



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

**NOTICE FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, JUNE 25, 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, June 25, 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 May 21, 2026.

4. APPROVAL OF AGENDA OF JUNE 25, 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 April 30, 2026

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$41,833 or 3.30% of April 2026 rental income, be written off as uncollectible. This includes \$31,498 or 5.82% of April 2026 Public Housing Program rental income and \$10,335 or 3.30% of April 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 \$41,833 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.

Finance

8. Approval of the Annual Independent Audit Report for Period Ending September 30, 2025

Background: Rector, Reeder & Lofton, PC completed the Annual Audit of Southern Nevada Regional Housing Authority’s financial statements for the year ended September 30, 2025. An audit exit conference meeting was held on April 22, 2026. Mr. Dale Rector and staff addressed items in the management letter, and identified one finding during the meeting. A final draft report along with the Management Letter is attached as back up. Dale Rector, of Rector, Reeder, Lofton, PC., will present the Final Draft FY 2025 Audit and will be available to answer questions. There was one finding in the Housing Choice Voucher program during the fiscal year ending September 30, 2025.

Action Requested: The Executive Director requests the Board to review and approve the FY2025 Annual Audit for SNRHA for Fiscal Year ending September 30, 2025.

Executive Office

9. Approval Resolution No. SNRHA-147; FY2026 Annual Agency Plan

Background: The FY 2026 Annual Plan was made available for public review and comment in accordance with HUD requirements. The public comment period concluded on June 10, 2026, following the public hearing held at 5:00 p.m. in the Commissioners' Chambers located at 340 North 11th Street. The Plan was also scheduled for review and discussion with the Resident Advisory Board (RAB) on June 10, 2026. The comments and recommendations received through these processes, if any, have been incorporated into the final Plan for Board consideration and approval.

Action Requested: The Executive Director requests the Board to review and approve Resolution No. SNRHA-147 FY2026 Annual Agency Plan, as presented.

Development and Modernization

10. Approval Of Resolution No. SNRHA-148 To Execute And Submit To HUD All Documents Necessary To Approve And Close The CHF Grant

Background: On January 23, 2023, the Southern Nevada Regional Housing Authority submitted a letter to Clark County requesting they reprogram the \$4.5 Million dollars in CHF funds awarded to the James Down Towers Apartments redevelopment and redirect them to the renovation of Sartini Plaza Apartments. Clark County agreed to this request and approved the reprogramming of these funds.

At this time, we are presenting resolution number SNRHA-148 which authorizes the Executive Director and/or designee to execute and submit such documents to HUD and take any and all actions necessary to close on the CHF grant.

Action Requested: The Executive Director requests the Board approve resolution number SNRHA-148 authorizing the Executive Director and/or his designee to execute any and all documents necessary to close on the CHF grant for Sartini Plaza.

Information Technology

11. Approve the ratification of expenditures in the amount of \$142,585.88 that exceeded the previously authorized contract amount for \$100,000 for SHI International.

Background: During the course of providing Information Technology services, expenditures exceeded the original contract authorization due to an increased scope of work, additional service requirements, and not properly monitoring the contract. The additional work was necessary to ensure continuity of operations and timely completion of services.

Action Requested: The Executive Director requests that the Board ratify the expenditures incurred in excess of the authorized contract amount and approve the total revised contract amount of \$242,585.88. The services have been provided, the costs have been reviewed and determined to be reasonable and necessary, and invoices have been paid from the approved budget.

12. Approval to Increase Contract c25032 - SHI International

Background: Staff is requesting that the Board approve a \$76,628.58 increase to the annual spend for SHI International. Specifically, the additional funding is for an IT Project delivering AI Adoption and Governance for SNRHA Staff. Also, to pay Empata, a vendor to assist the Call Center deliver excellent customer service which is one of our Agency pillars of success through SHI (value added reseller).

Action Requested: The Executive Director requests the Board approve a \$76,628.38 increase to the annual spend for SHI International.

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