



Board of Commissioners:  
Olivia Diaz, Chairperson  
William McCurdy II, Vice-Chairperson  
Scott Black, Commissioner  
Valarie Craig, Commissioner  
Sharon Davis, Commissioner  
Michael Dismond, Commissioner  
Dan K. Shaw, Commissioner  
Tick Segerblom, Commissioner  
LuChana Turner, Commissioner  
Lewis Jordan, Executive Director

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**AGENDA BREAKDOWN FOR THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
12:00 NOON  
THURSDAY, JANUARY 20, 2022  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> 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](mailto:vgrizzell@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 Technology Specialist, at (702) 477-3160 or [talbert@snvrha.org](mailto: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 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](mailto:vgrizzell@snvrha.org) before 9 AM on Thursday, January 20, 2022. 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. 11<sup>th</sup> Street  
Las Vegas, NV 89101  
(Principal Office)

Southern Nevada Regional Housing Authority  
Housing Programs Office  
380 N. 11<sup>th</sup> 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

<https://notice.nv.gov/>

## 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 December 16, 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

- 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.

#### 5. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending November 30, 2021

**Background:** After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$15,378 or 1.49% of November's rental income, be written off as uncollectible. This includes \$9,462 or 1.89% of November's Public Housing Program rental income and \$5,916 or 1.12% of November's 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 \$15,378 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

## END OF CONSENT AGENDA

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

#### 6. 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.

#### END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

### SECTION 5. BUSINESS ITEMS

#### Receive reports from Committee Chairs for the Standing committees and one ad hoc committee of the Board of Commissioners:

7. Presentation on planned expansion and improvements to I-515 viaduct and expected impact on the properties of the Southern Nevada Regional Housing Authority.  
Ryan Wheeler, Senior Project Manager, Nevada Department of Transportation.
8. Receive report from the Executive Director on administrative and operational activities of the agency.
9. Identify emerging issues to be addressed by the Board and Executive Director at future meetings: receive updates on the activities of the Executive Director.

### **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**



Board of Commissioners:

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

**MINUTES OF THE REGULAR MEETING OF THE  
 BOARD OF COMMISSIONERS OF  
 THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY,  
 MEETING ON THURSDAY, DECEMBER 16, 2021  
 COMMISSION CHAMBERS  
 340 N. 11<sup>TH</sup> STREET, LAS VEGAS, NEVADA  
 11:00 AM**

**SECTION 1. OPENING CEREMONIES**

**CALL TO ORDER**

**1. ROLL CALL**

Present: Chairperson, Olivia Diaz, Vice - Chairperson, William McCurdy II,  
 Commissioners: Scott Black, Valarie Craig, Sharon Davis, Tick Segerblom,  
 Dan Shaw, Luchana Turner  
 Absent: Commissioner Michael Dismond

**2. PUBLIC COMMENT**

None

**3. APPROVAL OF MINUTES**

Motion made by Vice Chairperson William McCurdy,  
 Seconded by Commissioner: LuChana Turner  
 Approved by unanimous vote.

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

Motion made by Commissioner: Scott Black  
 Seconded by Commissioner: Valarie Craig  
 Approved by unanimous vote.

**SECTION 2. CONSENT AGENDA: ITEM NO. 05**

**Finance**

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

Motion made by Commissioner: Valarie Craig  
Seconded by Vice Chairperson: William McCurdy II  
Approved by unanimous vote.

**END OF CONSENT AGENDA**

**ADJOURN TO CLOSED SESSION AT 11:08 AM**

**SECTION 3. CLOSED SESSSION – CONVENE AT 11:12 AM**

Pursuant to NRS 241.015 (3) (b)(2) the Board of Commissioners received information from General Counsel Parker, Nelson & Associates, Chtd. Regarding potential legal matters related to:

- Konica Minolta and the conversion of SNRHA’s paper file system to a paperless system.
- Potential Claims involving HUD regulations pertaining to the SNVRHA’s Housing programs.

**ADJOURN CLOSED SESSION \_\_\_\_\_ 12:00 PM**

**RESUMPTION OF PUBLIC SESSION 12:06 PM**

**SECTION 4. COMMISSIONERS’/INTERIM EXECUTIVE DIRECTOR’S RECOGNITIONS**

- 6. Acknowledgement of our Departed:** Interim Director Gresley read the name of one member of the SNHRA Community that has passed away since our last meeting.

**Kidd Mobile Home Park:** Peggy Jean Spencer

**SECTION 5. ITEMS TAKEN SEPARATELY FROM CONSENT AGENDA**

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

**7. AWARD OF CONTRACT-AMAYA ROOFING WATERPROOFING**

Johnny Shaw, Procurement Manager, stated that this is a roofing project for Sherman Gardens Annex, which we had three bidders and recommends that the contract be awarded Amaya Roofing Company.

Motion made by: Commissioner Scott Black  
Seconded by Commissioner Sharon Davis  
Approved by Unanimous vote.

**8. RATIFICATION OF CONTRACT-KONICA MINOLTA**

Chairperson Olivia Diaz stated that the board was informed and briefed during the closed session on this contract. Chairperson Diaz wanted to articulate, that going from paper to paperless is something we know as a board that some progress is always better than none.

Motion made by Vice Chairperson William McCurdy  
Seconded by Commissioner Valarie Craig  
Approved by Unanimous vote.

**9. APPROVAL OF APPOINTMENT OF EXECUTIVE DIRECTOR**

Interim Executive Director Gresley stated that it was with great pleasure he supported Item number nine and recommend approval from the Board of the new executive director. Mr. Gresley shared his perspective of how the journey started out to seek a highly qualified individual and he believed that it begins with the top and by the top he means the Commissioners. SNRHA is fortunate to have such a strong group of Commissioners. Much time has been invested on this journey and he is really impressed with the leadership though the whole process. Mr. Gresley, also stated that he is impressed with the experience and background of the selected candidate and strongly endorses this candidate.

Commissioner Craig agreed with Mr. Gresley. She stated she was impressed with the proposed new Executive Director.

Chairperson Diaz thanked Interim Executive Director, Gresley for all of his work, his energy and his efforts in helping the residents, because that is why we are all here, for the residents. Chairperson Diaz stated, that Interim Executive Gresley has been a solid rock to the Board.

Chairperson Diaz invited Mr. Lewis Jordan to comment.

The candidate, Lewis Jordan, thanked the Commissioners and interim executive director for the opportunity and everyone's vote of confidence. Mr. Jordan is a family man, wife, children and first grandchild, who lived in public housing as a child. He is extremely excited to work with the people we serve. He believes "what they see is what they'll be". He stated that Las Vegas, is a great place to be. He looks forward to working with residents, staff and everyone we are working within the community and changing lives.

Motion made by Vice Chairperson William McCurdy  
Seconded by Commissioner Valarie Craig  
Approved by unanimous vote.

10. **Approval to Increase EJP Consulting Group Contract No. C18042 by \$82,512.00 For the remaining Financial closing and Conversion Services Required for the Acquisition/Rehabilitation and RAD conversion of James Down Towers**

Frank Stafford, Director of Modernization and Development, stated that we received two very important notices, since our last meeting. One being the RAD application for James Down Towers is approved and is proceeding at HUD. We are also recipients, along with the City of Las Vegas, of a Choice Neighborhood Initiative Planning Grant that will also be moving ahead for the Marble Manor neighborhood.

Mr. Stafford requests approval to increase the amount of \$82,512 to EJP Consulting contract number C18042 for the remaining consulting services needed for the acquisition/rehabilitation and RAD Conversion of James Down Towers.

Commissioner Craig asked, were letters being sent out to the residents to inform them of what steps are being taking in this rehabilitation? Where are they going and what will be the cost to the residents?

Mr. Stafford stated that once SNRHA receives the official approval from HUD, we have 30 days to send out letters. Certified letters were put in the mail yesterday, Wednesday, December, 15, 2021. We will meet with the residents once we have the plan for the actual relocation, prior to starting the construction.

Commissioner Craig thanked Mr. Stafford for all the updated information.

Motion made by Commissioner Scott Black  
Seconded by Commissioner Dan Shaw  
Approved by unanimous vote.

11. **Approval to Increase EJP Consulting Group Contract No. C18042 by \$434,580 for the Coordination Services for the choice Neighborhood Planning Grant for the CNI Urban Core Neighborhood.**

Mr. Stafford, Director of Modernization and Development, stated the fee will cover the two-year process for the transformation plan that is required by HUD.

Chairperson Diaz, asked Mr. Stafford to educate the Board on the scope of work that this Consulting Group will do for the amount you are requesting?

Mr. Stafford stated EJP Consulting will be taking the lead as the planning coordinator, we will have a transaction manager that will be assigned by HUD during this lengthy process. He informed the board that this will include meeting with the neighborhood, community partners and business leaders together to develop our plan to submit to HUD to get the implementation grant.

Chairperson Diaz asked Mr. Stafford could he speak on the partnership aspect with the City of Las Vegas with the Southern Nevada Regional Housing Authority?



Mr. Stafford replied, The Housing Authority and the City of Las Vegas will be working with the planning coordinator and HUD's Transaction Manager to complete the planning grant requirements. The two entities will assemble community members, public and private partners to develop the plan.

Vice Chairperson William McCurdy asked that a quarterly update to the board be done in detail to provide examples of the outreach tactics, data gathered and accountability for the increase in allocation of funds to EJP Consulting.

Mr. Stafford replied, yes, we will have plenty of data to provide.

Commissioner Sharon Davis asked if this is a historical District, would that be treated differently because it is historical? The Housing there is part of the history.

Mr. Stafford replied, the Marble Manor development is not part of the historical buildings. Marble Manor will be torn down and rebuilt. Historical buildings are listed with the National Register and if they are affected in the community we need to comply.

Commissioner Luchana Turner asked, will this remain a public housing venture of will it be affordable housing?

Mr. Stafford replied, it will be a combination of public housing, project-based voucher housing and market rate housing.

Motion Made by Vice- Chairperson William McCurdy  
Seconded by Commissioner Sharon Davis  
Approved by unanimous vote.

**12. Resolution SNRHA-116 Authorizing the Interim Executive Director, Executive Director or his/her designee to sign the Fy2021 Choice Neighborhoods Planning Grant and the Assistance Award/ Amendment**

Mr. Stafford stated this resolution is required by HUD to allow the Executive Director to sign the agreement and the same agreement will have to be signed by the City of Las Vegas. Mr. Stafford will contact the City of Las Vegas once we get approval.

Chairperson Diaz highlighted the magnitude of having accomplished getting this grant. Out of 32 application received across the nation we were one of the eight approvals to receive funding. Chairperson Diaz stated this is going to be transformational to our West Side community.

Motion Made by Vice-Chairperson William McCurdy  
Seconded by Commissioner Scott Black  
Approved by unanimous vote.

**END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

## SECTION 5. BUSINESS ITEMS

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

Interim Executive Director Jon Gresley stated that he is pleased to hand the reins over to newly appointed Executive Director Lewis Jordan. Executive Director Jordan will be present starting January 3, 2022. Mr. Gresley declared, Executive Director Jordan is someone who will take this agency along with the leadership of the board to a great future and great opportunities will be enjoyed. At that point Interim Executive Director Gresley, thanked the agency for allowing him to end his time here with the level of confidence he has in the future of the agency.

Commissioner Craig, stated that she has been amazed and very happy with the work of Interim Executive Director Jon Gresley. Impressed at the way he handles business and how he came in unbiased and addressed issues at hand. Everyone is sad to see you go

Chairperson Olivia Diaz stated the agency took a leap of faith on Interim Executive Director Gresley and he reciprocated. Her depth of knowledge and understanding about housing, public housing and affordable housing has grown. She stated the one thing she takes away from her interaction with Mr. Gresley, is that he came in with a clear lens and said to her if it was 25 years earlier in his career he would apply to work here because of the untapped tremendous potential to really make a difference in Public Housing. Hope and positivity in that thought of untapped potential.

Commissioner Sharon Davis, Thanked Interim Executive Director Gresley for his time here at the agency.

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

Chairperson Diaz, stated the Nevada Department of Transportation would like to come in and be part of our January Agenda to brief the agency on the scope of work that may have a pretty significant impact on our agency.

## **CITIZEN PARTICIPATION**

### **CRAIG McCLEAN / KAREN SUTTON - Robert Gordon Complex**

MS Sutton with the assistance of Craig McClean, stated that the Fire alarm went off in the complex. Mr. Mclean who lives in unit 211 states he went into the hallway, there was smoke didn't see a fire. Fire Department was called. When Fire dept. arrived, they were told by Security guard it was a hallway heater next to my apartment. Not allowed access to building. So, Fire Dept. did not come into check. Neighbors called fire department again, to make sure everything was safe and the Security guard was upset with the residents for calling again and the fire alarm continued to ring as no one came to shut it off. Maintenance man Javier stated when called that he was busy and unable to come to Robert Gordon. Residents do not know what to do in the event of a fire. Seniors move slow. Residents upset concerned for safety, that the fire men were not allowed to come in and inspect property.

### **JANICE LEHEIT – 171 W RON REGAN – Espinoza Terrace**

First property to go RAD. Landscaping on property grounds is horrible. We have had tree break in half. Parts of the trees that are standing are dead. Residents at times have to go out a pick up the fallen trees. When you first come on to the property, first thing you see are the Palm trees. Trees that haven't been touched since 2015. MS Leheit showed pictures of property landscape. She also states she sometime has to go out and saw off the sucker roots. We need a maintenance staff for Espinoza Terrace, Fernando found a better job and the one that is there shows up time to time. No one on the grounds. We are unable to use clubhouse, it is shut down, we do not have an association. We will speak with the head of horticulture out at the Cooperative Extension Office.

### **MARY RICHARD ROCKFORD- 1950 N SIMMONS ST. – Sienna Townhouses**

Residents have received notice that there is new management for the fifth time in six years. The new management company is increasing the rent.

First Question I'm on section 8, what is going to happen to me when my lease expires?

Second question, How and where are we going to pay our rent as they are taking away drop boxes. They are forcing us to go online and I am a senior. Computers have glitches, what will be our proof of paid rent?

Third Question- They are adjusting everyone's Social security check date. That is how I pay my rent. How is that change going to work with housing? Will I be charged late fees each month?

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**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Allowance for Doubtful Accounts**  
**FOR TENANTS THAT VACATED DURING THE PERIOD 11/2021**

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts FY 2021	# of Accounts
<u>PHA</u>				
Hampton Court	404	005	130	1
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010		
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016		
Scattered Sites (D)	016	016	1,099	1
Simmons Manor	406	020		
Marble Manor	407	201	790	1
Ernie Cragin Terr	406	206		
Levy Gardens	403	208	447	1
James Downs	402	212	4,446	2
Sherman Grdns	408	214		
Villa Capri	408	215		
Sartini Plaza	402	221		
Vera Johnson A	406	222		
Sartini Annex	402	223		
Aida Brents	403	224	383	1
Scattered Site A	310	226		
Marble Annex IV	408	228		
Scattered Site B	310	231		
Scattered Site C	310	232	1,299	1
Scattered Site D	409	246	280	1
Scattered Site E	409	247		
Sherman Annex	408	261	588	1
<b>Total PHA</b>			<b>9,462</b>	<b>10</b>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Allowance for Doubtful Accounts**  
**FOR TENANTS THAT VACATED DURING THE PERIOD 11/2021**

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts FY 2021	# of Accounts
<u>AHP</u>				
Garcia Mendoza Plaza	AHP			
Janice Brooks Bay	AHP		4,203	2
Brown Homes	AHP			
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP		1,713	1
Dorothy Kidd MHP	AHP			
LIHTF - Dorothy Kidd MHP	AHP			
LIHTF - Clark County 3141 Reata	AHP			
LIHTF - Clark County 3147 Reata	AHP			
North LV Scattered Sites	AHP			
NSP County	AHP	NSP		
NSP 3 County	AHP	NSP		
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
<b>Total AHP</b>			<b>5,916</b>	<b>3</b>
<b>Grand Total</b>			<b>15,378</b>	<b>13</b>