



Board of Commissioners:

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

**NOTICE FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, APRIL 16, 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 tgazon@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Security Officer, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.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 tgazon@snvrha.org before 9:00 AM on Thursday, April 16, 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 March 19, 2026.

4. APPROVAL OF AGENDA OF APRIL 16, 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:

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| <ul style="list-style-type: none">• The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.• Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.• Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.• Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section. |
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Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending February 28, 2026

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$62,694 or 5.17% of February 2026 rental income, be written off as uncollectible. This includes \$55,684 or 10.49% of February 2026 Public Housing Program rental income and \$7,010 or 1.03% of February 2026 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 \$62,694 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.

Affordable Housing

8. 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: 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, Redding, CA R6 RFP 2020.

See properties listed below:

Bennett Plaza - Security System Installation and Integration (Phase I and II). Phase II of Bennett

Plaza, located at 1818 Balzar Avenue, Las Vegas, NV 89106, is currently under new construction. As part of the build-out, a comprehensive security system will be installed, including 32 cameras, both interior and exterior along with access-control systems for 26 doors throughout all common areas and the management office.

For the existing Phase I building, all 32 current cameras will be migrated to the new management platform. Additional cameras will be installed to expand coverage and the existing access-control system will be integrated into the new platform for centralized monitoring.

The total five-year cost for equipment, installation, licensing and system integration is \$360,847.99, with no additional monthly monitoring fees.

Senator Joseph Neal - Security System Installation: Senator Joseph Neal, located at 1632 N. Yale Street, N. Las Vegas, NV 89030, is currently under new construction. As part of Phase I of the build-out, a comprehensive security system will be installed, which includes 90 cameras, both on the interior and exterior of the development.

The total five-year cost for equipment, installation, licensing, and system installation and implementation is \$345,241.00.

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, Marion D. Bennett in the not to exceed amount of \$360,847.99, and Senator Joe Neal in the not to exceed amount of \$345,241.00 total for both developments contract term through June 10, 2030 is \$706,088.99.

Development and Modernization

9. Approval to Award Contract Number C26013 in the Amount of \$639,000.00 to Complete Demo Services for the Demolition of Phase II at Marble Manor

Background: The Procurement Department conducted invitation for bid competitive bid process number IFB B26013 to procure a company to perform the demolition of Phase II at Marble Manor as a part of the Choice Neighborhoods Initiative (CNI) Implementation Grant.

The IFB package was posted on the SNRHA and the Housing Agency Marketplace websites. A total of 676 companies were notified of the solicitation and 65 entities downloaded the bid package. By the solicitation closing date of March 24, 2026, a total of five (5) bids were received with Complete Demo Services submitting the lowest bid at \$639,000.00. This work will be paid for from SNRHA in-kind funds that SNRHA has committed to the project.

Complete Demo Services is a Caucasian male and Hispanic female owned firm with Jack Paripovich owning 80% and Sonia Moreno owning 20%. This contract is subject to Section 3

regulations and the owners have indicated they will comply with our Section 3 policy to the greatest extent feasible. A representative from Complete Demo Services will be present to answer any questions.

Action Requested: The Executive Director requests Board approval to award contract number C26013 in the amount of \$639,000.00 to Complete Demo Services for the demolition of Marble Manor Phase II.

10. Approval to Increase Contract Number C25036 in the Amount of \$1,079,798.89 to Pavilion Construction NV, LLC for Rehabilitation Services at Arthur Sartini Plaza

Background: The Development and Modernization Department presented and received approval for a firm-fixed contract for Pavilion Construction NV LLV for the HVAC, Windows and Roof Replacement Services for Arthur Sartini Plaza Housing Development located at 900 Brush Street, Las Vegas, NV 89107. The solicitation for this work was solicited under Invitation For Bid, IFB B25036 in the amount of \$7,035,541.00.

The bid from Pavilion Construction was below the budget the SNRHA had established to complete the above listed work items. The SNRHA has negotiated with Pavilion Construction to perform some additional work in the bathrooms and replace all of HVAC fixtures. This work will add an additional \$1,079,798.89 to the contract. The cost increase has been evaluated by RAFI Architects and SNRHA staff and is considered fair and reasonable for the work involved. Funding for the contract modification will come from the SNRHA Capital Funds.

This contract is subject to Section 3 regulations 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. A representative from Pavilion Construction will be available to answer any questions that the Board may have.

Action Requested: The Executive Director Requests Board approval to increase contract number C25036 in the amount of \$1,079,798.89 to Pavilion Construction NV, LLC under Contract Change Order #01 for Arthur Sartini Plaza Rehabilitation Services.

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