



Board of Commissioners:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
Janae Scott, Commissioner
Jim Seebock, Commissioner
Tick Segerblom, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, JANUARY 15, 2026
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or tgarzon@snrha.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@snrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Theresa Garzon, Executive Coordinator, at tgarzon@snrha.org before 9:00 AM on Thursday, January 15, 2026. 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 December 18, 2025.

4. APPROVAL OF AGENDA OF JANUARY 15, 2026 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:

- The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.
- Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.
- Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.
- Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.

Finance

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

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$13,217 or 1.03% of November 2025 rental income, be written off as uncollectible. This includes \$7,771 or 1.43% of November 2025 Public Housing Program rental income and \$5,446 or 0.74% of November 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 \$13,217 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 Award the Firm-Fixed Contract for the Fire Damage Unit Rehab Construction Services at 3908 Tatiana Street Las Vegas, NV 89115 to Dante General Contracting.

Background: Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation for Bid, IFB B26003 for a period of 90 days not-to-exceed amount of \$227,341.44.

There is a Section 3 component to this contract as pursuant to 24CFR Part 75 of which Dante General Contracting is aware of and will comply should the opportunity become available. Mr. Oscar Rodriguez is present to answer any questions the Board may have.

Action Requested: The Executive Director is requesting Board of Commissioners review, approve and award Contract No. C26003 to Dante General Contracting for the Fire Damage Unit Rehab Construction at 3908 Tatiana Street Las Vegas, NV 89115 in the not to exceed amount of \$227,341.44.

9. Approval to Award the Firm-Fixed Contract to Contractor, Pavilion Construction NV, LLC for HVAC, Windows and Roof Replacement Services of Arthur Sartini Plaza Housing Development, 900 Brush Street, Las Vegas, NV 89107

Background: Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B25036 for a period of 360+ days for a not-to-exceed amount of \$7,035,541.00.

There is a Section 3 component to this contract as pursuant to 24CFR Part 135 of which Pavilion Construction NV, LLC is aware of and will comply with the requirements as employment opportunities become available. Rick Burkette and/or Adam Mannelin of Pavilion Construction NV, LLC or a representative is present to answer any questions the Board may have.

Action Requested: Executive Director is requesting Board of Commissioners review, approve and award Contract No c25036/IFB B25036 to Pavilion Construction NV, LLC for HVAC, Windows and Roof Replacement Services at Arthur Sartini Plaza Housing Development at 900 Brush Street, Las Vegas, NV 89107 in the not to exceed amount of \$7,035,541.00 for an estimated total contract term of 360+ calendar days.

Procurement

10. Approval to Award the Firm-Fixed Contract c26008, to Contractor, UBEO Business Services for Installation of Verkada Security Camera, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties

Background: Affordable Housing is requesting approval to award the contract c26008, for Installation of Verkada Security Camera, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties (*Archie Grant Park and Janice Brooks Bay*), for a not-to-exceed amount of \$187,494.00, for both properties.

The safety and well-being of residents within our housing communities is a management priority. Security measures—such as controlled entry systems and surveillance camera coverage play a critical role in protecting residents, staff, and property. Pricing for this

project is secured with joinder contract with *Shasta Union High School District Contract R6 RFP 2020*.

See properties listed below:

- Archie Grant Park, 1720 Searles Ave., Las Vegas, NV 89101: Installation of cameras on the management office and all laundry rooms throughout the property. The total five-year cost—including equipment, installation, and licensing—is *\$68,002.00, with no additional monthly fees*.
- Janice Brooks Bay, 5201 Walnut Ave Las Vegs, NV 89110: Currently under rehabilitation construction, this site will have cameras and access controls installed on the newly built management office and throughout the property, including individual apartment buildings. The total five-year cost—including equipment, installation, and licensing—is *\$119,492.00, with no additional monthly fees*.

Gabriel Courlet a representative from UBEO and Pat Nevins from Verkada is present to answer any questions the Board may have.

Action Requested: Executive Director is requesting Board of Commissioners review, approve and award Contract No c26008, to UBEO Business Services for Installation of Verkada Security Cameras, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties (***Archie Grant Park and Janice Brooks Bay***). In the not to exceed amount of \$187,494.00, total contract term through June 10, 2030.

11. Approval of Revisions to SNRHA Workplace Guide Policy Number 4.2 – Car Allowance Increase for Chiefs and Executive Staff

Background: SNRHA Workplace Guide Policy Number 4.2 currently authorizes a \$400 per month car allowance for employees classified as members of the Senior Executive Team at the discretion of the Executive Director.

Since the adoption of the current allowance, vehicle ownership and operating costs have increased significantly, including fuel, insurance, maintenance, depreciation and parking fees. In addition, executive staff and Chiefs have experienced increased mileage and frequency of travel related to expanded operational responsibilities, interagency coordination, site inspections, public meetings, and regional and statewide engagements conducted on behalf of SNRHA.

A review conducted by the Executive Director and SNRHA's Finance Department determined that the existing allowance no longer adequately reflects the actual and ongoing vehicle-related expenses incurred by Senior Executive Team members and Chiefs. The proposed increase aligns SNRHA's car allowance structure with comparable public housing authorities and regional public agencies, which provide higher monthly allowances for similarly situated executive leadership positions.

Accordingly, effective October 1, 2025, the Executive Director seeks approval to revise

Policy Number 4.2 to increase the monthly car allowance to up to \$500 for Senior Executive Team members and up to \$700 for Chiefs, including the Chief Operating Officer, Chief Administrative Officer, and Chief Housing Officer, at the Executive Director's discretion. SNRHA's Finance Department has reviewed the budgetary impact and determined the proposed increase is fiscally appropriate and sustainable.

Action Requested: The Executive Director requests approval to revise SNRHA Workplace Guide Policy Number 4.2 to:

1. Increase the monthly car allowance for Senior Executive Team members from \$400.00 to \$500.00; and
2. Increase the monthly car allowance for Chiefs from \$400.00 to \$700.00, effective October 1, 2025.

Executive Office

12. Approval of Building Naming Nomination for the Former Duncan & Edwards Development

Background: Following our recently updated building naming protocol, which mandates that the Southern Nevada Regional Housing Authority (SNRHA) name buildings based on specific criteria, we have scored all nominations received by the deadline of December 4, 2025 and extended deadline of December 19, 2025.

Alversa Beals and Essie Henderson

Alversa Beals was a lifelong Las Vegas resident, community organizer, and civil rights advocate best known for her leadership in the 1970 Storming Caesars Palace protest, a pivotal action in Nevada's civil rights history. Born and raised in Las Vegas's Historic Westside, Beals was educated in the Clark County School District and became active at a young age in community advocacy focused on racial justice, housing equity, and economic opportunity. She was a key organizer of the Storming Caesars Palace demonstration, which challenged discriminatory employment practices on the Las Vegas Strip and helped open access to union jobs and career pathways for Black workers. Her work contributed to lasting changes in hiring practices and labor equity in Southern Nevada. Beals' leadership and courage are documented in the book and documentary *Storming Caesars Palace*, preserving her legacy as a trailblazer for civil rights and community empowerment in Nevada.

Essie Henderson was a Las Vegas community organizer and civil rights leader whose activism helped transform economic opportunity for Black families in Southern Nevada. A mother and longtime resident of Las Vegas's Historic Westside, Henderson became active in the late 1960s through the Clark County Welfare Rights Organization, where she worked alongside other Westside mothers to challenge systemic poverty, racism, and exclusion from stable employment. She was a key organizer of the 1970 Storming Caesars Palace protest, a landmark demonstration that confronted discriminatory hiring practices on the Las Vegas Strip and helped open pathways to union jobs and long-term economic stability for Black workers. Henderson later served in leadership roles within Operation Life,

supporting community-driven programs focused on food access, education, health services, and economic self-sufficiency. Her courage, organizing skill, and commitment to collective action made a lasting contribution to civil rights, labor equity, and community empowerment in Nevada.

Action Requested: The Executive Director requests the Board of Commissioners to review and approve the nomination of Alversa Beals and Essie Henderson as the eponym for the former Duncan & Edwards Development.

13. Approval of Building Naming Nomination for the Former 28th & Sunrise Development

Background: Following our recently updated building naming protocol, which mandates that the Southern Nevada Regional Housing Authority (SNRHA) name buildings based on specific criteria, we have scored all nominations received by the deadline of December 4, 2025 and extended deadline of December 19, 2025.

Thomas Gholson

Thomas Gholson was selected by the Board to serve as the Deputy Executive Director for the Las Vegas Housing Authority from 1990 to 1996. He was beloved by the residents of Las Vegas because of his servant leadership style.

He created an apprenticeship program for residents of public housing in Las Vegas in 1993. Young men and women from all housing authority properties were offered training in painting, landscaping and maintenance skills.

Some of those former residents are now retired from the Housing Authority after 30 years of service and others have begun their own businesses and are solid citizens.

Tom was instrumental in bringing diverse groups of people to the table. Tom has always demonstrated his love for public housing residents and has served as a consultant for several public housing entities on engagement of youth and the community in programs seeking to end the cycle of poverty.

While Deputy Executive Director, in 1993, he started the Late-Night basketball program to bring the various resident youth together to teach collaboration and non-violent problem-solving. As part of that program, he raised funds and planned trips to expand their vision, including trips to Washington DC., Denver Co. and New Orleans. He also worked with HUD transition team when New Orleans Housing Authority became a “Troubled Agency”. Tom was one of the founders of Community Peace which put together teams made up of law enforcement, the Press, lawyers, community leaders and tenants to collaborate on solutions for marginalized people in Las Vegas. They were organized during the Rodney King civil disturbance. That through some of Tom's creative hosted cookouts and established discussion sessions with gang members. Moreover, they were able to stop the violence in our community. Tom was instrumental in hiring Fred Haron and Frank Stafford in 1990's, who are still contributing at the agency.

Tom Gholson has lived in public housing and has dedicated his career to public housing. He has served with a number of public housing entities including HCV Director - Pasadena

Housing Authority, Deputy Exec Director and Acting Exec Director for the San Francisco Housing Authority, and the Exec Director - Housing Authority of Peoria, Illinois, prior to coming to Las Vegas.

Action Requested: The Executive Director requests the Board of Commissioners to review and approve the nomination of Thomas Gholson as the eponym for the former 28th & Sunrise Development.

14. Board Consideration of Executive Director Consulting and Training Services

Background: Pursuant to the Executive Director's Employment Contract, Section IV thereof, notice is being given to the Board that in 2026, through the remainder of the Employment Contract term, the Executive Director has been offered an opportunity to provide consulting and training in the housing industry through Gans, Gans & Associates. The Executive Director hereby provides notice to the Board of his desire to enter into an agreement with this organization. These activities will be housing industry and leadership related. The Executive Director's efforts in this regard will not interfere with his Southern Nevada Regional Housing Authority (SNRHA) responsibilities. Moreover, there is no conflict of interest between Gans, Gans & Associates and SNRHA. The Executive Director will only use his earned leave and vacation time, and will not use any SNRHA employees or resources.

Action Requested: The Executive Director requests the Board of Commissioners to review and approve the request for Executive Director to provide consulting and training in the housing industry through Gans, Gans & Associates.

Modernization and Development

15. Approval to Increase Praxis Consulting Group, LLC Contract Number C23027 in the Amount of \$64,520.00 for the Consulting Services Needed for Year 2 of the Marble Manor CNI Implementation Grant

Background: The Procurement Department, on behalf of Affordable Housing Program, Inc., conducted competitive bid process RFP P23027 to procure finance development consulting services as needed for SNRHA's various mixed-finance project transactions. Praxis Consulting Group, LLC (Praxis) was the top-rated proposer and was awarded contract number C23027 for an indefinite quantity of task orders to be issued on an as-needed basis per project.

At this time, the SNRHA is entering into Phase 2 of the Marble Manor CNI Implementation Grant project and wishes to engage Praxis' professional services to monitor the project to ensure the terms and conditions of the development agreement are followed, assist, as needed, in updating the housing plan, review the HUD Mixed-Finance submissions, and assist in obtaining any other HUD approvals that may be required. Praxis submitted a proposal in the amount of \$64,520.00 for this work and that amount has been determined to be fair and reasonable. Funding for this work will be paid for from funds that SNRHA has already committed to the project.

Praxis is a male-owned firm. The owner is Eric Novack holding 100% ownership. This contract is subject to Section 3 and Praxis has indicated they will comply with our Section 3 policy to the greatest extent feasible. A representative from Praxis will be present to answer any questions.

Action Requested: The Executive Director requests Board approval to increase Praxis Consulting Group, LLC's contract number C23027 by \$64,520.00 for the consulting services needed for year 2 of the Marble Manor CNI Implementation Grant project

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:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
Janae Scott, Commissioner
Jim Sebock, Commissioner
Tick Segerblom, 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, DECEMBER 18, 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 Nancy Brune
Vice Chairperson Marissa Brown
Commissioner Larry Blackman
Commissioner Richard Cherchio
Commissioner William McCurdy II
Commissioner Janae Scott
Commissioner Jim Sebock
Commissioner Tick Segerblom
Commissioner LuChana Turner

Members Absent

None

2. PUBLIC COMMENT

No Public Comment

3. APPROVAL OF MINUTES:

Chairperson Nancy Brune entertained a motion to approve the Regular Board Meeting Minutes on November 20, 2025.

Motion made by Vice Chair 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)

Chairperson Nancy Brune entertained a motion to approve the Regular Meeting Agenda on December 18, 2025

Motion made by Commissioner LuChana Turner
A Second by Vice Chair 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*

- Staff Appreciation Turkeys and Hams
- Elected Officials Holiday Giving
- Sherman Gardens Area Community Peace Walk
- Girl Scout Troop 101 Caroling – Gift Bags
- Carrie Cox Award
- Staff Appreciation Event

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 October 31, 2025.**

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

Motion made by Vice Chair Marissa Brown
A Second by Commissioner Janae Scott
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**

Robert Tolliver
Nick Wolf

Patricia Smith
Scott Miller

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 of Resolution No. SNRHA-145 To Amend the Owner/Lender Agreement for the Redevelopment of James Down Towers

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

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

Motion made by Commissioner LuChana Turner

Seconded by Commissioner Richard Cherchio

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

Bonnie Hughes: My name is Bonnie Hughes--

Chairperson Nancy Brune: Just to remind you, we'll have three minutes each.

Bonnie Hughes: Okay. I've been on housing for 13 years, and nobody was here two years ago. At the end, everybody gave me a card. "We'll call you tomorrow. Here's our number, call us. We're going to help you," and nobody did anything, didn't return phone calls. I recently, in seven months, had four strokes because of the toxic living situation which remains. If you guys can't help me, just say so, because I've done everything, in my power to do what the guys request and want, and they do nothing. HUD told me if I found property, subsidized housing, and accept my application for the apartment and I found two of them, and nobody wants to do it. They don't work either. I don't know what else to say. If you guys aren't going to help me, don't say you can help, we're going to call you, or you call us, and nobody does anything. I'm headed for a major heart attack or strokes. I'm not going to let you guys destroy me, because I'm already destroyed.

Chairperson Nancy Brune: Thank you for speaking, Mrs. Hughes. Mr. Jordan will have someone--

Executive Director Lewis Jordan: We'll get back to you.

Chairperson Nancy Brune: If you'll just stick around till the end, we will have someone chat with you. The next speaker is Donna Smith.

Donna Smith: My name is Donna Smith. I live at Robert Gordon Plaza. I was here last month about the same issue, the overpayment of rent from July, August, and September of 2024. Bianca Medellin told me she would take care of it. A month has passed, I haven't heard a word. I agree with Mrs. Hughes, no phone calls are ever returned. Bianca wouldn't give me her number so I could call and find out what was happening.

The other thing is, the Rent Cafe is the only way it doesn't cost us to pay rent. For me to pay rent by any other means normally is to get a money order. I have to get in my chair, I have to take a bus to a place to get one. I have to get the money order, I have to take the bus back here to pay. My feeling is it costs me time and money to do that, whereas for almost-- I'm going to say over 15 years, because I've lived at Robert Gordon Plaza for 20. For almost 15 years, it was an automatic withdrawal. The agreement was between the housing authority and my bank. Then the housing authority decided to insert a third party, the Rent Cafe, then it went-- And I'm sorry, the Rent Cafe, something went wrong with it, and we ceased using that in January of 2025. Then it was paid by money order or cashier's check. That's expensive, so I've been writing a personal check because it takes too much time and effort to go get a money order or anything else. So, please straighten out the rent, I want help. Straighten out the Rent Cafe mess so that I once again can have an automatic withdrawal.

Chairperson Nancy Brune: Thank you, Mrs. Smith. I see Kathy shaking her head, so I think we are looking internally on how to make it easier to pay. Thank you for that. Anyone else who would like to make a public comment at this time?

Chairperson Nancy Brune: Okay. Seeing none, this meeting is adjourned. Happy holidays, everyone. Please be safe on the roads out there, and have a blessed time with your families and loved ones.

MEETING ADJOURNED.

6

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 11/30/2025

Developments	AMP	Dev	Proposed Write-Off Amounts		# of Accounts
<u>PHA</u>					
Hampton Court	404	005			
Hullum Homes	407	007			
Schaffer Heights	404	009	68	1	
Jones Gardens	407	010	2,073	1	
Scattered Sites (HN)	409	016			
Scattered Sites (LV)	409	016			
Scattered Sites (D)	016	016			
Simmons Manor	406	020			
Marble Manor	407	201			
Ernie Cragin Terr	406	206			
Levy Gardens	403	208	353	1	
James Downs	402	212			
Sherman Grdns	408	214			
Villa Capri	408	215			
Sartini Plaza	402	221	1,431	1	
Sartini Annex	402	223	2,159	1	
Aida Brents	403	224			
Scattered Site A	310	226			
Marble Annex IV	408	228	19	1	
Scattered Site B	310	231			
Scattered Site C	310	232	1,668	1	
Scattered Site D	409	246			
Scattered Site E	409	247			
Sherman Annex	408	261			
Total PHA			7,771	7	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 11/30/2025

Developments	AMP	Dev	Proposed Write-Off Amounts		# of Accounts
			Off Amounts	# of Accounts	
AHP					
Garcia Mendoza Plaza	AHP		815	1	
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	4,601	2	
NSP 3 County	AHP	NSP	30	1	
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			5,446	4	
Grand Total			13,217	11	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 12/2024 TO 11/2025

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
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	3.64%
Aug-25	14,223	2.49%	11,902	1.80%	26,125	2.12%
Sep-25	51,903	9.39%	4,781	0.69%	56,684	4.55%
Oct-25	19,146	3.34%	18,633	3.70%	37,779	3.51%
Nov-25	7,771	1.43%	5,446	0.74%	13,217	1.03%
Total Doubtful Accounts	385,015		115,511		500,526	
Total Rental Income	6,883,644		7,854,101		14,737,745	
Average Monthly Allowance	32,085	5.59%	9,626	1.47%	41,711	3.40%

**Southern Nevada Regional Housing Authority
PH - Outstanding Charges By Charge Type**

November 2025

Charge		Total
Code	Description	Unpaid
404-Schaffer Heights (ph009sch)		Charges
damage	Tenant Damages Charge	68.00
Total		68.00
407-Jones Gardens (ph010jon)		
damage	Tenant Damages Charge	1,590.00
legal	Legal Fee-Tenant	148.00
rent	Tenant Rent	308.00
urpretro	Retro Prior URP Already Paid	27.00
Total		2,073.00
403-Harry Levy Gardens (ph208lev)		
damage	Tenant Damages Charge	352.70
Total		352.70
402-Arthur D. Sartini Plaza (ph221sar)		
damage	Tenant Damages Charge	1,431.00
Total		1,431.00
402-Arthur D. Sartini Plaza Annex (ph223spx)		
damage	Tenant Damages Charge	1,784.35
late	Tenant Late Charge	19.90
legal	Legal Fee-Tenant	75.70
rent	Tenant Rent	279.00
Total		2,158.95
408-Marble Manor Annex (ph228mmx)		
damage	Tenant Damages Charge	18.75
Total		18.75
310-Scattered Sites Homes (ph232sst)		
damage	Tenant Damages Charge	1,176.70
late	Tenant Late Charge	14.90
legal	Legal Fee-Tenant	128.70
rent	Tenant Rent	347.90
Total		1,668.20
Grand Total		7,770.60

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

November 2025

Charge	Description	Total
		Unpaid
Code		Charges
Eva Garcia-Mendoza Plaza (afmendoz)		
damage	Tenant Damages Charge	100.00
late	Tenant Late Charge	64.50
legal	Legal Fee-Tenant	157.70
misctena	Misc Tenant Charges	34.00
rent	Tenant Rent	459.00
Total		815.20

Neighborhood Stabilization Program - CC (nansp)

damage	Tenant Damages Charge	2,581.50
late	Tenant Late Charge	40.00
legal	Legal Fee-Tenant	169.50
misctena	Misc Tenant Charges	17.00
rent	Tenant Rent	1,793.00
Total		4,601.00

Neighborhood Stabilization Program 3 - CC (nansp3cc)

misctena	Misc Tenant Charges	30.00
Total		30.00

Grand Total **5,446.20**

8



AWARD OF CONTRACT

SUPPLIER/CONTRACTOR INFORMATION

Company Name: Dante General Contracting LLC
Owner(s): Oscar Rodriguez
Address: 520 E Oakley, Las Vegas, NV 89104
Telephone: 702-343-8410
Ownership Status: Minority-Owned
Debarred by GSA: No (eligible)
SAM Registered: Yes (eligible)

SERVICE INFORMATION

Description: Fire damage and Rehab Construction Services to one scattered site home from a qualified, licensed, insured and bonded company to complete the Scope of Work regarding c26003.
SNRHA Department/Director: Frank Stafford, Development Modernization Director
Award Period: 90 calendar days
Value of Contract: \$227,341.44
Applicable Budget(s): Capital Fund
Budget Approved By: Rodney Mitton, Finance Director

COMPETITIVE SOLICITATION (RFP) INFORMATION

Solicitation No.: IFB B26003
Conducted (Time Frame): October 22 – November 26, 2025
Firms received the IFB Notice: 6,114
Firms reviewed the IFB Document: 38
On-time Proposals Submitted: 6

PROPOSED NARRATIVE:

Approval to award the firm-fixed contract for Rehab to Fire Damage Unit Dante General Contracting. Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation For Bid, IFB B26003 for a period of 90 days not-to-exceed amount of \$227,341.44.

Background:

On October 22, 2025, an IFB solicitation package was posted as a downloadable PDF file on the SNRHA website at <https://www.snrha.org> and the Nevada Government eMarkplace (NGEM) website at <https://nevada.ionwave.net/Login.aspx.of> which 6,114 companies were notified and 6 actually downloaded the solicitation. In addition, the Solicitation was advertised in the Las Vegas Review Journal, Las Vegas Asian

Journal, Latin American Press, and Culturally Diverse Advertising, as well as provided to companies listed within SNRHA's Construction Contractors' Database, the Emerging Small Business Program of the Governor's office, the Construction Notebook and local organizations such as The Urban Chamber of Commerce, Las Vegas Clark County Urban League, and the Small Business Administration.

A Pre-Bid Conference was held on Wednesday, November 5, 2025 at 10am, with Site Visits that followed at 10:30AM, whereby 18 companies excluding SNRHA's staff attended the meeting. A Question and Answer Period was provided for the period November 5 – November 26, 2025, 10:00am.

On the closing date of the Solicitation, Wednesday, December 17, 2025, 10:00am, the SNRHA received six (6) bids. Additionally, a Bid Opening followed and it was determined that **Dante General Contracting, LLC.**, was the lowest, most responsive and responsible bidder with a bid amount of **\$227,341.44**. Staff reviewed the documents and performed all background checks to include license, ownerships, debarment (HUD/EPLS) etc., and found this Contractor to be responsive and responsible.

Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation to Bid, *IFB B26003* for a period of 90 days for a not-to-exceed amount of **\$227,341.44**

There is a Section 3 component to this contract as pursuant to 24CFR Part 75 of which Dante General Contracting is aware of and will comply should the opportunity become available. Mr. Oscar Rodriguez is present to answer any questions the Board may have.

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Cashman Projects	Las Vegas	NV	12/17/2025 7:28:08 am	1	\$312,540.00
Validity Construction Services	Las Vegas	NV	12/16/2025 4:48:48 am	1	\$398,718.00
J&J Contracting	Las Vegas	NV	12/17/2025 9:24:57 am	1	\$337,676.73
Starke Contractors	Las Vegas	NV	12/17/2025 9:07:58	1	\$390,830.00
Aventus NV, Inc	Las Vegas	NV	12/17/2025 9:38:04	1	\$398,360.00



STATE OF NEVADA STATE CONTRACTORS BOARD



THE CONTRACTOR HEREIN HAS BEEN LICENSED UNDER THE PROVISIONS OF NEVADA REVISED STATUTES 624 AND NEVADA ADMINISTRATIVE CODE 624 SINCE AUGUST 19, 2025.

DANTE GENERAL CONTRACTING LLC

License No: **0094282**

Status: **ACTIVE**

Monetary Limit: **\$975,000**

Expiration Date: **08/31/2027**

Licensed for the following Classifications

B-2 Residential and Small Commercial

Qualified Individual(s)

OSCAR ORLANDO RODRIGUEZ, CMS and Trade

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.ncsb.nv.gov

KENT LAY, CHAIR

Principals can be viewed online at: ncsb.nv.gov

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.ncsb.nv.gov

STATE OF NEVADA CONTRACTOR'S LICENSE	
THIS IS TO CERTIFY THAT THE COMPANY OR PERSON LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN	
LICENSE #: 0094282	STATUS: Active
DANTE GENERAL CONTRACTING LLC 520 E OAKLEY BLVD LAS VEGAS, NV 89104	EXPIRES: 08/31/2027
LIMIT: \$975,000	
CLASS: B-2	
Classification definitions can be viewed online at: ncsb.nv.gov	

STATE OF NEVADA CONTRACTOR'S LICENSE	
THIS IS TO CERTIFY THAT THE COMPANY OR PERSON LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN	
LICENSE #: 0094282	STATUS: Active
DANTE GENERAL CONTRACTING LLC 520 E OAKLEY BLVD LAS VEGAS, NV 89104	EXPIRES: 08/31/2027
LIMIT: \$975,000	
CLASS: B-2	
Classification definitions can be viewed online at: ncsb.nv.gov	

BUSINESS LICENSE

CITY OF LAS VEGAS | LAS VEGAS, NEVADA

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW. FAILURE TO MAINTAIN AN ACTIVE STATE LICENSE OR SNHD HEALTH PERMIT, IF REQUIRED, RENDERS THIS LICENSE INVALID.

LICENSE #: G73-05117

RENEWAL: 11/1/2025

TYPE: C25-CONTRACTOR

EXPIRATION DATE: 5/1/2026

MJBL: 3000023213



AUTHORIZED JURISDICTIONS: CLARK COUNTY, HENDERSON, NORTH LAS VEGAS

BUSINESS LOCATION: 520 E OKEY BLVD

ISSUED TO: DANTE GENERAL CONTRACTING LLC
520 E OKEY BLVD
LAS VEGAS, NV 89104



Darcy Adelbal-Hurd
Business Licensing Manager

POST IN A CONSPICUOUS PLACE

FM-0152-08-22
Form 167



Please fold or cut along perforated line

This space intentionally left blank

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

Dante General Contracting LLC

Nevada Business Identification # NV20243233644

Expiration Date: 11/30/2026

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 12/05/2025.

Certificate Number: B202512056337360

You may verify this certificate
online at <https://www.nvsilverflume.gov/home>

FRANCISCO V. AGUILAR
Secretary of State

CONGRATULATIONS on obtaining/renewing your Manufactured Housing License!

Your license is valid for two years and will require a renewal application prior to your expiration date.

COURTESY REMINDERS WILL NOT BE PROVIDED!

You must report any changes, such as company name, physical or mailing address change, or owner change, to the Division within 10 days, by submitting a *Change of License Information* form.

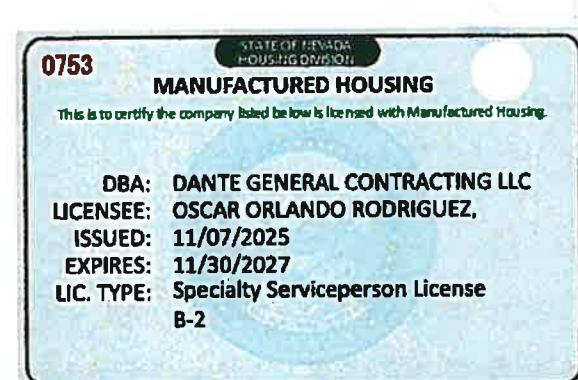
When a licensed employee is no longer employed, you must surrender the license to the Division within 5 days.

SERVICEPERSONS

All General Servicepersons are required to show proof of 8 hours of Division APPROVED Continuing Education when submitting the renewal application.

A permit must be purchased by the licensee BEFORE work is started, and must be maintained at the job site until the final inspection has passed.

The licensee is responsible for submitting the Inspection Request Form - not the homeowner.



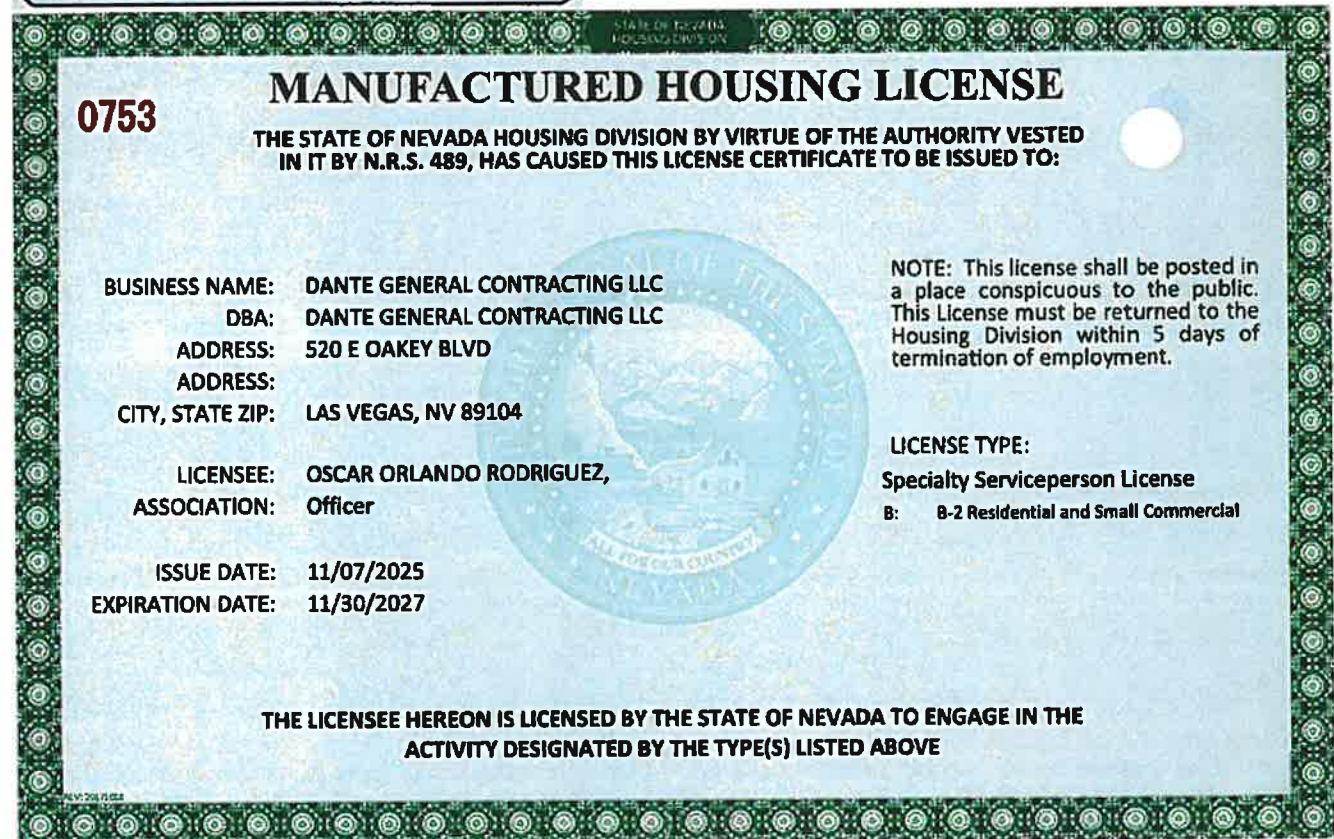
DEALERS

- All Dealers, Salespersons, and RMEs are required to show proof of 8 hours of Division APPROVED Continuing Education, when submitting the renewal application.
- All used home sale title transfer documents must be correct and submitted to the Division within 45 days of the sale.
- All new home sales must include a *Manufacturer Certificate of Origin*, correct documents for titling, and be submitted to the Division within 30 days of the sale.

PERMITS/ONLINE ACCESS:

You may access all permitting information, applications and forms using this website:
<https://housing.nv.gov/ManHousing/Permits/Plans/Inspections/>

*PERMIT REQUESTS SHOULD BE MADE VIA OUR ONLINE PORTAL



W-9

Form
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	Dante General Contracting LLC				
2 Business name/disregarded entity name, if different from above.					
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.					
<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small>					
<input type="checkbox"/> Other (see instructions)					
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See Instructions <input type="checkbox"/>					
5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)				
520 E Oakley Blvd					
6 City, state, and ZIP code					
7 List account number(s) here (optional)					

Part I Taxpayer Identification Number (TIN)

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

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

Social security number								
<input type="text"/>	<input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
or								
Employer identification number								
33	-	1	8	4	1	4	1	0

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person

Date **12/04/2025**

General Instructions

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

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

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Balsiger Insurance - Nevada 3481 East Sunset Road Ste 100 Las Vegas NV 89120	CONTACT NAME: Teresa DelRial	
	PHONE (A/C, No. Ext): (702) 220-8640	FAX (A/C, No.):
	E-MAIL: Teresa@balsigerinsurance.com	ADDRESS:
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Gotham Insurance Company, A-X	NAIC # 25569
	INSURER B: Scottsdale Insurance Company, A XV	41297
	INSURER C: AmGUARD Insurance Company, A+ XIII	42390
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES		CERTIFICATE NUMBER: 25-26 Master Cert.		REVISION NUMBER:			
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR MVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY) 11/14/2025	POLICY EXP (MM/DD/YYYY) 11/14/2026	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/>	Y	Y	Pending			EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	GENL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/>	Y	Y	Pending	11/14/2025	11/14/2026	COMBINED SINGLE LIMIT (Ex accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED RETENTION \$						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> N <input type="checkbox"/> Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	R2WC663191	08/01/2025	08/01/2026	PER STATUTE \$ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
Proof of Insurance Only							
are named as an additional insured as respects to general liability per form CG 20 33 (12-19); primary and non-contributory wording per form CG 20 01 (12-19); waiver of subrogation per form CG 24 53 (12-19); completed operations per form CG 20 39 (12-19); per project aggregate applies per form GL 0226 (10-13); WC waiver of subrogation only applies if attached. Excess Liability is following form over the General Liability. Thirty day notice of cancellation except ten day notice for non-payment of premium. Subject to terms, conditions, exclusions and limitations of the insurance policies.							

CERTIFICATE HOLDER		CANCELLATION	
<p>To Whom It May Concern XXXXXXXXXXXXXX XXXXXXXXXXXX</p>		<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE <i>Teresa DelRial</i></p>	

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 An official website of the United States government [Here's how you know](#)



Financial Assistance Listing Data Field Updates Coming Soon

Dec 16, 2025

SAM.gov will undergo a planned update on Tuesday, December 23rd, 2025. This update will affect the Compliance Requirements section of the Financial Assistance Listing form by adding a "Not Available (N/A)" option, to the Reports and Formula Matching Requirements Maintenance of Effort fields. The update is not expected to cause any service disruption.



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[Entity](#)

DANTE GENERAL CONTRACTING LLC

ID Assigned



The entity record has been validated as unique and existing, but is not registered in SAM.gov.

Unique Entity ID
PFDXJNKG423

Physical Address
520 E OKEY BLVD
LAS VEGAS, NV
89104-1403, USA

Version

Current Record



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An official website of the U.S. General Services Administration

Subject	Affiliation	Address	Scope of Disqualification	Disqualification Start Date	Disqualification End Date	Disqualification List	Office	Contact Person/ Email	Contact Office Phone
Acosta, Lazzaro		Miami, FL	All HUD Programs; Section 8 Rental Assistance Program	8/16/2016	8/15/2026	8/25/2016	Florida State Office	Carmen Trice	202-402-2516
Bambrick, Joseph M.		Fredonia, KS	All HUD Programs; Section 8 Rental Assistance Program	2/4/2016	2/3/2061	2/4/2016	Kansas/Missouri State Office	Carmen Trice	202-402-2516

Entity Information

Entity Information

Entity Name: DANTE GENERAL
CONTRACTING LLC

Entity Number: E44562422024-0

Entity Type: Domestic Limited-
Liability Company
(86)

Entity Status: Active

Formation Date: 11/07/2024

NV Business ID: NV20243233644

Termination Date:

Annual Report Due Date: 11/30/2026

Compliance Hold:

Series LLC:

Restricted LLC:

Registered AGENT INFORMATION

Name of Individual or Legal Entity: Sam Miles

Status: Active

CRA Agent Entity Type:

Registered Agent Type: Non-Commercial
Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street 9030 W. Cheyenne,
Address: Ste 210, Las Vegas,
NV, 89129, USA

Mailing
Address:

OFFICER INFORMATION [View Historical Data](#)

Title	Name	Address	Last Updated	Status
Managing Member	Oscar Rodriguez	520 E Oakey Blvd, Las Vegas, NV, 89104, USA	11/07/2024	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#) [Name History](#) [Mergers/Conversions](#)[Return to Search](#) [Return to Results](#)

Dante General Contracting

My Profile

Workgroup: Southern Nevada Regional Housing Authority

Profile Address Book Users Commodities Special Classifications

O

Release Notes

Login History Messages

Log Off

Supplier Information

[Return](#) [Save](#) [Deactivate Supplier](#) [View Activity](#) [Suppress Email](#)

Company Information

Supplier Status **Active**- Active in IWT systemStatus with Agency **Active**- Able to participate in bidding* Trade Name (dba) Legal Name (if different) Company Description * Organization Type * Tax ID Number FEIN SSN/ITIN OtherSAM.gov Unique Entity ID (UEI) DUNS Formation Date * Formation State Website Keywords *Press the Enter key to separate keywords* Company Recovery Email

Company Address

* Address 1 Address 2 Address 3 * City * State/Province * Zip/Postal * Country * Main Phone Ext: InternationalToll Free Ext: InternationalFax Ext: InternationalContact Name Email

Jurisdiction Detail		[Back]	
Business Name:	DANTE GENERAL CONTRACTING LLC		
Muti-Jurisdiction ID:	3000023213	License Status:	ACTIVE
Business Address:	520 E OKEY LAS VEGAS NV, 89104	Business Phone:	702.833.33
Issue Date:	11/01/2025		
License Classification:	CONTRACTOR		
Primary Jurisdiction:	LAS VEGAS		
Non-Primary Jurisdictions:			
	CLARK COUNTY		
	HENDERSON		
	NORTH LAS VEGAS		

Check Status of Business License

Search License Data

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

[Refine Search](#)

New Search

Search 143854
Results

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

[Excel File](#)

Business Name	Type of Business	Address	Zip	Phone	License #	Status	CLV	NLV	HEN	CC	Owner and Owner Title
DANTE GENERAL CONTRACTING LLC	Contractor	520 E Oakey Blvd	(702)833-0033	3000023213	Active	P	Y	Y	Y	DANTE GENERAL CONTRACTING LLC - Limited	

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Las Vegas, NV
89101

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229-6011

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City

Translate

SITE MAP

Residents
Business
Pay
Contact
Visitors
Government
News

CITY INFORMATION
Transparency

Privacy Policy

CITY OF LAS VEGAS

64°



Residents Visitors Business Government Pay News Contact



(https://eg.cityofnorthlasvegas.com/EnerGov_prod/SelfService#/home)



Business Number: 015072-2025

DANTE GENERAL CONTRACTING LLC

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

Business Details

Company Name: DANTE GENERAL
CONTRACTING LLC

Company Type: Multijurisdictional
License

Open Date:

Status: Active

District: Outside Jurisdiction

Closed Date:

Location: Outside Jurisdiction

Last Audit Date:

Description:

[Locations](#) [Inspections](#) [Attachments](#) [Contacts](#) [Holds](#) [More Info](#) [Licenses](#)

- You must be a contact on this record to see this information



[Home](#) > [Texas](#) > [Allen](#) > [General Contractor](#) > Dante's General Contracting LLC

BUSINESS PROFILE

General Contractor

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Dante's General Contracting LLC

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[Overview](#) [BBB Accreditation & Rating](#) [Business Details](#) [Industry Tip](#) [Latest Reviews](#) [More Resources](#) [Feature](#)

Overview

Dante's General Contracting LLC

825 Waters Creek Blvd Building M, Suite 250
Allen, TX 75013

BBB Accreditation & Rating

Dante's General Contracting LLC is BBB Accredited.



This business has committed to upholding the [BBB Standards for Trust](#).

[Why choose a BBB Accredited Business?](#)

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BBB Rating**A**

Reasons for rating

- Length of time business has been operating

[More Information](#)**FAQ: How are BBB ratings calculated?**Join Trusted Businesses[Become BBB Accredited](#)

About This Business

BBB Accredited Since: 4/1/2024**Years in Business:** 2

Business Details

Local BBB: [BBB serving North Central Texas](#)**BBB File Opened:** 3/18/2024**Business Started:** 7/9/2023**Business Incorporated:** 7/9/2023**Type of Entity:** Limited Liability Company (LLC)**Business Management:**

Mr. Emmanuel Garcia, CEO/Managing Member

Additional Contact Information**Principal Contacts**

Mr. Emmanuel Garcia, CEO/Managing Member

Ms. Ana Maria Ramirez Rivera, Managing Member

Customer Contacts

Mr. Emmanuel Garcia, CEO/Managing Member

Ms. Ana Maria Ramirez Rivera, Managing Member

Additional Email Addresses**Primary:** [Email this Business](#)**Social Media**

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Business Categories[General Contractor](#), [Roofing Contractors](#), [Fence Contractors](#), [Residential Painter](#), [Exterior House Painting](#)**Latest Reviews****Catherine Y**

"We recently hired ██████████ General Contracting for roof replacement and are very impressed with their professionalism, transparency, and punctuality. They are a pleasure to work with, and we highly recommend the company!" ... [Read full review](#)

Bobby T

"Solid local company that is here for the long haul. Not some fly-by-night that'll disappear after collecting your payment." ... [Read full review](#)

Bibi N

"I used ██████████ General Contracting ██████████ to replace my Roof. They did a very good JOB!" ... [Read full review](#)

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December 2, 2025

Completed By: Linda P Simpson, Procurement
Re: Board Agenda Item, January 15, 2026 Meeting

AWARD OF CONTRACT

SUPPLIER/CONTRACTOR INFORMATION

Company Name: PAVILION CONSTRUCTION NV, LLC
Owner(s): Brian Gerritz, President, 49%; Derek Mannelin, CEO, 51%
Address: 15455 Hallmark Drive, Suite 200, Lake Oswego, OR 97035
Telephone: 503-290-5005
Ownership Status: Caucasian American Male Owned
Debarred by GSA: No (eligible)
SAM Registered: Yes (eligible)

SERVICE INFORMATION

Description: Licensed, bonded, insured and qualified General to complete the Scope of Work regarding IFB B25036.
SNRHA Department/Director: Ava Mitchell-Crew, Public Housing Director
Award Period: December, 2025 – December 2026, Tentatively (360+Days)
Value of Contract: \$7,035,541.00
Applicable Budget(s): Operating Fund
Budget Approved By: Fred Haron, Chief Administrative Officer

COMPETITIVE SOLICITATION (IFB) INFORMATION

Solicitation No.: IFB B25036
Conducted (Time Frame): September – November, 2025
Firms received the IFB Notice: 861
Firms reviewed the IFB Document: 41
On-time Proposals Submitted: 4
Maximum Effective Date of IFB: December, 2025, 2025, Tentatively

PROPOSED NARRATIVE:

Approval to award the firm-fixed contract to Contractor, Pavilion Construction NV, LLC for HVAC, Windows and Roof Replacement Services of Arthur Sartini Plaza Housing Development, 900 Brush Street, Las Vegas, NV 89107

Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B25036 for a period of 360+ days for a not-to-exceed amount of \$7,035,541.00.

There is a Section 3 component to this contract as pursuant to 24CFR Part 135 of which Pavilion Construction NV, LLC is aware of and will comply with the requirements as employment opportunities become available. Rick Burkette and/or



December 2, 2025

Completed By: Linda P Simpson, Procurement
Re: Board Agenda Item, January 15, 2026 Meeting

Adam Mannelin of Pavilion Construction NV, LLC or a representative is present to answer any questions the Board may have.

REQUEST FOR BOARD APPROVAL

Executive Director is requesting Board of Commissioners review, approve and award Contract No c25036/IFB B25036 to Pavilion Construction NV, LLC for HVAC, Windows and Roof Replacement Services at Arthur Sartini Plaza Housing Development at 900 Brush Street, Las Vegas, NV 89107 in the not to exceed amount of \$7,035,541.00 for an estimated total contract term of 360+ calendar days.



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Interoffice Memo

DATE: December 1, 2025

TO: MEMO TO FILE

RE: PROPOSED CONTRACT c25036 AS PURSUANT TO IFB B25036 HVAC, WINDOWS AND ROOF REPLACEMENT SERVICES AT SARTINI PLAZA

Mid-September, 2025, the Procurement & Contracts Department received an approved requisition request from Frank Stafford, Director of Modernization and Development Department to procure the above-noted services by way of an Invitation for Bid (IFB).

As pursuant to the Scope of Work from Modernization and Development an Invitation for Bid (IFB) was the procurement method used to solicit these services.

PROCUREMENT:

On September 29, 2025, IFB B25036 solicitation package was posted for bid as a downloadable PDF file on the SNRHA website at <https://www.snrha.org>, NGEM website at www.ngemnv.com and the Housing Agency Marketplace website at <https://ha.internationaleprocurement.com> of which 861 companies were notified and 41 actually downloaded the solicitation. This solicitation was advertised in local newspapers and publications as well as notices were sent to the Emerging Small Business Program of the Governor's office, local contractors and other local non-profit organizations.

A Question and Answer Period was provided for the period October 5, 2025 – November 5, 2025. A Pre-Bid Conference and Site Visit was held on October 8, 2025 and an additional Site Visits were held on Wednesday, October 15, 2025 from 7am – Noon and Wednesday, October 29, 2025 from 7am – 1pm. On the closing date of the Solicitation, Monday, December 1, 2025, 10AM, a total of forty-one (41) companies actually downloaded the solicitation and the SNRHA received four (4) Bid Submittals. Upon the conclusion of Bid Opening and an Evaluation of the Bids by the Development and Modernization Department it was determined that Pavilion Construction NV, LLC was the most responsive, responsible and lowest bidder.

Procurement Staff performed all background checks to include license, ownerships, debarment (HUD/EPLS) etc., and found this Contractor to be responsive and responsible. Pavilion Construction NV, LLC is a Caucasian Owned business who is aware of and will comply with the SNRHA's Section 3 Program as employment opportunities becomes available.



CONTRACT AWARD:

As a result of the review by the above-mentioned staff, it was determined to move forward with Pavilion Construction NV, LLC for award of contract and Purchase Order in the amount of \$7,035,540.00, as pursuant to the Scope of Work and all Addenda pertaining to this Solicitation/Contract. Upon Board approval, this contract will be for an initial term, estimated at about January, 2026 for 360+ calendar days from the date of the Notice to Proceed, concluding at an estimated January, 2027 + calendar days excluding all extended Addenda that may occur regarding this project.

Listed below are the proposal results of IFB B25036, Arthur Sartini Housing Development, HVAC, Windows and Roof Replacement Services:

BIDDERS	TOTAL PROPOSED COST
THIS National, LLC	\$10,825,044.26
B&H Construction	\$10,131.679.00
Cobblestone Construction	\$ 8,527,503.00
Pavilion Construction NV, LLC	\$ 7,035,540.00

Entity Information

Entity Information

Entity Name: PAVILION
CONSTRUCTION
NV, LLC

Entity Number: E0547202008-6

Entity Type: Domestic Limited-
Liability Company
(86)

Entity Status: Active

Formation Date: 08/27/2008

NV Business ID: NV20081680985

Termination Date:

Annual Report Due Date: 8/31/2026

Compliance Hold:

Series LLC:

Restricted LLC:

Registered AGENT INFORMATION

Name of Individual or Legal Entity:

PEEL BRIMLEY LLP

Status: Active

CRA Agent Entity Type:

Registered Agent Type: Commercial
Registered Agent

NV Business**ID:****Office or Position:****Jurisdiction:** NEVADA

Street 3333 EAST SERENE
Address: AVENUE SUITE 200,
Henderson, NV,
89074, USA

Mailing
Address:

OFFICER INFORMATION [View Historical Data](#)

Title	Name	Address	Last Updated	Status
Manager	PAVILION PROPERTIES, LLC	PO Box 2308, Lake Oswego, OR, 97035, USA	08/18/2020	Active

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[Filing History](#) [Name History](#) [Mergers/Conversions](#)[Return to Search](#) [Return to Results](#)

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nsbc.nv.gov

STATE CONTRACTORS BOARD

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nsbc.nv.gov

The Nevada State Contractors Board certifies that

PAVILION CONSTRUCTION NV LLC dba PAVILION CONSTRUCTION

Licensed since April 07, 2009

License No. **0072993**

Is duly licensed as a contractor in the following classification(s):

PRINCIPALS:

PAVILION PROPERTIES LLC,
Managing Member
BRIAN GERRITZ, Other
DEREK MANNELIN, Other, QI

B General Building

LIMIT: Unlimited
EXPIRES: 04/30/2027



Chair, Nevada State Contractors Board



STATE OF NEVADA CONTRACTORS LICENSE

THIS IS TO CERTIFY THAT THE COMPANY
LISTED BELOW IS LICENSED IN THE STATE OF
NEVADA FOR THE CLASSIFICATION(S) SHOWN

PAVILION CONSTRUCTION NV LLC
PO BOX 2308
LAKE OSWEGO, OR 97035

LIC. NO.
0072993

EXPIRES:

04/30/2027

LIMIT: Unlimited

Class: B

STATE OF NEVADA STATE CONTRACTORS BOARD

5390 Kietzke Lane, Suite 102, Reno, Nevada 89511
8400 West Sunset Road, Suite 150, Las Vegas, Nevada 89113

POCKET CARD RE-ORDER FORM

Enclosed is \$ _____ to cover the cost of _____ additional
pocket cards at ten dollars (\$10.00) each.

Firm Name: _____

License No.: _____

Date: _____ By: _____

PAVILION CONSTRUCTION NV LLC
PO BOX 2308
LAKE OSWEGO, OR 97035



Measure up...use licensed contractors.

(<http://www.nsccb.nv.gov/>?)

gl=1*1g2lrze* ga*MTU1NDU0MTgyMS4xNzA1NTA4MDEw* ga_19BDD99JSM*czE3NjQ3OTc1ODUkbzEzJGcxJHQxNzY0Nzk3NzQ2JGo0MCRsMCRoMA..)

License Details

License Number: 0072993

Current Date: 12/3/2025 1:35:42 PM
(mm/dd/yyyy)

Business Primary Name: PAVILION CONSTRUCTION NV LLC

License Monetary Limit: Unlimited

DBA Name: PAVILION CONSTRUCTION

Mailing Address: PO BOX 2308

LAKE OSWEGO, OR 97035
(503) 290-5005

Physical Address: 15455 HALLMARK DR.

STE 200
LAKE OSWEGO, OR 97035
(503) 290-5005

Status: Active

Status Date: 03/10/2025 (mm/dd/yyyy)

Origin Date: 04/07/2009 (mm/dd/yyyy)

Expiration Date: 04/30/2027 (mm/dd/yyyy)

Business Type: Limited Liability Company

Classification(s): B General Building

Limitation:

Principal Name

GERRITZ, BRIAN GLEN
MANNELIN, DEREK ROBERT
PAVILION PROPERTIES LLC

Relation Description

Other
Other
Managing Member

Qualified Individual(s)

MANNELIN, DEREK ROBERT

Qualifier Type

CMS and Trade

Indemnitor Name

PAVILION PROPERTIES NEVADA LLC

Project Name

**Effective Date of
Indemnification**

**Date Indemnification
Removed**

04/07/2009

Bond

Bond Type: Surety
Bond Number: 105254682
Bond Agent: JEFFERY J BIEKER
Surety Company: TRAVELERS, CASUALTY & SURETY CO OF
AMERICA
Bond Amount: \$50,000.00
Effective Date: 04/06/2009 (mm/dd/yyyy)

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFRS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Trinity Collins	
Propel Insurance 805 SW Broadway; Suite 2300 COM Construction Portland, OR 97205-3363		PHONE (A/C, No, Ext): 800 499-0933 FAX (A/C, No): 866 577-1326	
		E-MAIL ADDRESS: trinity.collins@propelinsurance.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Hartford Fire Insurance Company	19682
		INSURER B: Hartford Casualty Insurance	29424
		INSURER C: Westfield Specialty Insurance Company	16992
		INSURER D: Trumbull Insurance Company	27120
		INSURER E:	
		INSURER F:	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded: \$25,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:		52UEABF3FUJ	08/01/2025	08/01/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	52UEABN7VLC	08/01/2025	08/01/2026	COMBINED SINGLE LIMIT (EA accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	52RHABF3FVD	08/01/2025	08/01/2026	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N <input type="checkbox"/> N/A	52WEAA9TNY Stop Gap Included	08/01/2025	08/01/2026	<input checked="" type="checkbox"/> PER STATUTE X E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional w/ Pollution Liab		CPP431347T01	08/01/2025	08/01/2026	\$4M Per Claim/Aggregate \$25K SIR
A	Lease/Rent Equip		52MSCM9801	08/01/2025	08/01/2026	\$500K Any One Item

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
HVAC Window and Roof Replacement Services at Sartini Plaza, 900 Brush Street, Las Vegas, NV 89107

Project #**NV20250042**

Southern Nevada Regional Housing Authority (SNRHA)

Additional Insured status applies per attached forms, if required per written contract or agreement

CERTIFICATE HOLDER

CANCELLATION

Southern Nevada Regional Housing
Authority
Procurement Department
340 N 11th Street; Suite #140
Las Vegas, NV 89101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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January 06, 2026
Completed By: Johnny B. Shaw, Procurement Manager
Re: Board Agenda Item, January 15, 2026 Meeting

AWARD OF CONTRACT

SUPPLIER/CONTRACTOR INFORMATION

Company Name: UBEO BUSINESS SERVICES
Owner(s): C. Scott Perry, President & James Sheffield, CEO
Address: 7140 Dean Martin Dr. Ste. 200, Las Vegas, NV 89118
Telephone: 702-889-8866
Ownership Status: Caucasian American Owned
Debarred by GSA: No (eligible)
SAM Registered: Yes (eligible)

SERVICE INFORMATION

Description: Licensed, bonded, insured and qualified Contractor to complete Installation of Verkada Security Camera, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties.
SNRHA Department/Director: Patricia Stephens, Affordable Housing Director
Award Period: December, 2025 – June 10, 2030
Value of Total Contract: **\$187,494.00**
Applicable Budget(s): Non-Federal Funding
Budget Approved By: Fred Haron, Chief Administrative Officer

COMPETITIVE SOLICITATION (IFB) INFORMATION

Solicitation No.: N/A
Conducted (Time Frame): December 18, 2025 – June 10, 2030
Firms received the IFB Notice: N/A
Firms reviewed the IFB Document: N/A
On-time Proposals Submitted: N/A
Maximum Award Effective Date: June 10, 2030,

Approval to award the firm-fixed contract c26008, to Contractor, UBEO Business Services for Installation of Verkada Security Camera, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties

Affordable Housing is requesting approval to award the contract c26008, for Installation of Verkada Security Camera, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties (**Archie Grant Park and Janice Brooks Bay**), for a not-to-exceed amount of **\$187,494.00**, for both properties.

Background

The safety and well-being of residents within our housing communities is a management priority. Security measures—such as controlled entry systems and surveillance camera coverage play a critical role in protecting residents, staff, and property. Pricing for this project is secured with joinder contract with *Shasta Union High*



January 06, 2026

Completed By: Johnny B. Shaw, Procurement Manager
Re: Board Agenda Item, January 15, 2026 Meeting

School District Contract R6 RFP 2020.

See properties listed below:

- Archie Grant Park, 1720 Searles Ave., Las Vegas, NV 89101: Installation of cameras on the management office and all laundry rooms throughout the property. The total five-year cost—including equipment, installation, and licensing—is **\$68,002.00, with no additional monthly fees.**
- Janice Brooks Bay, 5201 Walnut Ave Las Vegs, NV 89110: Currently under rehabilitation construction, this site will have cameras and access controls installed on the newly built management office and throughout the property, including individual apartment buildings. The total five-year cost—including equipment, installation, and licensing—is **\$119,492.00, with no additional monthly fees.**

Gabriel Courlet a representative from UBEO and Pat Nevins from Verkada is present to answer any questions the Board may have.

ACTION REQUESTED:

Executive Director is requesting Board of Commissioners review, approve and award Contract No c26008, to UBEO Business Services for Installation of Verkada Security Cameras, Intercoms, and Access Control in Designated Areas of Affordable Housing Properties (**Archie Grant Park and Janice Brooks Bay**). In the not to exceed amount of **\$187,494.00**, total contract term through June 10, 2030.



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

SURVEY

Southern Nevada Regional Housing Authority

- 1

December 4th, 2025

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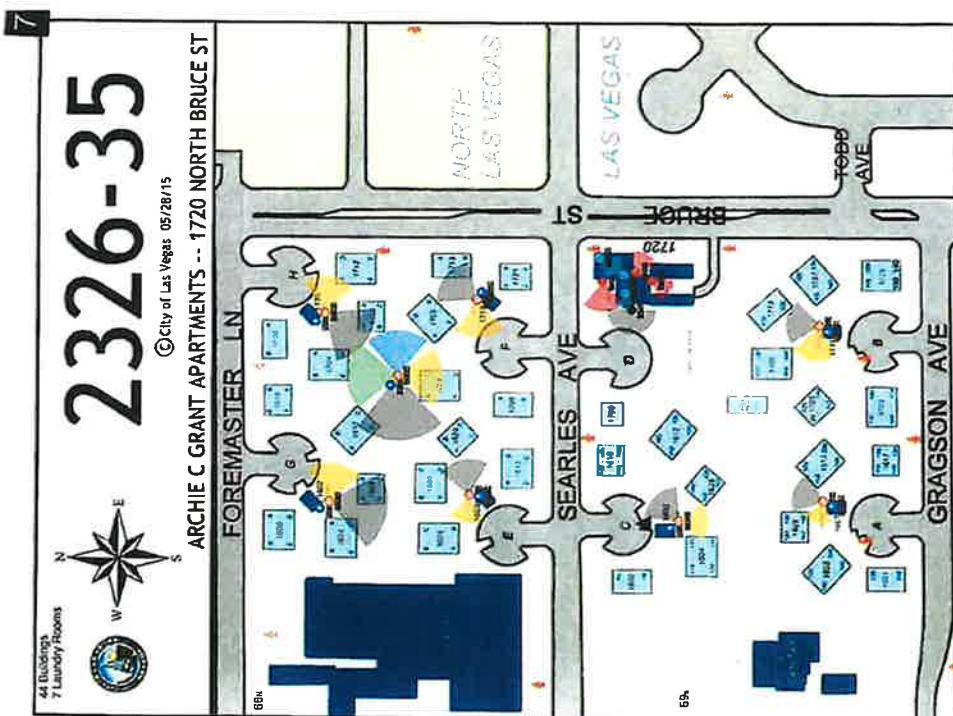
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<u>BILL OF MATERIALS</u>	3
<u>LAYOUT</u>	5

BILL OF MATERIALS - Southern Nevada Regional Housing Authority - 1

<u>MAKE</u>	<u>MODEL#</u>	<u>ACCESSORIES</u>	<u>QUANTITY</u>
 Information Technology			8
 Wireless Access Point			8
Verkada	GW31-E-HW	a, b	8
Accessories			
a. Verkada	ACC-POE-90W-E		8
b. Verkada	LIC-GW-1Y-CAP		8
Video Surveillance			
 Fixed Camera			15
Verkada	CD53-E	b, c	3
Verkada	CF83-E	a, c	1
Verkada	CM42	c	3
Accessories			
a. Verkada	ACC-MNT-ANGLE-1		1
b. Verkada	ACC-MNT-CJBOX-1		3
c. Verkada	LIC-CAM-1Y		7
 Multi-Lens Camera			8
Verkada	CH52-E	a, b, c, d, e, f, g	7
—	CY53-E	b, c, e, f	1
Accessories			
a. Verkada	ACC-MNT-8		1
b. Verkada	ACC-MNT-ARM-1		8
c. Verkada	ACC-MNT-CORNER-1		7

<u>MAKE</u>	<u>MODEL#</u>	<u>ACCESSORIES</u>	<u>QUANTITY</u>
d. Verkada	ACC-MNT-POLE-1		1
e. Verkada	ACC-MNT-YPEND-1		7
f. Verkada	LIC-CAM-MLT2-1Y-CAP		7
g. Verkada	LIC-CH52-1Y		1

LAYOUT - Southern Nevada Regional Housing Authority - 1



A recommendation for The Southern Nevada Regional Housing Authority (Archie Grant Property)



Verkada

Model	Description	Price per unit	Quantity	Total price
GW31-E-HW	GW31 Wi-Fi Gateway, Outdoor, 802.11ax	\$809.00	8	\$6,472.00
ACC-POE-90W-E-NA	Outdoor 90W PoE++ (802.3bt-2018) Injector, GigE, NA Type B	\$243.00	8	\$1,944.00
LIC-GW-5Y-CAP	5-Year Wi-Fi Gateway License, Capacity Increase	\$360.00	8	\$2,880.00
CD53-256E-HW	CD53-E Outdoor Dome Camera, 256GB, 30 Days Max	\$1,133.00	3	\$3,399.00
CF83-512E-HW	CF83-E Outdoor Fisheye Camera, 512GB, 30 Days Max	\$1,459.00	1	\$1,459.00

CM42-256-HW	CM42 Indoor Mini Dome Camera, 256GB, 30 Days Max	\$566.00	3	\$1,698.00
CY53-512E-HW	CY53-E Outdoor Two-Camera Multisensor, 512GB, 30 Days Max	\$1,779.00	7	\$12,453.00
CH52-1TBE-HW	CH52-E Outdoor Multisensor Camera, 1TB, 30 Days Max	\$2,914.00	1	\$2,914.00
LIC-CAM-5Y-CAP	5-Year Camera License, Capacity Increase	\$675.00	7	\$4,725.00
LIC-CAM-MLT2-5Y-CAP	5-Year Two-Camera Multisensor License, Capacity Increase	\$1,199.00	7	\$8,393.00
LIC-CAM-MLT4-5Y-CAP	5-Year Four-Camera Multisensor License, Capacity Increase	\$2,189.00	1	\$2,189.00
ACC-MNT-ANGLE-1	Angle Mount, 30 deg	\$120.00	1	\$120.00
ACC-MNT-CJBOX-1	Circle Junction Box Mount	\$89.00	3	\$267.00
ACC-MNT-PEND-1	Pendant Cap Mount	\$56.00	1	\$56.00
ACC-MNT-ARM-1	FP AC/DC 7-Pin Power Tap, 100W PoE Output, Outdoor	\$80.00	1	\$80.00
ACC-MNT-POLE-1	Pole Mount	\$169.00	1	\$169.00
ACC-MNT-CORNER-1	Corner Mount	\$160.00	7	\$1,120.00
ACC-MNT-YPEND-1	Two-Camera Multisensor Pendant Cap	\$89.00	7	\$623.00
BZ11-HW	BZ11 Horn Speaker	\$649.00	7	\$4,543.00
LIC-BZ-5Y-CAP	5-Year Horn Speaker License, Capacity Increase	\$729.00	7	\$5,103.00
Total				\$60,607.00
Shipping and handling				\$895.00
Labor				\$6,500.00
Total turnkey solution				\$68,002.00

Project Scope

Hyper Networks shall provide professional services to replace and install Cameras in designated locations. These services are referred to as the Hyper Networks Camera Install or “Project”.

Deliverables

Main Building:

- **Camera Upgrade:** Replacement of three (3) existing Verkada CD52-E cameras with three (3) new Verkada CD53-E cameras.
- **Indoor Camera Installation:** Installation of one (1) Verkada CM42 indoor camera at a location with existing Ethernet infrastructure.
- **PoE Switch Deployment:** Provisioning and installation of one (1) 8-port Power over Ethernet (PoE) switch.
- Verkada BZ11 Horn Speaker Installation

Laundry Room (Circle G):

- Verkada GC31 Gateway Installation
- Verkada CB62-TE Installation
- Verkada CD52-E Installation

Laundry Room (Circle H):

- Verkada GC31 Gateway Installation
- Verkada CD52-E Installation
- Verkada BZ11 Horn Speaker Installation

Light Pole:

- Verkada Outdoor Cellular Gateway Installation
- Verkada CH52-E Installation

Preconditions:

- Southern Nevada Regional Housing Authority (SNRHA) is responsible for ensuring that a weatherproof electrical box with a constant 120V power supply is installed on the designated light pole by a qualified electrician.
- Ubeo will provide all Verkada hardware, including cameras, gateways, speakers, switches, and all necessary mounting hardware.
- Hyper Networks requires Organization Administrator-level access to the Verkada Command platform for configuration and management.

Exceptions:

- This scope of work includes drilling necessary holes in the laundry rooms for cable routing. However, it explicitly excludes any drywall patching or painting required as a result of these installations. Hyper Networks can provide these services on a time and materials basis at an hourly rate of \$125.00

A recommendation for The Southern Nevada Regional Housing Authority (Janice Brooks Property)



Verkada

Model	Description	Price per unit	Quantity	Total price
CH52-1TBE-HW	CH52-E Outdoor Multisensor Camera, 1TB, 30 Days Max	\$2,699.00	2	\$5,398.00
CY53-512E-HW	CY53-E Outdoor Two-Camera Multisensor, 512GB, 30 Days Max	\$1,649.00	5	\$8,245.00
CP52-512E-HW	CP52 Outdoor PTZ Camera, 512GB, 30 Days Max	\$2,774.00	2	\$5,548.00
CM42-256-HW	CM42 Indoor Mini Dome Camera, 256GB, 30 Days Max	\$524.00	4	\$2,096.00
AC42-HW	AC42 4 Door Controller	\$1,349.00	1	\$1,349.00

AD34-HW	AD34 Multi-format Card Reader	\$262.00	4	\$1,048.00
TD33-HW	TD33 Mullion Video Intercom Reader	\$1,124.00	1	\$1,124.00
BZ11-HW	BZ11 Horn Speaker	\$599.00	1	\$599.00
CD63-512E-HW	CD63-E Outdoor Dome Camera, 512GB, 30 Days Max	\$1,274.00	2	\$2,548.00
ACC-MNT-ARM-1	Arm Mount	\$74.00	2	\$148.00
ACC-MNT-XLARM-1	Large Arm Mount (PTZ)	\$119.00	2	\$238.00
ACC-MNT-PEND-1	Pendant Cap Mount	\$52.00	2	\$104.00
ACC-MNT-YJBOX-1	Two-Camera Multisensor Junction Box Mount	\$112.00	4	\$448.00
ACC-MNT-CJBOX-1	Circle Junction Box Mount	\$82.00	1	\$82.00
LIC-CAM-5Y-CAP	5-Year Camera License, Capacity Increase	\$647.00	9	\$5,823.00
CF83-512E-HW	CF83-E Outdoor Fisheye Camera, 512GB, 30 Days Max	\$1,349.00	1	\$1,349.00
LIC-CAM-MLT2-5Y-CAP	5-Year Two-Camera Multisensor License, Capacity Increase	\$1,151.00	5	\$5,755.00
LIC-CAM-MLT4-5Y-CAP	5-Year Four-Camera Multisensor License, Capacity Increase	\$1,943.00	2	\$3,886.00
LIC-AC-5Y-CAP	5-Year Door License, Capacity Increase	\$719.00	4	\$2,876.00
LIC-TD-5Y-CAP	5-Year Intercom License, Capacity Increase	\$1,259.00	1	\$1,259.00
LIC-TX-5Y-CAP	5-Year Desk Station License, Capacity Increase	\$899.00	1	\$899.00
ACCX-TBL-3	Apple 11-inch iPad, 128GB	\$436.00	1	\$436.00
ACCX-TBL-STD-1	iPad Stand	\$49.00	1	\$49.00
LIC-BZ-5Y-CAP	5-Year Horn Speaker License, Capacity Increase	\$647.00	1	\$647.00

LIC-BX-MA-5Y-CAP	5-Year Advanced Video Alarms License for 1 Site (New Alarms, US and Canada Only), Capacity Increase	\$5,400.00	1	\$5,400.00
GW31-E-HW	GW31 Wi-Fi Gateway, Outdoor, 802.11ax	\$749.00	10	\$7,490.00
LIC-GW-5Y-CAP	5-Year Wi-Fi Gateway License, Capacity Increase	\$323.00	10	\$3,230.00
ACC-ANT-20	Outdoor Directional Wi-Fi Antenna, N Type	\$277.00	10	\$2,770.00
ACC-MNT-YJBOX-1	Two-Camera Multisensor Junction Box Mount	\$112.00	4	\$448.00
ACC-MNT-ARM-1	Arm Mount	\$74.00	2	\$148.00
ACC-MNT-XLARM-1	Large Arm Mount (PTZ)	\$119.00	2	\$238.00
ACC-MNT-CJBOX-1	Circle Junction Box Mount	\$82.00	2	\$164.00
ACC-MNT-ANGLE-1	Angle Mount, 30 deg	\$112.00	1	\$112.00
ACC-POE-90W-E-NA	Outdoor 90W PoE++ (802.3bt-2018) Injector, GigE, NA Type B	\$224.00	7	\$1,568.00
Total				\$73,522.00
Labor (see SOW on the next page)				\$43,575.00
Shipping and handling				\$2,395.00
Grand total				\$119,492.00

Project Scope

We shall provide professional services to replace and install Cameras, intercoms, and access control in designated locations. These services are referred to as the Hyper Networks Install or “Project”.

Deliverables

Main Building:

- **Camera Installation:** Installation of four (4) Verkada CM42 indoor cameras and one (1) CP52E. Includes five (5) Cat6 drops.
- **Access Control Installation:** Installation of one (1) Verkada AC42, 3 HID card readers, adequate cabling, and electric door strike/mag lock for three (3) doors
- Verkada BZ11 Horn Speaker Installation (includes 1 Cat6 drop)
- Verkada intercom installation (includes 1 Cat6 drop)

Apartment Building Cameras

- Installation of one (1) Verkada wifi gateway, antenna, POE switch, and enclosure for switch on the following buildings: A, B, F, G, H, J, K, L, N
 - Cabling for each camera to be inside of parapet
 - Building A: CH52E and CD63E
 - Building B: CY53E
 - Building F: CY53E and CD63E
 - Building G: CY53E
 - Building H: CH52E and CY53E
 - Building J: CP52E
 - Building K: CF83E
 - Building L: CP52E
 - Building N: CY53E

Preconditions:

- Southern Nevada Regional Housing Authority (SNRHA) is responsible for ensuring that a weatherproof electrical box with a constant 120V power supply is installed on the designated light pole by a qualified electrician.
- Ubeo will provide all Verkada hardware, including cameras, gateways, speakers, and all necessary mounts.
- Hyper Networks requires Organization Administrator-level access to the Verkada Command platform for configuration and management.

Exceptions:

- This scope of work includes drilling necessary holes in the laundry rooms for cable routing. However, it explicitly excludes any drywall patching or painting required as a result of these installations. Hyper Networks can provide these services on a time and materials basis at an hourly rate of \$145.00.

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SNRHA Workplace Guide Policy Number 4.2

Current Language:

Car Allowance:

Employees who are classified as members of the Senior Executive team at the discretion of the Executive Director are eligible to receive a \$400 per month car allowance. Car allowances are taxable. Employees serving in acting capacity as in a senior executive team role will not be eligible for a car allowance.

Proposed Language:

Car Allowance:

Employees classified as members of the Senior Executive Team, at the discretion of the Executive Director, are eligible to receive a \$500 per month car allowance.

Employees classified as Chiefs, including the Chief Operating Officer, Chief Administrative Officer, and Chief Housing Officer, at the discretion of the Executive Director, are eligible to receive a \$700 per month car allowance.

Car allowances are taxable and intended to offset costs associated with the use of personal vehicles for official SNRHA business, including travel to meetings, site visits, and interagency obligations.

Employees serving in an acting or interim capacity in a Senior Executive Team or Chief role are not eligible to receive a car allowance.

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BUILDING NAME NOMINATIONS



Nominee: Alversa “Versie” Beals

Nominee Biographical Info

Alversa Beals was born in Sondheimer, Louisiana, where she grew up in a sharecropping community before moving to Las Vegas in 1955 in search of opportunity for her family. She was the mother of 11 children and worked as a hotel maid at the Flamingo Hilton, experiences that deeply shaped her commitment to economic justice. Despite having limited formal education, Beals became a highly skilled administrator and organizer. She was a founding member of the Clark County Welfare Rights Organization and later served for decades as a leader within Operation Life, where she helped manage programs, finances, and community services for West Las Vegas families. Beals played a key role in the 1970 Storming Caesars Palace protest, which challenged discriminatory employment practices on the Las Vegas Strip and helped expand access to union jobs for Black workers. Her leadership and resilience made lasting contributions to civil rights and community empowerment in Nevada.

Nominee Contributions

Alversa Beals was a lifelong Las Vegas resident, community organizer, and civil rights advocate best known for her leadership in the 1970 Storming Caesars Palace protest, a pivotal action in Nevada's civil rights history. Born and raised in Las Vegas's Historic Westside, Beals was educated in the Clark County School District and became active at a young age in community advocacy focused on racial justice, housing equity, and economic opportunity. She was a key organizer of the Storming Caesars Palace demonstration, which challenged discriminatory employment practices on the Las Vegas Strip and helped open access to union jobs and career pathways for Black workers. Her work contributed to lasting changes in hiring practices and labor equity in Southern Nevada. Beals' leadership and courage are documented in the book and documentary *Storming Caesars Palace*, preserving her legacy as a trailblazer for civil rights and community empowerment in Nevada.

Nominee Accomplishments

Please see *Storming Caesars Palace* Documentary

Nominator

Tara Raines – Community Advocate

BUILDING NAME NOMINATIONS



Nominee: Essie Henderson

Nominee Biographical Info

Essie Henderson was a Las Vegas community leader and welfare rights organizer whose work helped reshape opportunity for families in the Historic Westside. In an oral history held by UNLV Special Collections, Henderson discusses her upbringing in Chatfield, Texas, where her family worked as farmworkers, and she later recounts her life and work in Las Vegas, including early employment in the hotel industry.

She became a key figure in the Clark County Welfare Rights Organization and in the movement documented in *Storming Caesars Palace*, helping lead direct actions that challenged discriminatory systems and demanded basic dignity and resources for children and families. UNLV's archival record further notes that Henderson and her peers describe the Welfare Rights Movement in Las Vegas during the 1970s and their role in community advocacy and institution-building.

Nominee Contributions

Essie Henderson was a Las Vegas community organizer and civil rights leader whose activism helped transform economic opportunity for Black families in Southern Nevada. A mother and longtime resident of Las Vegas's Historic Westside, Henderson became active in the late 1960s through the Clark County Welfare Rights Organization, where she worked alongside other Westside mothers to challenge systemic poverty, racism, and exclusion from stable employment. She was a key organizer of the 1970 Storming Caesars Palace protest, a landmark demonstration that confronted discriminatory hiring practices on the Las Vegas Strip and helped open pathways to union jobs and long-term economic stability for Black workers. Henderson later served in leadership roles within Operation Life, supporting community-driven programs focused on food access, education, health services, and economic self-sufficiency. Her courage, organizing skill, and commitment to collective action made a lasting contribution to civil rights, labor equity, and community empowerment in Nevada.

Nominee Accomplishments

Please see Storming Caesars Palace Documentary

Nominator

Tara Raines – Community Advocate

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BUILDING NAME NOMINATIONS



Nominee: Thomas Gholson

Nominee Biographical Info

Tom Gholson has lived in public housing and has dedicated his career to public housing. He has served with a number of public housing entities including Pasadena Housing Authority, San Francisco Housing Authority, Housing Authority of Peoria, Illinois and was Deputy Executive Director of the Las Vegas Housing Authority. He has also been called on to consult with New Orleans Housing Authority and SNRHA.

Nominee Contributions

While Deputy Director of LVHA, Tom Gholson created an apprenticeship program for residents of public housing in Las Vegas in 1993. Young men and women from all housing authority properties were offered training in painting, landscaping and maintenance skills. After 35 years, some of those former residents are now retired from the Housing Authority and others have begun their own businesses and are solid citizens. While Deputy Director, in 1993, he created a nighttime basketball program to bring the various resident youth together to teach collaboration and non-violent problem-solving. As part of that program, he raised funds and planned trips to expand their vision, including trips to Washington DC.

Nominee Accomplishments

Tom was one of the founders of Community Peace which put together teams made up of law enforcement, the press, lawyers, community leaders and tenants to collaborate on solutions for marginalized people in Las Vegas. Tom was instrumental in bringing diverse groups of people to the table. Tom has always demonstrated his love for public housing residents and has served as a consultant for several public housing entities on engagement of youth and the community in programs seeking to end the cycle of poverty.

Nominator

Elgin Simpson - Retired- Chair of Community Peace, Chair, Metropolitan Police Dept. Civil Service Board

Franny Forsman - Former Federal Public Defender, District of Nevada, Attorney

BUILDING NAME NOMINATIONS



Nominee: Thomas Gholson

Nominee Biographical Info

Tom was born, raised and attended school in Richmond, California. He also attended UC Berkeley where he was awarded a degree in Public Administration. He worked in Public Housing for over 40 years stint with SNRHA as Deputy Director.

Nominee Contributions

Tom was instrumental in starting an apprenticeship program which helped young people transition into great careers. He was beloved by the residents of Las Vegas because of his servant leadership style. He was a founding member of a non-profit call Community Peace. They were organized during the Rodney King civil disturbance. That through some of Tom's creative hosted cookouts and established discussion sessions with gang members. Moreover, they were able to stop the violence in our community.

Nominee Accomplishments

Tom was able to assist neighborhood councils with guidance to achieve success in many areas. Once again, the apprenticeship group he initiated help many young people find careers and feel they had a purpose in life. As a longtime resident, I run into many of the young people he helped are now retired. They spoke of their appreciation of Mr. Gholson for helping get their respective lives together.

Nominator

David Washington - Fire Chief Las Vegas Fire & Rescue - Retired

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Board Consideration of Executive Director Consulting and Training Services

Gans, Gans & Associates is one of a select group of national executive search firms that specializes in recruitment services for public housing executives and other nonprofit executives. Because of our incomparable experience and knowledge of the housing industry, our extensive and diverse data base of housing professionals, we are the search firm of choice for many of our clients, especially those with difficult and challenging searches. We have provided executive recruitment services to 5 of the 10 largest housing authorities in the country, and over 100 housing and redevelopment authorities and public-sector entities in 18 states and the Virgin Islands. We also provide our executive recruitment services to a wide array of other public sector and private sector entities such as cities and counties, redevelopment authorities, nonprofits and private corporations. Many of our clients have retained us on multi-year contracts or hired us for subsequent searches over the years.

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 praxisreno.com/
 775.786.2003
 888 West Second St
Suite 300
Reno, NV 89503

December 22, 2025

Fred Haron
Chief Administrative Officer
Southern Nevada Regional Housing Authority
340 North 11th Street
Las Vegas, NV 89101

RE: Request for Fee Proposal: Marble Manor/Historic Westside Choice CNI Housing Implementation Planning—Year Two

Dear Fred,

On behalf of Praxis Consulting Group, LLC, I am pleased to submit this proposal to provide Development Finance Consulting Services to the Southern Nevada Regional Housing Authority related to the implementation of your CNI Housing Plan. Praxis proposes to work closely with SNRHA and EJP staff and your Development Partner, Brinshore, to take part in internal project calls and closing calls and monitor the work of the Development Partner to ensure that the terms and conditions of the Development Agreement are followed. Praxis will also assist as needed to update the Housing Plan and exhibits as more information becomes available about the project, to review the HUD Mixed-Finance submissions and to assist in obtaining other HUD approvals required as part of the CNI closing process.

Because the scope of work is relatively fluid, Praxis is proposing to invoice on a monthly retainer based upon the projected hours of work over the next year, which will include the procurement of the financing team for the implementation of Marble Manor Phases 2a and 2b, the closing of these two developments, and early project planning for Marble Manor Phase 3.

Monthly tasks will include:

- Take part in weekly internal project calls;
- Take part, as needed in CNI project calls;
- Review, as needed, investor and equity investor procurement and business terms (LOIs and term sheets);
- Prepare in concert with EJP the Mixed Finance Proposal and exhibits to HUD;
- Review and comment on updates to the CNI plan and financing; update housing plan template;
- Take Part in financial closing calls with public and private funders; and,
- Miscellaneous communication with SNRHA staff and its internal and transaction counsel.

As new information about the Marble Manor phases surfaces during due diligence, Praxis will assist the SNRHA to understand how these changes affect the overall project financing, schedule, and projected proceeds to SNRHA.

Proposed Fee

The total proposed fee for these services in Year Two is \$62,520, invoiced monthly as a retainer of \$5,210, based upon the attached scope of work and budget worksheet.

Reimbursable Expenses

We have budgeted two site visits to Las Vegas in 2026 for one person at a projected cost of \$2,000.

We are excited about the opportunity to work with SNRHA as financial and technical advisor and look forward to discussing our proposal with you. Please feel free to contact me at 775.786.2003 if you have any questions.

Sincerely,

A handwritten signature in green ink, appearing to read "Eric Novak".

Eric Novak
President

Attachment: Scope of Work and Budget

**Southern Nevada Regional Housing Authority
Marble Manor/Historic Westside Choice Neighborhood
CNI Housing Implementation Planning—Year Two**

Fee Proposal and Work Plan

<u>Monthly Task</u>	<u>Novak</u>	<u>Estrada-Parra</u>	<u>Total</u>
Take Part in Weekly Internal Project Calls	4.0	4.0	8.0
Take Part, As Needed in CNI Project Calls	0.5	1.0	1.5
Review and Comment on Updates to the CNI Plan and Financing; Update Housing Plan Template	0.5	1.0	1.5
Review, As Needed, Investor and Equity Investor Procurement and Business Terms (LOIs and Term	0.5	1.0	1.5
Prepare HUD Mixed Finance Proposal and Exhibits to HUD	0.5	1.0	1.5
Take Part in Financial Closing Calls with Public and Private funders.	4.0	4.0	8.0
Misc. Communication	2.0	2.0	4.0
Total Month Labor	12.0	14.0	26.0
Hourly Rate	\$230.00	\$175.00	
Total Monthly Fee	\$2,760.00	\$2,450.00	\$5,210.00
January 2026 - December 2026 (12 months)			\$62,520.00
Reimbursable Expenses			
Site Visits (2 visits / 1 person)			\$2,000.00
Total Proposal Fee			\$64,520.00