

STATE OF NEVADA

JOE LOMBARDO
Governor



DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
Deputy Director

MARCEL F. SCHAEERER
Deputy Director

NIKKI HAAG
Deputy Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR

Public Activity Bond Council Meeting
Wednesday October 7, 2026
10:00am

Agenda Packet #2

Contents:

Resolutions to the Director of Business & Industry

1. Clark County	\$11,075,000
2. Henderson	\$24,049,078
3. Las Vegas	\$2,911,572
4. North Las Vegas	\$19,322,582
5. Reno	\$18,744,718
6. Washoe County	\$7,870,019
Total:	<u>\$83,972,970</u>

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Deputy County Manager Dagny Stapleton, Community Housing Administrator

Recommendation:

Approve, adopt, and authorize the Chair to sign a Resolution for the reservation of Clark County's allocation of Private Activity Bond Volume Cap for calendar year 2026 in the amount of \$70,558,705.47; and authorize the Chair to sign related documents. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	NNo Fiscal Impact \$70,558,705.47 of Volume Cap Allocated		
Description:	Private Activity Bonds		
Additional Comments:	Bond issuance costs and the cost of repaying the bond are paid by end users.		

BACKGROUND:

Under the provisions of Chapter 348A of the Nevada Revised Statutes and 348A of the Nevada Administrative Code, Clark County is allocated Private Activity Bond Volume Cap (PABC) based on the population of the County. For calendar year 2026, the County's allocation is \$70,558,705.47. Through adoption of this resolution, Clark County will meet the State requirement to indicate the intended use or reservation of their PABC for specific projects and programs on or before September 1, 2026. Clark County received 1 volume cap application for a specific project. Ulysses Development Group/LV Owner LP submitted a request for \$11.075M in PABC for their proposed 162-unit Boulder Highway Apartments located near the northwest corner of Boulder Highway and East Russell Road. This will be a new construction project in unincorporated Clark County. Clark County also received a request from the Nevada Rural Housing Authority (NRHA) for unallocated PABC for its affordable single-family homebuyer program, as well as the State of Nevada Housing Division (Housing Division) to set-aside any remaining PABC for their qualified affordable multifamily residential programs (bond/4% Low-Income Housing Tax Credit projects) and affordable single-family homebuyer programs. Staff proposes to allocate PABC to the project mentioned above, contingent on Nevada Housing Division underwriting and the project securing additional financing, and to grant the NHRA's request for \$5M in PABC, consistent with previous allocations to NHRA from the County. Staff then recommend allocating the balance of Clark County's 2026 PABC to the Housing Division with the request that they prioritize providing PABC to any affordable multifamily projects located in Clark County and then use any remaining PABC (up to 25%) for affordable single-family homebuyer programs.

The following is the breakdown of the recommended PABC allocation:

Ulysses Development Group, Boulder Highway Apartments-New Construction: \$11,075,000.00

Cleared for Agenda

08/18/2026

File ID#

26-2014

Nevada Rural Housing Authority, Single-Family Homebuyer Programs:	\$5,000,000.00
Housing Division for Clark County Affordable Multi-Family Projects:	\$54,483,705.47
 TOTAL BOND CAP ALLOCATION	 \$70,558,705.47

ACTION: APPROVED (RESOLUTION R-8-18-26-2).

RESOLUTION NO. R-8-18-26-2

**RESOLUTION TO TRANSFER CLARK COUNTY 2026 PRIVATE
ACTIVITY BOND VOLUME CAP TO THE NEVADA HOUSING
DIVISION AND THE NEVADA RURAL HOUSING AUTHORITY**

1. **WHEREAS**, pursuant to the provisions of chapter 348A of Nevada Revised Statutes (“NRS”) and chapter 348A of the Nevada Administrative Code (“NAC”), Clark County, Nevada (the “County”), has been allocated tax-exempt private activity bond volume cap for calendar year 2026 (“volume cap”) in the amount of \$70,558,705.47; and

2. **WHEREAS**, the County has received a request for an allocation of volume cap (“Application”) for Boulder Highway Apartments by Ulysses Development Group/LV Owner LP for the construction of a proposed 162-unit affordable rental housing complex to be located near the northwest corner of Boulder Highway and East Russell Road (the “Boulder Highway Apartments”); for the Nevada Rural Housing Authority (“NRHA”) to use for its single-family homeownership assistance (“Single-Family Homeownership”) programs (“SFHP”) in rural Clark County; for the Nevada Housing Division (the “Housing Division”) of the Department of Business and Industry (the “Department”) for its multifamily rental housing (Bond/4% Low-Income Housing Tax Credit) program (“MFRHP”) and its single-family homeownership assistance (“Single-Family Homeownership”) programs (“SFHP”); and the County desires to also provide volume cap to the Housing Division for bonds issued for upcoming Clark County multifamily rental housing projects (the “MFRHP”); and

3. **WHEREAS**, the County desires to prevent any portion of County’s volume cap from reverting to the Department, and this Resolution is intended to indicate that the County intends the Housing Division to use its entire allocation for calendar year 2026 for specific projects and program uses described herein; and

4. **WHEREAS**, as permitted by NAC 348A.180, the County intends to so use its allocation by transferring that allocation to the Director of the State of Nevada Department of Business and Industry (the “Director”) for further allocation by the Director of the Housing Division, for the specific projects and uses authorized by the Internal Revenue Code described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, NEVADA:

Section 1. The County hereby transfers its 2026 volume cap to the Director with a request that the Director allocate that volume cap as follows for the projects and programs described below:

Sponsor & Project Description	Amount of Volume Cap Allocation
(a) Housing Division for the Boulder Highway Apartments	\$11,075,000.00*
(b) Housing Division for the NRHA to fund their Single-Family Mortgage Programs in rural Clark County	\$5,000,000.00
(c) Housing Division for funding any projects located in Clark County through its Multifamily Housing Program	\$54,483,705.47
(d) Up to \$13.6M of any funding unused by the Housing Division for Multifamily projects located in Clark County shall be used for the Housing Division's Single-Family Homebuyer Programs	TBD
TOTAL	<u>\$70,558,705.47</u>

* Subject to Housing Division underwriting and securing additional funding commitments

Section 2. A. The Director of the Department is requested to transfer the volume cap described:

(a) in Sections 1(a) through 1(d) to the Housing Division for use on the projects and programs listed in those clauses;

B. The allocation in clause (a) of Section 1 is subject to the condition that bonds be issued for the project to which the volume cap is allocated on or before December 31, 2027, which utilize part of the allocated volume cap. In the event this condition is not met, or in the event this condition is met but the bonds are issued on or before December 31, 2027 and Housing Division does not fully use the allocation made, the Housing Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the County, the financing of which is approved by the Board; or, if the

Board has not approved other financings, to use that Volume Cap prior to September 1, 2028 for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

C. The Housing Division is requested to use the allocation made in clause (b) of Section 1 to the NRHA to administer their single-family housing programs including down payment assistance and financing assistance to low-income households in rural Clark County, the financing of which is hereafter approved by the Board; or, if the Board has not approved financing that use of the volume cap prior to September 1, 2028, for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

D. The Housing Division is requested to use the allocation made in clause (c) of Section 1 for one or more affordable rental housing projects located in the County, the financing of which is hereafter approved by the Board; or, if the Board has not approved financings that use that volume cap prior to September 1, 2028, for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

Section 3. Pursuant to Section 348A.220 of NAC, the County hereby certifies that it has used \$0 of its allocation for calendar year 2026, and that it intends to use and hereby reserves the entire unused portion of its volume cap. The County also hereby reserves all amounts transferred to the County by the Director, by any cities in the County, or by any other local governments during the calendar year for the projects for which those transfers are made.

Section 4. A. Pursuant to Section 348A.180 of NAC, the County provides the following information: a representative of the County with whom the Director may communicate regarding this Resolution is Kevin Sipes, Senior Grants Coordinator, Community Housing Office, Clark County. Mr. Sipes may be contacted by e-mail at Kevin.Sipes@ClarkCountyNV.Gov.

B. To the extent required by NAC 348A.180, the Housing Division as beneficiary of the transfers made in section 1(a) to 1 (d) is required to:

1. Notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition stated in Section 1 or 2 hereof that would affect the disposition of the subject volume cap;
2. Identify a representative of the beneficiary of the transfer with whom the Director may communicate regarding the Resolution; and

3. Provide a means of contacting that representative.

Section 5. The County Clerk is hereby authorized and directed to file or cause to be filed a copy of this Resolution to the Director, the Secretary of the State Board of Finance, the Housing Division, NRHA, and the Office of Business Finance and Planning. A copy of this Resolution as executed by the Chair of the Board and the County Clerk as provided below shall constitute a certificate of the County that it has authorized the transfers described in this Resolution pursuant to Subsection 2 of NAC 348A.180. As provided in Subsection 2 of NAC 348A.180, the transfers made herein are subject to the approval of the Director. The Director is requested to file any additional certificate or certificates required by NAC 348A.260 at the time of the Director's approval of the transfers made hereby.

Section 6. Nothing in this Resolution obligates the County to issue bonds for any particular project, to grant approvals for a project, or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any county volume cap will be made available for any particular project. This Resolution may be amended or repealed at any time by the County in its sole discretion before the bonds are issued which use the volume cap allocated herein. After bonds are issued, no such amendment or repeal is permissible if it would change the allocation of volume cap to the bonds which were issued.

Section 7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED, and APPROVED this 18th day of August 2026.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY

By 
Michael Naft (Aug 26, 2026 11:32:56 PDT)
MICHAEL NAFT, CHAIR

ATTEST:


LYNN MARIE GOYA, COUNTY CLERK

(Seal)

APPROVED AS TO FORM:

STEVEN B. WOLFSON,
DISTRICT ATTORNEY

Brandon M. Thompson
By: Thompson
Deputy District Attorney

Digitally signed by Brandon M.
Thompson
Date: 2026.08.12 15:52:45 -07'00'

BCC 8/18/2026 Approved item #32

Final Audit Report

2026-08-26

Created:	2026-08-19 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-po1LJZ19tV4QuelBexcpfOH_-mWUtdf

"BCC 8/18/2026 Approved item #32" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2026-08-19 - 8:14:59 AM PDT- IP address: 198.200.132.41
-  Document emailed to michael.naft@clarkcountynv.gov for signature
2026-08-19 - 1:42:19 PM PDT
-  Email viewed by michael.naft@clarkcountynv.gov
2026-08-20 - 10:38:01 PM PDT- IP address: 172.225.204.108
-  Agreement viewed by michael.naft@clarkcountynv.gov
2026-08-26 - 11:32:28 AM PDT- IP address: 198.200.132.69
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft
2026-08-26 - 11:32:54 AM PDT- IP address: 198.200.132.69
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)
Signature Date: 2026-08-26 - 11:32:56 AM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: DRAW
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2026-08-26 - 11:32:58 AM PDT
-  Asano Taylor (TaylorA@ClarkCountyNV.gov) replaced signer Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) with Carl Bates (cbates@clarkcountynv.gov)
2026-08-26 - 3:12:42 PM PDT- IP address: 198.200.132.41
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2026-08-26 - 3:12:43 PM PDT
-  Email viewed by Carl Bates (cbates@clarkcountynv.gov)
2026-08-26 - 3:13:04 PM PDT- IP address: 51.54.38.120



Reminder sent to Carl Bates (cbates@clarkcountynv.gov)

2026-08-26 - 3:15:43 PM PDT- IP address: 198.200.132.41



Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)

2026-08-26 - 3:27:05 PM PDT- IP address: 198.200.132.69



Document e-signed by Carl Bates (cbates@clarkcountynv.gov)

Signature Date: 2026-08-26 - 3:27:13 PM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: IMAGE



Agreement completed.

2026-08-26 - 3:27:13 PM PDT



August 11, 2026

Mark Pasek
Management Analyst
Nevada Dept. of Business and Industry
2300 W. Sahara Avenue, Ste 770
Las Vegas, NV 89102

Re: Adopted Resolutions No. 4692 and 4693

Dear Mark,

We are pleased to inform you that on August 4, 2026, the City of Henderson adopted Resolutions providing the transfer of all of the City of Henderson's 2026 private activity bond volume cap to the Director of the Department of Business and Industry to be used as follows:

Reso. 4692 - FMW Paseo LLC – \$5,500,000

Reso. 4693 - Volunteer Bermuda LP \$18,549,078

We look forward to working with the State on the development of the affordable rental housing multi-family project. Please feel free to contact me with any questions.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Hayley Jarolimek". The signature is written in a cursive, flowing style.

4305AF3B68844444
Hayley Jarolimek

Director of Community and Neighborhood Programs

Cc: Stephan Aichroth

Community and Neighborhood Programs

240 S Water Street, MSC 117, Henderson, NV 89015

T 702-267-2000 **W** cityofhenderson.com

RESOLUTION NO. 4692

Resolution to transfer \$5,500,000.00 of the City's 2026 Private Activity Bond Cap

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, PROVIDING FOR THE TRANSFER OF \$5,500,000 OF THE CITY OF HENDERSON'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP ALLOCATION, WHEN AND IF RECEIVED, TO THE DIRECTOR OF THE DEPARTMENT OF BUSINESS AND INDUSTRY TO BE USED BY FWM PASEO, LLC.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), the City of Henderson, Clark County, Nevada (the "City") expects to receive an allocation of tax-exempt private activity bond volume cap for the year 2026 (the "2026 Bond Cap"); and

WHEREAS, FWM Paseo, LLC, has requested that the City transfer \$5,500,000.00 of its 2026 Bond Cap allocation, when and if received, to the Director of the Department of Business and Industry (the "Director") for the purpose of providing a means of financing the costs of acquisition, development, preservation, and rehabilitation of a multi-family residential housing project that provides decent, safe and sanitary dwellings at affordable prices for families of very low and low income located in the City; and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to the Director, all or any portion of its 2026 Bond Cap to assist in the financing of an eligible project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. Pursuant to NAC 348A.180, City hereby transfers \$5,500,000.00 of its 2026 Bond Cap, when and if received, to the Director for the development by FWM Paseo, LLC, of a multifamily affordable rental housing project in the City.

SECTION 2. The Director will use the allocated 2026 Bond Cap for such affordable housing purposes in calendar year 2026. The City reserves the right to reallocate the 2026 Bond Cap to another eligible project in the event the Director does not use the allocated 2026 Bond Cap for an affordable rental housing multi-family project located in the City that FWM Paseo, LLC develops. If the City does not reallocate the 2026 Bond Cap, the Director may carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

SECTION 3. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Resolution to transfer \$5,500,000 of the City's 2026 Private Activity Bond Cap

SECTION 4. The Director of the Department of Business and Industry may contact Hayley Jarolimek regarding this resolution by telephone at (702) 267-1541, by e-mail at Hayley.Jarolimek@cityofhenderson.com, or by U.S. Mail at 240 S. Water St., P.O. Box 95050, Henderson NV 89009-5050.

SECTION 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution be effective upon adoption.

PASSED, ADOPTED, AND APPROVED THIS 4TH DAY OF AUGUST, 2026, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:

Michelle Romero, Mayor

Councilmembers:

Carrie Cox

Monica Larson

Dan H. Stewart

Those voting nay: None

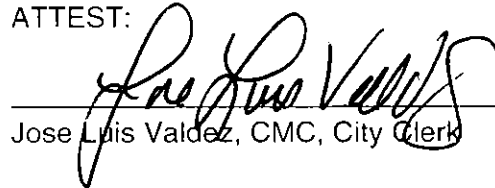
Those abstaining: None

Those absent: Jim Seebock



Michelle Romero, Mayor

ATTEST:



Jose Luis Valdez, CMC, City Clerk

RESOLUTION NO. 4693

Resolution to transfer \$18,549,078.00 of the City's 2026 Private Activity Bond Cap

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, PROVIDING FOR THE TRANSFER OF \$18,549,078.00 OF THE CITY OF HENDERSON'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP ALLOCATION, WHEN AND IF RECEIVED, TO THE DIRECTOR OF THE DEPARTMENT OF BUSINESS AND INDUSTRY TO BE USED BY VOLUNTEER BERMUDA LP.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), the City of Henderson, Clark County, Nevada (the "City") expects to receive an allocation of tax-exempt private activity bond volume cap for the year 2026 (the "2026 Bond Cap"); and

WHEREAS, Volunteer Bermuda LP, has requested that the City transfer \$18,549,078.00 of its 2026 Bond Cap, when and if received, to the Director of the Department of Business and Industry (the "Director") for the purpose of providing a means of financing the costs of acquisition, development, preservation, and rehabilitation of a multi-family residential housing project that provides decent, safe and sanitary dwellings at affordable prices for families of very low and low income located in the City; and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to the Director, all or any portion of its 2026 Bond Cap to assist in the financing of an eligible project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. Pursuant to NAC 348A.180, City hereby transfers \$18,549,078.00 of its 2026 Bond Cap, when and if received, to the Director for the development by Volunteer Bermuda LP of a multifamily affordable rental housing project in the City.

SECTION 2. The Director will use the allocated 2026 Bond Cap for such affordable housing purposes in calendar year 2026. The City reserves the right to reallocate the 2026 Bond Cap to another eligible project in the event the Director does not use the allocated 2026 Bond Cap for an affordable rental housing multi-family project located in the City that Volunteer Bermuda LP develops. If the City does not reallocate the 2026 Bond Cap, the Director may carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Resolution to transfer \$18,549,078 of the City's 2026 Private Activity Bond Cap

- SECTION 3. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.
- SECTION 4. The Director of the Department of Business and Industry may contact Hayley Jarolimek regarding this resolution by telephone at (702) 267-1541, by e-mail at Hayley.Jarolimek@cityofhenderson.com, or by U.S. Mail at 240 S. Water St., P.O. Box 95050, Henderson NV 89009-5050.
- SECTION 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution be effective upon adoption.

PASSED, ADOPTED, AND APPROVED THIS 4TH DAY OF AUGUST, 2026, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:

Michelle Romero, Mayor

Councilmembers:

Carrie Cox

Monica Larson

Dan H. Stewart

Those voting nay: None

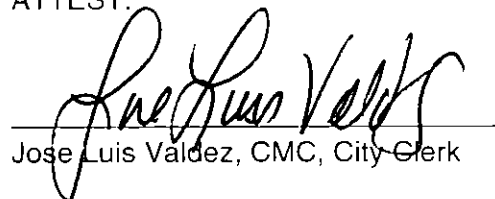
Those abstaining: None

Those absent: Jim Seebock



Michelle Romero, Mayor

ATTEST:



Jose Luis Valdez, CMC, City Clerk

Shelley Berkley, Mayor (At-Large)
Olivia Díaz, Mayor Pro Tem (Ward 3)
Brian Knudsen (Ward 1)
Kara Kelley (Ward 2)
Francis Allen-Palenske (Ward 4)
Shondra Summers-Armstrong (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

August 5, 2026

9:00 AM

A lunch break may be taken at the discretion of the Mayor.

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting lasvegasnevada.gov/connect. The proceedings will be rebroadcast on city of Las Vegas TV the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the City Council Meeting.

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Pastor Matthew Teis, Liberty Baptist Church

4. Pledge of Allegiance
5. Recognition of the Citizen of the Month
6. Recognition of Dads in Schools

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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, may be limited.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.
9. For possible action to approve the Final Minutes by reference of the July 1, 2026 Regular City Council Meeting
10. Discussion for possible action regarding annual review of City Attorney Jeff Dorocak
(NOTE: This item is being trailed to be heard after the Closed Session.)

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

CITY ATTORNEY - CONSENT

11. For possible action to approve a business impact statement regarding a proposed ordinance to amend LVMC Chapter 6.50 to allow restaurants that are licensed to sell alcoholic beverages for on-premise consumption to apply for an endorsement to sell alcoholic beverages as a to-go item, in connection with a meal, provided such alcoholic beverages are in sealed, tamper-evident containers. (This item is related to Bill No. 2026-29, which appears later on this agenda under New Bills.)

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT

12. For possible action to approve a Cannabis Cultivation Facility (Recreational) license for NEVCANN LLC dba NEVCANN LLC at 2310 Western Avenue - Ward 3 (Diaz)
13. For possible action to approve a Cannabis Cultivation Facility (Medical) license for NEVCANN LLC dba NEVCANN LLC at 2310 Western Avenue - Ward 3 (Diaz)
14. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 37 at 2400 North Rainbow Boulevard - Ward 5 (Summers-Armstrong)
15. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 44 at 251 North Nellis Boulevard - Ward 3 (Diaz)
16. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 63 at 4030 West Charleston Boulevard - Ward 1 (Knudsen)
17. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 9 at 6398 West Sahara Avenue - Ward 1

(Knudsen)

18. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 10 at 7540 Westcliff Drive - Ward 1 (Knudsen)
19. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 54 at 7801 West Charleston Boulevard - Ward 2 (Kelley)
20. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 15 at 7951 Vegas Drive - Ward 2 (Kelley)
21. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 95 at 7983 North Hualapai Way - Ward 6 (Brune)
22. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 51 at 8601 West Charleston Boulevard - Ward 2 (Kelley)
23. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at GREEN VALLEY GROCERY 21 at 901 North Lamb Boulevard - Ward 3 (Diaz)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

24. For possible action to approve award of Contract No. 26.MWB241-TF, Prime Design Services for Civic Center Building A - 4th Floor Buildout - MPE, located at 525 South Main Street - Department of Public Works - Award recommended to: ENGINEERING PARTNERS, INC. (Not-to-Exceed \$119,345 - City Facilities Capital Projects Fund) - Ward 3 (Diaz)
25. For possible action to approve award of Amendment No. 2 to Contract No.190012-JH, Prime Design Services for Flamingo-Boulder Hwy North, Charleston Storm Drain - Main to Maryland - Department of Public Works - Award recommended to: C2HM HILL ENGINEERS, INC. (\$150,000 - Road and Flood Capital Projects Fund) - Ward 3 (Diaz)
26. For possible action to approve award of Designated Services Contract No. 260229-JG, Year 1 of Clark County Regional Flood Control District (CCRFGD) Storm Drain Condition Reassessment Services - Department of Public Works - Award recommended to: KIMLEY-HORN AND ASSOCIATES, INC. (Not-to-Exceed \$199,999.50 - Road and Flood Capital Projects Fund) - All Wards
27. For possible action to approve award of Modification No. 1 to Contract No. 250291-ET, Traffic Signs, Sheetings, and Sign Supplies - Department of Public Works - Award recommended to: 3M COMPANY (Annual Increase Not-to-Exceed \$250,000/Total Contract Amount Not-to-Exceed \$2,000,000 - Traffic Improvements Capital Projects Fund) - All Wards
28. For possible action to approve award of Contract No. 220097-PH-S, Professional Services Contract - Public Attorney - Department Twenty - Las Vegas Municipal Court - Award recommended to: NDP LEGAL, LLC. (Total Contract Amount Not-to-Exceed \$75,400 - General Fund) - All Wards
29. For possible action to approve ratification of the Commission for the Las Vegas Centennial funding allocation for a historic documentary film, and award of Contract No. 260227-BM, Professional Services for a Historical Documentary Film, The History and Impact of the Jewish Community in the City of Las Vegas: Laying the Foundation, 1905-1948 - Department of Community Development - Award recommended to: GREENSPUN VENTURES LLC (Total Contract Amount \$298,400 - License Plate Revenue) - All Wards
30. For possible action to approve award of Modification No. 3 to Contract No. 240092-DM-B, Janitorial Services Lot 2 - Various Departments - Award recommended to: ABM INDUSTRY GROUPS LLC (Annual Increase Not-to-Exceed \$417,043/Total Annual Amount Not-to-Exceed \$1,300,000 - Various Funds) - All Wards

31. For possible action to approve award of Contract No. 25.MWB183.C1-TF, Construction Manager at Risk Las Vegas Museum of Art Tenant Improvements located at 355 Promenade Place - Department of Public Works - Award recommended to: THE WHITING-TURNER CONTRACTING COMPANY (\$5,595,615 - Parks and Leisure Activities Capital Projects Fund) - Ward 5 (Summers-Armstrong)

MUNICIPAL COURT - CONSENT

32. For possible action to approve a grant from the Nevada Supreme Court, Administrative Office of the Courts in the amount of \$363,614 to support the Las Vegas Municipal Court's Specialty Court Program - All Wards

OFFICE OF EMERGENCY MANAGEMENT - CONSENT

33. For possible action to approve the acceptance of a grant award from the State of Nevada Office of Emergency Management for the receipt and appropriation of funds from the Department of Homeland Security (DHS) Grant, Federal Fiscal Year 2025 Urban Area Security Initiative Grant (UASI) in the amount of \$124,129.60 to sustain the Southern Nevada Community Emergency Response Team Volunteer Program - All Wards
34. For possible action to approve the acceptance of a grant award from the State of Nevada Office of Emergency Management for the receipt and appropriation of funds from the Department of Homeland Security (DHS) Grant, Federal Fiscal Year 2025 Urban Area Security Initiative Grant (UASI) in the amount of \$294,963.37 to support the Southern Nevada Community Emergency Response Team Program - All Wards
35. For possible action to approve the acceptance of a grant award from the State of Nevada Office of Emergency Management for the receipt and appropriation of funds from the Department of Homeland Security (DHS), Federal Fiscal Year 2025 United States Department of Homeland Security Urban Area Security Initiative Grant (UASI) in the amount of \$87,515.81 to support the City of Las Vegas Emergency Management Mass Notification Program - All Wards
36. For possible action to approve a grant award from the State of Nevada Office of Emergency Management for the receipt and appropriation of funds from the Department of Homeland Security (DHS), Federal Fiscal Year 2025 Urban Area Security Initiative (UASI) in the amount of \$405,750 to support the Las Vegas Fire and Rescue Metropolitan Medical Response System Program - All Wards
37. For possible action to approve a grant award from the State of Nevada Office of Emergency Management for the receipt and appropriation of funds from the Department of Homeland Security (DHS), Federal Fiscal Year 2025 Urban Area Security Initiative (UASI) in the amount of \$449,794 to support the Las Vegas Fire and Rescue Las Vegas Valley Air Monitoring Equipment Upgrade Program - All Wards

PUBLIC SAFETY - CONSENT

38. For possible action to approve a report containing deaths of prisoners in the city jail as required by Nevada Revised Statutes 211.117 - All Wards

PUBLIC WORKS - CONSENT

39. For possible action to approve Interlocal Contract 3279 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will provide construction funding in the amount of \$500,000 for the Cheyenne Bus Turnouts, Hualapai Way to Decatur Boulevard Project (\$500,000 - RTC funded through the Road and Flood Capital Project Fund [CPF]) - Wards 1, 4 and 5 (Knudsen, Allen-Palenske and Summers-Armstrong)
40. For possible action to approve Interlocal Contract 3278 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will provide construction funding in the amount of \$8,000,000 for the Wyoming Avenue, Las Vegas Boulevard to Industrial Road Project (\$8,000,000 - RTC funded through the Road and Flood Capital Project Fund [CPF]) - Ward 3 (Diaz)

41. For possible action to approve Interlocal Contract 3273 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will oversee and increase engineering and construction funding in the amount of \$150,000 for the Pedestrian Access and Bus Shelter Pad Improvements Project - All Wards
42. For possible action to approve Supplemental No. 6 to Interlocal Contract 1299 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will oversee and increase construction funding in the amount of \$185,264.92 for the Trail Maintenance Volunteer Coordination Fiscal Years 2022-2027 Project - All Wards
43. For possible action to approve a sewer easement from multiple properties to the City of Las Vegas (CLV) for sewer connection purposes, located in the vicinity of Farm Road and Torrey Pines Drive (APNs 125-14-210-005 thru -009) - Clark County

RESOLUTIONS - CONSENT

44. R-49-2026 - For possible action to approve a Resolution concerning a proposed Special Improvement District (820) within the Summerlin Village area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with THE HOWARD HUGHES COMPANY, LLC, a Delaware limited liability company, in the amount of \$150,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with The Howard Hughes Company, LLC (\$150,000 - SID Construction Fund) - Ward 2 (Kelley)
45. R-50-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$13,800,000 in 2026 State Private Activity Bond Volume Cap to Brinshore Development, LLC and Affordable Housing Program, Inc. for the new construction of Marble Manor 2b, a 173-unit multifamily development including 146 affordable units located at the corner of I Street and Washington Avenue - Ward 5 (Summers-Armstrong)
46. R-51-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$15,500,000 in 2026 State Private Activity Bond Volume Cap to Affordable Housing Program, Inc. for the rehabilitation of Arthur D. Sartini Plaza, which will consist of 220 units of affordable housing located at 900 Brush Street - Ward 1 (Knudsen)
47. R-52-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$6,160,000 in 2026 State Private Activity Bond Volume Cap to CANV Construction Company, Inc., for the new construction of Decatur Evergreen Apartments, which will consist of 141 affordable units located at 810 South Decatur Boulevard - Ward 1 (Knudsen)
48. R-53-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$7,075,000 in 2026 State Private Activity Bond Volume Cap to Palindrome Properties Group, LLC for the new construction of Silver Desert Estates, which will consist of 139 units of affordable housing located at the Northeast Corner of Hickam Avenue and Jordanville Street - Ward 4 (Allen-Palenske)
49. R-54-2026 - For possible action to approve a Resolution finding the Third Amendment to Disposition and Development Agreement (DDA) between City Parkway V, Inc., (CPV) and the Las Vegas Museum of Art, Inc., (LVMA) concerning CPV participating as a project partner on the project located in Symphony Park at 302 South City Parkway (APN 139-34-211-005), is in the best interest of the public - Ward 5 (Summers-Armstrong)
50. R-55-2026 - For possible action to approve a Resolution finding that the proposed Lease Agreement between the City of Las Vegas (City) and Stew's Stix LLC for approximately 1,233 square feet of café space located at 350 West Washington Avenue, Suite 122, within the Historic Westside School Campus, for the operation of a café and culinary training initiative is in the best interest of the public - Ward 5 (Summers-Armstrong)

DISCUSSION/ACTION ITEMS

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - DISCUSSION

- 51.

OFFICE OF GOVERNMENT AND COMMUNITY AFFAIRS - DISCUSSION

52. Discussion for possible action on the proposed bill draft request to be submitted to the Legislative Counsel Bureau on behalf of the City of Las Vegas for the 84th Session of the Nevada Legislature (2027 Session) - All Wards

BOARDS AND COMMISSIONS - DISCUSSION

53. Discussion for possible action regarding the appointment of nominee Matt Hodges to the Arts Commission as one of the Mayor's designees
54. Discussion for possible action regarding the appointment of nominee Zachary Crane to the Building and Safety Enterprise Fund Advisory Committee
55. Discussion for possible action regarding the reappointment of Lindsey Lebo to the Ward 2 seat of the Planning Commission
56. Discussion for possible action regarding the reappointment of Serena Kasama to the Ward 4 seat of the Planning Commission
57. Discussion for possible action regarding the reappointment of Jennifer Taylor to the Ward 6 seat of the Planning Commission
58. Discussion for possible action regarding the reappointment of Caroline Mozdean to the Ward 6 seat of the Senior Citizens' Advisory Board

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

59. Bill No. 2026-27 - Adopts a redevelopment plan for the redevelopment area commonly known as Redevelopment Area 3, consisting of noncontiguous parcels generally bounded by Owens Avenue to the north, Nellis Boulevard to the east, Charleston Boulevard to the south and 21st Street to the west. Sponsored by: Councilwoman Olivia Díaz

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

60. Bill No. 2026-28 - Adopts that certain document entitled "First Amendment to Cooperative Campus Development Agreement" between the City of Las Vegas and The Board of Regents of the Nevada System of Higher Education, on behalf of the College of Southern Nevada, regarding the development of the CSN Northwest Campus. Sponsored by: Councilwoman Francis Allen-Palenske
61. Bill No. 2026-29 - Amends LVMC Chapter 6.50 to allow restaurants that are licensed to sell alcoholic beverages for on-premise consumption to apply for an endorsement to sell alcoholic beverages as a to-go item, in connection with a meal, provided such alcoholic beverages are in sealed, tamper-evident containers. Sponsored by: Councilman Brian Knudsen
62. Bill No. 2026-30 - Amends LVMC 19.09 related to standards for trash enclosures within the Downtown Las Vegas Overlay District. Sponsored by: Councilwoman Olivia Diaz and Councilwoman Shondra Summers-Armstrong

CLOSED SESSION

63. Closed Session - Upon a duly carried motion, a closed meeting is called in accordance with NRS 241.030 to discuss the following item:

A. City Attorney's Annual Performance Review

COMMUNITY DEVELOPMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

COMMUNITY DEVELOPMENT - CONSENT

All items listed on the Consent Agenda are considered to be routine and have been recommended "for approval". All items on the consent agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the Discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

64. 26-0290-EOT1 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (24-0103-SDR1) - APPLICANT/OWNER: LINDA PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR THE FIRST EXTENSION OF TIME OF THE APPROVAL FOR A PROPOSED TWO-STORY, 20,944 SQUARE-FOOT WAREHOUSE DEVELOPMENT on 1.39 acres on the south side of Ricky Road, approximately 211 feet east of Rancho Drive (APN 138-12-810-013), C-M (Commercial / Industrial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

65. 26-0078-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MARIA EMMA GRISELDA QUEVEDO DIAZ - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, FIVE-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.16 acres at 617 North 10th Street (APN 139-26-410-025), R-3 (Medium Density Residential) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) and Staff recommend DENIAL.
66. 26-0113-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PARTNERS AUTO SERVICES, LLC - OWNER: CARDONA & CARDONA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MAJOR] USE at 1250 North Eastern Avenue, Suite #3 (APN 139-25-201-001), C-2 (General Commercial) Zone, Ward 3 (Diaz). The Planning Commission (6-1 vote) recommends APPROVAL. Staff recommends DENIAL.

REPORTS AND PRESENTATIONS

67. Report by Michael Cunningham, Acting Director of Public Works, regarding the City of Las Vegas (CLV) 10-year Capital Improvement Plan for Regional Flood Control District Facilities - All Wards

SET DATE

68. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

CITIZENS PARTICIPATION

69. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

70. Discussion regarding potential items for future City Council agendas - All Wards

COUNCIL MEMBER RECOGNITION

71. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor



AGENDA SUMMARY PAGE
City Council
Meeting of: August 5, 2026

Agenda Item No.:
45

DEPARTMENT: Neighborhood Services
DIRECTOR: Arcelia Barajas

CONSENT

SUBJECT:

R-50-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$13,800,000 in 2026 State Private Activity Bond Volume Cap to Brinshore Development, LLC and Affordable Housing Program, Inc. for the new construction of Marble Manor 2b, a 173-unit multifamily development including 146 affordable units located at the corner of I Street and Washington Avenue - Ward 5 (Summers-Armstrong)

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

The City receives an annual Private Activity Bond Volume Cap allocation from the State of Nevada Department of Business and Industry to finance affordable rental housing developments. For 2026, the City's allocation is \$45,446,572.14, and City Council-approved resolutions must be submitted to the State by September 1, 2026. The City now proposes to allocate \$13,800,000 of the 2026 Volume Cap to support the new construction of a 173-unit rental housing development at the corner of I Street and Washington Ave. The development will serve households from 30% to 80% of area median income and will include an additional 27 market rate units.

RECOMMENDATION:

Staff recommends that the City Council approve the resolution and authorize the Mayor to sign required agreements after they have been approved as to form by the City Attorney.

BACKUP DOCUMENTATION:

1. Resolution No. R-50-2026
2. Marble Manor 2b Fact Sheet

RESOLUTION NO. R- 50-2026

WHEREAS, pursuant to the provisions of Ch. 348A of Nevada Revised Statutes (“NRS”) and Ch. 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Las Vegas, Nevada (the “City”) certain amounts of tax-exempt private activity bond volume cap; and

WHEREAS, the City, by means of this resolution, requests that volume cap in the amount of \$13,800,000 allocated to the City in the year 2026 (the “2026 Volume Cap”) be transferred to the Housing Division (the “Division”) of the Department of Business and Industry (the “Department”), all of which Volume Cap is to be used to finance affordable rental housing projects located in the City which are approved for such financing by the City Council, or to the extent such Volume Cap is not so used by August 31, 2026, to finance affordable rental housing projects located anywhere in the State of Nevada; and

WHEREAS, the City has not yet designated any projects for the 2026 Volume Cap; and

WHEREAS, the City has received a request for a portion of the 2026 Volume Cap for an affordable rental housing development at the corner of I Street and Washington Ave (Marble Manor 2b) (the “Project”) for Brinshore Development, L.L.C. and Affordable Housing Program, Inc. (the “Sponsors”); and

WHEREAS the City desires to allocate \$13,800,000 of the 2026 Volume Cap to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City hereby requests that the Division use \$13,800,000 of the 2026 Volume Cap for the Project.

Section 2. The designation and allocation made in Section 1 is subject to the condition that the Developer executes an agreement in substantially the form attached as Exhibit “A.”

Section 3. In the event the condition listed in Section 2 is not met for the Project, or in the event that the condition is met but bonds issued for that project do not fully use the allocation made to the Project, the Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the City, the financing of which is approved by the City Council, or for any projects for which that Volume Cap can legally be used in the City or elsewhere in the State of Nevada, if the City has not approved other financings that use that Volume Cap prior to August 5, 2026.

Section 4. The Mayor and City Clerk are hereby authorized to execute and deliver on behalf of the City, an agreement with the Developer, in substantially the form attached hereto as Exhibit "A" (the "Agreement").

Section 5. Pursuant to Ch. 348A of NRS, the Director of the Department may communicate regarding this Resolution with Colleen Duewiger of the City by telephone at (702) 229-5276 or e-mail, at cduewiger@LasVegasNevada.gov, or by mail at Colleen Duewiger, Department of Neighborhood Services, City Hall, 3rd Floor, at 495 S. Main St., Las Vegas, NV 89101.

Section 6. Nothing in this Resolution obligates the City to issue bonds for any particular project or to grant approvals for a project or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any City Volume Cap other than the amount outlined in Section 1 will be made available for any particular project.

Section 7. This Resolution may be amended or repealed at any time by the City at its sole discretion before bonds are issued that use the Volume Cap described herein. After such bonds are issued, this Resolution may not be amended or repealed in such a manner as to change the allocation of Volume Cap to the bonds which have been issued.

Section 8. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED AND APPROVED this 5th day of August, 2026.

(SEAL)

Shelley Berkley, Mayor

Date

Attest:

By: Dr. LuAnn D. Holmes, MMC Date
City Clerk

Approved as to form:

 7/14/26

Deputy City Attorney Date

Gillian Block Segerblom
Deputy City Attorney

EXHIBIT "A"

AGREEMENT

This Agreement is entered into on this ____ day of _____, _____ between the City of Las Vegas, Nevada (the "City") and _____ (the "Sponsor"), of that certain affordable rental housing project known as the _____ (the "Project").

WHEREAS, the Sponsor has submitted an application to the City for allocation of a part of the City's private activity bond Volume Cap in order for the Sponsor to finance the Project; and

WHEREAS, the City is inclined to allocate a portion of its private activity bond Volume Cap to the Project; and

WHEREAS, in so allocating its Volume Cap, the City is relying on representations made by the Sponsor in its application to the City with respect to the nature of the Project and other matters.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS CONTAINED HEREIN, IT IS HEREBY AGREED AS FOLLOWS:

Section 1. The City will as provided in the resolution adopted by the City Council of the City (the "Resolution") allocate a portion of its bond Volume Cap to the Project under the conditions and for the term provided in the Resolution. Such allocation of bond Volume Cap is based on the representations contained in the Sponsor's application as to the nature of the Project and other matters stated in that application.

Section 2. The Sponsor agrees to provide incremental progress reports, at six-week intervals if the Project is a rehabilitation Project and at 3 months intervals if the Project is a new construction project.

Section 3. The Sponsor agrees not to make any change in the Project or in any other of the items described in its application without obtaining consent of the Director of the City's Department of Neighborhood Services or a designee.

Section 4. This Agreement shall be effective on the date of its execution and remain in effect until the bonds which use the Volume Cap allocation described herein have been paid in full.

Section 5. This Agreement does not provide any City endorsement of the Project or any City representation as to the Project or the issuance of bonds for the Project, other than an allocation of

private activity bond Volume Cap as provided in the Resolution. It is understood that the private activity bond Volume Cap will be transferred to the State of Nevada, and that the State of Nevada in its sole discretion will determine whether to finance the Project with the issuance of bonds. Other than the allocation of bond Volume Cap mentioned above, this Agreement in no way binds the City to the Project, and prior to the issuance of bonds which use this Volume Cap, the City may, in its sole discretion, amend or repeal the Resolution; but after the issuance of bonds which use this Volume Cap, the City will not amend the Resolution in a manner which changes the allocation of Volume Cap to the bonds which have been issued.

Section 6. In the event the Sponsor breaches this Agreement, the City may sue for specific performance hereof by the Sponsor, may pursue legal action against the Sponsor, may use whatever other remedies may be available to it at law or in equity or may pursue any combination thereof. The Sponsor agrees to pay any of the City's attorney fees incurred in enforcing the terms of this agreement. If bonds have been issued which rely on the allocation of bond Volume Cap made by the Resolution, a breach of this Agreement will not result in forfeiture of bond Volume Cap which has been used for those bonds, but may, at the option of the City, result in forfeiture of any part of the bond Volume Cap described herein which has not been used by the issuance of bonds.

Section 7. No person is a third party beneficiary of this Agreement and nothing herein requires that the City enforce the provisions hereof; however, any failure to enforce or delay in enforcing the provisions hereof does not constitute a waiver of the City's right to enforce this Agreement. Any single or partial enforcement of any provision hereof does not preclude any other enforcement or the exercise of any other right, power or remedy the City may have.

Section 8. The persons signing this Agreement represent that they have the power to do so on behalf of the party for which they are signing.

IN WITNESS WHEREOF, the City and the Sponsor have caused this Agreement to be signed as of the day and year mentioned above.

City of Las Vegas, Nevada

(SEAL)

By: _____
Shelley Berkley, Mayor Date

Attest:

Dr. LuAnn D. Holmes, MMC Date
City Clerk

(Sponsor)

Approved as to form:

By: _____
President Date

Deputy City Attorney Date

AFFORDABLE HOUSING PROJECT FACT SHEET

Construction Start Date: 11/2026

Council Date: 8/5/2026

Completion Date: 11/2028

(Dates are tentative)

Project: Marble Manor 2b

Ward: 5 (Summers-Armstrong)

Corner of I Street and Washington Ave
Las Vegas, NV 89106
(APN 139-28-702-001)

Developer: Brinshore Development, LLC

Partners: Affordable Housing
Program, Inc.

1603 Orrington Ave Ste 450
Evanston, IL 60201

Project Type: Demolition/New Construction

Private Activity Bond Cap Requested: \$13,800,000.00

Total Project Cost: \$82,524,871

Funding Sources:

	<u>Requested</u>	<u>% of</u>
City HOME/AAH Funds	\$1,750,000	2
Federal Tax Credit Equity	\$27,240,550	33
State LIHTC Equity	\$2,640,000	3
Private Activity Bond Proceeds	\$26,020,000	32
Developer Cash	\$5,104,074	6
Deferred Developer's Fee	\$4,520,000	5
Clark County HOME Funds	\$1,500,000	2
City Park and Tree Fund	\$500,000	1
Seller's Note	\$1,250,248	2
CNI Funds	\$10,000,000	12
NHD GAHP Funds	\$2,000,000	2
Total	\$82,524,871	100.00

Total Units: 173 (45 one-bedroom, 70 two-bedroom, 41 three-bedroom, 14 four-bedroom, 3 five-bedroom)

Income Targeting:

18 units at 30% or below of AMI
42 units at 31-50% of AMI
82 units at 51-60% AMI
4 units at 80% AMI
27 units over 80% AMI

Affordable Units: 146

Amenities

Community Room with internet	Hard flooring throughout Washer/Dryer hook-ups	Ceiling fans in units Exercise room
Recreation area outside	Community Garden	Playground

Narrative

Marble Manor Phase 2b will be a mixed-income family development targeted at households with incomes at or below 30% and 50% of area median income (AMI) up to market rate, with the weighted average rent and income targeting at 52.5% of AMI not including market units. The property currently operates as public housing with all the units receiving Section 9 public housing rental assistance. The Southern Nevada Regional Housing Authority (SNRHA) will convert the development under the Choice Neighborhoods Implementation and HUD Mixed-Finance process, under which households will continue to pay 30% of their adjusted gross income towards rent through a long-term Section 8 project-based voucher Housing Assistance Payment (HAP) contract.

Marble Manor Phase 2b, will deliver 173 units comprising 64 Project Based Voucher replacement units, 82 affordable units, and 27 market-rate units. The new units will be generously sized, and include washers and dryers, dishwashers and extensive cabinet and closet storage. Outdoor spaces will include desert landscaping, picnic tables, benches and barbecues, playground, outdoor patios/balconies and surface parking. The project will be a certified EnergyStar-rated development and will include high efficiency heating and cooling equipment, including Energy Star water heaters, EnergyStar appliances, low-E vinyl thermal pane windows, high R-value wall and attic insulation.

Residents will benefit from thoughtfully designed community amenities such as an early learning center, fitness center, bike storage, community garden, and retail spaces integrated into the multifamily building. Central to the plan is a "Green Spine" linear park stretching east-west through the middle of the development. This park will transform the existing poorly connected layout of Marble Manor into a vibrant, walkable, and revitalized community. Urban agriculture initiatives will further enrich the neighborhood, promoting sustainability and local food production.

The development is conveniently located near stores, parks, banks, community services, and public transit. Within half a mile north of Marble Manor Phase 2b are a Bank of America, church, and numerous restaurants and stores. Andre Agassi Boys & Girls Club is within walking distance of the development to the west of McWilliams Ave.

Marble Manor 2b will provide a significant public benefit to the City of Las Vegas by creating 173 new affordable and market rate rental housing units for families directly addressing one of the City's highest priorities identified in the Consolidated Plan—the expansion of affordable housing opportunities for low- and moderate-income households.



AGENDA SUMMARY PAGE
City Council
Meeting of: August 5, 2026

Agenda Item No.:
46

DEPARTMENT: Neighborhood Services
DIRECTOR: Arcelia Barajas

CONSENT

SUBJECT:

R-51-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$15,500,000 in 2026 State Private Activity Bond Volume Cap to Affordable Housing Program, Inc. for the rehabilitation of Arthur D. Sartini Plaza, which will consist of 220 units of affordable housing located at 900 Brush Street - Ward 1 (Knudsen)

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

The City receives an annual Private Activity Bond Volume Cap allocation from the State of Nevada Department of Business and Industry that can be used to finance affordable rental housing developments. For 2026, the City's allocation is \$45,446,572.14, and City Council-approved resolutions must be submitted to the State by September 1, 2026. The City now proposes to allocate \$15,500,000 of the 2026 Volume Cap to support the rehabilitation of a 220-unit senior affordable rental housing development at 900 Brush Street. This development will accommodate seniors earning at or below 50% of the area median income (AMI).

RECOMMENDATION:

Staff recommends that the City Council approve the resolution and authorize the Mayor to sign required agreements after they have been approved as to form by the City Attorney.

BACKUP DOCUMENTATION:

1. Resolution No. R-51-2026
2. Arthur D. Sartini Plaza Fact Sheet

RESOLUTION NO. R- 51-2026

WHEREAS, pursuant to the provisions of Ch. 348A of Nevada Revised Statutes (“NRS”) and Ch. 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Las Vegas, Nevada (the “City”) certain amounts of tax-exempt private activity bond volume cap; and

WHEREAS, the City, by means of this resolution, requests that volume cap in the amount of \$15,500,000 allocated to the City in the year 2026 (the “2026 Volume Cap”) be transferred to the Housing Division (the “Division”) of the Department of Business and Industry (the “Department”), all of which Volume Cap is to be used to finance affordable rental housing projects located in the City which are approved for such financing by the City Council, or to the extent such Volume Cap is not so used by August 31, 2026, to finance affordable rental housing projects located anywhere in the State of Nevada; and

WHEREAS, the City has not yet designated any projects for the 2026 Volume Cap; and

WHEREAS, the City has received a request for a portion of the 2026 Volume Cap for an affordable rental housing development at 900 Brush Street (Arthur D. Sartini Plaza) (the “Project”) for Affordable Housing Program, Inc. (the “Sponsor”); and

WHEREAS the City desires to allocate \$15,500,000 of the 2026 Volume Cap to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City hereby requests that the Division use \$15,500,000 of the 2026 Volume Cap for the Project.

Section 2. The designation and allocation made in Section 1 is subject to the condition that the Developer executes an agreement in substantially the form attached as Exhibit “A.”

Section 3. In the event the condition listed in Section 2 is not met for the Project, or in the event that the condition is met but bonds issued for that project do not fully use the allocation made to the Project, the Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the City, the financing of which is approved by the City Council, or for any projects for which that Volume Cap can legally be used in the City or elsewhere in the State of Nevada, if the City has not approved other financings that use that Volume Cap prior to August 5, 2026.

Section 4. The Mayor and City Clerk are hereby authorized to execute and deliver on behalf of the City, an agreement with the Developer, in substantially the form attached hereto as Exhibit "A" (the "Agreement").

Section 5. Pursuant to Ch. 348A of NRS, the Director of the Department may communicate regarding this Resolution with Colleen Duewiger of the City by telephone at (702) 229-5276 or e-mail, at cduewiger@LasVegasNevada.gov, or by mail at Colleen Duewiger, Department of Neighborhood Services, City Hall, 3rd Floor, at 495 S. Main St., Las Vegas, NV 89101.

Section 6. Nothing in this Resolution obligates the City to issue bonds for any particular project or to grant approvals for a project or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any City Volume Cap other than the amount outlined in Section 1 will be made available for any particular project.

Section 7. This Resolution may be amended or repealed at any time by the City at its sole discretion before bonds are issued that use the Volume Cap described herein. After such bonds are issued, this Resolution may not be amended or repealed in such a manner as to change the allocation of Volume Cap to the bonds which have been issued.

Section 8. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED AND APPROVED this 5th day of August, 2026.

(SEAL)

Shelley Berkley, Mayor

Date

Attest:

By: Dr. LuAnn D. Holmes, MMC Date
City Clerk

Approved as to form:

 7/14/26

Deputy City Attorney Date

Gillian Block Segerblom
Deputy City Attorney

EXHIBIT "A"

AGREEMENT

This Agreement is entered into on this ____ day of _____, _____ between the City of Las Vegas, Nevada (the "City") and _____ (the "Sponsor"), of that certain affordable rental housing project known as the _____ (the "Project").

WHEREAS, the Sponsor has submitted an application to the City for allocation of a part of the City's private activity bond Volume Cap in order for the Sponsor to finance the Project; and

WHEREAS, the City is inclined to allocate a portion of its private activity bond Volume Cap to the Project; and

WHEREAS, in so allocating its Volume Cap, the City is relying on representations made by the Sponsor in its application to the City with respect to the nature of the Project and other matters.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS CONTAINED HEREIN, IT IS HEREBY AGREED AS FOLLOWS:

Section 1. The City will as provided in the resolution adopted by the City Council of the City (the "Resolution") allocate a portion of its bond Volume Cap to the Project under the conditions and for the term provided in the Resolution. Such allocation of bond Volume Cap is based on the representations contained in the Sponsor's application as to the nature of the Project and other matters stated in that application.

Section 2. The Sponsor agrees to provide incremental progress reports, at six-week intervals if the Project is a rehabilitation Project and at 3 months intervals if the Project is a new construction project.

Section 3. The Sponsor agrees not to make any change in the Project or in any other of the items described in its application without obtaining consent of the Director of the City's Department of Neighborhood Services or a designee.

Section 4. This Agreement shall be effective on the date of its execution and remain in effect until the bonds which use the Volume Cap allocation described herein have been paid in full.

Section 5. This Agreement does not provide any City endorsement of the Project or any City representation as to the Project or the issuance of bonds for the Project, other than an allocation of

private activity bond Volume Cap as provided in the Resolution. It is understood that the private activity bond Volume Cap will be transferred to the State of Nevada, and that the State of Nevada in its sole discretion will determine whether to finance the Project with the issuance of bonds. Other than the allocation of bond Volume Cap mentioned above, this Agreement in no way binds the City to the Project, and prior to the issuance of bonds which use this Volume Cap, the City may, in its sole discretion, amend or repeal the Resolution; but after the issuance of bonds which use this Volume Cap, the City will not amend the Resolution in a manner which changes the allocation of Volume Cap to the bonds which have been issued.

Section 6. In the event the Sponsor breaches this Agreement, the City may sue for specific performance hereof by the Sponsor, may pursue legal action against the Sponsor, may use whatever other remedies may be available to it at law or in equity or may pursue any combination thereof. The Sponsor agrees to pay any of the City's attorney fees incurred in enforcing the terms of this agreement. If bonds have been issued which rely on the allocation of bond Volume Cap made by the Resolution, a breach of this Agreement will not result in forfeiture of bond Volume Cap which has been used for those bonds, but may, at the option of the City, result in forfeiture of any part of the bond Volume Cap described herein which has not been used by the issuance of bonds.

Section 7. No person is a third party beneficiary of this Agreement and nothing herein requires that the City enforce the provisions hereof; however, any failure to enforce or delay in enforcing the provisions hereof does not constitute a waiver of the City's right to enforce this Agreement. Any single or partial enforcement of any provision hereof does not preclude any other enforcement or the exercise of any other right, power or remedy the City may have.

Section 8. The persons signing this Agreement represent that they have the power to do so on behalf of the party for which they are signing.

IN WITNESS WHEREOF, the City and the Sponsor have caused this Agreement to be signed as of the day and year mentioned above.

City of Las Vegas, Nevada

(SEAL)

By: _____
Shelley Berkley, Mayor Date

Attest:

Dr. LuAnn D. Holmes, MMC Date
City Clerk

(Sponsor)

Approved as to form:

By: _____
President Date

Deputy City Attorney Date

AFFORDABLE HOUSING PROJECT FACT SHEET

Construction Start Date: 06/2026

Council Date: 8/5/2026

Completion Date: 01/2028

(Dates are tentative)

Project: Arthur D. Sartini Plaza ("Sartini Plaza")
900 Brush Street
Las Vegas, NV 89107
(APN 138-36-801-003)

Ward: 1 (Knudsen)

Developer: Affordable Housing Program, Inc.
340 North 11th Street
Las Vegas, NV 89101

Partners: N/A

Project Type: Rehabilitation / Senior Housing

Private Activity Bond Cap Requested: \$15,500,000

Total Project Cost: \$107,220,543

Funding Sources:

	<u>Requested</u>	<u>% of</u>
Clark County CHF Funds	\$4,500,000	4
Capital Funds	\$2,535,541	2
Tax Exempt Bond Loan	\$25,800,000	24
Developer Cash	\$5,964,629	6
Housing Tax Credit Equity	\$37,920,373	35
Seller Loan	\$27,500,000	26
Clark County CDBG	\$3,000,000	3
Total	\$107,220,543	100.00

Total Units: 220 (218 one-bedroom, 2 two-bedroom)

Income Targeting:

220 units at or below 50% AMI

Affordable Units: 220

Amenities

Community Room with
internet
Exercise Room

Covered patio/balcony
Hard flooring throughout
Laundry room

Ceiling fans in units
Wellness Center
BBQ area outside

Narrative

The Sartini Plaza rehabilitation will provide quality affordable rental housing and architectural character and landscaping that is nonobtrusive and harmonious with the original design of the development. The 220 affordable units for elderly households at Sartini Plaza include 218 one-bedroom units and 2 two-bedroom units.

The goals of the rehabilitation include:

- To address major capital items, including roof replacement and updating the building's central equipment plant, in order to preserve this important housing asset and extend its life under the 30-year low-income housing tax credit compliance period;
- To bring the units up to modern standards including new plumbing, wiring, cabinets, removable cabinet fronts, countertops, sinks, tubs and vanities, paintings, flooring and appliances;
- To meet and/or exceed energy conservation requirements for rehabilitation projects as detailed in Section 5 of the 2026 Nevada Housing Division Qualified Allocation Plan.

Sartini Plaza will also employ a part-time Resident Services Coordinator who will assist residents with remaining financially and physically self-sufficient by implementing referral services, programs, activities and social supports that enable them to age in place.

The rehabilitation of Sartini Plaza will support affordable housing needs in the City of Las Vegas by maintaining high quality, safe, decent, affordable housing to seniors, ages 55 years or older, with incomes at or below 50% of area median income (AMI). Rehabilitating this project supports housing choice for low-income Las Vegas households and will improve quality of life for current residents.



AGENDA SUMMARY PAGE
City Council
Meeting of: August 5, 2026

Agenda Item No.:
47

DEPARTMENT: Neighborhood Services
DIRECTOR: Arcelia Barajas

CONSENT

SUBJECT:

R-52-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$6,160,000 in 2026 State Private Activity Bond Volume Cap to CANV Construction Company, Inc., for the new construction of Decatur Evergreen Apartments, which will consist of 141 affordable units located at 810 South Decatur Boulevard - Ward 1 (Knudsen)

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

The City receives an annual Private Activity Bond Volume Cap allocation from the State of Nevada Department of Business and Industry to finance affordable rental housing developments. For 2026, the City's allocation is \$45,446,572.14, and City Council-approved resolutions must be submitted to the State by September 1, 2026. The City now proposes to allocate \$6,160,000 of the 2026 Volume Cap to support the new construction of a 141-unit affordable rental housing development located at 810 South Decatur Boulevard. The development will serve households earning at or below 60% of the area median income (AMI).

RECOMMENDATION:

Staff recommends that the City Council approve the resolution and authorize the Mayor to sign required agreements after they have been approved as to form by the City Attorney.

BACKUP DOCUMENTATION:

1. Resolution No. R-52-2026
2. Decatur Evergreen Apartments Fact Sheet

RESOLUTION NO. R-52 -2026

WHEREAS, pursuant to the provisions of Ch. 348A of Nevada Revised Statutes (“NRS”) and Ch. 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Las Vegas, Nevada (the “City”) certain amounts of tax-exempt private activity bond volume cap; and

WHEREAS, the City, by means of this resolution, requests that volume cap in the amount of \$6,160,000 allocated to the City in the year 2026 (the “2026 Volume Cap”) be transferred to the Housing Division (the “Division”) of the Department of Business and Industry (the “Department”), all of which Volume Cap is to be used to finance affordable rental housing projects located in the City which are approved for such financing by the City Council, or to the extent such Volume Cap is not so used by August 31, 2026, to finance affordable rental housing projects located anywhere in the State of Nevada; and

WHEREAS, the City has not yet designated any projects for the 2026 Volume Cap; and

WHEREAS, the City has received a request for a portion of the 2026 Volume Cap for an affordable rental housing development at 810 South Decatur Boulevard (Decatur Evergreen Apartments) (the “Project”) for Canv Construction Company, Inc. (the “Sponsor”); and

WHEREAS the City desires to allocate \$6,160,000 of the 2026 Volume Cap to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City hereby requests that the Division use \$6,160,000 of the 2026 Volume Cap for the Project.

Section 2. The designation and allocation made in Section 1 is subject to the condition that the Developer executes an agreement in substantially the form attached as Exhibit “A.”

Section 3. In the event the condition listed in Section 2 is not met for the Project, or in the event that the condition is met but bonds issued for that project do not fully use the allocation made to the Project, the Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the City, the financing of which is approved by the City Council, or for any projects for which that Volume Cap can legally be used in the City or elsewhere in the State of Nevada, if the City has not approved other financings that use that Volume Cap prior to August 5, 2026.

Section 4. The Mayor and City Clerk are hereby authorized to execute and deliver on behalf of the City, an agreement with the Developer, in substantially the form attached hereto as Exhibit "A" (the "Agreement").

Section 5. Pursuant to Ch. 348A of NRS, the Director of the Department may communicate regarding this Resolution with Colleen Duewiger of the City by telephone at (702) 229-5276 or e-mail, at cduewiger@LasVegasNevada.gov, or by mail at Colleen Duewiger, Department of Neighborhood Services, City Hall, 3rd Floor, at 495 S. Main St., Las Vegas, NV 89101.

Section 6. Nothing in this Resolution obligates the City to issue bonds for any particular project or to grant approvals for a project or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any City Volume Cap other than the amount outlined in Section 1 will be made available for any particular project.

Section 7. This Resolution may be amended or repealed at any time by the City at its sole discretion before bonds are issued that use the Volume Cap described herein. After such bonds are issued, this Resolution may not be amended or repealed in such a manner as to change the allocation of Volume Cap to the bonds which have been issued.

Section 8. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED AND APPROVED this 5th day of August, 2026.

(SEAL)

Shelley Berkley, Mayor

Date

Attest:

By: Dr. LuAnn D. Holmes, MMC Date
City Clerk

Approved as to form:

 7/14/26

Deputy City Attorney Date

Gillian Block Segerblom
Deputy City Attorney

EXHIBIT "A"

AGREEMENT

This Agreement is entered into on this ____ day of _____, _____ between the City of Las Vegas, Nevada (the "City") and _____ (the "Sponsor"), of that certain affordable rental housing project known as the _____ (the "Project").

WHEREAS, the Sponsor has submitted an application to the City for allocation of a part of the City's private activity bond Volume Cap in order for the Sponsor to finance the Project; and

WHEREAS, the City is inclined to allocate a portion of its private activity bond Volume Cap to the Project; and

WHEREAS, in so allocating its Volume Cap, the City is relying on representations made by the Sponsor in its application to the City with respect to the nature of the Project and other matters.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS CONTAINED HEREIN, IT IS HEREBY AGREED AS FOLLOWS:

Section 1. The City will as provided in the resolution adopted by the City Council of the City (the "Resolution") allocate a portion of its bond Volume Cap to the Project under the conditions and for the term provided in the Resolution. Such allocation of bond Volume Cap is based on the representations contained in the Sponsor's application as to the nature of the Project and other matters stated in that application.

Section 2. The Sponsor agrees to provide incremental progress reports, at six-week intervals if the Project is a rehabilitation Project and at 3 months intervals if the Project is a new construction project.

Section 3. The Sponsor agrees not to make any change in the Project or in any other of the items described in its application without obtaining consent of the Director of the City's Department of Neighborhood Services or a designee.

Section 4. This Agreement shall be effective on the date of its execution and remain in effect until the bonds which use the Volume Cap allocation described herein have been paid in full.

Section 5. This Agreement does not provide any City endorsement of the Project or any City representation as to the Project or the issuance of bonds for the Project, other than an allocation of

private activity bond Volume Cap as provided in the Resolution. It is understood that the private activity bond Volume Cap will be transferred to the State of Nevada, and that the State of Nevada in its sole discretion will determine whether to finance the Project with the issuance of bonds. Other than the allocation of bond Volume Cap mentioned above, this Agreement in no way binds the City to the Project, and prior to the issuance of bonds which use this Volume Cap, the City may, in its sole discretion, amend or repeal the Resolution; but after the issuance of bonds which use this Volume Cap, the City will not amend the Resolution in a manner which changes the allocation of Volume Cap to the bonds which have been issued.

Section 6. In the event the Sponsor breaches this Agreement, the City may sue for specific performance hereof by the Sponsor, may pursue legal action against the Sponsor, may use whatever other remedies may be available to it at law or in equity or may pursue any combination thereof. The Sponsor agrees to pay any of the City's attorney fees incurred in enforcing the terms of this agreement. If bonds have been issued which rely on the allocation of bond Volume Cap made by the Resolution, a breach of this Agreement will not result in forfeiture of bond Volume Cap which has been used for those bonds, but may, at the option of the City, result in forfeiture of any part of the bond Volume Cap described herein which has not been used by the issuance of bonds.

Section 7. No person is a third party beneficiary of this Agreement and nothing herein requires that the City enforce the provisions hereof; however, any failure to enforce or delay in enforcing the provisions hereof does not constitute a waiver of the City's right to enforce this Agreement. Any single or partial enforcement of any provision hereof does not preclude any other enforcement or the exercise of any other right, power or remedy the City may have.

Section 8. The persons signing this Agreement represent that they have the power to do so on behalf of the party for which they are signing.

signed as of the day and year mentioned above.

City of Las Vegas, Nevada

(SEAL)

By: _____
Shelley Berkley, Mayor Date _____

Attest:

Dr. LuAnn D. Holmes, MMC
City Clerk

(Sponsor)

Approved as to form:

By: _____
President Date

Deputy City Attorney Date

AFFORDABLE HOUSING PROJECT FACT SHEET

Construction Start Date: October 2026

Council Date: 8/5/2026

Completion Date: September 2028

(Dates are tentative)

Project: Decatur Evergreen Apartments

Ward: 1 (Knudsen)

810 South Decatur Boulevard

Las Vegas, NV 89107

(APN 138-36-501-001, 138-36-802-002 and 138-36-802-003)

Developer: CANV Construction Company, Inc.

Partners: N/A

1741 Village Center Circle

Las Vegas, NV 89134

Project Type: New Construction

Private Activity Bond Cap Requested: \$6,160,000

Total Project Cost: \$42,614,928

Funding Sources:

	<u>Requested</u>	<u>% of</u>
City HOME Funds	\$1,500,000	4
Clark County HOME	\$1,500,000	4
Tax Credit Equity	\$16,088,123	38
Tax Exempt Bond Loan	\$11,500,000	27
NHD GAHP	\$4,000,000	9
Developer's Note	\$4,526,805	11
NHD NAHA	\$3,500,000	8
Total	\$42,614,928	100.00

Total Units: 141 (89 one-bedroom, 52 two-bedroom)

Income Targeting:

11 units at 31-50% of AMI

130 units at 51-60% of AMI

Affordable Units: 141

Amenities

Community/Exercise Room	Hard Flooring in kitchen and bath	Ceiling fans in units
Utilities included in rent	Washer/Dryer Hook-ups	Community room with kitchen
Computer Room with free internet	Laundry Room	Business Center
Recreation area outside	Hard flooring throughout	Covered patio or balcony

Narrative

Decatur Evergreen Apartments is a new, 141-unit affordable rental housing community to be developed at 810 S. Decatur Boulevard in Las Vegas, Nevada. The project is sponsored by CANV, the affordable housing subsidiary of Fore Property Company (FPC), a nationally recognized, vertically integrated multifamily development, construction, and management firm with extensive experience delivering high-quality affordable and workforce housing.

The development will provide a mix of one- and two-bedroom units serving households earning at or below LIHTC-restricted income levels. Units are designed to meet modern livability standards and include durable, energy-efficient interior finishes, hard-surface flooring, solid-surface countertops, energy efficient appliances, and low-flow plumbing fixtures. All units and common areas will comply with Fair Housing and ADA requirements, with accessible units distributed throughout the property.

The site is located within an established urban corridor with excellent access to employment centers, grocery stores, pharmacies, healthcare services, schools, and public transportation. The project design prioritizes safe and efficient site circulation, pedestrian connectivity, and a welcoming residential environment that supports family-oriented living.

Planned community amenities include a leasing and management office, community clubhouse, fitness room, multipurpose activity space, computer/business center, swimming pool with shaded seating areas, playgrounds, landscaped courtyards, BBQ areas, bicycle storage, and onsite maintenance. These features promote resident stability, health, and social cohesion.

Construction will utilize cost-effective, environmentally responsible systems and materials appropriate for the Southern Nevada climate. As an experienced LIHTC developer and operator, CANV will ensure long-term maintenance, compliance, and property management consistent with industry best practices.

The development will transform an underutilized site into a well-designed, professionally managed residential community. High-quality site design, enhanced lighting, landscaping, and controlled access contribute to improved neighborhood safety and vitality. Clark County continues to experience a substantial shortage of affordable rental housing, particularly for households earning below 60% AMI. Decatur Evergreen Apartments will add 141 new affordable units, helping to meet documented demand identified in local and regional housing needs assessments.



AGENDA SUMMARY PAGE
City Council
Meeting of: August 5, 2026

Agenda Item No.:
48

DEPARTMENT: Neighborhood Services

CONSENT

DIRECTOR: Arcelia Barajas

SUBJECT:

R-53-2026 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$7,075,000 in 2026 State Private Activity Bond Volume Cap to Palindrome Properties Group, LLC for the new construction of Silver Desert Estates, which will consist of 139 units of affordable housing located at the Northeast Corner of Hickam Avenue and Jordanville Street - Ward 4 (Allen-Palenske)

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

The City receives an annual Private Activity Bond Volume Cap allocation from the State of Nevada Department of Business and Industry that can be used to finance affordable rental housing developments. For 2026, the City's allocation is \$45,446,572.14, and City Council-approved resolutions must be submitted to the State by September 1, 2026. The City now proposes to allocate \$7,075,000 of the 2026 Volume Cap to support the new construction of a 139-unit affordable senior rental housing development at the Northeast Corner of Hickam Avenue and Jordanville Street. This development will accommodate seniors earning at or below 60% of the area median income (AMI).

RECOMMENDATION:

Staff recommends that the City Council approve the resolution and authorize the Mayor to sign required agreements after they have been approved as to form by the City Attorney.

BACKUP DOCUMENTATION:

1. Resolution No. R-53-2026
2. Silver Desert Estates Fact Sheet

RESOLUTION NO. R- 53-2026

WHEREAS, pursuant to the provisions of Ch. 348A of Nevada Revised Statutes (“NRS”) and Ch. 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Las Vegas, Nevada (the “City”) certain amounts of tax-exempt private activity bond volume cap; and

WHEREAS, the City, by means of this resolution, requests that volume cap in the amount of \$7,075,000 allocated to the City in the year 2026 (the “2026 Volume Cap”) be transferred to the Housing Division (the “Division”) of the Department of Business and Industry (the “Department”), all of which Volume Cap is to be used to finance affordable rental housing projects located in the City which are approved for such financing by the City Council, or to the extent such Volume Cap is not so used by August 31, 2026, to finance affordable rental housing projects located anywhere in the State of Nevada; and

WHEREAS, the City has not yet designated any projects for the 2026 Volume Cap; and

WHEREAS, the City has received a request for a portion of the 2026 Volume Cap for an affordable rental housing development at the Northeast Corner of Hickam Avenue and Jordanville Street (Silver Desert Estates) (the “Project”) for Palindrome Properties Group, LLC (the “Sponsor”); and

WHEREAS the City desires to allocate \$7,075,000 of the 2026 Volume Cap to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City hereby requests that the Division use \$7,075,000 of the 2026 Volume Cap for the Project.

Section 2. The designation and allocation made in Section 1 is subject to the condition that the Developer executes an agreement in substantially the form attached as Exhibit “A.”

Section 3. In the event the condition listed in Section 2 is not met for the Project, or in the event that the condition is met but bonds issued for that project do not fully use the allocation made to the Project, the Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the City, the financing of which is approved by the City Council, or for any projects for which that Volume Cap can legally be used in the City or elsewhere in the State of Nevada, if the City has not approved other financings that use that Volume Cap prior to August 5, 2026.

Section 4. The Mayor and City Clerk are hereby authorized to execute and deliver on behalf of the City, an agreement with the Developer, in substantially the form attached hereto as Exhibit "A" (the "Agreement").

Section 5. Pursuant to Ch. 348A of NRS, the Director of the Department may communicate regarding this Resolution with Colleen Duewiger of the City by telephone at (702) 229-5276 or e-mail, at cduewiger@LasVegasNevada.gov, or by mail at Colleen Duewiger, Department of Neighborhood Services, City Hall, 3rd Floor, at 495 S. Main St., Las Vegas, NV 89101.

Section 6. Nothing in this Resolution obligates the City to issue bonds for any particular project or to grant approvals for a project or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any City Volume Cap other than the amount outlined in Section 1 will be made available for any particular project.

Section 7. This Resolution may be amended or repealed at any time by the City at its sole discretion before bonds are issued that use the Volume Cap described herein. After such bonds are issued, this Resolution may not be amended or repealed in such a manner as to change the allocation of Volume Cap to the bonds which have been issued.

Section 8. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED AND APPROVED this 5th day of August, 2026.

(SEAL)

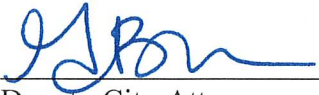
Shelley Berkley, Mayor

Date

Attest:

By: Dr. LuAnn D. Holmes, MMC Date
City Clerk

Approved as to form:

 7/14/26

Deputy City Attorney Date

Gillian Block Segerblom
Deputy City Attorney

EXHIBIT "A"

AGREEMENT

This Agreement is entered into on this ____ day of _____, _____ between the City of Las Vegas, Nevada (the "City") and _____ (the "Sponsor"), of that certain affordable rental housing project known as the _____ (the "Project").

WHEREAS, the Sponsor has submitted an application to the City for allocation of a part of the City's private activity bond Volume Cap in order for the Sponsor to finance the Project; and

WHEREAS, the City is inclined to allocate a portion of its private activity bond Volume Cap to the Project; and

WHEREAS, in so allocating its Volume Cap, the City is relying on representations made by the Sponsor in its application to the City with respect to the nature of the Project and other matters.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS CONTAINED HEREIN, IT IS HEREBY AGREED AS FOLLOWS:

Section 1. The City will as provided in the resolution adopted by the City Council of the City (the "Resolution") allocate a portion of its bond Volume Cap to the Project under the conditions and for the term provided in the Resolution. Such allocation of bond Volume Cap is based on the representations contained in the Sponsor's application as to the nature of the Project and other matters stated in that application.

Section 2. The Sponsor agrees to provide incremental progress reports, at six-week intervals if the Project is a rehabilitation Project and at 3 months intervals if the Project is a new construction project.

Section 3. The Sponsor agrees not to make any change in the Project or in any other of the items described in its application without obtaining consent of the Director of the City's Department of Neighborhood Services or a designee.

Section 4. This Agreement shall be effective on the date of its execution and remain in effect until the bonds which use the Volume Cap allocation described herein have been paid in full.

Section 5. This Agreement does not provide any City endorsement of the Project or any City representation as to the Project or the issuance of bonds for the Project, other than an allocation of

private activity bond Volume Cap as provided in the Resolution. It is understood that the private activity bond Volume Cap will be transferred to the State of Nevada, and that the State of Nevada in its sole discretion will determine whether to finance the Project with the issuance of bonds. Other than the allocation of bond Volume Cap mentioned above, this Agreement in no way binds the City to the Project, and prior to the issuance of bonds which use this Volume Cap, the City may, in its sole discretion, amend or repeal the Resolution; but after the issuance of bonds which use this Volume Cap, the City will not amend the Resolution in a manner which changes the allocation of Volume Cap to the bonds which have been issued.

Section 6. In the event the Sponsor breaches this Agreement, the City may sue for specific performance hereof by the Sponsor, may pursue legal action against the Sponsor, may use whatever other remedies may be available to it at law or in equity or may pursue any combination thereof. The Sponsor agrees to pay any of the City's attorney fees incurred in enforcing the terms of this agreement. If bonds have been issued which rely on the allocation of bond Volume Cap made by the Resolution, a breach of this Agreement will not result in forfeiture of bond Volume Cap which has been used for those bonds, but may, at the option of the City, result in forfeiture of any part of the bond Volume Cap described herein which has not been used by the issuance of bonds.

Section 7. No person is a third party beneficiary of this Agreement and nothing herein requires that the City enforce the provisions hereof; however, any failure to enforce or delay in enforcing the provisions hereof does not constitute a waiver of the City's right to enforce this Agreement. Any single or partial enforcement of any provision hereof does not preclude any other enforcement or the exercise of any other right, power or remedy the City may have.

Section 8. The persons signing this Agreement represent that they have the power to do so on behalf of the party for which they are signing.

IN WITNESS WHEREOF, the City and the Sponsor have caused this Agreement to be signed as of the day and year mentioned above.

City of Las Vegas, Nevada

(SEAL)

By: _____
Shelley Berkley, Mayor Date

Attest:

Dr. LuAnn D. Holmes, MMC Date
City Clerk

(Sponsor)

Approved as to form:

By: _____
President Date

Deputy City Attorney Date

Mayor
Pamela Goynes-Brown

City Manager
Micaela Moore

Council Members
Isaac E. Barron
Ruth Garcia-Anderson
Scott Black
Richard J. Cherchio



Grants Development and Administration Department
2250 Las Vegas Boulevard, North · Suite #700 · North Las Vegas, Nevada 89030
Telephone: (702) 633-1170 · Fax: (702) 633-1339 · TDD: (800) 326-6868
www.cityofnorthlasvegas.com

To: Dr. Kristopher Sanchez
Director – Dept. of Business & Industry
1830 College Parkway, Suite 100
Carson City, NV 89706

RE: City of North Las Vegas Private Activity Bond Allocation 2026

Dear Director of Business & Industry:

The City of North Las Vegas hereby notifies the Nevada Department of Business and Industry that the City does not have any applicants seeking financing through the City's Private Activity Bond allocation for the current year.

Accordingly, the City is returning its unused Private Activity Bond allocation to the Director of the Nevada Department of Business and Industry for reallocation and use in accordance with applicable requirements.

As the Department considers the redistribution of this allocation, the City respectfully requests that preference be given, when feasible and consistent with program requirements, to projects located within the City of North Las Vegas. Such consideration would help support economic development, housing, and other community investment opportunities that benefit North Las Vegas residents and businesses.

Thank you for your consideration. Should you have any questions regarding this matter, please contact our office.

With Respect,

Leslie Nix
Director – Grants Development & Administration, City of North Las Vegas
NixL@CityofNorthLasVegas.com

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA,
TRANSFERRING ALL OF THE CITY OF RENO'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP ALLOCATION TO THE DIRECTOR OF THE NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY FOR ALLOCATION TO AN
ELIGIBLE AFFORDABLE HOUSING DEVELOPMENT LOCATED WITHIN RENO,
SPARKS, OR WASHOE COUNTY, AND PROVIDING OTHER MATTERS PROPERLY
RELATING THERETO.**

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"), imposes an annual limitation (the "State Ceiling") on the amount of tax-exempt private activity bonds that may be issued within each state; and,

WHEREAS, Chapter 348A of the Nevada Revised Statutes (the "Allocation Act") and the regulations adopted thereunder in NAC Chapter 348A provide for the allocation of Nevada's Private Activity Bond Volume Cap between the Director of the Nevada Department of Business and Industry (the "Director") and local governments; and,

WHEREAS, the Director has determined that the City of Reno's allocation of Private Activity Bond Volume Cap for calendar year 2026 is approximately \$18,744,718.32, none of which has been previously allocated or transferred by the City; and,

WHEREAS, pursuant to NRS Chapter 348A and NAC Chapter 348A, local governments must allocate or transfer their available Volume Cap on or before August 30 of each calendar year, after which any unused allocation reverts to the State for reallocation; and,

WHEREAS, the City has not identified an eligible project requiring use of its 2026 Volume Cap allocation prior to the statutory deadline; and,

WHEREAS, the City Council finds that preserving the availability of the City's 2026 Volume Cap for affordable housing development serves an important public purpose and supports the continued development of affordable housing opportunities within Reno, Sparks, and unincorporated Washoe County; and,

WHEREAS, the City anticipates that it will incur no cost or liability in connection with the transfer of its 2026 Volume Cap allocation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Reno, Nevada, as follows:

Section 1. Transfer. The City of Reno hereby transfers all of its 2026 Private Activity Bond Volume Cap allocation to the Director of the Nevada Department of Business and Industry for allocation, in accordance with NRS Chapter 348A and NAC Chapter 348A, to an eligible affordable housing development located within Reno, Sparks, or unincorporated Washoe County, as determined by the Director.

Section 2. Public Benefit. This Council finds that the transfer serves a public purpose by preserving the availability of tax-exempt bond financing to support the development and preservation of affordable multifamily housing within the region.

Section 3. Fees. Any applicable fees associated with the allocation of Volume Cap shall be paid in accordance with NAC Chapter 348A.

Section 4. City Representative. Any communication regarding this matter should be directed to Elaine Olson, Housing Administrator, Housing & Neighborhood Development Department, City of Reno, P.O. Box 1900, Reno, Nevada 89505.

Section 5. Filing. The City Clerk is directed to deliver a certified copy of this Resolution to the Director of the Nevada Department of Business and Industry and the Secretary of the State Board of Finance, together with any additional documentation required to effectuate this transfer within five (5) days following adoption.

Section 6. Authority of the City Manager. The City Manager, or designee, is authorized to execute such documents and take such actions as may be necessary to carry out the intent of this Resolution and effectuate the transfer.

Section 7. General Provisions. The officers of the City are authorized to take all actions necessary to carry out this Resolution. If any provision is held invalid, the remaining provisions shall remain in full force and effect. This Resolution becomes effective immediately upon adoption.

Upon motion by Council Member _____, and seconded by Council Member _____, the foregoing Resolution was passed and adopted this ____ day of _____, 2026, by the following vote of the Council:

AYES: _____

NAYS: _____

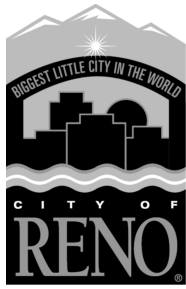
ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, 2026.

HILLARY L. SCHIEVE
MAYOR

ATTEST:

MIKKI HUNTSMAN
CITY CLERK



AGENDA

Regular Meeting

Reno City Council

Wednesday, August 26, 2026 • 10:00 AM

Reno City Council Chamber, 1 East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 - Kathleen Taylor

Ward 4 - Meghan Ebert

Ward 2 - Naomi Duerr

Ward 5 - Devon Reese

Ward 3 - Miguel Martinez

Ward 6 - Brandi Anderson

Public Notice: This agenda has been physically posted in compliance with NRS 241.020(3) (notice of meetings) at Reno City Hall – 1 East First Street, Reno, Nevada 89501. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [Reno.gov](https://www.reno.gov), and NRS 232.2175 at notice.nv.gov/. To obtain further documentation regarding posting, please contact the City Clerk’s Office at 775-334-2030 or cityclerk@reno.gov.

This meeting will be held at Reno City Hall in the City Council Chamber and via the Zoom video conference platform.

Members of the public wishing to attend the meeting may do so at the designated physical location or may hear, observe, and provide public comment virtually by [pre-registering using the following link](#) which will provide the Webinar ID and call-in phone number:

<https://links.reno.gov/Council08-26>

You can also join the meeting by typing zoom.us/join into your computer browser and entering this Webinar ID: 890 1968 0608. NOTE: This option will require a computer with audio and video capabilities. Alternatively, you can join the meeting by telephone only by dialing 1-669-444-9171, entering the Webinar ID: 890 1968 0608, and pressing #.

Public Comment: Individuals wishing to address City Council at the meeting shall submit a “Request to Speak” form to the City Clerk. Individuals not in attendance may provide public comment by (1) submitting an online public comment form at [Reno.Gov/PublicComment](https://www.reno.gov/PublicComment); (2) sending an email to Publiccomment@reno.gov; or (3) participating via Zoom by registering using the link above which will provide the Webinar ID and call-in phone number. Written comments will be logged for the record under their associated agenda item. Written comments submitted for items agendized as discussion only will be logged under general public comment.

To provide public comment via Zoom, log in to the Zoom webinar at the above link and utilize the “Raise Hand” feature during any public comment period. To provide public comment via telephone only, press *9 to “Raise Hand” and *6 to mute/unmute.

Public comment is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda and denoted as an action item. Pursuant to NRS 241.021(1)(b) and City Council Rule 7.3, if an item is not agendized for action, public comment provided in person or via Zoom is at the discretion of City Council. Individuals wishing to provide verbal public comment on non-action items are

encouraged to speak during the general public comment periods. On specific agenda items, the presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the City Council, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers. Other examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name-calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of City Council members, City staff, or meeting participants. Any person making willfully disruptive remarks while addressing City Council may be removed from the room by the presiding officer, and barred from attending the remainder of the meeting. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05. NRS 241.030(4)(a); RMC §§ 8.12.024, 8.12.027.

Accommodations: City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at 775-334-2030 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at [Reno.gov/meetings](https://reno.gov/meetings). Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to City Council. For assistance, please contact the City Clerk's Office at 775-334-2030 or cityclerk@reno.gov.

Order of Business: The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting pursuant to the Rules of the Reno City Council (City Council Resolution No. 8771, adopted January 22, 2020). Items on the agenda may be taken out of order. City Council may combine two or more agenda items for consideration; remove items from the agenda; and/or, delay discussion on or continue scheduled agenda items at any time. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Council Recess: At the discretion of the presiding officer, City Council may recess at any time during the meeting to confer with legal counsel and/or its management representatives as permitted by law. Additional short breaks may be taken throughout the meeting as needed.

Parking and Building Access: Free public parking the day of the meeting is available in the City Hall parking garage located at 55 E 1st Street. The garage entrance is on University Way. The public entrance to City Hall is located on Virginia Street.

Watch Meetings: Certain Reno City Council & Redevelopment Agency Board meetings are streamed online when Reno City Council & Redevelopment Agency Board is in session in Council Chamber at [Reno.gov/meetings](https://reno.gov/meetings), the City of Reno YouTube channel, and broadcast on Charter Channel 194.

Social Media: Connect with the City of Reno on Facebook at Facebook.com/cityofreno.

A **Introductory Items**

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 26 August 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Special Concurrent Charter Committee Meeting - July 29, 2024 at 12:00 PM (For Possible Action)

A.5.2 Reno City Council - Regular - July 22, 2026 at 10:00 AM (For Possible Action)

A.5.3 Reno City Council - Regular - July 29, 2026 at 10:00 AM (For Possible Action)

B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Any items pulled from the consent agenda will be heard at the discretion of the presiding officer.)

B.1 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (New) – El Muchacho Alegre, Jorge Zamora, Mario Corona, 138 West Street. [Ward 1]

B.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Privileged Business License – Nonrestricted Gaming (Race Book and Sports Pool Only) (New) – William Hill Race & Sports Book db at Gold 'N Silver Inn, Edmund Quatmann, Jr., 790 West 4th Street. [Ward 1]

B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Cabaret (Change of Description) – Reno Elks Lodge 597, Kellianne Turner, 597 Kumle Lane. [Ward 2]

B.4 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine And Beer (New) – OA Noodles, Min Zhou, 3314 South McCarran Boulevard. [Ward 3]

B.5 Staff Report (For Possible Action): Approval of Privileged Business License – Package Alcohol (Change of Ownership) – Vassar Market, Mohammad Morsalin, Mohemmed Shahjahan, 1870 Vassar Street, Unit 4. [Ward 3]

B.6 Staff Report (For Possible Action): Award of Construction Contract to F. W. Carson Co. for the Truckee Meadows Water Reclamation Facility (TMWRF) AC Paving at Headworks and Pump Station Project in the amount of \$517,764.45 with Reno's share being \$355,341.74. (Sewer Fund)

B.7 Staff Report (For Possible Action): Award of Contract to Gerhardt & Berry Construction, Inc. for the 2026 I&I Mitigation Project in the amount of \$2,013,946. (Sewer Fund) [Ward 1]

- B.8** Staff Report (For Possible Action): Award of Contract to Grandscape LLC for the Grand Canyon Sidewalk Connectivity Project in an amount not to exceed \$322,165.84. (Street Fund, Grant Funds) [Ward 3]
- B.9** Staff Report (For Possible Action): Approval of an Interlocal Agreement between the Washoe County Sheriff's Office (WCSO) and the City of Reno, on behalf of the Reno Police Department (RPD), for Crime Lab Services for Fiscal Year 26/27 in an amount not to exceed \$1,500,000. (General Fund)
- B.10** Staff Report (For Possible Action): Approval of agreement between the City of Reno and Thomson Reuters to provide legal research database services to the City Attorney's Office for five years in an amount not to exceed \$65,000 per year. (General Fund)
- B.11** Staff Report (For Possible Action): Discussion and approval of Reno Fire Department renovation grant agreement for improvements to Station 12 Fire Station between the City and the Dave & Cheryl Duffield Foundation in the amount not to exceed \$1,700,000.00 to be paid through the Community Foundation of Northern Nevada. (Grant Funds)
- B.12** Staff Report (For Possible Action): Acceptance of an American Association of Retired Persons (AARP) Community Challenge Grant in the amount of \$8,000 to support Park Ranger Walks and Dementia Friendly Café programming for older adults.
- B.13** Resolution No. _____ (For Possible Action): Approval of a Resolution Accepting a Petition for the Formation of a Special Assessment District project located in south Reno along the north side of South Meadows Parkway and west of Veterans Parkway and includes Assessor's Parcel Numbers 165-481-01, 165-481-02, 165-481-03, 165-481-04, 165-481-05, 165-481-06, 165-482-01, 165-482-02, 165-482-03, 165-482-04, 165-482-05, 165-482-06, 165-482-07, 165-482-08, 165-482-09, 165-482-10, 165-482-11, 165-482-12, 165-482-13, 165-482-14, 165-483-01, 165-483-02, 165-483-03, 165-483-04, 165-483-05, 165-483-06, 165-483-07, 165-483-08, 165-483-09, 165-483-10, 165-484-01, 165-484-02, 165-484-03, 165-484-04, 165-484-05, 165-484-06, 165-484-07, 165-484-08, 165-491-01, 165-491-02, 165-491-03, 165-491-04, 165-491-05, 165-491-06, 165-491-07, 165-491-08, 165-491-09, 165-491-10, 165-491-11, 165-491-12, 165-491-13, 165-491-14, 165-491-15, 165-491-16, 165-491-17, 165-491-18, 165-491-19, 165-491-20, 165-491-21, 165-491-22, 165-492-01, 165-492-02, 165-492-03, 165-492-04, 165-492-05, 165-492-06, 165-492-07, 165-492-08, 165-492-09, 165-492-10, 165-492-11, 165-492-12, 165-492-13, 165-492-14, 165-492-15, 165-492-16, 165-493-01, 165-493-02, 165-493-03, 165-493-04, 165-493-05, 165-493-06, 165-493-07, 165-493-08, 165-493-09, 165-493-10, 165-493-11, 165-493-12, 165-493-13, 165-493-14, 165-493-15, 165-471-01, 165-471-02, 165-471-03, 165-471-04, 165-471-05, 165-471-06, 165-471-07, 165-471-08, 165-471-09, 165-471-10,

165-471-11, 165-471-12, 165-471-13, 165-471-14, 165-471-15, 165-471-16, 165-471-17, 165-471-18, 165-471-19, 165-471-20, 165-471-21, 165-471-22, 165-471-23, 165-472-01, 165-472-02, 165-472-03, 165-472-04, 165-472-05, 165-472-06, 165-472-07, 165-472-08, 165-472-09, 165-472-10, 165-472-11, 165-472-12, 165-472-13, 165-472-14, 165-472-15, 165-472-16, 165-472-17, 165-472-18, 165-473-01, 165-473-02, 165-473-03, 165-473-04, 165-473-05, 165-473-06, 165-473-07, 165-473-08, 165-473-09, 165-474-01, 165-474-02, 165-474-03, 165-322-42, 165-322-44, 165-322-43, 165-322-32, 165-322-33, 165-322-39, 165-322-36, 165-322-37, and 165-322-34.

- B.14** Resolution No. ____ (For Possible Action): A Resolution concerning financing with the State of Nevada Department of Conservation and Natural Resources acting by and through the Nevada Division of Environmental Protection in connection with a loan through the State of Nevada Account (the "State Revolving Fund") to finance the construction of a dewatering facility at the Truckee Meadows Water Reclamation Facility (TMWRF) with a maximum principal amount not to exceed \$50,000,000 and providing other matters relating thereto. (Sewer Fund)
- B.15** Resolution No. ____ (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, transferring the City of Reno's 2026 Private Activity Bond Volume Cap allocation to the Director of the Nevada Department of Business and Industry for allocation to eligible affordable housing developments located within Reno, Sparks, or Washoe County, and providing other matters properly relating thereto.
- B.16** Resolution No. ____ (For Possible Action): Resolution donating Council Discretionary Funds to Keep Truckee Meadows Beautiful to support their mission to create a more sustainable and beautiful region through waste reduction, education and active community involvement from Councilmember Reese (\$1,000) and Councilmember Anderson (\$1,000) in the total amount of \$2,000. (Reese) (Anderson) (General Fund)

C Department Items

- C.1** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Presentation and update from Liberty Dogs regarding the organization's mission and community impact - Major General (Ret.) Ondra Berry, CEO of Liberty Dogs [Guest Presentation]
- C.2** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Discussion Only): City of Reno General Fund financial update presentation and discussion with special topic discussion of the Medical Internal Service Fund used to account for the City's self-funded employee health insurance program. [Finance] (General Fund, Medical Fund)

D

Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

D.1 *SUPPLEMENTAL SUPPORTING MATERIALS* - Resolution No. _____
(For Possible Action): Resolution of Sale to approve a Purchase and Sale Agreement to sell City-owned property located at 14180 Mt. Charleston Street (APN 086-142-09) to the Reno Housing Authority (RHA) for the public purpose of supporting affordable housing, for a nominal fee of \$10 plus closing costs, and to hear any objections to such transfer as required by NRS 277.050 -277.053. (Capital Fund)

D.2 *SUPPLEMENTAL SUPPORTING MATERIALS* - Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC25-00065 (Moose Ridge Zoning Map Amendment) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±42.43 acre site located north of the terminus of Moose Ridge Drive, ±115 feet north of its intersection with Fox Trail Drive from ±42.43-acres of Single-Family Residential - 3 Units Per Acre (SF-3) to ±22.43-acres of Single-Family Residential - 8 Units Per Acre (SF-8) and ±20-acres of Parks, Greenways and Open Space (PGOS); together with matters which pertain to or are necessarily connected therewith. [Ward 5]

E Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)

F Ordinances - Adoption

F.1 Ordinance Adoption – Bill No. 7340 (For Possible Action): Case No. LDC26-00082 (One Mica Place Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±14.92 acre site comprised of two parcels from General Commercial (GC) to Multi-Family Residential – 21 units per acre (MF-21). The site is located on the north side of Moraine Way, ±160 feet west of North Virginia Street and has a Master Plan designation of Suburban Mixed-Use (SMU).

G Board, Commission, or Committee Appointments

G.1 Staff Report (For Possible Action): Discussion and potential appointment up to three individuals to the Youth City Council from the following pool of applicants, listed in alphabetical order: Arhan Achi, Anshuman Arun, Dylan McDow, Henry Park, Analeiyah Rodriguez, Disha Rohith, Fatima Samir, Sathvik Vadlakunta, Huckleberry Zander, Annie Zhu, Liam Zurline.

G.2 Staff Report (For Possible Action): Discussion and appointment of up to one individual to the Reno City Planning Commission for a partial term from the following pool of applicants, listed in alphabetical order: Piyush Bakane,

Jennifer Billat, Daniel Bolton, John Brownell, Fred Darley II, Danielle Dolan, Brian Erbis, Michael Fuess, Andre Gardner, Brett Kanwetz, Janice Mackenzie, Kyle McLauchlin, Jose Miguel, Randolph Starks, Emmrick Volkarin, Anthony Walker. [Ward 1]

H Mayor and Council

H.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (For Discussion Only)

I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

J Public Comment (This item is for either public comment on any action item or for any general public comment.)

K Adjournment (For Possible Action)



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: August 25, 2026

DATE: August 7, 2025

TO: Board of County Commissioners

FROM: Pamela Mann, Director, Human Services Agency
(775) 785-8600, PMann@washoecounty.gov

THROUGH: Ryan Gustafson, Assistant County Manager

SUBJECT: Recommendation to approve Resolution R26-70, providing for the transfer of Washoe County's share of Local Government's 2026 Private Activity Bond Volume Cap [\$7,870,019.38] to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing; and other matters related thereto. (All Commission Districts.)

SUMMARY

Each year, Washoe County receives an allocation of Private Activity Bond that can be allocated to support various affordable housing projects. This year, Washoe County's pro-rata share is \$7,870,019.38. It is recommended that this allocation be transferred to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing.

The transfer of Private Activity Bond Cap does not obligate Washoe County in any way; it simply provides financing tools to ensure the Nevada Department of Business and Industry Housing Division can successfully support multifamily housing developments within Washoe County that meet defined affordability standards and facilitate greater opportunities to meet the goal of increasing the number of low-income housing units in the region.

Washoe County Strategic Objective supported by this item: Economic Impacts

PREVIOUS ACTION

On August 26, 2025, the Board approved Resolution R25-95, providing for the transfer of Washoe County's share of Local Government's 2025 Private Activity Bond Volume Cap

AGENDA ITEM # _____

[\$7,607,975.17] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs.

On August 20, 2024, the Board approved Resolution R24-71, providing for the transfer of Washoe County's share of Local Government's 2025 Private Activity Bond Volume Cap [\$7,231,580.97] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs.

On August 22, 2023, the Board approved a resolution transferring Washoe County's 2023 pro-rata share of the State of Nevada's Private Activity Bonding Authority (\$6,889,172.03) to the Director of the State of Nevada Department of Building and Industry to support the development of affordable housing projects, specifically the construction of a multifamily housing project of approximately 240 affordable housing units, with rent amount restricted to 60% of Area Median Income or below located off of Chocolate Drive in Sun Valley, Nevada (APN: 502-250-09 and 502-250-10, Applicant: Pedcor Investments, LLC. Project property owner).

The Board has routinely approved resolutions transferring Washoe County's share of the Private Activity Bond Volume Cap.

BACKGROUND

Each year Washoe County receives an allocation of Federal Tax-Exempt Private Activity Bonding Authority (Bond Cap) from the State of Nevada. This allocation may be transferred for the issuance of tax-exempt bonds to assist in the financing of projects that support economic development and/or affordable housing projects. For 2026, Washoe County's pro rata share is \$7,870,019.38. Nevada Administrative Code ("NAC") 348A.180(1) and (2) provide that Washoe County may, by resolution, transfer all or a portion of this bonding authority to another political subdivision of the state or to the Director of the Nevada Department of Business and Industry for allocation to specific affordable housing projects and programs. Volume Cap allocations that are not committed to a specific project(s) on or before September 1 of each year, revert to the discretion of the Director of the Department of Business and Industry.

Washoe County utilized this process to support numerous affordable housing projects throughout the 1990's and the early 2000's. Bonds lost favor in financial markets as the economy transformed after the 2007 foreclosure crisis. However, recent changes in some of the Federal Guidelines around the use of tax credits together with other ongoing changes in the financial markets have made the Volume Cap program a viable funding option once again.

In an effort to transfer Bond Cap authority to qualifying programs in Washoe County, it is recommended that this allocation be transferred to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing.

The transfer of Private Activity Bond Cap does not obligate Washoe County in any way; it simply provides financing tools to ensure the Nevada Department of Business and Industry Housing Division can successfully support multifamily housing developments within Washoe County that meet defined affordability standards and facilitate greater opportunities to meet the goal of increasing the number of low-income housing units in the region.

Approval of the resolution authorizes transfer of Washoe County's 2026 Bond Cap allocation to the Nevada Department of Business and Industry Housing Division.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Recommendation to approve Resolution R26-70, providing for the transfer of Washoe County's share of Local Government's 2026 Private Activity Bond Volume Cap [\$7,870,019.38] to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing; and other matters related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: *"Move to approve Resolution R26-70, providing for the transfer of Washoe County's share of Local Government's 2026 Private Activity Bond Volume Cap [\$7,870,019.38] to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing; and other matters related thereto."*

RESOLUTION NO. R26-70

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WASHOE COUNTY, NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE DIRECTOR OF THE STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY HOUSING DIVISION AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to Washoe County, Nevada (the “County”), the amount of \$7,870,019.38 in tax-exempt private activity bond volume cap for year 2026 (the “2026 Bond Cap”); and

WHEREAS, the Nevada Housing Division may select any dense, multifamily low-income housing project from the entire Washoe County region and not just unincorporated areas, this transfer would facilitate greater opportunities to meet the goal of increasing the number of low-income housing units in the region, and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to the Director of the State of Nevada Department of Business and Industry (Director) all or any portion of its 2026 Bond Cap; and

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$7,870,019.38 to the Director of the State of Nevada Department of Business and Industry Housing Division.

Section 3. Use of 2026 Bond Cap. Private Activity Bond allocations shall be prioritized for multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing. Any 2026 Private Activity Bond (PAB) volume cap that is not utilized during Calendar Year 2026 may be carried forward to future years in accordance with applicable federal and state laws, regulations and procedures.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Kate Thomas, County Manager, Washoe County, regarding this Resolution at (775) 328-2000 or by email at KAThomas@WashoeCounty.gov or in writing at 1001 E. Ninth Street, Reno, Nevada 89512.

Section 5. Additional Action. The County Manager and Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 7. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
WASHOE COUNTY, NEVADA

By _____
Clara Andriola, Chair

ATTEST:

By _____
Jan Galassini, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Jan Galassini, am the duly chosen and qualified County Clerk of Washoe County, Nevada (the “*County*”) and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code (“*NAC*”), that the 2026 private activity bond volume cap allocated to Washoe County in the amount of \$7,870,019.38 has been transferred as follows:

\$7,870,019.38 has been transferred pursuant to NAC 348A.180 from Washoe County, a local government, located in the State of Nevada to the Director of the State of Nevada Department of Business and Industry, for the purpose of supporting any dense, multifamily low-income housing development in Washoe County.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348A.260.

WASHOE COUNTY, NEVADA

By _____
Jan Galassini, County Clerk