



Board of Commissioners:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
Janae Scott, Commissioner
Jim Seebeck, 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, AUGUST 20, 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, August 20, 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 July 16, 2026.

4. APPROVAL OF AGENDA OF AUGUST 20, 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 June 30, 2026

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$40,165 or 3.29% of June 2026 rental income, be written off as uncollectible. This includes \$31,688 or 5.94% of June 2026 Public Housing Program rental income and \$8,477 or 1.23% of June 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 \$40,165 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 & Development

8. Approval of Temporary Relocation Budget of \$720,000.00 for Sartini Plaza Improvements Project

Background: On January 26, 2026, the Southern Nevada Regional Housing Authority entered into contract number C25036 with Pavilion Construction in the amount of \$7,035,541.00 for the HVAC, window, and roof replacement at Sartini Plaza.

Prior to construction kickoff, the contractor requested the walls in one unit be opened up so they could field verify unseen conditions before construction began. During this process it was discovered that there would not be enough room to connect a condensate riser or a connection for draining condensation. These conditions do not comply with current building code requirements. Therefore, a new riser and discharge method had to be implemented to address this issue. The new design meets both local and state building code requirements.

Also, the mechanical unit included in the original designs for this project is no longer available. To accommodate the newly selected unit the balcony wall and soffit will have to be enlarged to ensure the required air clearance is met. To accommodate this, change the

sliding door system and adjacent window will also need to be adjusted. Additionally, the building department is requiring the framing material for the new wall be changed from wood to metal studs to meet Type IIB construction requirements.

At this time, we are presenting Change Order #2 in the amount of \$1,622,926.00 to allow for the required changes to the scope of work for this project.

Action Requested: The Executive Director requests Board approval to increase Pavilion Construction contract number C25036 by \$1,622,926.00 and execute Change Order #2 for the additional work needed at Sartini Plaza.

Executive Office

9. Approval Of Southern Nevada Regional Housing Authority's Operating Budget For Fiscal Year Ending September 30, 2027

Background: Attached are copies of the FY 2027 Operating Budgets for the SNRHA's Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program (HCV), the Affordable Housing Program (AHP), the Neighborhood Stabilization program (NSP), as well as, agency grants. (CNI, ROSS, FSS, and FLEX). This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. The Board of Commissioner have briefed during our Commissioner's Briefing Sessions. Upon Board approval, the SNRHA will adopt the Fiscal Year 2027 Operating Budgets.

Action Requested: The Executive Director requests that the Board approve Operating Budgets for SNRHA for Fiscal Year ending September 30, 2027.

10. Authorize the Executive Director or his Designee to Execute All Documents Necessary to Complete the Sale of the 330 N. 13th Street Building to the Housing Choice Voucher Program at One Dollar (\$1.00) less than the Appraised Fair Market Value and to Take Any Actions Necessary to Finalize the Transaction

Background: The building located at 330 N. 13th Street Las Vegas, Nevada 89106 is owned by the Southern Nevada Regional Housing Authority's Affordable Housing Program, and has 4,000 sq.ft. of office space.

This building is no longer needed for its original purpose and presents an opportunity to support the Authority's operational and strategic objectives. The Housing Choice Voucher (HCV) Program has identified the property as a suitable location to accommodate additional staff, improving operational efficiency and customer service.

In addition to meeting the HCV Program's space needs, the acquisition will create opportunities to generate rental income by leasing available space to other Authority programs. This internal use of the property maximizes the value of the asset while promoting long-term financial sustainability.

Fiscal Impact:

The purchase price will be based on one dollar less than the appraised fair market value established by an independent appraisal, ensuring the transaction is conducted at an appropriate and supportable value.

Funding for the acquisition will be provided by the Housing Choice Voucher Program. Currently, the HCV program has approximately \$8,500,000 in administrative fee reserves. The transaction will enable the Authority to better utilize an existing asset while creating potential rental revenue to offset future operating costs.

Action Requested: Approve the sale of the 330 N. 13th Street Building to the Housing Choice Voucher (HCV) Program at one dollar (\$1.00) less than the appraised fair market value, with the final purchase price to be established upon completion of an independent appraisal.

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