



Board of Commissioners:

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Lewis Jordan, Executive Director

**NOTICE 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@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Security Officer, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.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@snvrha.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)

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

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

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

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

SECTION 1. OPENING CEREMONIES

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, will be limited to three (3) minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on 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
