nancy Brune: Finally, we have Christa Casillas.

Christa Casillas: Good afternoon. My name is Christa Casillas. I'm here to place this agency's conduct on public record from April 2023 to today. This began when I supported an HCV participant, someone who lived with me, who requested shared housing as an accommodation. His request was initially denied and only approved after several months of navigating the agency's confusion and inexperience. I apparently was the first person in Southern Nevada to get shared housing approved for an HCV participant with a disability, despite the program having served many participants with disabilities for years. During the several-month process, staff admitted to not knowing the relevant HUD codes or the Fair Housing Act, revealing their inexperience, which created unnecessary barriers. Let me be clear. Shared housing is legal, cost-effective, and federally protected under HUD notice, PIH 2021-05. Yet, SNRHA does not promote shared housing, track requests or approvals, and responds to community outreach with legal threats, including a cease and desist letter sent to me this week for creating an educational flyer. The letter was the agency's

third attempt to explain shared housing policy to me after three direct emails to Executive Director Lewis Jordan, who passed those emails to a few landlord liaisons. The first liaison claimed shared housing was only for VASH recipients. The second one said not many people requested shared housing and called it rare and complex. Mahogany Turfley, not sure if I'm pronouncing her name correctly, but the attorney cited 24 CFR Section 982.601B2, which says PHAs aren't required to offer every special housing type. She also acknowledged an exception under Section 982.601B3, where PHAs are required to accept that housing type as an accommodation. Unfortunately, whether intentional or not, Ms. Turfley omitted Section 982.601D, which protects a family's right to choose their type of housing when it has been established as a viable option. She also ignored the Fair Housing Act, which prohibits policies that lead to discriminatory effects, intentional or not. The truth is SNRHA already implements shared housing through VASH and it claims to allow it for ADA accommodations too, or FHA. This isn't about legality, it's about convenience, lack of urgency, and disregard for housing equity under the leadership of a director earning a rural \$355,000 a year. Today, I'm submitting documentation for the record, the cease and desist letter, my response, the HUD notice, emails dating back over two years, the flyer that the agency tried to silence, with an added disclaimer to ensure transparency. When this reaches the broader public, and I believe it will, the record will show that you were told and you did nothing. This is not just a policy failure, it's a failure of legal compliance, a breach of public trust, and a direct barrier to housing access during a historic housing crisis. Thank you.

Vice Chairperson Nancy Brune: Thank you Ms. Casillas. Anyone else for public comment at this time?

Christa Casillas: Can I put this on file?

Vice Chairperson Nancy Brune: Yes, do we give it to you, Theresa? Do you want to take the microphone to her? Could you please? Sorry.

Donna Smith: My name is Donna Smith, I live at 510 North 10th Street, Apartment C, in Robert Gordon Plaza. I've lived there now, it's going on 20 years. For many of those years, we had automatic withdrawal of our rent payments. Starting in January, I've had to go to a store, go to Walmart, get a money order, bring it in, pay my rent. That's very-- I'm sorry, but that's a hassle and a half. Why can't we go back? I'm on that one program where I have a reduced rent now, I'm no longer paying half my income for my rent, yay. I'm wondering why can't I go back to some automatic withdrawal from my bank account as it was before for many, many years. I have a record of that, of my payments. This one starts 9/30/2010. I'm sorry, but this is really bad. As of beginning of this month, I tried to pay my rent on the 3rd. There was nobody in the office. I'm sorry, that's Thursday. Yes, everybody went on vacation a day early, I guess. It didn't get paid until Monday. I'm hoping, so far, I haven't gotten a notice of a late fee, but yay. This is a real hassle. It is not easy. I don't have a car I can jump in and just go get something. I'm in a wheelchair. I have to take a bus to a store, take the bus back home, go to the office. I also would suggest that the office, I know there might be two or three people there. Do they have to take their lunch at the same time so that the office is closed anywhere from 1:00 PM to 3:30 PM? it's only supposed to be an hour lunch, but I'm sorry, it's always there. There doesn't seem to be anybody ever available. That's my comment. Thank you.

Vice Chairperson Nancy Brune: Thank you for coming down. Anyone else for public comment at this time? Seeing none, we will adjourn the Southern Nevada Regional Housing Authority Board meeting. Thank you. Stay cool.

MEETING ADJOURNED.



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

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, AUGUST 7, 2025
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson Tick Segerblom
Vice Chairperson Nancy Brune
Commissioner Larry Blackman
Commissioner Marissa Brown
Commissioner William McCurdy II
Commissioner LuChana Turner

Members Absent

Commissioner Richard Cherchio
Commissioner Carrie Cox
Commissioner Michael Dismond

2. PUBLIC COMMENT

No public comment.

3. APPROVAL OF MINUTES:

No minutes for approval.

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

Chairperson Tick Segerblom entertained a motion to approve the Special Meeting Agenda on August 7, 2025.

Motion made by Vice Chairperson Nancy Brune
A Second 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

No Executive Report.

SECTION 3. CONSENT AGENDA:

No Consent Agenda Items.

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

6. Acknowledgement of our Departed

To be announced at the Regular Meeting of the Board of Commissioners on August 21, 2025.

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 and Modernization

7. Approval to Enter Into a Right-Of-Entry Agreement with MM Demo, L.L.C., in the amount of \$1,199,705.20

Fred Haron, Chief Administrative Officer, provided background information for this agenda item

Chairperson Tick Segerblom entertained a motion to approve Agenda Item No. 7

Motion made by Commissioner William McCurdy II
Seconded by Commissioner Nancy Brune
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

No New Business Items.

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

No comments by the General Public.

MEETING ADJOURNED.



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

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, AUGUST 21, 2025
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson Tick Segerblom
Vice Chairperson Nancy Brune
Commissioner Larry Blackman
Commissioner Marissa Brown
Commissioner Michael Dismond
Commissioner William McCurdy II
Commissioner LuChana Turner

Members Absent

Commissioner Richard Cherchio
Commissioner Carrie Cox

2. PUBLIC COMMENT

No Public Comment

3. APPROVAL OF MINUTES: Approval of the Regular Board Meeting Minutes on July 17, 2025.

Chairperson Tick Segerblom entertained a motion to approve the Regular Board Meeting Minutes on July 17, 2025.

Motion made by Commissioner William McCurdy II
A Second by Commissioner Marissa Brown
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 Tick Segerblom entertained a motion to approve the Regular Meeting Agenda on August 21, 2025

Motion made by Commissioner William McCurdy II
A Second 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 – Topics of Discussion

- Raiders Training Camp
- SNRHA Dodgeball Tournament
- Matt Kelly First Day of School
- Senator Joseph M. Neal Apartments Groundbreaking
- Communities Technical Assistance (CTA) Grant
- City of Las Vegas Pre-K Program
- Landlord Incentive Program Update
- Choice Neighborhood Initiative (CNI) Partners Meeting

SECTION 3. CONSENT AGENDA ITEM NO. 6:

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Periods Ending June 30, 2025.

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

Motion made by Commissioner William McCurdy II
A Second by Vice Chair Nancy Brune
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

Jerry Sipple	Brenda Douglas
Terry Woodruff	Gabriela Douglas

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.

Executive Office

8. Approval of Southern Nevada Regional Housing Authority's Operating Budget for Fiscal Year Ending September 30, 2026

Fred Haron, Chief Administrative Officer, provided background information for this agenda item

Chairperson Tick Segerblom entertained a motion to approve Agenda Item No. 8

Motion made by Commissioner William McCurdy II

Seconded by Commissioner Michael Dismond

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

Modernization and Development

9. Approval to Award the Firm-Fixed Contract to Contractor KBR Roofing Services for Roof Replacement Services of Simmons Manor Housing Development, 5385 Austin John Court, Las Vegas, NV 89122

Frank Stafford, Director of Modernization and Development, provided background information for this agenda item

Chairperson Tick Segerblom entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner William McCurdy II

Seconded by Commissioner Nancy Brune

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

No New Business Items

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

John Johnson: John Johnson for the record. I'm currently a HVC public voucher holder. I submitted a rent verification change. I am the executive director and board president of a local nonprofit here. When we have funding, then I pay myself a salary through a payroll company. When I get that salary, I do the income verification or whatever for my income. I did that when I got the employment. Then when we stopped getting funding, I stopped paying myself. I put in the verification to say that I'm not working anymore. The worker called me, said that I needed a letter. I am the executive director and the board president. I wrote a letter saying, hey, I'm no longer paying myself for this salary. He called me back, said that the supervisor wanted a sworn statement. They wanted a sworn statement and they wanted copies of our nonprofit bank

statement. I let him know that you guys are not getting my nonprofit bank statements. That's private information. That's not open up to the public. He told me to put all that into my sworn statement and turn it in. I did all that. I turned it in, I want to say, last month on the 22nd. Somebody from the supervisor, his supervisor, she calls me and she asks me questions. She was like, "Why did you sign that?" I said, "I'm the chairman." She was like, "Oh, we're supposed to take your word that you're not getting paid." Yes, you're supposed to take my word. I'm telling you, I'm the chairman. If you go to the secretary of state office, you'll see all that information. Today is the 21st. Tomorrow will be 30 days. I still haven't heard anything. I reached out to my worker and he said he turned in all the paperwork or whatever to the higher-ups and I haven't heard anything. Are they going to accept it? Are they not going to accept it? Do you guys need another board member to sign the documentation and write the statement? There hasn't been any conclusion. Again, tomorrow is going to be 30 days. I'm coming up here trying to get a resolution so next month, come around, I don't have to pay \$1,300 on rent when I'm not making that money. Thank you and I appreciate somebody helping me with my situation.

Chairperson Segerblom: How long have we known each other and been working together?

John Johnson: I met you when I moved out here in 2012.

Chairperson Segerblom: Yes, so I can vouch for him. Anyway, Mr. Jordan, can we have somebody talk to him and try to verify this.

Executive Director Lewis Jordan: Right away?

John Johnson: Thank you.

Chairperson Segerblom: Thank you.

John Johnson: I appreciate that.

Chairperson Segerblom: We have a card from Mayme Lincoln.

Mayme Lincoln: Good afternoon, everyone. This is my second time being here. I was here last month. I had a situation with a dog, between a dog and the manager. Upon arriving, I was able to talk to my manager's supervisor. It's all gone downhill for me. I have not heard anything from anyone. I think the problem that I'm having right now is when did the housing authority get to the point where you have managers who don't get back to you, where you hear absolutely nothing? They call you and they tell you these little fibs. Nobody calls back. Nobody gives you a resolution. I'm on my third time with this dog problem. I have one more time and then I have to go to court. I spoke to Ms. Cathy this morning and I got told I'd rather resolve it with the manager, which is Sonya Freeman's manager, or Patricia Stevens, either one, rather than go to court. I just need your help. I will say this to you, Mr. Jordan, because I have gone the steps of going to manager after manager after manager. I'm not getting no help. I have over 47 videos on my phone and over 200 pictures of this dog. I can't even go in my backyard because the dog jumps the fence. I don't understand why I cannot get any help. I'm asking you, Mr. Jordan, as the last one up the turn bull, please help me with this. If you'd rather just come up and look and see what this dog has done, you'll understand exactly what I'm saying, because he will scare you to death. This dog is a pit bull mixture. He weighs almost 100 pounds. I watched the dog eat up a little dog next door. I am 80-years-old. I cannot contain this day in and day out. It doesn't make sense why I can't get any help. I'm asking somebody to please help me resolve this issue.

Chairperson Segerblom: All right. Could you speak to the gentleman in the blue right there? Make sure we get your address and then talk to Mr. Jordan, too.

Executive Director Lewis Jordan: I also want to tell Mr. Chairman, there's no explainable reason for you not to have been contacted.

Mayme Lincoln: Thank you.

Executive Director Lewis Jordan: We'll deal with this.

Mayme Lincoln: Thank you. I appreciate it.

Chairperson Segerblom: All right. Anyone else here for public comment? Seeing no one, we'll close the public comment and adjourn. Thank you so much.

MEETING ADJOURNED.

6

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 07/31/2025

<u>Developments</u>	AMP	Dev	Proposed Write-Off Amounts	# of Accounts
<u>PHA</u>				
Hampton Court	404	005	3,403	1
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010	10,496	2
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016	10,824	1
Scattered Sites (D)	016	016		
Simmons Manor	406	020		
Marble Manor	407	201		
Ernie Cragin Terr	406	206	1,535	1
Levy Gardens	403	208	368	1
James Downs	402	212		
Sherman Grdns	408	214		
Villa Capri	408	215	478	1
Sartini Plaza	402	221	4,521	3
Sartini Annex	402	223		
Aida Brents	403	224		
Scattered Site A	310	226		
Marble Annex IV	408	228		
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246	3,514	1
Scattered Site E	409	247		
Sherman Annex	408	261	1,328	3
Total PHA			36,467	14

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 07/31/2025

<u>Developments</u>	AMP	Dev	Proposed Write-Off Amounts	# of Accounts
<u>AHP</u>				
Garcia Mendoza Plaza	AHP		2,960	4
Janice Brooks Bay	AHP			
Brown Homes	AHP			
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP			
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	5,948	2
NSP 3 County	AHP	NSP		
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
Total AHP			8,908	6
Grand Total			45,375	20

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 8/2024 TO 7/2025

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Aug-24	47,813	8.20%	642	0.13%	48,455	4.46%
Sep-24	37,226	6.56%	6,436	1.00%	43,662	3.61%
Oct-24	24,852	4.26%	2,231	0.41%	27,083	2.40%
Nov-24	31,051	5.45%	7,071	1.28%	38,122	3.40%
Dec-24	53,907	9.25%	1,591	0.24%	55,498	4.48%
Jan-25	38,293	6.25%	15,589	2.51%	53,882	4.37%
Feb-25	25,067	4.56%	4,144	0.67%	29,211	2.50%
Mar-25	38,118	6.81%	4,767	0.94%	42,885	4.03%
Apr-25	20,839	3.44%	4,799	0.94%	25,638	2.30%
May-25	60,253	10.38%	24,032	3.58%	84,285	6.73%
Jun-25	19,028	3.20%	3,848	0.57%	22,876	1.80%
Jul-25	36,467	6.51%	8,908	0.57%	45,375	1.30%
Total Doubtful Accounts	432,914		84,058		516,972	
Total Rental Income	6,948,429		7,448,713		14,397,142	
Average Monthly Allowance	36,076	6.23%	7,005	1.13%	43,081	3.59%

Affordable Receivable Aging Summary

Property: All Public Housing (.finph)

Trans through: 08/2025

		Total							
Charge		Unpaid	0-30	31-60	61-90	Over 90			
Code	Description	Charges	days	days	days	days	Prepays	Suspense	Balance
404-Hampton Court (ph005ham)									
damage	Tenant Damages Charge	3,403.00	3,403.00	0.00	0.00	0.00	0.00	0.00	3,403.00
Total		3,403.00	3,403.00	0.00	0.00	0.00	0.00	0.00	3,403.00
407-Jones Gardens (ph010jon)									
damage	Tenant Damages Charge	4,305.00	2,806.00	0.00	0.00	1,499.00	0.00	0.00	4,305.00
late	Tenant Late Charge	120.00	0.00	20.00	20.00	80.00	0.00	0.00	120.00
rent	Tenant Rent	4,423.00	625.00	0.00	625.00	3,173.00	0.00	0.00	4,423.00
urp	URP	5.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
z-tfr	Balance Transfer	1,643.00	0.00	0.00	0.00	1,643.00	0.00	0.00	1,643.00
Total		10,496.00	3,431.00	25.00	645.00	6,395.00	0.00	0.00	10,496.00
409-Scattered Sites Homes (ph016sst)									
damage	Tenant Damages Charge	5,080.00	0.00	5,080.00	0.00	0.00	0.00	0.00	5,080.00
late	Tenant Late Charge	60.00	0.00	20.00	20.00	20.00	0.00	0.00	60.00
miscテナ	Misc Tenant Charges	51.00	17.00	0.00	17.00	17.00	0.00	0.00	51.00
rent	Tenant Rent	5,633.00	0.00	497.00	2,207.00	2,929.00	0.00	0.00	5,633.00
Total		10,824.00	17.00	5,597.00	2,244.00	2,966.00	0.00	0.00	10,824.00
406-Ernie Cragin Terrace Annex (ph206cra)									
damage	Tenant Damages Charge	138.00	0.00	138.00	0.00	0.00	0.00	0.00	138.00
late	Tenant Late Charge	40.00	0.00	0.00	0.00	40.00	0.00	0.00	40.00
rent	Tenant Rent	1,307.10	0.00	0.00	0.00	1,307.10	0.00	0.00	1,307.10
urp	URP	50.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00
Total		1,535.10	0.00	188.00	0.00	1,347.10	0.00	0.00	1,535.10
403-Harry Levy Gardens (ph208lev)									
damage	Tenant Damages Charge	200.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00
nsf	NSF Charge	25.00	0.00	0.00	25.00	0.00	0.00	0.00	25.00
rent	Tenant Rent	143.00	0.00	0.00	0.00	143.00	0.00	0.00	143.00
Total		368.00	0.00	200.00	25.00	143.00	0.00	0.00	368.00
408-Villa Capri (ph215vil)									
late	Tenant Late Charge	20.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00
miscテナ	Misc Tenant Charges	17.00	0.00	0.00	17.00	0.00	0.00	0.00	17.00
rent	Tenant Rent	441.00	0.00	0.00	0.00	441.00	0.00	0.00	441.00
Total		478.00	0.00	0.00	37.00	441.00	0.00	0.00	478.00
402-Arthur D. Sartini Plaza (ph221sar)									
damage	Tenant Damages Charge	2,546.86	1,015.16	1,531.70	0.00	0.00	0.00	0.00	2,546.86
late	Tenant Late Charge	93.30	0.00	36.65	36.65	20.00	0.00	0.00	93.30
rent	Tenant Rent	1,880.65	0.00	0.00	1,087.00	793.65	0.00	0.00	1,880.65
Total		4,520.81	1,015.16	1,568.35	1,123.65	813.65	0.00	0.00	4,520.81
409-Scattered Sites Homes (ph246sst)									
damage	Tenant Damages Charge	1,250.00	1,250.00	0.00	0.00	0.00	0.00	0.00	1,250.00
late	Tenant Late Charge	20.00	0.00	20.00	0.00	0.00	0.00	0.00	20.00
miscテナ	Misc Tenant Charges	17.00	17.00	0.00	0.00	0.00	0.00	0.00	17.00
rent	Tenant Rent	2,227.00	0.00	0.00	2,227.00	0.00	0.00	0.00	2,227.00
Total		3,514.00	1,267.00	20.00	2,227.00	0.00	0.00	0.00	3,514.00
408-Sherman Gardens Annex (ph261sgx)									
damage	Tenant Damages Charge	675.00	675.00	0.00	0.00	0.00	0.00	0.00	675.00
late	Tenant Late Charge	52.40	0.00	52.40	0.00	0.00	0.00	0.00	52.40
miscテナ	Misc Tenant Charges	125.70	0.00	125.70	0.00	0.00	0.00	0.00	125.70

Affordable Receivable Aging Summary

Property: All Public Housing (.finph)

Trans through: 08/2025

		Total							
Charge		Unpaid	0-30	31-60	61-90	Over 90			
Code	Description	Charges	days	days	days	days	Prepays	Suspense	Balance
rent	Tenant Rent	475.10	0.00	0.00	475.10	0.00	0.00	0.00	475.10
Total		1,328.20	675.00	178.10	475.10	0.00	0.00	0.00	1,328.20
Grand Total		36,467.11	9,808.16	7,776.45	6,776.75	12,105.75	0.00	0.00	36,467.11

Southern Nevada Regional Housing Authority
AH - Outstanding Charges By Charge Type
July 2025

		Total
Charge		Unpaid
Code	Description	Charges
Eva Garcia-Mendoza Plaza (afmendoz)		
damage	Tenant Damages Charge	2,523.56
late	Tenant Late Charge	72.00
legal	Legal Fee-Tenant	75.70
misctena	Misc Tenant Charges	34.00
rent	Tenant Rent	255.00
Total		2,960.26
Neighborhood Stabilization Program - CC (nansp)		
damage	Tenant Damages Charge	650.00
late	Tenant Late Charge	120.00
legal	Legal Fee-Tenant	152.00
misctena	Misc Tenant Charges	251.00
rent	Tenant Rent	4,775.00
Total		5,948.00
Grand Total		8,908.26

8

COOPERATIVE AGREEMENT

This Cooperative Agreement (“Agreement”) is made between the CITY OF LAS VEGAS, a political subdivision of the state of Nevada (the “City”) and the SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY (“SNRHA”), a regional housing authority created pursuant to NRS 315 et seq. (“SNRHA”). The CITY and the SNRHA are sometimes hereinafter referred to individually as a “Party” and collectively as the “Parties.”

This Agreement is effective on the date signed by the City and SNRHA, whichever date is later, as long as the date signed by the second party is within thirty (30) calendar days of signature by the first party (the “Effective Date”).

RECITALS

WHEREAS, SNRHA has requested financial assistance from the City, to assist the SNRHA to develop Greenspace (as defined at Article 2, herein) to be located within and for the use of City residents at a redeveloped Marble Manor, a HUD mixed-finance housing development complex (the “Project”).

WHEREAS, the SNRHA is the owner of the Project to be redeveloped at 1310 West McWilliams Ave, Las Vegas Nevada, 89106; APN 139-28-702-001 (the “Marble Manor” or the “Property”).

WHEREAS, the City agrees to provide Six Hundred Thousand dollars (\$600,000.00) and no more (“Greenspace Funds”) as a one-time payment for developing Greenspace at Marble Manor, subject to all of the terms, covenants and conditions of this Agreement. SNRHA agrees to accept Greenspace Funds for Greenspace expenses and for no other purpose.

WHEREAS, the Parties enter into this Agreement pursuant to the statutory authority granted by NRS 277.045, which enables “any two or more political subdivisions of the state” to “enter into a cooperative agreement for the performance of any governmental function” which includes “the payment of money.”

WHEREAS, the SNRHA agrees to comply with all applicable laws, ordinances, resolutions, statutes, codes, rules, regulations, orders, and decrees of the United States, the State of Nevada, the CITY, and of any other political subdivision, agency or instrumentality exercising jurisdiction over CITY or SNRHA, as the same may be amended from time to time.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual terms, conditions and covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

ARTICLE 1

1.1. **TERM.** Project expenses must be incurred during the period from when the Agreement becomes effective through June 30, 2030 (the “Project Term”). The City shall bear no liability to fund or provide payment for the Project in the event that Project Funds (as defined below) are not allocated or received for the Project Term.

1.2. GRANT. City will provide the SNRHA grant funding of Six Hundred Thousand Dollars and No/100 (\$600,000.00) in Greenspace Funds (the “Project Funds”) for eligible use expenses associated with the SNRHA’s program Marble Manor Redevelopment Greenspace as described in Article 2 (the “Program”) during the term of this Agreement.

1.3. CHANGES. Changes in the Scope of Use as outlined herein must be made by written amendment to this Agreement and approved by both Parties.

ARTICLE 2 SCOPE OF USE

2.1. DESCRIPTION. The SNRHA agrees that it shall only use the Funds for the eligible uses to develop Greenspace at Marble Manor, to include, an accessible outdoor area with irrigated landscape plantings, an irrigated artificial turf area, a hardscaped area, a large shade structure, sidewalks, seating and lighting the (“Greenspace”). The SNRHA understands and agrees that no other uses of the Project Funds are permitted unless agreed to in writing by the Parties in an Addendum to this Agreement. The SNRHA is prohibited from charging the costs of ineligible uses or activities not associated with the Marble Manor Redevelopment Greenspace and from using Project Funds provided herein or personnel employed in the administration of activities under this Agreement for political activities, inherently religious activities, or lobbying.

ARTICLE 3 FUNDING

3.1. PAYMENT. This Agreement provides the Project Funds for a one-time payment to the SNRHA for the eligible expenses to develop Greenspace at Marble Manor. Payment will be processed on a lump sum basis on July 30, 2026 upon a written request for payment by SNRHA.

SNRHA agrees that it shall properly and timely use and spend the entire amount of Project Funds provided under this Agreement during the term of this Agreement. If the SNRHA fails to properly and/or timely use and spend any amount of Project Funds provided under the Agreement within that Project Term, then the SNRHA agrees to return the balance of the funds to the CITY within thirty (30) days of the termination of this Agreement.

ARTICLE 4 REPORTING

4.1 REPORTS. The SNRHA shall submit to the CITY monthly performance reports for each month during which these Project Funds are used. Monthly reports are due by the 15th of each month following the month in which the progress occurred. SNRHA acknowledges that any such information required to be reported pursuant to this section may be publicly disclosed.

Monthly reports shall provide information on the activities occurring and accomplished. Specifically, monthly reports shall provide information on the status of the project, milestones, completion and other such information as required by the CITY as requested.

4.2 RETENTION. The SNRHA shall retain all records and all documents pertinent to expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this Agreement. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the five (5)-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five (5)-year period, whichever occurs later. In the event the SNRHA ceases to exist, the SNRHA shall surrender to the CITY all of its records relating to this Agreement which will be retained

by the CITY for the required period of time.

SNRHA agrees to permit the CITY, or its designated representatives, to inspect and audit its records and books relative to this Agreement at any time during normal business hours and under reasonable circumstances and to copy therefrom any information that the CITY desires concerning SNRHA's operation of the Project Funds. The SNRHA further understands and agrees that the inspection and audit would be exercised upon five (5) days written notice to the SNRHA. If the SNRHA records or books are not located within Clark County Nevada, SNRHA agrees to deliver the records or books to the address within the City of Las Vegas designated by the CITY.

ARTICLE 5 SUSPENSION AND TERMINATION

5.1 **DEFAULT/OPPORTUNITY TO CURE.** This Agreement can be terminated if SNRHA fails to comply with any term of the award. In addition, if during the term of this Agreement, the SNRHA:

- i) fails to use the Project Funds in the manner represented to the CITY in its application requesting funding and as required under this Agreement;
- ii) fails to defend, indemnify and hold the CITY harmless as required pursuant to this Agreement;
- iii) a petition in bankruptcy is filed by or against the SNRHA, an assignment by the SNRHA is made for the benefit of creditors, a receiver, trustee in bankruptcy or similar officer is appointed to take charge of all or a part of the operations of the SNRHA or its property, or the SNRHA is adjudicated to be bankrupt; or
- iv) fails to perform any of its other obligations required under this Agreement; and
- v) and the failure is identified in writing to the SNRHA, and such failure identified by the CITY is not remedied within twenty calendar twenty (20) days after the date of postmark on the written notice of default provided to the SNRHA, then the CITY may declare the SNRHA to be in default of this Agreement and implement any of the following remedies:
 - a) demand repayment of any Project Funds distributed but not spent to the SNRHA;
 - b) Withhold future awards for the Project Funds or any other program of the SNRHA;
 - c) Terminate the Agreement; or
 - d) Pursue any other legal or equitable remedy that may be available to the CITY.

After expiration of the cure period set forth above, any remedy selected by the CITY shall be implemented by written notice to the SNRHA stating the effective date of the remedy. If the CITY elects to terminate this Agreement as provided pursuant to this subparagraph 5.1, the SNRHA agrees and acknowledges that if so demanded by the CITY, the SNRHA shall repay Project Funds distributed but not spent as demanded by the City.

Except as otherwise expressly stated in this Agreement, the rights and remedies of the CITY are cumulative, and the exercise by CITY of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the SNRHA. Any failures or delays by CITY in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies or deprive CITY of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. SNRHA agrees that in the event of litigation to enforce this Agreement or

terms, provisions and conditions contained herein, to terminate this Agreement, or to collect damages for a default hereunder, the CITY shall be entitled to all costs and expenses, including reasonable attorneys' fees, incurred in connection with such litigation.

5.2 Termination for Convenience.

The CITY shall have the right at any time to terminate further performance of this Agreement, in whole or in part, for any reason whatsoever (including no reason). Such termination shall be by written notice from the CITY to the SNRHA specifying the extent and effective date of the termination. The CITY's sole liability under this Section is for payment of costs for goods and services requested by the CITY and actually performed by the SNRHA.

5.3 Status of the Project Funds upon Termination.

If the CITY terminates this Agreement, whether after a declared, uncured default or for convenience, prior to the CITY's payment of the Project Funds to SNRHA on July 30, 2026, the Parties acknowledge and agree that the City is not obligated to provide such Project Funds to the SNRHA. For the purposes of clarity, the SNRHA's right to receive the Project Funds does not accrue until 12:01 on July 30, 2026.

ARTICLE 6 INDEMNITY

7.1 INDEMNIFICATION. It is understood and agreed by the Parties that SNRHA hereby assumes the entire responsibility and liability for any and all damages to persons or property caused by or resulting from or arising out of any act or omission on the part of SNRHA or its employees, agents, servants, owners, principals, licensees, assigns or subcontractors of any tier under or in connection with the Project. SNRHA agrees to protect, defend, indemnify and hold harmless the CITY, its public officials, officers, employees, agents, and consultants from and against any and all liability, damages, claims, losses, suits, actions, decrees, arbitration awards and judgments including attorney's fees, court costs or other expenses of any and every kind or character, including but not limited to, claims for contribution and/or indemnification for personal injury, bodily injury, sickness, or death, or to injury to or destruction of property (including the loss of use resulting therefrom), or to or from the negligent acts, errors or omissions or willful misconduct of the SNRHA, its employees, agents, volunteers or contractors in connection with the Project (collectively referred to as "Claims") The SNRHA's obligation to protect, defend, indemnify, and save harmless as set forth in this paragraph, shall include any and all reasonable attorneys' fees incurred by the CITY, its public officials, officers, employees and agents in the defense and/or handling of the claims and all reasonable attorneys' fees and investigation expenses incurred by the CITY in enforcing and/or obtaining compliance with the provisions of this paragraph. SNRHA agrees that it is assuming the sole risk of any Claims related to the contraction by SNRHA's officers, employees, vendors, suppliers, agents, independent contractors, and consultants or any other person of any viral infection or other disease, including, without limitation, COVID 19, related to the Project and that SNRHA's indemnity obligations contained herein cover any such Claims. In no event shall the language in this Section constitute or be construed as a waiver or limitation of the CITY's rights or defenses with regard to sovereign immunity, governmental immunity, or other official immunities and protections as provided by the Federal and State Constitutions or by law.

It is expressly agreed that the SNRHA shall defend the CITY at SNRHA's expense, by legal counsel reasonably satisfactory to CITY, against the Claims and in the event that the SNRHA fails to do so, the CITY shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs, including reasonable attorney's fees and court costs, to the SNRHA. SNRHA's obligations under this Section shall survive any termination of this Agreement.

These provisions shall in no way be limited by any financial responsibility, and shall survive the termination of this Agreement. SNRHA acknowledges and agrees that the CITY shall not provide Indemnity or otherwise save, hold harmless, or defend the SNRHA in any manner.

ARTICLE 8 MISCELLANEOUS

8.1 NOTICE. Except as otherwise provided by law, all notices required or permitted under this Agreement shall be given in writing and shall be deemed effectively given (a) upon personal delivery to the party to be notified, (b) three (3) days after deposit with the United States Post Office, by registered or certified mail, postage prepaid and addressed to the party to be notified at the address for such party, or (c) one (1) day after deposit with a nationally recognized air courier service such as FedEx. Any party from time to time, by notice to the other party given as set forth above, may change its address for purpose of receipt of any such communication:

City: Arcelia Barajas, Director
Department of Neighborhood Services
City of Las Vegas
City Hall, 3rd Floor
495 South Main Street
Las Vegas, Nevada 89101

SNRHA: Lewis Jordan, Executive Director
Southern Nevada Regional Housing Authority
340 N 11th Street
Las Vegas, Nevada, 89101

With a copy to:

Reno & Cavanaugh, PLLC
455 Massachusetts Ave, NW
Suite 400
Washington, DC 20001
Attn: Megan Glasheen, Esq

8.2 NO AGENCY. The City nor SNRHA are the legal representative of the other party for any purpose whatsoever. Neither party has any right or authority to assume or create any obligation or responsibility, express or implied, to make any commitments on behalf of the other party may not bind and the organization in any manner.

8.3 NONDISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY. The City of Las Vegas is committed to promoting full and equal business opportunity for all persons doing business in Las Vegas. SNRHA acknowledges that the CITY has an obligation to ensure that public funds are not used to subsidize private discrimination. SNRHA recognizes that if SNRHA or their subcontractors or subconsultants are found guilty by an appropriate authority of refusing to hire or do business with an individual or company due to reasons of race, color, religion, sex, sexual orientation, gender identity or expression, age, disability, national origin, or any other legally protected status, CITY may declare SNRHA in breach of contract and terminate this Agreement.

In connection with the performance of work under this Agreement, SNRHA agrees not to discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, sexual orientation, gender identity or expression, age, disability, national origin, or any other legally protected status. Such agreement shall include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

In accordance with the Immigration Reform and Control Act of 1986, SNRHA agrees that it will not employ unauthorized aliens in the performance of this Agreement.

8.4 LAW; VENUE; WAIVER OF JURY TRIAL. The laws of the United States of America and of the State of Nevada shall govern the validity, construction, performance and effect of this Agreement. Each party hereto consents to, and waives any objection to, the State courts located in the County of Clark, State of Nevada as the proper and exclusive venue for any disputes arising out of or relating to this Agreement or any alleged breach thereof.

8.5 NO THIRD PARTY BENEFICIARY RIGHTS. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any person or entity not a party to this Agreement any third-party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.

8.6 COUNTERPARTS; ELECTRONIC DELIVERY. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall together constitute one and the same instrument. It shall not be necessary for any counterpart to bear the signature of all Parties hereto. Executed copies hereof may be delivered by facsimile or e-mail, pursuant to NRS 719.240, and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter.

8.7 ECONOMIC OPPORTUNITIES. Economic Opportunities for Moderate, Low- and Very Low-income Persons. The SNRHA shall ensure that employment and other economic opportunities generated by the eligible use expenses shall, to the greatest extent feasible, be directed to moderate, low- and very low-income persons with an emphasis on city of Las Vegas residents.

8.8 DRUG FREE WORKPLACE. The SNRHA shall administer a policy designed to ensure that the facilities providing services under the terms of this Agreement are free from the illegal use, possession, or distribution of drugs or alcohol by its employees and beneficiaries.

8.9 PUBLICITY. Any publications produced with Project Funds from this Agreement must display the following language: "This project [is being] [was] supported, in whole or in part, by a grant from the City of Las Vegas."

8.10 AMENDMENTS. This Agreement, or any part hereof, may be amended from time to time hereafter only in writing executed by the CITY and the SNRHA.

8.11 NO ASSIGNMENT. The SNRHA may not assign any part of its rights or obligations in this Agreement and shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without written consent of CITY. Any such assignment of rights or contracts without written consent of CITY shall be void and shall result in the forfeiture of all Project Funds, or any part thereof, as determined by CITY. SNRHA was chosen on the basis of characteristics unique to the SNRHA. CITY shall have the right, in its sole and absolute discretion, to withhold its consent to any such assignment, transfer, encumbrance, pledge, subuse, or permission.

8.12 **BINDING EFFECT.** The terms, provisions, covenants and conditions contained in this Agreement shall apply to, bind and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives and permitted successors and assigns.

8.13 **SEVERABILITY.** If any term, covenant or condition of this Agreement, or any application thereof, should be held by a court of competent jurisdiction to be invalid, void or unenforceable, all terms, covenants and conditions of this Agreement, and all applications thereof, not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby. The Parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this clause shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

8.14 **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties for the use of Project Funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Parties relating to the CITY'S allocation of funding to SNRHA.

8.15 **RECITALS.** The Recitals above, and all of the exhibits hereinafter referenced, are hereby incorporated by this reference as a part of this Agreement.

8.16 **PROVISIONS.** Each and every provision of law and clause required by law to be inserted in this Agreement will be deemed to be inserted herein, and this Agreement shall be read and enforced as though it were included herein and if through mistake or otherwise any such provisions not inserted, or is not correctly inserted, then upon the application of either party this Agreement shall forthwith be physically amended to make such insertion.

8.17 **OWN EXPENSE.** Except as otherwise provided in this Agreement, each Party shall bear its own expenses incurred by it in connection with the negotiation, execution and delivery of this Agreement, including, without limitation, the fees and expenses of each party's legal counsel.

8.18 **CITY LIABILITY.** It is agreed by and between the Parties of this Agreement, that in no event shall any official, officer, employee, or agent of the CITY in any way be personally liable or responsible for any covenant or agreement therein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this Agreement.

8.19 **INTERESTED PARTY.** An official of the CITY, who is authorized on behalf of the CITY to negotiate, make, accept or approve, or take part in negotiating, making, accepting, or approving this Agreement, payments under this Agreement, or work under this Agreement, shall not be directly or indirectly interested personally in this Agreement or in any part hereof. No officer, employee, architect, attorney, engineer or inspector of, or for the CITY, who is authorized on behalf of the CITY to exercise any legislative, executive, supervisory or other similar functions in connection with this Agreement, shall become directly or indirectly interested personally in this Agreement or in any part hereof. Each party represents that it is unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. Notwithstanding any other provision of this Agreement, if such interest becomes known, the CITY may immediately terminate this Agreement for default or convenience, based on the culpability of the parties.

8.20 **PUBLIC RECORDS.** The CITY is a public agency as defined by state law. As such, it is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). The CITY's records are public records, which are subject to inspection and copying by any person (unless declared by law to be confidential). This Agreement and all supporting documents are deemed to be public records.

8.21 TIME OF ESSENCE. Time is of the essence of each provision hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date as defined herein.

CITY OF LAS VEGAS

By: Shelley Berkley, Mayor Date

ATTEST:

By: Dr. LuAnn D. Holmes, MMC, City Clerk Date

APPROVED AS TO FORM:

By: Deputy City Attorney Date
CITY OF LAS VEGAS

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

By: _____
Lewis Jordan, Executive Director Date

RESOLUTION NO. _____

A RESOLUTION OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY BOARD OF COMMISSIONERS PURSUANT TO NRS 277.045 TO APPROVE A COOPERATIVE AGREEMENT BY AND BETWEEN THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY AND THE CITY OF LAS VEGAS TO PROVIDE THE HOUSING AUTHORITY SIX HUNDRED THOUSAND DOLLARS TO ASSIST IN PROVIDING GREEN SPACE FOR THE REDEVELOPMENT OF MARBLE MANOR, A HOUSING AND URBAN DEVELOPMENT MIXED-FINANCE DEVELOPMENT COMPLEX.

WHEREAS, the Southern Nevada Regional Housing Authority (“SNRHA”) is the owner of the Marble Manor public housing development, which is to be redeveloped at 1310 West McWilliams Ave, Las Vegas Nevada, 89106 (APN 139-28-702-001); and

WHEREAS, SNRHA has requested financial assistance from the City of Las Vegas (“City”), to assist the SNRHA to develop green space to be located within and for the use of residents at the redeveloped Marble Manor, a HUD mixed-finance housing development complex; and

WHEREAS, the City agrees to provide Six Hundred Thousand dollars (\$600,000.00) and no more (“Greenspace Funds”) as a one-time payment for developing green space at Marble Manor, subject to all of the terms, covenants and conditions of the cooperative agreement approved by this Resolution, and attached to hereto as Exhibit 1 (the “Agreement”); and

WHEREAS, the Parties enter into this Agreement pursuant to the statutory authority granted by NRS 277.045, which enables “any two or more political subdivisions of the state” to “enter into a cooperative agreement for the performance of any governmental function” which includes “the payment of money”; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the SNRHA Board of Commissioners hereby finds and determines that:

1 1. The Agreement is hereby approved, and the City will provide a one-time
2 payment of \$600,000.00 to the SNRHA as provided by, and subject to all terms and conditions
3 of the Agreement;

4 2. Such payment will be processed for payment by the City not prior to July
5 30, 2026, upon receipt of a written request for such payment by the SNRHA;

6 3. The SNRHA understands that if this Agreement is terminated prior to the
7 disbursement of funds, the SNRHA is not entitled to payment of such funds as the obligation to
8 pay such monies does not accrue until July 30, 2026.

9 4. The SNRHA Finance Department is hereby authorized and directed to
10 accept such funds to in accordance with terms and provisions of the Agreement.

11 PASSED, ADOPTED, AND APPROVED by the SNRHA Board of
12 Commissioners this ____ day of _____, 2025.

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16 THE SOUTHERN NEVADA REGIONAL
17 HOUSING AUTHORITY

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19 By: _____
20 Lewis Jordan, Executive Director

21 ATTEST:

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23 By: _____

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25 APPROVED AS TO FORM:

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27 By: _____

EXHIBIT 1

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APPROVAL TO RENEW ALL FY2026 ANNUAL SERVICE CONTRACTS FOR SNRHA

BACKGROUND: THE FOLLOWING LISTED CONTRACTS FOR FY 2026 (10/01/25 - 09/30/26), IS BEING BROUGHT TO THE BOARD FOR APPROVAL. THE SOURCE OF THE ELIGIBLE EXPENDITURE FUNDS AND ANNUAL SERVICES FOR EACH CONTRACT ARE LISTED AND ARE INCLUDED IN THE SNRHA FY2026 OPERATING BUDGETS. PLEASE NOTE THAT THE BOARD IS ONLY APPROVING LAST TWO COLUMNS; REPRESENTS THE CURRENT FISCAL YEAR AND THE TOTAL CONTRACT VALUE OVER MULTIPLE YEARS.

ACTION REQUESTED: THE EXECUTIVE DIRECTOR IS RECOMMENDING BOARD APPROVAL OF ALL FY26 ANNUAL SERVICE CONTRACT RENEWALS LISTED BELOW:

	COMPANY	SERVICE	DEPT	FY 26 CONTRACT RENEWAL PERIOD	FY 26 BUDGET CONTRACT AMOUNT	CONTRACT VALUE AFTER BOC APPROVAL
1	A1 NATIONAL FIRE COMPANY, LLC. * Note: Procured utilizing Joinder with Clark County Department of Aviation BID NO. 24-100056, 7/01/25-6/30/26 Exp 6/30/26	FIRE SPRINKLER & EXTINGUISHER INSPECTION, TESTING; MONITORING REPAIRS & REPLACE	PH/AFH	c25027 Joinder Clark County Dept of Aviation 24-100056, 7/01/25-6/30/26 Exp 6/30/26	\$150,000.00	\$300,000.00
2	ADP, INC *Note: Procured utilizing joinder with Omnia partners R200701 10/01/25-09/30/26 Exp: 09/30/26 Max Eff Joinder Date 09/30/27	PAYROLL	HR	c23014 Joinder: Omnia Partners, Contract # R200701 10/01/24-09/30/25 Exp: 09/30/26 Max Eff Joinder Date 09/30/27	\$192,000.00	\$499,200.00
3	ALLIANCE ENVIRONMENTAL Joinder Clark County SOQ 606161-22 Exp: 7/30/2028	MOLD AND ABATEMENT	SNRHA	C23054 Joinder Clark County SOQ 606161-22 Exp: 7/30/2028	\$60,000.00	\$354,995.00
4	ALARMCO, INC. Joinder, NV Dept of Wildlife 10/01/23-08/31/27	Protective Services Alarms	SNRHA	C25004 10/01/25-09/30/26 Exp: 08/31/27	\$172,000.00	\$342,164.00
5	ALLPRO SERVICES *Note: Procured utilizing IFB#B23020 9/30/2023-2/21/2028	PAINTER INTERIOR - EXTERIOR	SNRHA	C23020 IFB#23020 Exp: 02/21/2028	\$180,000.00	\$474,955.00
6	AMERICAN HOUSING CONSULTANTS *Note: Procured utilizing RFP- P21023- EXP 09/30/26	AFFORDABLE HOUSING TAX CREDIT COMPLIANCE AND HQS INSPECTION SERVICES	SNRHA	c21023 RFP21023 10/01/23-09/30/24 Exp 09/30/26	\$160,000.00	\$477,500.00
7	AMERICAN PRINTING *Note: Procured utilizing joinder with Las Vegas Metro Police Dept.- Expires 10/31/28	PRINTING SERVICES	SNRHA	C24005 10/01/24-12/30/25 Exp 10/31/28	\$50,000.00	\$409,745.00

COMPANY		SERVICE	DEPT	FY 26 CONTRACT RENEWAL PERIOD	FY26 BUDGET CONTRACT AMOUNT	CONTRACT VALUE AFTER BOC APPROVAL
8	AT & T MOBILITY *Note: State of Nevada Joinder NASPO 4 AGREEMENT ma149 Exp. 7/31/26	MOBILE WIRELESS SERVICE	SNRHA	c22006 Joinder: State of NV 10/1/24-7/31/26	\$110,000.00	\$512,219.12
9	CENTURY LINK *Note: Procured utilizing Joinder State of NV BPO #99SWCNV18-429- EXP: 9/8/26	INTERNET AND TELEPHONES	SNRHA	c23013 Joinder State of NV BPO #99SWC-NV18-429 10/01/23-09/30/24 Exp: 9/8/26	\$200,000.00	\$985,000.00
10	CHEROKEE BLIND Procured using IFB B23004, Exp 09/30/28	WINDOW & DOOR SERVICES	SNRHA	c23004 10/01/24-09/30/25, Exp 09/30/2028	\$130,000.00	\$376,000.00
11	CITY OF LAS VEGAS *Note: Procured utilizing Intergovernmental Agreement with City of Las Vegas EXP. 09/30/27	FLEET SERVICES	SNRHA	c23009 Intergovernmental Agmt 10/01/23-09/30/24 Exp. 09/30/27	\$120,000.00	\$520,801.00
12	CLARK COUNTY AUTO Note: Procured utilizing Intergovernmental Agreement with Clark County- EXP. 09/30/27	AUTO REPAIRS	SNRHA	c23008 Intergovernmental 10/01/23-09/30/24 Exp. 09/30/27	\$105,000.00	\$549,000
13	CLOUD CARPET *Note: Procured Utilizing Joinder with Clark County- Bid 606014-21, EXP 12/31/29	FLOOR COVERING & INSTALLATION	SNRHA	c25017 Joinder: Clark County 606014-21 10/01/25-09/30/26 EXP 12/31/29	\$550,000.00	\$2,564,193.00
14	C SMITH PAINTING & WALL COVERINGS *Note: Procured utilizing IFB 23023 EXP: 9/30/2023-2/8/2028	PAINTER INTERIOR EXTERIOR	SNRHA	C23011 IFB 23023 EXP: 9/30/23-2/8/28	\$185,000.00	\$600,400.00
15	CLEAN AND SHINE *Note: Procured utilizing IFB 23035 Exp 3/21/2023-4/21/2028	JANITORIAL SVC	SNRHA	C23035 IFB 23035, 5yrs Exp: 3/21/23-4/21/28	\$92,000.00	\$514,100.00
16	GILSON SOFTWARE *Note: Procured utilizing RFP P22003-Expires- 01/31/27	ANSWERING SERVICES	SNRHA	c22003 RFP P22003 10/01/25-9/30/26 Exp. 01/31/27	\$20,000.00	\$208,746.00
17	GOLDEN EAGLE RFQ 22007 EXP:10/1/2021-9/30/2026	PEST CONTROL SERVICES	SNRHA	C22007 RFQ 22007 Exp:10/1/21-9/30/26	\$45,000.00	\$260,001.00

COMPANY		SERVICE	DEPT	FY 26 CONTRACT RENEWAL PERIOD*	FY 26 BUDGET CONTRACT AMOUNT	CONTRACT VALUE AFTER BOC APPROVAL
18	GREEN ENVIRONMENTAL IFB25003 EXP:10/1/2024-9/30/2029	LANDSCAPE SERVICES	SNRHA	C25008 IFB25003 Exp:10/1/24-9/30/29	\$500,000.00	\$3,443,532.97
19	J & E SERVICES Procured via IFB B23002, Exp 09/30/27	RESURFACING SERVICES	SNRHA	C23003 10/01/25-09/30/26 Exp 09/30/27	\$100,000.00	\$255,480.00
20	KINGDOM JANITORIAL SERVICE *Note: Procured utilizing IFB 23036 Exp 5/18/2023- 9/30/2028	JANITORIAL SVC	SNRHA	C23036 IFB 23036 Exp: 05/18/23-9/30/28	\$360,000.00	\$1,571,001.00
21	KUBAS KELLER & ASSOC *Note: Procured utilizing RFP RFP P23001 Expires 10/01/23-09/30/27	FEE ACCOUNTING SERVICES	FINANCE	c23001 RFP: P23001 10/01/25-09/30/26 Exp: 09/30/27	\$80,530.00	\$311,540.00
22	LAWYER MECHANICAL SERVICES *Note: Procured utilizing joinder with US Communities Contract 21-20007-19-001 Exp: 09/30/26	CHILLER-BOILER & HVAC SERVICES	SNRHA	C25012 Joinder: US Communities Contract No. 21-20007-19-001 10/01/25-09/30/26 (unless extended)	\$200,000.00	\$707,920.00
23	MANPOWER OF SOUTHERN NEVADA *Note: Procured utilizing joinder with University of Nevada Las Vegas-Expires 02/21/28	TEMPORARY EMPLOYMENT SERVICES	SNRHA	c23033 Contract #10945 10/01/25-09/30/26 Joinder with UNLV Exp: 02/21/28	\$50,000.00	\$638,010.00
24	NATIONAL CREDIT REPORTING *Note: Joinder with City of Los Angeles HA-#2013-044A Expires 04/30/26	CREDIT CHECKS	SNRHA	c21008 Joinder: LA HA #2013- 044A (10/1/2025-04/08/26) Exp: 04/30/26	\$75,000.00	\$533,075.00
25	OTIS ELEVATOR SERVICES *Note: Procured utilizing joinder with Omnia Partners- 09/30/26	ELEVATOR SERVICES	SNRHA	c21039 Joinder: Omnia Partners 10/01/25-09/30/26 EXP. 09/30/26	\$50,000.00	\$296,538.00
26	PREVENTIVE PEST CONTROL Las Vegas Water District# 010712 Expires: 3/28/2026	PEST CONTROL & BED BUGS	SNRHA	C24013 Las Vegas Water District# 010712 Expires: 3/28/2026	\$90,000.00	\$371,760.00
27	PREVENTIVE PEST CONTROL joinder with UNLV #8877	PEST CONTROL	SNRHA	C26005 Joinder UNLV Contract No. 11828 Exp. 7/20/26	90,000.00	\$1,295,049

COMPANY		SERVICE	DEPT	FY 26 CONTRACT RENEWAL PERIOD*	FY 26 BUDGET CONTRACT AMOUNT	CONTRACT VALUE AFTER BOC APPROVAL
28	PROTECTIVE FORCE INTERNATIONAL, LLC *Note: Procured utilizing RFPP21028-Expires 08/01/26	SECURITY GUARD SERVICES	SNRHA	c21028 RFP21028 10/01/23-09/30/24 Exp. 8/1/26	\$876,290.00	\$2,461,290.00
29	REDESIGNING SURFACES *Note: Procured utilizing IFBB23002-Expires 09/30/27	RESURFACING SERVICES COUNTERTOPS, SINKS, BATHTUBS	SNRHA	c23002 IFB B23002 10/01/25-09/30/26 EXP: 09/30/27	\$150,000.00	\$285,000.00
30	RENTGROW *Note: Procured utilizing Joinder with Reno HA-Expires 08/31/27	WORK NUMBER, 3 RD PARKTY VERIFICATIONS	SNRHA	c23025 10/01/24-09/30/25 Joinder: Reno HA EXP 08/31/27	\$100,000.00	\$700,000.00
31	SONITROL OF SO NEVADA *Note: Procured utilizing Sole Source, due to alarm monitoring eqpt proprietary by Sonitrol for some SNRHA locations. Expires 09/30/26	ALARM & MONITORING SERVICES	SNRHA	c21000 10/01/25-09/30/26 EXP: 09/30/26	\$180,000.00	\$943,598.00
32	STAPLES *Note: Procured utilizing Joinder thru Sourcewell 070924-SCC Expires 02/02/29	OFFICE SUPPLIES	SNRHA	c22000 Sourcewell Contract 012320-SCC 10/01/25-09/30/26 Exp. 02/02/29	\$150,000.00	\$750,000.00
33	SUNSTATE COMPANIES, LLC *Note: Procured IFB 25003 EXP 10/1/2024-9/30/2029	LANDSCAPE SERVICES	SNRHA	c25009 *Note: Procured IFB 25003 EXP 10/1/24-9/30/29	\$300,000.00	\$3,488,014.41
34	UBEO COMPANY *Note: Procured utilizing NASPO joinder- Contract #14095-Expires 12/31/26	COPIER LEASE & MAINTENANCE	SNRHA	c21032 10/01/25-09/30/26 NASPO Joinder EXP 12/31/26 UNLESS EXTENDED	\$160,000.00	\$585,464.00
35	UES PROFESSIONAL NOVA RFP P22010 Exp: 10/1/2023-9/30/2028	HAZMAT ABATEMENT	SNRHA	C23019 RFP P22010 Exp: 10/1/23-9/30/28	\$85,000.00	\$224,162.00
36	VIATRON RFP23034 EXP:10/1/2023-9/30/2028	DOCUMENT MANAGEMENT	SNRHA	C23034 RFP23034 EXP:10/1/2023- 9/30/2028	\$120,000.00	\$280,000.00

COMPANY		SERVICE	DEPT	FY 26 CONTRACT RENEWAL PERIOD*	FY 26 BUDGET CONTRACT AMOUNT	CONTRACT VALUE AFTER BOC APPROVAL
37	WHEATON /BEKINS MOVING & STORAGE *Note: Procured utilizing joinder with Omnia Partners/USC Contract #2020002692-Expires 12/31/25	MOVING SERVICES FOR RAD & EMERGENCY MOVES (TRANSPORTATION/LABOR & SUPPLIES)	RAD OPS/AFH	c22040 Joinder OMNIA/University of Cal. Agmt No. 2020002692 10/01/23-09/30/24 Exp.12/31/2025	\$80,000.00	\$648,875.00
38	YARDI SYSTEMS, INC *Note: Procured utilizing GSA joinder Contract # GS-35F- 0731P-Expires 09/30/26	SOFTWARE ANNUAL MAINTENANCE FEES	SNRHA IT	c19028 Joinder GSA Contract GS-35F-0731P 10/01/23-09/30/25 Exp 09/30/26	\$782,000.00	\$4,366,811.00

NOTE: Use of cooperative and interagency agreements noted above helped to simplify and expedited the procurement process and relieve the PHA of contracting consultants to develop specifications for a solicitation. This contract has also offered substantial discounts in the service cost provided to SNRHA. The Cooperative and Intergovernmental agreements as stated above are approved and encouraged by HUD 24CFR 85.36(b)(5), Chapter 14.1 and 14.2 of the Procurement Handbook 7460.8 Rev 2 and the State of Nevada, NRS 332.195.

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No Backup
For this item

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For this item