



Board of Commissioners:
Scott Black, Chairperson
Olivia Diaz, Vice-Chairperson
Valarie Craig, Commissioner
Cheryl Davis, Commissioner
Sharon Davis, Commissioner
William McCurdy II, Commissioner
Dan K. Shaw, Commissioner
Tick Segerblom, Commissioner
LuChana Turner, Commissioner
Jon Gresley, Interim Executive Director

**NOTICE BREAKDOWN FOR THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY,
TO BE HELD IMMEDIATELY FOLLOWING THE
AFFORDABLE HOUSING PROGRAM, INC. (AHP) MEETING
MEETING ON THURSDAY, SEPTEMBER 16, 2021
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 please 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 Chair, 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. Valarie Grizzell, Executive Administrative Assistant, at (702) 477-3110 or vgrizzell@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtain on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, 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>.

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. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

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

CALL TO ORDER

1. ROLL CALL
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES
4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. CONSENT AGENDA: ITEM NO. 05 AND ITEM NO. 06

- 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 - All matters in this sub-category are considered by the Board of Commissioners to be routine and may be acted upon in one motion. Most agenda items are phrased for a 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 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

5. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending July 31, 2021

Procurement

6. Approval To Write Off One (1) Fleet Asset(S)

SECTION 3. COMMISSIONERS'/INTERIM EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 4. ITEMS TAKEN SEPARATELY FROM CONSENT AGENDA

FOR DISCUSSION AND POSSIBLE ACTION: Items under this Section are open for discussion and possible action.

8. Approve MOU Extending The Current Supervisory CBA Through September 30, 2021.

9. Approve MOU Extending The Current Non-Supervisory CBA Through September 30, 2021.
10. Approve Successor Non-Supervisory CBA Between SNRHA And SEIU Local 1107 Retroactive To September 1, 2021.
11. Approve Successor Supervisory CBA Between SNRHA And SEIU Local 1107 Retroactive To September 1, 2021.
12. Approve Economic Package For Non-Union Employees Retroactive To September 1, 2021.
13. Approval To Increase Contract No.C21022 Protective Force International, LLC
14. Approval To Renew FY2022 Various Contracts
15. Election of Chairperson
16. Election of Vice-Chairperson

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

SECTION 5. BUSINESS ITEMS

17. Receive report from Committee Chairs for the four standing committees and one ad hoc committee of the Board of Commissioners:
18. Receive report from the Interim Executive Director on administrative and operational activities of the agency.
19. Identify emerging issues to be addressed by the Board and Interim Executive Director at future meetings; receive updates on the activities of the Interim Executive Director; and direct the Interim Executive Director accordingly.

CITIZEN PARTICIPATION

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 3 minutes. If any member of the Board wishes to extend the

length of a presentation, this will be done by the Chair or the Board by majority vote. All comments by speakers should be relevant to the Board of Commissioners of the Southern Nevada Regional Housing Authority.

ADJOURMENT

CERTIFICATE OF POSTING

I, the undersigned, hereby certify that I am an employee of the Southern Nevada Regional Housing Authority, Las Vegas, Nevada; that I posted a copy of the above Notice on the **8th day of September, 2021** in Las Vegas City Hall, at 495 S. Main Street; in the Lobby of the Regional Justice Center at 200 S. Lewis; in the Lobby of the Clark County Government Center at 500 S. Grand Central Parkway; in the Lobby of the Southern Nevada Regional Housing Authority Programs Division, at 380 North Maryland Parkway; outside the Southern Nevada Regional Housing Authority Administrative Offices (North Campus - Principal Office), at 340 North 11th Street; in the Lobby of the West Las Vegas Library, at 951 W. Lake Mead Blvd; North Las Vegas City Hall at 2250 Las Vegas Boulevard North; North Las Vegas Library at 2300 Civic Center; Southern Nevada Regional Housing Authority Administration Building (South Campus) at 5390 E. Flamingo Road; and Henderson City Hall at 240 S. Water Street.

This Notice is also available at our Southern Nevada Regional Housing Authority Website at www.snvrha.org or you may call our information line at (702) 477-3100.

Michael Warrington



Board of Commissioners:
Scott Black, Chairperson
Olivia Diaz, Vice-Chairperson
Valarie Craig, Commissioner
Cheryl Davis, Commissioner
Sharon Davis, Commissioner
William McCurdy II, Commissioner
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**AGENDA BREAKDOWN FOR THE ANNUAL MEETING OF THE
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To practice social distancing there will be a limited number of seats available to the public. If you like to provide public comment or citizen participation please provide your statements to include your name and address to Ms. Valarie Grizzell Executive Administrative Assistant, at vgrizzell@snvrha.org before 9 AM on Thursday, September 16. Your comments and participation will be read into the record.

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Las Vegas, NV 89101
(Principal Office)

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2250 N. Las Vegas Blvd.
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SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for discussion and possible action. If you wish to be heard, come to the speaker's podium, 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 3 minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

3. APPROVAL OF MINUTES of the Regular Meeting on August 19, 2021

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. CONSENT AGENDA: ITEM NO. 05 AND ITEM NO. 06

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- 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

5. Approval of the Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending July 31, 2021

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$29,272 or 2.90% of July's rental income, be written off as uncollectible. \$13,010 or 2.58% of July's rental income represents the Public Housing Program and \$16,262 or 3.22% of July's rental income represents the Affordable Housing Program. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: Staff is requesting that the Board approve the write off, of the proposed vacated tenant accounts totaling \$29,272 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

Procurement

6. Approval To Write Off One (1) Fleet Asset

Background: Interim Executive Director requests the Board approval to write-off one (1) vehicle due to poor working condition. Vehicle(s) listed below along with attached documentation exhibit the current condition of vehicle(s).

- Housing Programs (HQS: Inspections)
 - HCV Housing programs(HQS: Inspections) requests approval to write-off Fixed Asset # 1342, 2007 Chevrolet Cobalt LS, VIN: 1G1AK58F777324707, white, poor condition, age (end of useful life), and mileage: 140,401.

Disposal of item: it is proposed that the vehicle(s) be released to Clark County to be sold at Auction at next scheduled TNT Auction. (November 2021)

Action Requested: Interim Executive Director is requesting the Board approve the disposition for disposal of the items detailed in the attached Exhibit and documentation.

END OF CONSENT AGENDA

SECTION 3. COMMISSIONERS'/INTERIM EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 4. ITEMS TAKEN SEPARATELY FROM CONSENT AGENDA

FOR DISCUSSION AND POSSIBLE ACTION: Items under this Section are open for discussion and possible action.

8. Approval of MOU Extending The Current Supervisory CBA Through September 30, 2021

Background: The Southern Nevada Regional Housing Authority and the SEIU Local 1107 reached a tentative agreement on our successor Supervisory CBA on August 23, 2021. Our current Supervisory CBA expired on August 31, 2021. To avoid any issues due to the ratification and the Board not being able to approve the new Supervisory CBA until after the expiration of the current Supervisory CBA. The MOU would extend the current Supervisory CBA through September 30, 2021 or until the successor Supervisory CBA has been ratified and approved by the SNRHA Board of Commissioners, whichever occurs sooner, with language making it clear the financials date to September 1, 2021.

Action Requested: Interim Executive Director is requesting approval of a MOU extending the current Supervisory CBA through September 30, 2021

9. **Approve MOU Extending The Current Non-Supervisory CBA Through September 30, 2021**

Background: The Southern Nevada Regional Housing Authority and the SEIU Local 1107 reached a tentative agreement on our successor Non-Supervisory CBA on August 23, 2021. Our current Non-Supervisory CBA expired on August 31, 2021. To avoid any issues due to the ratification and the Board not being able to approve the new Non-Supervisory CBA until after the expiration of the current Non-Supervisory CBA. The MOU would extend the current Non-Supervisory CBA through September 30, 2021 or until the successor Non-Supervisory CBA has been ratified and approved by the SNRHA Board of Commissioners, whichever occurs sooner, with language making it clear the financials date to September 1, 2021.

Action Requested: Interim Executive Director is requesting approval of a MOU extending the current Non-Supervisory CBA through September 30, 2021

10. **Approve Successor Non-Supervisory CBA Between SNRHA And SEIU Local 1107 Retroactive To September 1, 2021**

Background: The Southern Nevada Regional Housing Authority and the SEIU Local 1107 reached a tentative agreement on our successor Non-Supervisory CBA on August 23, 2021. Our current Non-Supervisory CBA expired on August 31, 2021.

Action Requested: Interim Executive Director is requesting approval of the successor Non-Supervisory CBA retroactively to September 1, 2021.

11. **Approve Successor Supervisory CBA Between SNRHA And SEIU Local 1107 Retroactive To September 1, 2021**

Background: The Southern Nevada Regional Housing Authority and the SEIU Local 1107 reached a tentative agreement on our successor Supervisory CBA on August 23, 2021. Our current Supervisory CBA expired on August 31, 2021.

Action Requested: Interim Executive Director is requesting approval of the successor Supervisory CBA retroactively to September 1, 2021.

12. **Approve Economic Package For Non-Union Employees Retroactive To September 1, 2021.**

Background: The Southern Nevada Regional Housing Authority and the SEIU Local 1107 reach a tentative agreement on our successor Supervisory and Non-Supervisory CBAs on August 23, 2021, specifying that the financials date to September 1, 2021. SNRHA Request approval that non-union employees receive the same financial package that is outlined in both Supervisory and Non-Supervisory CBAs effective September 1, 2021.

Action Requested: Interim Executive Director is requesting approval of the economic package for non-union employees retroactive to September 1, 2021.

13. Approval To Increase Contract No.C21022 Protective Force International, LLC

Background: Contract C21022 Protective Force International, LLC (PFI) was executed on March 1, 2021 through a Joinder Contract with the City of North Las Vegas. This contract was put in place to ensure that the continuity of security services was maintained due to problem with the current contractor; and to allow time to procure a new contract.

C21022 Protective Force International, LLC (PFI) was initially awarded for \$150,000 and a seven-month term, by the Interim Executive Director.

On June 17,2021 the Board of Commissioner approved a contract increase of \$30,000.00 and total contract amount of \$180,000.00. This contract was entered into for a term of seven (7) months from March 1, 2021 – September 30, 2021. This action is to increase the current contract amount by \$40,000.00 and a total contract amount of \$220,000.00; This increase is required to continue service to the end of the fiscal year.

Action Requested: Interim Executive Director is requesting Board of Commissioners review and approval to increase contract no.C21022 Protective Force International, LLC in the amount of \$40,000.00 and a total contract amount of \$220,000.00 at the September 17, 2021, Regular Board Meeting.

14. Approval To Renew FY2022 Various Contracts

Background: The following listed contracts for FY2022 (October 1, 2021 September 30, 2022), is being brought to the board for approval. The source of the eligible expenditure funds and services for each contract are listed and are included in the SNRHA FY 2022 operating budgets. Please note that the board is only approving column e, and column f represents total contract value over multiple years

Action Requested: The Interim Executive Director is requesting Board approval of the contract renewals listed in the backup documents

15. Election of Chairperson

In accordance with Article III, Section 6 of our By-Laws, the Board will select a Chairperson to serve for one-year.

16. Election of Vice-Chairperson

In accordance with Article III, Section 6 of our By-Laws, the Board will select a Vice-Chairperson to serve for one-year.

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

SECTION 5. BUSINESS ITEMS

17. Receive report from Committee Chairs for the four standing committees and one ad hoc committee of the Board of Commissioners:

- A. Executive Committee – Chair, Commissioner Olivia Diaz
- B. Operations Committee – Chair, Commissioner Tick Segerblom
- C. Administration and Finance Committee – Chair, Commissioner Dan K. Shaw
- D. Supportive Service and Resident Affairs Committee, Chair Commissioner Cheryl Davis
- E. Bylaws Committee – Chair, Commissioner William McCurdy II

18. Receive report from the Interim Executive Director on administrative and operational activities of the agency.

19. Identify emerging issues to be addressed by the Board and Interim Executive Director at future meetings; receive updates on the activities of the Interim Executive Director; and direct the Interim Executive Director accordingly.

CITIZEN PARTICIPATION

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ADJOURNMENT
