

**NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
MARBLE MANOR 1 AHP, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, NOVEMBER 20, 2025
AT 3:00 PM
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENT** *Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited. Public comment that is repetitious, slanderous, offensive, and inflammatory, amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.*
- 4.
5. **Approval of Marble Manor 1 AHP, LLC Resolution Number MM1AHP-1**

Background: The Southern Nevada Regional Housing Authority (SNRHA), through its non-profit arm Affordable Housing Programs, Inc. (AHP), is preparing to close the financing for the development of a multifamily, residential housing complex at Marble Manor 1. Staff is requesting the Board approve Marble Manor 1 AHP, LLC resolution number MM1AHP-1 which authorizes the President and/or designee to negotiate, execute, deliver and perform the Transaction Documents on behalf Marble Manor 1 AHP, LLC.

Action Requested: President requests the Board approve resolution number MM1AHP-1 and authorize the President and/or designee to negotiate, execute, deliver and perform the Transaction Documents necessary to obtain the financing needed and close the deal for the development of Marble Manor 1 multifamily, residential housing complex.

6. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Marble Manor 1 AHP, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
AFFORDABLE HOUSING PROGRAM INC. (AHP)
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, NOVEMBER 20, 2025
IMMEDIATELY FOLLOWING MARBLE MANOR 1 AHP, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

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4. **Approval of AHP, Inc. Resolution No. AHP-42 to enter into agreements and execute any and all documents necessary to close the financing for the development of Marble Manor 1**

Background: Staff is requesting Board approval of AHP resolution number AHP-42 authorizing the President and/or designee to execute any and all documents and take any other action deemed necessary or desirable to secure the financing for the development, and operation of Marble Manor 1 multifamily, residential housing complex.

Action Requested: President requests the Board approve resolution number AHP-42 authorizing the President and/or designee to execute any and all documents necessary to obtain the financing needed for the development of Marble Manor 1 multifamily, residential housing complex.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Affordable Housing Program Inc. (AHP) until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT



Board of Commissioners:

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

**NOTICE FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, NOVEMBER 20, 2025
IMMEDIATELY FOLLOWING
AFFORDABLE HOUSING PROGRAM INC. (AHP)
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 Thursday, November 20, 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)

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

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

City of Henderson
240 Water Street
Henderson, NV 89015

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

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 October 16, 2025.

4. APPROVAL OF AGENDA OF NOVEMBER 20, 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 September 30, 2025

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$56,684 or 4.55% of September 2025 rental income, be written off as uncollectible. This includes \$51,903 or 9.39% of September 2025 Public Housing Program rental income and \$4,781 or 0.69% of September 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 \$56,684 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.

Modernization and Development

8. Approval to Increase Reno & Cavanaugh Contract C25020 in the Amount of \$196,000.00 for the Legal Services Needed for the Redevelopment of Marble Manor through the Choice Neighborhoods Initiative (CNI)

Background: The Procurement Department conducted competitive bid process RFP 25020 to procure legal services for upcoming mixed finance transactions. Reno & Cavanaugh, PLLC (R&C) was the top-rated proposer and was awarded contract number C25020 for an indefinite quantity of task orders. Services pursuant to this contract began on May 14, 2025. The contract includes two (2) annual renewal options for a total of up to three (3) years. Should all renewal options be exercised, the contract will end May 13, 2028, unless otherwise extended, modified, terminated or renewed by the parties.

The current contract total is \$57,000.00: Task Order #1 was issued for the \$4,000.00 for legal services needed for the post-closing items at James Down Towers Apartments, Task Order #2 was issued for the \$8,000.00 for legal services needed for the post-closing items at Senator Joe

Neal, Jr. Apartments, Task Order #3 was issued for the \$10,000.00 for legal services needed for the post-closing items at Marion Bennett Plaza Phase II, Task Order #4 was issued for the \$10,000.00 for legal services needed for the post-closing items at 28th & Sunrise Apartments, Task Order #5 was issued for the \$3,000.00 for legal services needed for an easement at Espinoza Terrace as requested by the City of Henderson, and Task Order 36 was issued for the \$22,000.00 for legal services needed for the RAD conversion of the 20 public housing units at Wardelle St. Townhouses.

The requested increase of \$196,000.00 is to provide SNRHA with the legal services and guidance needed to continue with the Choice Neighborhoods Initiative (CNI) Implementation at Marble Manor Apartments, located in the Historic Westside. The \$196,000.00 includes \$160,000.00 to advise SNRHA on HUD CNI programmatic, legal, and transactional matters, and to draft, prepare and submit key documents in connection with the development of Phase 1; \$6,000.00 in reimbursable costs for overnight delivery services, messenger services, and/or third-party reports as needed; up to \$30,000.00 to assist SNRHA with any other various predevelopment matters or other issues outside the scope of a traditional construction closing. The proposed services to be provided are all eligible expenditures.

Reno & Cavanaugh is a women-owned firm; the owners are Megan Glasheen, 11.11%, Hannah Cassidy, 11.11% Felicia Hult, 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%. A representative from Reno & Cavanaugh will be available via phone to answer any questions.

Reno & Cavanaugh has agreed to comply with Section 3 requirements to the extent feasible for this contract.

Action Requested: The Executive Director requests board approval to increase Reno & Cavanaugh contract number C25020 by \$196,000.00 for the necessary legal services related to the Choice Neighborhoods Initiative Implementation at Marble Manor Apartments.

9. Approval of Resolution No. SNRHA-144 to Enter Into Agreements and Execute All Documents Necessary To Obtain Financing For The Development of Marble Manor 1 Multifamily, Residential Housing Complex

Background: The Executive Director is requesting the Board approve the Southern Nevada Regional Housing Authority resolution number SNRHA-144 which authorizes the Executive Director and/or his designee to submit all documents necessary for the mixed finance conversion and to execute all Transaction Documents and any such certifications or other documentation as may be required by HUD or any other funders for the Marble Manor 1 Multifamily, Residential Housing Complex. This new development is the first Phase of the Choice Neighborhood Initiative (CNI) Implementation of the redevelopment of the Marble Manor Apartments. The new development will be built on approximately seven (7) acres of the 35-acre property located on the east end of the property. The new 138-unit development will be a mix of 108 Low Income Housing Tax Credit (LIHTC) units of which 53 units will be developed as CNI, one for one, replacement units which will be operated as project-based voucher units and 30 units which will be market rate units. The development will be funded by a combination of Nevada Housing Division 4% LIHTC, Clark County Community Housing Funds (CHF), City of Las Vegas HOME Funds, SNRHA Funds, HUD CNI Funds including funds from the Authority and Critical Community Improvement funds, State of Nevada Tax

Credits, City of Las Vegas Greenspace Loan and other sources.

Action Requested: The Executive Director requests the Board approve resolution number SNRHA-144 authorizing the Executive Director and/or designee to execute all Transaction Documents and any such certifications or other documentation as may be required by HUD or any other funders for the Marble Manor 1 Multifamily, Residential Housing Complex.

Housing Programs

10. Approval of SEMAP Resolution (SNRHA-143) to Submit the SEMAP Certification for 2025 to HUD

Background: This Resolution is to satisfy an annual requirement of the U.S. Department of Housing and Urban Development (HUD) that each Housing Authority assesses its Section Eight Housing Choice Voucher Program using the fourteen (14) indicators prescribed by HUD. This year the review was conducted by a third party, Allecca Consulting which was conducted remotely during the week of October 21, 2025. This Resolution and required Certifications are attached for your review and approval. Based on the assessment, our Section Eight Management Assessment Program (SEMAP) score is 115 of 135 possible points. Based on the review, SNRHA scored 85% which is equivalent to a Standard Performer Rating.

Action Requested: Authorize the Chairman of the Board and Executive Director to sign Resolution (SNRHA-143) and submit the SEMAP Certification for 2025 to HUD.

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