



togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
April Becker
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

The Board of County Commissioners of Clark County, Nevada met in joint regular session with Clark County Water Reclamation District Board of Trustees and University Medical Center of Southern Nevada Board of Trustees in full conformity with law and bylaws of said Boards, at the regular place of meeting in Clark County, Nevada, on Tuesday, July 15, 2025:

CLARK COUNTY GOVERNMENT CENTER
COMMISSION CHAMBERS
500 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA 89106

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

Tick Segerblom, Chair
William McCurdy II, Vice Chair
April Becker
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

Absent:

None

Also Present:

Kevin Schiller, County Manager
Lisa Logsdon, Deputy District Attorney
Jessica Colvin, Chief Finance Officer
Lynn Goya, County Clerk
Jewel Gooden, Deputy Clerk
Ruby Ochoa, Deputy Clerk

INVOCATION

The invocation was given by Imam Mujahid Ramadan.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was stated by the assembly in attendance.

SEC. 2. COMMISSIONERS' / COUNTY MANAGER'S RECOGNITION

1. Recognize Clark County employees who have been selected as Clark County Value Champions.

ACTION: RECOGNIZED.

Attachment(s) submitted and filed with the County Clerk's Office

TICK SEGERBLOM

Good morning, Mr. Schiller.

KEVIN SCHILLER

Good morning, Chairman, Vice Chairman, and Commissioners. Your first item is to recognize Clark County employees who have been selected as Clark County Value Champions.

(Video Presentation Begins)

REYNA MASON

Good morning. I'm pleased to nominate Vanessa (Vanessa Bilal) for the Value Champions Award. I nominated Vanessa because she's just a wonderful person. She's very pleasant to be around and work with. She's very goal-oriented, she's not afraid of a challenge, and she's a really hard worker. So, I just want to say congratulations, Vanessa. You deserve it.

GLORIA MAURICIO

Hi, my name is Gloria Mauricio. I nominated Oscar (Oscar Bonilla) as a Value Champion because he's been an amazing team player, and just a great pillar to our community. I've known Oscar for about short of three years now. I've worked alongside him in Social Services, and he's always gone above and beyond for everyone, including our team and all of our clients. Congratulations, Oscar, you deserve this.

PATRICIA BATTIE

Hi, my name is Pat Battie, and I'm honored to nominate Teresa Garcia as a Value Champion. Teresa truly believes in the important work she does here for Clark County as a mediator. She sees mediation as an opportunity to bring parties together, to work through their conflict and discover how they can transform their conflict into a win-win. So congratulations, Teresa, using your years of experience and your skill and all the best practice as a mediator. Teresa is a dynamic mediator who exudes the core values for Clark County. So congratulations, Teresa. Keep up the good work.

(Video Presentation Completed)

KEVIN SCHILLER

How about our Clark County Value Champions? Yay. It's my favorite part of the meeting. So, I just want to highlight the departments they represent. So, we have the Public Guardian, they're helping people every day. They have high caseloads. I think she's in Accounts Receivable, so she's doing lots of work there. We got Social Services. That's where I started, told him that, they're very busy, and I think they're going to get busier, so I really want to recognize all the work they do. We have agenda items every week on Social Services. And then last one we have is Las Vegas Justice Court. She's a mediator, so she's mediating a lot. They have high numbers, and I want to congratulate her also. Thank you.

TICK SEGERBLOM

We're going to turn it over to Commissioner Becker.

APRIL BECKER

Well, I'm just excited to be here to recognize some of the great employees that we have at the county. It's just amazing. These are the faces of the people that represent and work hard for the community, and I'm just thrilled. Congratulations.

TICK SEGERBLOM

Before we go on, I have to acknowledge Judge De La Garza wanted to make sure that her employee was well-honored, so thank you for letting her come. All right. Is it my turn?

SEC. 3. PUBLIC FORUM

2. Public Comment

KEVIN SCHILLER

Commissioner, it's first section set aside for public comment.

TICK SEGERBLOM

Okay. This is the first period for public comment. Anyone wishing to speak on anything on the agenda, come forward now.

STEPHANIE PHILLIPS

Good morning, Commissioners. My name is Stephanie Phillips, Political Affairs Director with Veterans in Politics. P-H-I-L-L-I-P-S, speaking on agenda Item 45. Before considering a new courthouse, it is your duty to investigate the current status of caseloads and calendars at the RJC (Regional Justice Center). Instead of adding judges and wasting taxpayer dollars on a \$700 million new courthouse, how about some accountability first? That would begin with Chief Judge Jerry Wiese II. Ask him for case statistics like caseloads and calendars for each judge. It's been reported to us by an inside source who has worked at the RJC for 20 years that Judge Wiese II won't even give this information to judges who ask for it. Why is this information not posted on their website for public to view? After all, he, along with all the judges and yourselves, work for the tax paying public and owe us complete transparency. Investigate Judge Craig and Leavitt. It's been reported to us they barely carry a caseload compared to others, and neither have a civil calendar.

Additionally, Judge Yeager, Newberry, and Bluth reportedly took no civil cases for months, then got called out by fellow judges. Judge Bluth has been reported as the worst offender with only six calendar days a month. Ask why Judge Bluth, Clark Newberry and Yeager took no new civil cases for four months last year. Before burdening the taxpayers with a \$700 million new courthouse, and 18 new judges with staff, get to the real truth of what is being hidden from the public regarding case statistics. This is not your money to spend. You're merely a custodian of the taxpayers' money. You owe the taxpayers a full investigation and complete transparency from Judge Wiese II before you even consider bringing such a proposal to the public.

Lastly, the quote by Commissioner Segerblom where he said, "We can spend several hundred million dollars for a courthouse, and that's the key to a, you know, justice system and democracy." The key to our justice system is accountability and transparency. And let me remind you, we are not a democracy. We are a constitutional republic. The key to a democracy is not a new courthouse. It is executing the will of the people, which is what you were elected to do, and spend taxpayers' money wisely, not frivolously. Thank you so much.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak? Seeing no one, we'll close the public comment period and turn it over to County Manager. Although I do want to introduce my co-chairperson, if that's okay? All right. This morning, I have Rene Guevara. Rene, you want to stand up? Rene is serving as my co-chair today. His mother, Samantha, is over there, and his sister Reza, right here. Anyway, they — Rene is part of what's called the Nevada Institute for Children's Research and Policy as part of UNLV (University of Nevada, Las Vegas), and they're fourth and fifth graders run for youth mayor and campaign for causes they care about. The event promotes civic engagement and highlights the importance of investing in children and families. This year Rene, a fourth grader at Nevada Prep Charter School, was named Youth

Councilperson. His campaign focused on youth sports, road safety education, and anti-bullying resources. Outside of school, Rene plays baseball, practices Taekwondo, and volunteers by reading to shelter dogs. Sounds like a great person to me. Anyway, thank you so much, Rene, for serving with us, and congratulations on being elected co-chair. All right, Mr. Schiller.

SEC. 4. AGENDA

3. Approval of Minutes of the Regular Meeting on June 17, 2025. (For possible action) (Available in the County Clerk's Office, Commission Division)

ACTION: APPROVED.

KEVIN SCHILLER

Commissioners, Item 3 is approval of the minutes of the regular meeting on June 17, 2025.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the meeting minutes from June 17, 2025.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items. (For possible action)

ACTION: APPROVED (ITEM 44 DELETED).

KEVIN SCHILLER

Next item is approval of the agenda with the inclusion of any emergency items and deletion of any items. We do want to have — Staff has one recommendation; Item 44 has been deleted.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the agenda with the recommended changes read into the record.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passed.

SEC. 5. CONSENT AGENDA: ITEM 5 THROUGH 27

ACTION: APPROVED.

KEVIN SCHILLER

Commissioners, we can now move to the approval of your consent agenda consisting of Items 5 through 27.

MOTION

WILLIAM MCCURDY II

I move approval of our consent agenda, Items 5 through 27.

TICK SEGERBLOM

There's a motion to approve the consent agenda, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passed.

Purchasing & Contracts

5. Approve the utilization of State of Nevada Contract No. 99SWC-S3138, for Fleet, Alternative Fuel and Police Vehicles, awarded to various dealerships, for CBE No. 607613-25; and authorize staff to issue purchase orders, subject to approved budget appropriations; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

6. Approve the award of Bid No. 607568-25, for Northern CC-215 Capacity Enhancements - Tenaya Way to I-15 to the low responsive and responsible bidder, contingent upon submission of the required bonds and insurance. Staff recommends award to Las Vegas Paving Corporation; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

7. Approve and authorize the Chair to sign Interlocal Agreement with Board of Regents of Nevada Systems of Higher Education on Behalf of Desert Research Institute, for CBE No. 607605-25, for Las Vegas Bearpoppy Restoration Research at Rainbow Gardens; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

8. Approve the award of Bid No. 607550-25, for Annual Requirements Contract for Radio and Radio Station Repairs and Installation, to the sole bidder, contingent upon submission of the required insurance. Staff recommends award to McIntosh Communications, Inc.; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

9. Approve, ratify and authorize the Chair to sign the Interlocal Agreement with Washoe County, for CBE No. 607444-25, for HMIS Administration; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

10. Approve the Master Contract; and approve the selection of, and Contracts with A Novo Care L.L.C., A Sacred Home Health Care LLC, Abiding Home Care Services Inc., Above The Rest Home Care, Inc, ADL Home Care Inc. dba ADL Homecare, Heater, Collins, Inc. dba Angel Care Home Health Services, Aries Family Care LLC dba Aries Family Care, JPN Holdings Corp. dba Assisting Hands South Central Las Vegas, At Home Solutions dba At Home Sr Solutions, CVS Home Care Inc, Double Dose Serenity Care L.L.C, Elsa Home Care Inc., Schmidt LLC dba Good Samaritan PCA, Graceful Touch, LLC, Hearts of Passion Home Care LLC, High Class Personal Care, LLC, Lloyd's Homecare Services LLC dba Sunset Loft LV, Premier Home Care Services LLC, Red Rock Home Health Care Corp, SSM Health LLC, and Suzy's Care LLC, for RFQ No. 607465-25, for Homemaker Home Health Aide Services, contingent upon submission of the required insurance; and authorize the Chief Financial Officer or her designee to sign the Contract; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Town Services

11. Note for the record the following Town Advisory Board (TAB) and/or Citizens Advisory Council (CAC) Minutes: Enterprise TAB - June 11, 2025; Lone Mountain CAC - May 27, 2025; Moapa Valley TAB - June 11, 2025; Paradise TAB - June 10, 2025; and Spring Valley TAB - June 10, 2025.

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Environment and Sustainability

12. Approve, adopt, and authorize the Director or designee to submit the "Second Maintenance Plan for the 1987 PM10 NAAQS: Clark County, Nevada" to the State of Nevada and the U.S. Environmental Protection Agency for review and approval as a revision to the Nevada State Implementation Plan; and set a public hearing on August 5, 2025 at 10:00am. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Public Works

13. Accept grants of easements for bollard and traffic signal improvements from CPLV Property Owner, LLC (Samantha Gallagher, Secretary) upon Assessor's Parcel Number 162-17-810-009, generally located on the northwest corner of Las Vegas Boulevard and Flamingo Road; and approve and authorize the County Manager or his designee to sign the grants of easements to complete the transaction. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

14. Approve and authorize the County Manager or his designee to sign Supplemental No. 2 to the professional engineering services contract between Clark County and CA Group, Inc. (James Caviola, President) to extend the contract term for the Sunset Park between Duck Creek Wash and Eastern Avenue project. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Real Property Management

15. Approve and authorize the Chair to sign a Resolution of Intent to Lease Clark County Owned Real Property to the State of Nevada on behalf of the Division of Welfare & Supportive Services (DWSS) for ±8,050 SF of usable office space at 1850 & 1900 E Flamingo Rd, Las Vegas, NV 89119; and set a public hearing on August 5, 2025 at 10:00 a.m. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-1).

Attachment(s) submitted and filed with the County Clerk's Office

16. Approve and authorize the Chair to sign a Resolution of Intent to Lease Clark County Owned Real Property to University Medical Center of Southern Nevada (UMC) for ±17,182 square feet of medical office/behavioral health facility on ±1.49 acres of fully developed land with a physical building address of 5409 East Lake Mead Boulevard, Las Vegas, NV 89156 located on Assessor's Parcel Number 140-21-303-004 for a Crisis Stabilization Center; and set a public hearing on August 5, 2025, at 10:00 a.m. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-2).

Attachment(s) submitted and filed with the County Clerk's Office

Budget & Finance

17. In accordance with NRS 244.210 and 354.220 through 354.250, approve, authorize, and adopt the Chair to sign a resolution to authorize refunds as shown on Exhibit "A". (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-3).

Attachment(s) submitted and filed with the County Clerk's Office

18. Approve and adopt Clark County's FY 2026-2030 Capital Improvement Program; and direct staff to transmit the approved document to the State Department of Taxation as prescribed by law. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Clark County Water Reclamation District (Board of County Commissioners sitting as the CCWRD Board of Trustees)

19. Approve and authorize the General Manager to sign an Agreement for Engineering Services with CA Group, Inc. (Melvin Sjostrom, Secretary/Treasurer) to provide design, bid and engineering services during construction for Collection System Rehabilitation Package 2, Project No. 25101; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

University Medical Center of Southern Nevada (Board of County Commissioners sitting as the UMC Hospital Board of Trustees)

20. Approve the Lease Agreement with AHP of Nevada, LLC for rentable space at 901 Rancho Lane, Las Vegas, Nevada 89106; or take action as deemed appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

General Administration

21. Approve and authorize the Chair to sign the correction of the 2021-2022 thru 2024-2025 Secured and the 2022-2023 thru 2024-2025 Unsecured Assessment Roll AR-0715-25-14 and order the corrections to be made. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

22. Pursuant to the Nevada Revised Statutes, note for the record that the Official Reports and Documents received from various County offices are on file in the County Clerk's Office, Commission Division.

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

23. Approve the settlement of the auto bodily injury claim of Sakina Lebron in the amount of \$100,000. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

24. Approve the settlement of the auto bodily injury claim of Eric Brcic in the amount of \$200,000. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

25. Accept the donation of a Type 6 Fire Engine from the Bureau of Land Management to the Clark County Fire Department Rural Division with an estimated total value of \$25,085. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

26. Approve and authorize the report of donations by Clark County Juvenile Justice Services (CCJJS), including The Harbor, from April 01, 2025, through June 30, 2025, for the use and benefit of CCJJS and the youth and families it serves. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

27. Approve, adopt, and authorize the Chair to sign a resolution authorizing the notice of sale of properties subject to the lien of a delinquent assessment in the following special improvement districts (SIDs): District #158-7597 Las Vegas Blvd St Rose to Pyle Unit 1; District #158-7602 Las Vegas Blvd St Rose to Pyle Unit 2; District #159-7601 Summerlin Village 16A; and provide for other matters properly relating thereto. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-4).

Attachment(s) submitted and filed with the County Clerk's Office

SEC. 6. ITEMS TAKEN SEPARATELY FROM CONSENT AGENDA

No Items were heard separately.

SEC. 7. PUBLIC HEARINGS – 10 A.M.

28. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Clark County Code Title 2, Chapter 2.48 and Title 7, Chapter 7.18 to reflect the department's official name change to Clark County Social Services; and providing for other matters properly related thereto. (For possible action)

ACTION: APPROVED (ORDINANCE 5270; EFFECTIVE 7/30/2025).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioner, it's now 10 a.m. We will move to the public hearing section of your agenda. Your first item is to conduct a public hearing to approve, adopt, and authorize the Chair to sign an ordinance to amend Clark County Code Title 2, Chapter 2.48, and Title 7, Chapter 7.18 to reflect the department's official name change to Clark County Social Services; and providing for other matters properly related thereto.

LISA LOGSDON

We don't have a presentation on this one, so this one's ready for the Board.

TICK SEGERBLOM

Abbie doesn't want to stand up and wave?

KEVIN SCHILLER

Add an "s".

TICK SEGERBLOM

Is Mr. Sorenson here? All right. Anyway, does anyone have a motion to approve the change of the name?

LISA LOGSDON

Commissioner, we need to do the —

TICK SEGERBLOM

Oh, is it a public hearing?

LISA LOGSDON

It's a public hearing.

TICK SEGERBLOM

There's a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing and turn it over to the Commission.

MOTION

WILLIAM MCCURDY II

I move approval to our big name change.

TICK SEGERBLOM

All right, so Abbie, get ready. There's a motion to change the name. All cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

29. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.04 in its entirety; adopting a new Chapter 22.04, entitled “The Building Code of Clark County”; adopting by reference the 2024 International Building Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions for enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5271; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk’s Office

KEVIN SCHILLER

Commissioners, your next item is to conduct a public hearing and approve, adopt and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.04 in its entirety; adopting a new Chapter 22.04, entitled “The Building Code of Clark County”; adopting by reference the 2024 International Building Code and the Southern Nevada Amendment thereto; and establishing penalties and administrative provisions for enforcement.

TICK SEGERBLOM

Good morning. And just for the Board's edification, Jim and I have agreed beforehand that he's going to make a speech at the beginning, and then we won't have to do a speech of each one of these. So, hopefully you can summarize what we're doing, in total, all 10 items. Thank you.

JAMES GERREN

Thank you, Commissioners. Yes, the intention here is, I'll speak for the next eight items on your agenda. Items 29 through 36 are all proposals for code adoption. For the record, my name is James Gerren, I'm the Director of the Clark County Building Department. We're here today for Items 29 through 36. We're asking the Board to approve the adoption of the following codes, with Southern Nevada Amendments. The 2024 International Building Code, the 2024 International Residential Code, 2024 International Existing Building Code, 2024 International Swimming Pool and Spa Code, the 2023 National Electrical Code, 2024 Uniform Plumbing Code (UPC), 2024 Uniform Mechanical Code (UMC), and the 2024 International Energy Conservation Code (IECC). I have listed those codes in the order they appear on the agenda. Again, Items 29 through 36.

These codes are published by three different code development organizations. The International Building Code, Residential Code, Existing Building Code, Swimming Pool and Spa Code, and IECC are all published by the International Code Council. The National Electrical Code or NFPA 70 is published by the National Fire Protection Association (NFPA). And the UPC and UMC are published by the International Association of Plumbing and Mechanical Officials (IAPMO).

Clark County currently adopts and enforces the 2018 editions of the codes, that we're asking you to move to the 2024 editions. There is one exception per NRS 701.220. The director of the Governor's Office of Energy is mandated to adopt the latest version of the IECC, and all local municipalities and governments are required to follow suit. So, a couple of years ago we did come before the Board to adopt the 2021 Energy Code. And today, as part of our package, we're asking for you to adopt the 2024 Energy Code.

Although the IECC, IAPMO and NFPA publish codes every three years, on a three-year cycle. The county has traditionally chosen to just skip a cycle, so we go every six years. It's not a problem. It's consistent with the State of Nevada. The state just moved from the 2018 codes, like we're currently under, to the 2024 codes. The same exact codes that we're proposing to adopt today. There are several reasons we choose to skip a cycle. It's not laziness, it's actually out of consideration of the public and our customers.

It's quite a burden to have to update to a new code every three years, with local amendments. It's a burden on the Building Department, and our brother and sister agencies, to develop the local amendments every three years. So, we do try to do it every six years instead. Again, that is allowed by the state. And we are consistently adopting the same versions of the codes, as the State of Nevada.

For each of these new codes that we're asking the Board to approve the adoption of, the Southern Nevada Building Officials did form a committee for each code. Each committee was comprised of 11 members. Eight voting members represented each of the eight jurisdictions in Southern Nevada, which includes the Clark County School District. And then there were three votes assigned to Industry. And the Industry attendees all voted on who their representatives would be to vote. The one caveat to that is that the building code, due to its size and complexity, had three committees assigned to it. One for structural only, one for life safety only, and then the general committee that covered everything else.

The Southern Nevada Building Officials gave strict guidelines to each committee, on what was allowed to be approved as a local ordinance. It's not just a wish list situation. All amendments that were proposed had to meet the criteria, that it had to address something related to our topography, our geology in Southern Nevada, the climate. Special use in occupancies, like our predominance of casinos, or it could be a proposal to correlate with national or state laws. Proposals could be entertained with the intent of clarifying codes. And also, any proposals were allowed if they addressed unique designs or systems that aren't currently anticipated by the building codes. Other than that, the proposals were limited to consistency for regional interpretations, or to address errata in the codes.

I should point out that on the committees, they are open to the public. All meetings were public, they were very collaborative with industry. We had a lot of input from the Southern Nevada Home Builders Association, and the membership from their Codes Committee. Each committee had a jurisdictional member as the lead, but industry members were allowed to serve vital roles below the chair position. We had input from the commercial developers, NAIOP (Commercial Real Estate Development Association) on several proposals, several committees. If these adoptions are approved by the Board today, the effective date would be January 11, which is 180 days from today. January 11, 2026. That means between today and January 11 next year, customers would have the choice of either using the current 2018 codes and amendments or submitting under the new. But anything submitted to the Building Department for permit on or after January 11, would have to come in under the new 2024 codes.

The one exception to that is, we did accommodate the Southern Nevada home builders, and their membership, with relation to their tract home developments. So, for all of those residential standard plan subdivisions, if they pulled at least one permit under the 2018 codes, and they have fewer than 100 houses to build in that development remaining, we're going to let them build out those developments under the 2018 codes. That doesn't exempt them from our residential sprinkler ordinance. So, they still will have to meet the new ordinance for residential sprinklers, but they will not have to update those plans to the 2024 codes. And the only threshold we impose is, they can't let those permits expire, meaning no action for 180 days, and they have to finish that development, the remaining lots, before we adopt the next residential code in six years. So, we felt that was a fair compromise. It was brought to us from the home builders, and we decided to change the way we've traditionally handled those standard plans, and accommodate them that way.

I would like to point out that none of the eight agenda items before you, for these code adoptions, include the fire code. Just want to clarify that the Fire Prevention Division of the Clark County Fire Department will be bringing the ordinance for the adoption of the fire code before you, sometime in the

next six to eight weeks. They are currently doing the Business Impact Statement process, because they are proposing to adjust their fee schedules. But Chief Dailey from Fire Prevention did indicate that when they bring that ordinance before the Board, they will propose the same date in January for the effective date of the fire code, so that it's all consistent. So, when you adopt, when you adopt it, it will have an effective date of January 11, 2026, also.

Finally, I would like to just take a moment to express my thanks to my staff, and the team members at the Building Department. We invested a lot of time in this process. We've been doing this for over a year now. A lot of our Building Department members served as chairs on the committees. We have representation on all of the committees. It's quite a time commitment, in addition to their real jobs. So, I'd like to thank them. I'd like to thank all the people who participated in the process, the Southern Nevada Home Builders Association, membership from NAIOP, and all the public who attended. We did have input from various trade organizations, including the plumbing, heating, cooling contractors, who I believe is here to speak today after I get done. And with that I'd like to just say I'm done, and I'll be willing to answer any questions from the Board. But I do believe there is at least one person here to provide public comment on agenda items 29 through 36.

TICK SEGERBLOM

This is a public hearing. Is someone here wishing to speak on behalf of the item? Please come forward.

JORDAN KRAHENBUHL

Good morning. My name is Jordan Krahenbuhl, K-R-A-H-E-N-B-U-H-L, 125 Hexham Drive in Henderson, 89015. I am the Executive Director of the Plumbing, Heating, Cooling Contractors of Nevada, PHCC. I'm a lifetime member of the International Association of Plumbing Mechanical Officials, IAPMO, who writes the UPC and UMC and also on the Board of Directors of IWSH. I have been involved in the code adoption process in Southern Nevada since 1988. I am retired from Clark County Building Department, so Clark County is special to my heart, and dear to my heart. And I believe this is my 10 adoption process in the last 37 years.

I came here to thank Jim Gerren and his staff. They're amazing. They did a great job. And thank you to the Clark County Commission for the adoption of the 2024 UPC and UMC. To my knowledge, every state and local government department across the state either already have adopted or are in the process of adopting the 2024 UPC and UMC.

The adoption of the UPC and UMC are critical to our industry, and to our association. It is extremely important that all jurisdictions adopt the same codes. The provisions provide consistency in training, installation and enforcement. Back in the late 1980s, when I started, and in this process, it was a disaster. Every jurisdiction was doing their own thing, and it caused a lot of problems for industry, and the rules changed depending on where you were working. Over time, that's been fixed. And again, thank you to the Clark County Commission, and especially to Jim and his staff. They've done an absolutely wonderful job. So, thank you very much.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak? Seeing no one. We'll close the public hearing, and turn over for comments or a vote, or a motion.

MICHAEL NAFT

Could I just make a comment before the motion?

TICK SEGERBLOM

I'm sorry, I have to — Do it now. All right.

MICHAEL NAFT

I'll make my comments related to [Item] 29, but reflective of everything, which is just to thank Director Gerren for your professionalism, your patience on this process. You and your team, as was spoken about, did an extraordinary job. This process isn't always this smooth, and I think that's a credit to your leadership. So, I thank you for that, for engaging with the industry so effectively. It certainly makes things easier for us, but it also, I think, shines a bright light in a positive way on Clark County. So, thank you.

TICK SEGERBLOM

So that's a motion?

MOTION

MICHAEL NAFT

Happy to make a motion on — You probably need these all separately. So, I move for approval of Item 29.

TICK SEGERBLOM

All right. There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

30. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.05 in its entirety; adopting a new Chapter 22.05, entitled “The Residential Code of Clark County”; adopting by reference the 2024 International Residential Code and Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5272; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk’s Office

KEVIN SCHILLER

Commissioners, Item 30 is to conduct a public hearing and approve, adopt and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.05 in its entirety; adopting a new Chapter 22.05, entitled “The Residential Code of Clark County”; adopting by reference the 2024 International Residential Code and Southern Nevada Amendments thereto and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing, anyone here wishing to speak? Seeing no one, We'll close the public hearing and turn it over —

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move for approval.

TICK SEGERBLOM

There's a motion for approval, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

31. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.11 in its entirety; adopting a new Chapter 22.11, entitled "The Existing Building Code of Clark County"; adopting by reference the 2024 International Existing Building Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5273; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Your next item is to conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.11 in its entirety; adopting a new Chapter 22.11, entitled "The Existing Building Code of Clark County"; adopting by reference the 2024 International Existing Building Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing, anyone here wishing to speak? Seeing no one, we'll close the public hearing and see if there's a motion.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move for approval.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

32. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.20 in its entirety; adopting a new Chapter 22.20, entitled "The Swimming Pool and Spa Code of Clark County"; adopting by reference the 2024 International Swimming Pool and Spa Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5274; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Your next item is conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 22 of the Clark County Code by deleting Chapter 22.20 in its entirety; adopting a new Chapter 22.20, entitled "The Swimming Pool and Spa Code of Clark County"; adopting by reference the 2024 International Swimming Pool and Spa Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak? Randy, you all want to speak? All right, we'll close the public hearing and see if there's a motion.

MOTION

WILLIAM MCCURDY II

Move for approval.

TICK SEGERBLOM

There's a motion for approval. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

33. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25 of the Clark County Code by deleting Chapter 25.04 in its entirety; adopting a new Chapter 25.04, entitled “The Electrical Code of Clark County”; adopting by reference the 2023 National Electrical Code and Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5275; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk’s Office

KEVIN SCHILLER

Your next item is conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25 of the Clark County Code by deleting Chapter 25.04 in its entirety; adopting a new Chapter 25.04, entitled “The Electrical Code of Clark County”; adopting by reference the 2023 National Electrical Code and Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing, anyone wishing to speak? Seeing no one, we’ll close the public hearing. See if there's a motion.

MOTION

WILLIAM MCCURDY II

Move for approval.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passed.

34. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25 of the Clark County Code by deleting Chapter 25.08 in its entirety; adopting a new Chapter 25.08, entitled “The Plumbing Code of Clark County”; adopting by reference the 2024 Uniform Plumbing Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5276; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25 of the Clark County Code by deleting Chapter 25.08 in its entirety; adopting a new Chapter 25.08, entitled "The Plumbing Code of Clark County"; adopting by reference the 2024 Uniform Plumbing Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing, anyone wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner McCurdy II.

MOTION

WILLIAM MCCURDY II

Move for approval.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

35. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25 of the Clark County Code by deleting Chapter 25.16 in its entirety; adopting a new Chapter 25.16, entitled "The Mechanical Code of Clark County"; adopting by reference the 2024 Uniform Mechanical Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement. (For possible action)

ACTION: APPROVED (ORDINANCE 5277; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Your next item is to conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25 of the Clark County Code by deleting Chapter 25.16 in its entirety; adopting a new Chapter 25.16, entitled "The Mechanical Code of Clark County"; adopting by reference the 2024 Uniform Mechanical Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing, anyone wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner McCurdy II.

MOTION

WILLIAM MCCURDY II

Move approval.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

36. Conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25, Chapter 25.20 of the Clark County Code by deleting Chapter 25.20 in its entirety; adopting a new Chapter 25.20 entitled "The Energy Conservation Code of Clark County"; adopting by reference the 2024 International Energy Conservation Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement (For possible action)

ACTION: APPROVED (ORDINANCE 5278; EFFECTIVE 01/11/2026).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Next item is to conduct a public hearing and approve, adopt, and authorize the Chair to sign an ordinance to amend Title 25, Chapter 25.20 of the Clark County Code by deleting Chapter 25.20 in its entirety; adopting a new Chapter 25.20 entitled "The Energy Conservation Code of Clark County"; adopting by reference the 2024 International Energy Conservation Code and the Southern Nevada Amendments thereto; and establishing penalties and administrative provisions related to enforcement.

TICK SEGERBLOM

This is a public hearing, anyone wishing to speak? Seeing no one, I will close the public hearing. Ask for a motion?

MOTION

WILLIAM MCCURDY II

Move approval.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

All right, that motion passes. I think that completes the building code. Thank you, Jim, and thank you, for all your staff. That's tremendous. Thousands of hours and we did it in less than two minutes. So, thank you.

37. Conduct a public hearing and approve, adopt and authorize the Chair to sign a resolution approving the issuance by the Public Finance Authority (Wisconsin), in one or more series, of tax-exempt or taxable 501(c)(3) revenue bonds in an amount not to exceed \$22,500,000 in order to (a) finance the acquisition of, and improvements to, a charter educational facility located at 3115 North Las Vegas Boulevard, Las Vegas, Nevada 89115 for use by Mater Academy of Nevada, (b) fund a debt service reserve fund for the Bonds, (c) pay capitalized interest with respect to the Bonds, and (d) pay certain costs of issuance of the Bonds. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-5).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Your next item is to conduct a public hearing and approve, adopt and authorize the Chair to sign a resolution approving the issuance by the Public Finance Authority, in one or more series, of tax-exempt or taxable 501(C)(3) revenue bonds in an amount not to exceed \$22,500,000, in order to finance the acquisition of, and improvements to, a charter educational facility located at 3115 North Las Vegas Boulevard, Las Vegas, Nevada 89115 for use by Mater Academy of Nevada, fund a debt service reserve fund for the bonds, pay capitalized interest with respect to the bonds, and pay certain costs of issuance of the bonds.

TICK SEGERBLOM

Jessica, do you want to explain this?

JESSICA COLVIN

Commissioners, we don't have a presentation but can answer any questions. Again, this is not an obligation of the county, it's just a requirement under Internal Revenue Code, for the governing body to approve the project.

TICK SEGERBLOM

All right, thank you. This is a public hearing, anyone here wishing to speak? Seeing no one, we'll close the hearing and turn it over to Commissioner McCurdy II.

MOTION

WILLIAM MCCURDY II

I move for approval.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

38. Conduct a public auction and approve, adopt and authorize the Chair to sign the Resolution of Acceptance and Sale of Real Property for ±0.65 acres of vacant Clark County owned real property identified as Assessor's Parcel Numbers 177-20-403-015, 016 & 021 located east of Dean Martin Dr and north of W Silverado Ranch Blvd for not less than the appraised value of \$281,000.00 and authorize the Director of Real Property Management or her designee to sign any other necessary documents to complete the transaction. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-6).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to conduct a public auction and approve, adopt and authorize the Chair to sign the Resolution of Acceptance and Sale of Real Property for ±0.65 acres of vacant Clark County owned real property identified as Assessor's Parcel Numbers 177-20-403-015, 016 and 021 located east of Dean Martin Drive and north of W. Silverado Ranch Blvd for not less than the appraised value of \$281,000.00 and authorize the Director of Real Property Management (RPM) or her designee to sign any other necessary documents to complete the transaction.

TICK SEGERBLOM

Good morning.

JAIME LEARY

Good morning, Commissioners. Jaime Leary, Real Estate Administrator with the Department of RPM, for the auction of Assessor's Parcel Number 177-20-403-015, 016 and 021. We have one written bid and two registered oral bidders.

TICK SEGERBLOM

We will now conduct the auction of this three-parcel sales unit, containing ± 0.65 acres of vacant land, beginning with the opening of any sealed bids received.

JAIME LEARY

This is for the Clerk to open.

TICK SEGERBLOM

This is kind of like the Oscars.

LYNN GOYA

We have a bid for \$281,000 from Robert R. Black, Senior Managing Member of I-15 Silverado Ranch.

TICK SEGERBLOM

All right. I'm not sure if I'm supposed to say anything, but that matches the number I was given, as meaning that it qualifies for the bid.

JAIME LEARY

So, if there's any oral bidders, the next —

LYNN GOYA

Sorry, there's more papers. Let me look through them.

JAIME LEARY

It's just the one bid.

LYNN GOYA

One bid? Okay.

TICK SEGERBLOM

All right, so now we're asking if there's any oral bidders?

JAIME LEARY

Correct. There's two registered oral bidders, I-15 Silverado Ranch Exit LLC, and Umran Malik. And the minimum bid price for the oral is \$295,050, starting.

TICK SEGERBLOM

All right. Anyone here wishing to bid \$295,000? Going once. Going twice. I don't think there's anyone here, so I think Mr. Black has it. All right. Are there any other oral bids?

JIM GIBSON

You called for oral bids?

TICK SEGERBLOM

Yes.

JIM GIBSON

There's no one here to offer an oral bid.

TICK SEGERBLOM

Right. I should say that? Okay. There's no one here appearing to offer an oral bid, so I think Mr. Black has it. But let's keep it going. All right, any other oral bids on this parcel? I don't think a dollar's going to cut it. Okay. The bidding is now closed. Okay, all right. The bidding is now closed. The highest bid received was \$281,000, made by Randy [Robert] Black. I need a motion to accept this bid, to approve and authorize the Chair to sign the Resolution of Acceptance. To authorize the Director of RPM, or her designee, to sign the quitclaim deed upon receipt of the total bid price, and to sign any other documents necessary to complete the transaction.

MARILYN K. KIRKPATRICK

May I ask a question of clarification? I thought I heard that there was one sealed bid, and then I heard that there was two registered bidders. And did someone not bid, that was a registered bidder, or? I thought I heard the number 295 [\$295,000] come about, and I don't know how it got — I'm confused.

JAIME LEARY

There are two registered oral bidders. If anybody wants to bid after the written bids are announced, then they have to register. It looks like those two bidders didn't wish to do an oral bid on top of the written bid though. So, the written bid is the highest bid. If it were to be an oral bid, it has to be 5% higher than the highest written bid, which was the \$295,050.

MARILYN K. KIRKPATRICK

Okay, I'm clear now. I just was confused on how that came about.

TICK SEGERBLOM

All right. So, to reiterate, there're two — If somebody makes the original bid, then the two people have registered to make an oral bid, they didn't appear to make their oral bid, so I think the written bid stands.

MARILYN K. KIRKPATRICK

I was just really trying to clarify the 295 [\$295,000], what that was. And now I get that it was, if somebody should — The minimum would be 295 [\$295,000]. I understand now.

TICK SEGERBLOM

There's a 5% higher on the oral bid.

MOTION

WILLIAM MCCURDY II

All right, there's no further discussion. I move to accept the bid and —

TICK SEGERBLOM

Oh, okay. All right, so now the highest bidder must submit a non-refundable deposit in the amount — Wait, I think we have to make a motion first. Did we make a motion?

WILLIAM MCCURDY II

All right, there's a motion —

TICK SEGERBLOM

Nobody's perfect. Give me a second.

WILLIAM MCCURDY II

There's motion on the floor. Cast your votes.

TICK SEGERBLOM

Okay, so Commissioner McCurdy II made a motion. So, vote on the motion.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. So now I say, the highest bidder must submit a non-refundable deposit in the amount of 10% of the winning bid, which is \$281,000, in the form of a cashier's check to the RPM Department located in the fourth floor of the Government Center, within 24 hours. This now concludes the auction. You got that Mr. Black?

ROBERT BLACK

(Inaudible).

TICK SEGERBLOM

10% of the amount. All right. Anyway, I hope that cashier's check clears. Thank you so much.

39. Conduct a public auction and approve, adopt and authorize the Chair to sign the Resolution of Acceptance and Sale of Real Property for ± 1.02 acres of vacant Clark County owned real property identified as Assessor's Parcel Number 126-36-101-015 located east of Shaumber Rd and south of Ann Rd for not less than the appraised value of \$680,000 and authorize the Director of Real Property Management or her designee to sign any other necessary documents to complete the transaction. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-7).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to conduct a public auction and approve, adopt and authorize the Chair to sign the Resolution of Acceptance and Sale of Real Property for ± 1.02 acres of vacant Clark County owned real property identified as Assessor's Parcel Number 126-36-101-015 located east of Shaumber Road and south of Ann Road for not less than the appraised value of \$680,000 and authorize the Director of RPM or her designee to sign any other necessary documents to complete the transaction.

TICK SEGERBLOM

Okay, we will now conduct the auction of this parcel containing ± 1.02 acres of vacant land, beginning with the opening of any sealed bids received.

JAIME LEARY

I have one written bid.

LYNN GOYA

Commissioners, we have one bid for \$680,000 from Jeff Thompson, Manager at Ann 215 LLC.

TICK SEGERBLOM

All right. So that was the minimum bid, so that qualifies. So, we will now take oral bids for this auction, on the terms and conditions specified in the resolution approved by the Board on June 17, 2025. The first oral bid must be at least 5% higher than the highest written bid. The highest written bid is \$680,000. Therefore, the first oral bid must be at least — Do we know that number?

JAIME LEARY

\$714,000.

TICK SEGERBLOM

I'm sorry, could you say it louder —

JAIME LEARY

\$714,000.

TICK SEGERBLOM

All right. Subsequent bids shall be in the increments of at least 5% above the previous bid. If anyone in the audience has pre-registered and wants to bid on this parcel, please come forward to the podium now. And each time you bid, please state both your name and your bid amount. Are there any oral bids?

MARGARET ANN COLEMAN

I would like to bid. (inaudible) If the gentleman dies, whoever bids \$680,000, then that \$1 would stand. My name is Margaret Coleman, so you can put me in.

TICK SEGERBLOM

All right. Are you a registered bidder? No. All right. Are there any other oral bids for this parcel? If not, this will end the bidding on this parcel. And this completes the bidding process. The bidding is now closed. The highest bid received was \$680,000 made by?

LYNN GOYA

Jeff Thompson, Manager at Ann, at 215, LLC.

TICK SEGERBLOM

Is Jeff here? Oh, good. All right, you just won. All right. I need a motion to accept this bid, to approve and authorize the Chair to sign the Resolution of Acceptance, to authorize the Director of RPM, or her designee, to sign the quitclaim deed upon receipt of the total bid price, and to sign any other documents necessary to complete the transaction.

MOTION

WILLIAM MCCURDY II

I move for approval.

TICK SEGERBLOM

There's a motion by Commissioner McCurdy II, cast your vote. Everybody vote? All right.

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MARILYN K. KIRKPATRICK

I'm debating, because I want to make sure they're not going to annex to the city.

TICK SEGERBLOM

Can we make that qualification? All right, that motion passes. The highest bidder must submit a non-refundable deposit, in the amount of 10% of the winning bid, which is \$68,000 in the form of a cashier's check, to the RPM Department, located on the fourth floor of the Government Center within 24 hours. You understand that? Great. Thank you. All right, I think that completes — I think we did it.

40. Conduct a public auction and approve, adopt and authorize the Chair to sign the Resolution of Acceptance and Sale of Real Property for ± 0.18 acres of vacant Clark County owned real property identified as Assessor's Parcel Number 177-10-512-060 located west of Paradise Rd and south of Warm Springs Rd for not less than the appraised value of \$88,225 and authorize the Director of Real Property Management or her designee to sign any other necessary documents to complete the transaction. (For possible action)

ACTION: CONDUCTED. NO BIDDERS.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Your last one. To conduct a public auction and approve, adopt and authorize the Chair to sign the Resolution of Acceptance and Sale of Real Property for ± 0.18 acres of vacant Clark County owned real property identified as Assessor's Parcel Number 177-10-512-060 located west of Paradise Road and south of Warm Springs Road for not less than the appraised value of \$88,225 and authorize the Director of RPM or her designee to sign any other necessary documents to complete the transaction.

TICK SEGERBLOM

We'll now conduct the auction of this parcel, containing ± 0.18 acres of vacant land, beginning with the opening of any sealed bids received. Do you have any sealed bids?

JAIME LEARY

I do not have any sealed bids for this property.

TICK SEGERBLOM

All right. No sealed bids. So now we're going to check on oral bids. We'll now take oral bids for this auction, on the terms and conditions specified in the resolution approved by the Board on June 17, 2025. The first oral bid must be at least 5% higher than the written bid. We didn't get a written bid —

LISA LOGSDON

You can skip that part since we didn't have oral. So just open it for oral bids.

TICK SEGERBLOM

So, then any oral bids on this parcel? If not, this will — Any oral bids \$88,000? Nope. All right. There's no oral bids. This will end the bidding on this parcel, and this completes the bidding process. So, all right.

LISA LOGSDON

So, there's no action needed to take on this. Thank you.

TICK SEGERBLOM

All right, thank you so much. You did a great job.

JAIME LEARY

Thank you.

TICK SEGERBLOM

That means we get it, I guess. Does that mean we get the property? All right.

END PUBLIC HEARINGS

SEC. 8. BUSINESS ITEMS

41. Identify emerging issues to be addressed by staff or by the Board at future meetings; receive updates on the activities of the various regional boards and commissions; and direct staff accordingly.

ACTION: IDENTIFIED/RECEIVED. DIRECTED STAFF TO EXPLORE IMPLEMENTING REGULATIONS ON MARIJUANA SALES; COLLABORATE WITH COOPERATIVE EXTENSION ON AMENDING THE SPEND DOWN PROGRAM TO SAVE CRUCIAL PROGRAMS DUE TO CUTS TO SNAP AND EDUCATION FUNDING; AND TO ADDRESS JUNK FEES ASSOCIATED WITH RENTAL PROPERTIES.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, it's not yet 10 a.m. So, we'll now move to the business section of your agenda. Item 41 is to identify emerging issues to be addressed by staff or by the Board at future meetings; receive updates on the activities of the various regional boards and commissions; and direct staff accordingly.

TICK SEGERBLOM

Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Yes, Mr. Chairman. I have three emerging issues that I want to bring to light. So, one is, and I've been working on this for a while, but I've been waiting to see what the legislature was going to pass, and this is the hemp that is sold. It troubles me on the Strip, and especially at the north end, that people are advertising marijuana leaves. They have the hemp that's there, they're selling it. There was some lab tests that were done. And I just want to go back, and you know, we talked about Delta-8, but now we're at Delta-10, Delta-11, and we're trying to clean up the Strip. No other marijuana. And it's ironic that I'm

bringing this, because you all know how I feel about it. But we don't let any other marijuana people put pot leaves on everything, but they're on front windows of storefronts on the Las Vegas Strip, and that troubles me. So, I want to know if we can direct staff to go back and look like — What it looks like to put some regulations in to ensure that we're making sure how much they're selling. There's no guardrails for them. The federal guardrails stop at Delta-8, and we're way past that. But I know Mr. Chair, you were working on something, and you were going to add to my conversation.

TICK SEGERBLOM

If you're ready, yes. Just to follow up on that, I was talking to Vince (Queano) and the Business Licensing Department about having some kind of a town hall with the marijuana industry to talk about how we can work with them to try to cut back on what you're talking about and also prevent illegal sales. So, I think together we can work on this, and this is one of the few times you'll ever see Commissioner Kirkpatrick and myself talking about marijuana at the same time —

MARILYN K. KIRKPATRICK

Shocking on this topic. But the Strip is tough right now, and this adds to it, and I'm not trying to do that. So, then my second one is I wanted to put on the radar and maybe give staff some direction. You know the SNAP - Education Funding (Supplemental Nutrition Assistance Program) was cut across the country, and for us in Clark County, that is the partnership that we have with Cooperative Extension. That are programs like Chef for Kids, the Preschool Nutrition Program, the Senior Luncheon Program that they do in — I'm sure most people remember, but I just want to reiterate, we had a Spend Down Plan that we put together at some point, because they had a lot of dollars in there, and we kind of made them repurpose and do MOUs (Memorandum of Understanding). But I would like at least this Board to give staff some direction to work with Cooperative Extension to maybe look at amending the Spend Down Program to save these crucial programs. It's about 78,000 kids in Clark County and about half of that are seniors that benefit from these programs. So, you know it goes hand in hand, on you got to have someone to educate the kids so that they spend their dollars correctly.

So, I'm looking for some direction from the Board to share and if you guys aren't comfortable with it, I could bring it back, but the programming dollars go away September 25. So, we really kind of have a short timeframe and I don't believe it's that much. I think that, ironically, the rest of the state will be hit harder, but it could be \$1 million or \$2 million that would save these particular programs. So, someone's got to give staff direction besides me.

TICK SEGERBLOM

All right. So, I think that's direction to the staff to investigate whether we could add a couple million dollars to the SNAP program.

MARILYN K. KIRKPATRICK

To keep the programs in place. Okay? All right. So, my last one is I've been stewing over this for a couple of weeks now. And you know that that's never a good sign when I'm stewing over something. But I just want to bring it to our attention, and I thought about waiting to bring it up during the housing initiatives, and it's really not fair to bring it up during the housing stuff because it's just troubling me, but it's something that I think this Board has to look at. As you know, we worked with Assemblywoman Considine to get the junk fees disclosed, but I want to put on the radar on what people are being charged. So, let's say — And I have the proof from my constituents, because I keep asking, and now I've dug in ridiculously, and I'm going to every apartment complex to see what they're charging people now that it has to go on the website, but this bothers me.

So, some of the fees that people are being charged. So, number one, people are being charged a thing called real estate tax allocation. So, I've asked the question, what is that? They're paying property tax to rent an apartment, you're now being charged a portion of property tax. That is concerning. You don't own anything, so you don't have that responsibility, but they're passing it on. They're paying a carport fee, and as we approve stuff that comes through here, I had no idea that there is such a thing as a carport fee. I understand a garage fee if you're paying a garage, but now a carport fee. You're paying a trash valet service, right? You're paying sewer, water, regular trash, which all fluctuate every single month. So now that \$1,400 and so the average, what I've been able to come up with so far, and I'm far from being finished with it, it's about anywhere between \$180 and \$250 additional on your rent.

And I get it, when I rented back in the day, granted it was \$450 for a one bedroom, you can't even put your toe in for \$450 bucks. And I get covering those costs. But at what point, and I'd be curious from Social Service and Finance, when people come to get CHAPs (Cares Housing Assistance Program), if we can even pay those fees, why would we be paying rental property tax? At the end of the day, my seniors don't get that luxury. And are we protecting our affordable units when they come to make sure — They don't pay property tax, so they probably wouldn't be charged that, but all these additional fees are just — It's too much. And is it because you can't qualify if the minimum is \$1,600, you don't make enough income, but you qualify at \$1,300 and we'll just tack on all these fees?

And I am going to tell you, it's also people that make \$75,000, right? They're being charged anywhere between \$150 and \$500 a month, additional fees. And so, I just want to make sure that — I'm bugged about the property tax. That frosts me like no tomorrow, because they don't own a home for a variety of reasons. But to pay property tax, you got to — you're kidding me. And I looked up the companies and their out-of-state hedge funds, so I was the one person that was against Dillon's Rule, but it's not addressed in the legislature. And I'd like to look at how do we address capping some of that or saying that you can't charge property tax. That is ridiculous. People don't own a home for that reason because they can't afford all these other things. But at the end of the day, I got to tell you, it's going to be cheaper for them if they're paying all these. It's between 8 and 14 fees every single month for people, no matter what your fee is.

I've seen some, where they're charging to use the pool, and I'm going to quit approving amenities if people are just going to pay for them, because that is the cost of doing business. And I get it, it's a risk when you do rentals. But at the same time, we got to be able to keep people, and if someone who's making \$70 grand a year can't adjust to all these fees. So sorry, I am a little perplexed about being charged property tax, and I know that at affordable housing they get zero property tax. But at the same time, if everybody else is paying it, then why are we giving them breaks?

TICK SEGERBLOM

So, it sounds like direction to the attorneys are, "What can we do, given Dillon's Rule, to eliminate those fees?" —

MARILYN K. KIRKPATRICK

I'm going to invoke it. I voted against it in the legislature because I never wanted the local government to have too much control, but we got to do it now.

TICK SEGERBLOM

Anyone else? All right, I think that took up all of our time. Mr. Schiller.

42. Approve, adopt and authorize the Chair to sign a resolution approving a project waiver request, Voluntary Assessment Agreement and related documents with IC3700 Flamingo Road LLC for C-PACE financing on a property located at 3700 W. Flamingo Rd, Las Vegas, NV 89103 - District F / Commissioner Jones. (For possible action)

ACTION: APPROVED (RESOLUTION R-7-15-25-8).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to approve, adopt and authorize the Chair to sign a resolution approving a project waiver request, Voluntary Assessment Agreement and related documents with IC3700 Flamingo Road, LLC for C-PACE (Commercial Property Assessed Clean Energy) financing on a property located at 3700 W. Flamingo Road, Las Vegas, Nevada 89103. Commissioner Jones, and I believe we have a representative also here to speak.

TICK SEGERBLOM

Someone here from the Rio [Hotel & Casino]?

JESSICA COLVIN

No. Commissioners, we should have someone from Slipstream to provide a presentation.

TIM MATHISON

Good morning, Mr. Chair, Mr. Vice Chair, Commissioners —

TICK SEGERBLOM

Good morning —

TIM MATHISON

I'm Tim Mathison, M-A-T-H-I-S-O-N, from Slipstream. It's a 501(c)3 nonprofit that is under contract with the county to administer the C-PACE Program. For the last, I believe, 2.5 years we've worked with the county to stand up the program and shepherd a few projects through. So, I'm happy to present for possible approval and waivers of \$176.5 million PACE (Property Assessed Clean Energy) financing for the RIO at 3700 West Flamingo Road.

The qualified improvement projects per the county's program guidelines on the 2,500-room, casino, hotel, and conference center include cooling and chiller replacements, lighting and plumbing upgrades, roof replacement, window repair, and window ceiling, lighting controls, desert landscaping, and permeable pavements in the pool area.

All criteria for the qualified improvement projects and the program guidelines have been met or exceeded. There's a third-party engineering study that verifies this, and it's been reviewed by Slipstream's energy engineers, as well for compliance with the program guidelines. The waivers that are being requested are one to exceed the \$50 million threshold that is in the program guidelines and for the allocation of non-direct costs. There was another representative from Slipstream who unfortunately was caught in the flooding in New Jersey yesterday and was unable to make it, but we also have representatives from Dreamscape, the building property group, as well as Peachtree Group, which is a national leader in C-PACE financing, who is the capital provider.

TICK SEGERBLOM

Commissioner Jones, you want to say anything?

MOTION

JUSTIN JONES:

No, I just appreciate our finance team and Slipstream and the entire team for taking a hard look at this and making sure it's consistent with the guidelines that we set for C-PACE. And if there's no discussion, I'll go ahead and move for approval of agenda Item 42.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. And this is a great program. It doesn't cost the county any money, but it's going to save them a lot and it's going to reduce the energy costs at the building, so it is a win-win. Thank you so much.

TIM MATHISON

Thank you all.

43. Receive a presentation from County staff, the Nevada Housing Division, and the Southern Nevada Regional Housing Authority on the housing need in Southern Nevada and projected housing efforts through 2035; and direct staff accordingly. (For possible action)

ACTION: RECEIVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to receive a presentation from county staff, the Nevada Housing Division, and the Southern Nevada Regional Housing Authority on the housing need in Southern Nevada and projected housing efforts through 2035; and direct staff accordingly. Commissioner McCurdy II.

WILLIAM MCCURDY II

Thank you, Manager Schiller. I want to thank Dagny and her team for putting together and this phenomenal presentation. I'm excited for everyone to see it. Housing is at the top of all of our minds, and as you know, Commissioner Kirkpatrick alluded to, things are out of reach a little bit. This presentation will provide some clarity as to our path forward. Thank you. Dagny.

DAGNY STAPLETON

Thank you so much, Commissioner. Good morning, Commissioners. Dagny Stapleton, Community Housing Administrator. Okay, as Commissioner McCurdy II said, I have a presentation for you this morning on housing in our region and what our housing initiatives will look like over the next decade. Also, I'd like to introduce Steve Aichroth, the Administrator of the Nevada Housing Division, as well as Lewis Jordan, the Director of the Southern Nevada Regional Housing Authority, and I want to thank them both for being here today as two of our most critical partners in the creation of housing for low-income folks in our region. We ask them to be a part of this presentation to provide their perspective, and they will both share a few slides later in the presentation.

TICK SEGERBLOM

She can build a house. We didn't hire her to run computers.

DAGNY STAPLETON

Oh, here, just a moment. Okay, here we go. So, I wanted to start with a summary of how we talk about housing affordability and give you some updated numbers related to that. We use, as you all know, Area Median Income or AMI to discuss the income levels of the households we serve. For 2025, the AMI for a family of three in Southern Nevada is approximately \$85,000 a year, and as a percentage of median income. Then you can see on this chart the income of households at those different levels, along with the mortgage or the rent that these folks can afford.

Here are a few more important statistics related to current income and rent levels, including what the median home price and rent is in our region. We also wanted to give you an idea of who these households were. So, at the different AMI levels, you can see what types of jobs these folks have. So, for example, at 60% AMI you can see: administrative assistants, bus drivers, folks that work in retail sales, and those households make on average about \$50,000 a year. Also wanted to note an important trend that we have seen over the past decade, is of course that increases in income have been significantly outpaced by housing prices.

So, in terms of housing availability to folks at these lower income levels, in 2022 when we created the Community Housing Fund (CHF) and when this Board directed us to really ramp up our efforts on affordable housing, we had a need of about 80,000 units in Southern Nevada for households at 50% of the AMI and below. Updated data puts that number at approximately 96,000, and if we were talking about the need at 60% AMI and below, that is over 100,000 units. For those at 30% AMI, we actually have the highest need in the entire United States.

One of the results of this housing shortage, of course, is that folks are paying far more than they can afford for rent. So almost 70% of the households have 50% AMI and below are paying over half their income on housing, meaning that they're likely skimping on other important household expenses like food and medical needs.

Finally, supportive housing is housing for those most in need, predominantly at 30% AMI and below. Those who need wraparound services including case management in order to stay successfully housed. Clark County Social Service estimates that we will need about 1,800 Permanent Supportive Housing or PSH, units by 2027. And that statistic is increasing.

In terms of homeownership, here are some other statistics. Approximately half of Clark County residents are priced out of the housing market. We've researched this and looked at different data related to this, and for homeowners at a 100% to 80% AMI, there are some homes available, but they're usually older

homes in poor condition or attached units and condos. For folks below 80% AMI, there's really nothing out there for them. Also wanted to note, as you can see on the slide, that as of 2023, investors owned approximately 15% of the homes in Clark County and close to 25% in North Las Vegas. That puts North Las Vegas among the top five cities in the U.S. with the highest proportion of investor-owned homes.

So, our existing rent restricted or affordable rental units in Southern Nevada, we have approximately 19,000 units. These are units because they were built with public funds, including county funds that have an affordability restriction, so a deed restriction requiring the units to serve dedicated income levels. This note does not include all of the HUD (U.S. Department of Housing and Urban Development) owned housing that is managed by the Housing Authority. This number also does not include any of the units that are in the pipeline that we have funded with county funds, as most of those are still under construction.

Wanted to note also, that we did lose about 5,000 units over the last 15 years. Most of them were lost more than five years ago, and during the recession. Over the last three years, we've only lost about 60 units that have gone to market rate housing, and we've increased our efforts to try to prevent that from happening, it's a project we've been working with the state on.

Finally, want to note the image in the background of this slide is the Tropicana Trails Project. This is the 50-unit PSH Project that the county is the primary funder of. This project also received state funds and 50 project-based vouchers from the Housing Authority.

So, I will provide a brief summary of the county's efforts to address the housing crisis in Southern Nevada. But first, I wanted to give you an idea of our progress since 2022, and the units we've funded with our efforts. So, we have supported with either CHF or HOME (Home investment Partnership Program) funds, 4,600 new units, and we are just starting to see some of those leasing up and opening. Many of those are under construction. I want to note that this is actually a 25% increase to the amount of existing affordable units in Southern Nevada. So, though that number is small compared to the need, if we look at it in the context of what we did over the past 20 years, it's actually a pretty substantial increase. And CHF and the state's ARPA (American Rescue Plan Act) funds really were what created the game changer that allowed us to build so many more units over the last few years.

I also want to mention that most of the rental housing projects that we built also were funded by the state through the federal Low Income Housing Tax Credit (LIHTC) and state ARPA funds. So, we as the county are just one funder in these developments though many of these projects would not have been able to move forward without CHF funds.

Finally, I want to note that these numbers are not just for unincorporated Clark County, but that we are funding units in the cities, as well. Another image here of development that is notable that could not have moved forward without CHF funds and is on BLM (Bureau of Land Management) land, it's 195 units for seniors with a good portion of those units at 50% and 30% AMI.

And a quick summary of the programs that we have undertaken. Creation of the CHF funds is primarily what we call GAHP (Growing Affordable Housing Program) financing for those low-income housing tax credit developments. In all of these projects, we've begun to encourage that 10% or more of those units are developed at 30% AMI, and all of our home units, we require to be at 50% AMI. One thing we did recently is extend our affordability period for these county-funded projects to 50 years. So that's the length of the deed restriction committing the units as affordable. It used to be 20 or 30 years, now we're asking projects to go to 50 [years]. We also had a dedicated funding round for PSH supportive housing, including funding for services.

As everyone knows, one of the biggest barriers to affordable housing development is land. So, we've done significant efforts in that area. We've also worked with Comprehensive Planning on their Title 30 update to provide more incentives there. And as I mentioned, we ramped up our efforts to preserve existing affordable housing through funding for rehab, as well as working with the Housing Division to negotiate with developers to try to preserve those units. And this Board is familiar with the Community Land Trust (CLT) Program. We will provide permanently affordable single-family homes for generations to come. We have 240 homes in the pipeline.

So, over the next 10 years, we do expect to keep all of the aforementioned programs in place. And in terms of the CHF fund moving forward, based on an annual continuation of the FY (Fiscal Year) 26 investment in the CHF funds, we project that those funds could support approximately 400 new and rehabbed units a year. HUD HOME funds support many of those same projects and add approximately 100 units a year. So collectively through our county funds, we may be able to support approximately 5,000 units over the next 10 years.

So, I'll turn the presentation over to our partners in a moment. But before that, I want to note that, we asked the Housing Division also to provide a projection of units that their programs could fund over the next decade. Their programs fund the same projects that ours do. So importantly, it takes both funding sources for those projects to get built. And then just one more picture of another project that we're proud of being a part of, build by Nevada HAND, funded with a significant amount of CHF funds as well as vouchers for some PSH units in this project. And I know one of the things Director Jordan from the Housing Authority will talk about is the availability of project-based vouchers, which are really critical to getting those PSH units built. So, with that, I will turn it over to Mr. Aichroth.

STEVE AICHROTH

Good morning, Chair Segerblom, Vice Chair McCurdy II, Co-Chair Rene, and Members of the Commission. My name is Steve Aichroth. I am the Administrator of the Nevada Housing Division. Pleasure to be here this morning, and present to you our programs to support affordable housing, effectively throughout the state. Primarily that is done through the 4% and 9% LIHTC Programs, Low Income Housing Tax Credit Programs. Those are federal dollars that come into the state. We are the State Tax Credit Allocating Authority. The 4% is supported with private activity bonds that you have approved here in the past for various projects and for the development of affordable housing. The 9% program is a competitive program. Does a little bit deeper dive into those AMI stratas that Dagny was talking about, 30% and 50% AMIs.

Couple things you should know is both of those programs and the recent bill that was signed by the president have been increased. Well, not necessarily increased. The 4% program typically requires 50% of the financing of the development to be financed with private activity bonds. The new laws will lower that to 25%. The 9% program will receive a 12.5% bump. So typically, the state will get about \$10 million. Roughly, all of these numbers are based on per capita. That \$10 million will now go up to about \$11 million. So, a little bit of increase there.

What we don't know in that particular realm is how the tax bill will affect tax credit pricing that delivers the equity to these projects. So, that's still to be determined. But what's really going to be critical as we go through this, because there's going to be a delta between the tax-exempt financing or the amount of equity that comes into the project. And the final numbers in the capital stack is GAHP financing. And to your credit, to Dagny's credit using CHF, the Community Housing Fund as GAHP financing in these projects are the last dollars in to get them to be complete.

I've made this analogy before. Typically, in a capital stack with, and I'll go through some of these other sources, we get to about 91% of the funding. It's that last 9% that needs to be filled up with some sort of soft financing to get to completion. So, the analogy I always make is if you walk into the dollar store with 91 cents, you walk out with nothing, but if you walk in with a dollar, you can actually get a product. That's what is so important with the GAHP financing.

That leads me to the next program, which is a state-run program that the division does and that's the Growing Affordable Housing Program financing or GAHP financing. Those are soft loans that come in. They're paid upon profitability from the development, but that's what we historically have used at the state level for GAHP financing. It's very limited, so we don't get a lot of projects through there. We have expanded it, and we are trying to make it a little bit more efficient, so we can revolve it a little bit quicker.

We also have Nevada Affordable Housing State Tax Credits. That is a program that was approved back in 2019. We could not administer it immediately because of COVID and some other issues, but we have now gotten through most of the state tax credits. The state tax credits unfortunately got caught up in the legislature this year. We were able to clean up some language that will now allow the Housing Authorities to access those state tax credits, which they didn't previously, but it was an initial allocation in 2019 of \$40 million. We're over halfway through that. We have enough to get — If we're very diligent with its usage, to the next legislative session and hopefully we'll get a reallocation of state tax credits. They've been incredibly important in getting some financing done.

Last legislative session was the Supportive Housing Development Fund. This was an investment of \$32.2 million into the development of supportive housing. And when I say the development of supportive housing, it is not for the bricks and sticks. It is for the services that are provided to sustain that supportive housing. Good news in this legislative session with the passage of AB366, an additional \$21 million was provided. So over \$50 million of state financing has been provided into that Supportive Housing Development Fund. So, you heard Dagny talk about the need for supportive housing, not just in Clark County but throughout the state. And we now have state funds to address those.

The account for affordable housing is typically a trust account that the state has. It's our federal match for HOME. We can use that for GAHP filler. We have HUD HOME and National Housing Trust Funds, which we've used historically for GAHP filler. You guys have seen your Clark County HOME funds and state HOME funds been used on projects. The Housing Trust Funds typically will go to a little bit lower AMI and again, federal sources to provide for supportive housing on the trust funds.

We don't know what these levels will be upcoming. That's being argued. The markup on the bill for HOME and Housing Trust Funds actually occurred yesterday. So, we'll see what that looks like as it works through the budgetary process on the federal level. The HOME means Nevada initiative. Many of you are familiar with that. There are many projects in Clark County that have come through. That was an investment by the state. The state got roughly \$2.8 million. I always say that. \$2.8 billion, it's a big difference in ARPA funds. 25% of that ended up at the division and this was a \$500 million initiative specifically for housing. Those projects were basically funded a couple of years ago and some of them are now starting to come online. So, hopefully we can get you all out to some grand openings of some new development projects creating a serious investment in housing.

And then the last thing I want to talk about are the Nevada Attainable Housing Account and the Housing Infrastructure Fund. Both of these were part of the Governor's Housing Access and Attainability Act passed in this legislative session, the single largest investment of state, specifically state funds in housing with the passage of AB540.

The design of this, as you've heard from Dagny, most of what we've funded is for 60% and below AMI. That's the space that those tax credit programs work in. That creates about 90% of the affordable housing within the country. Because these are state funds and not necessarily tied to federal funding, the state has the ability to kind of change what we want to do and what we want to target. So, the Attainable Housing Account is \$133 million, \$83 million of that is designed for projects both multi-family and single-family, but primarily single-family development to try to build those houses that we are short. The duplexes, the condos, the townhomes, the fourplexes that folks can purchase for under \$450,000. Because a lot of people now and it was pointed out, are paying \$2,000 a month in rent. That's a mortgage payment in a lot of cases, but there's just not enough houses out there to do that.

So, that's \$83 million. It will also support some LIHTC development. It will also support multi-family development in that above 60% AMI space where we can't get a lot of federal help. So, that was the initial allocation plan for the \$83 million along with \$25 million in homeownership support. So that will be either down payment assistance or interest rate buydowns. That's still to be determined. And then also \$25 million to support local jurisdictions who are going to provide expeditious review and passage of affordable housing. We've seen that when you guys provide incentives and the housing can get built quicker, it comes in a little bit cheaper. So that's the initial design. This will be administered by the Housing Division under the guidance of counsel, Attainable Housing Council, which we are working on membership right now.

And then the last thing is the Nevada Attainable Housing Infrastructure Fund, which is \$50 million in bond capacity. We'll work through the State Board of Finance for the development of single-family homes, primarily in Special Assessment Districts, Special Improvement Districts. So, a lot going on at the Housing Division. See if I can work this. So, in the next 10 years as Dagny elucidated, this is what we anticipate to see in Clark County. And I am going to say that with a little caveat. This is historically what we have produced. So, with the expansion of the bond program, with some of the other stuff that is happening, these are probably conservative numbers, but I'd rather err on that side of caution.

We've been doing 6 [600] to 800 units annually, so we're talking about 6 [6,000] to 8,000 units through the 4% program over the next 10 years. In the 9% program, it's about 200 units annually in Clark County. And these are both preserved and built new construction. We will still have GAHP financing. I've talked about the Supportive Housing Development Fund and that Attainable Housing Account. So those three last bullet points will actually help facilitate exactly what we're doing, going back to that dollar store analogy, that allows us to get to where we need to do.

And that wraps up my presentation. I'll turn it over to Lewis Jordan, but I do want to let this Commission know. Well, two things actually. Commissioner Kirkpatrick, I will go back to my compliance staff. I know you've directed your staff. I will now direct —

MARILYN K. KIRKPATRICK

I forgot you were here, but I'm glad you heard me.

STEVE AICHROTH

I will direct my staff to find out if the federal LIHTC Programs allow for those types of fee structures. I will tell you that if they get crossways with the federal LIHTC Program, they lose their tax credits. So it's very, very self-compliant and policing because investors do not like to give up those tax credits. They're very important to them. So, but I will double-check for you. There was one other thing. Now I forgot because I got sideways. Go ahead.

MARILYN K. KIRKPATRICK

May I ask a question, Mr. Chair? So, and thank you, Steve, and I did serve on committee after committee with you on the housing stuff, and I think we got a fairly decent bill out. We would've loved to have more, but at the same time, it's a start. So, can you also tell me though, when are those regulations going to happen? Because I'm a firm believer that outside of all these fees that, every multi-family person is charging. I really want people to have the American dream of owning a home, no matter what your income is, right? Because at the end of the day — But I'm concerned. What we're already hearing today, and I want to poke myself in the eyeballs, is that workforce is an issue. Oh, gosh. Now they can't build affordable housing or attainable housing because workforce, and now the latest one yesterday was the tariffs, the when if.

I want to make sure that when the state addresses the regulations that we say, “Okay, if you can prove to me that it's tariff related, then we'll have a way to you know make you whole.” But we're speculating and at the same time, people are charging all of these fees. So, I'm wondering who's risking anything except for the public. And you know I said that on the call, right? You want me to subsidize your stockholders with public money so that, I could give it back. So, I'm just, and are we talking about those things? When are the regulations going to start? Because I know that that bill required some regulations to be crafted and I don't want to wait 18 months because people can't wait 18 months. And I understand the state process, but I want to — So, Commissioner Brown once told me that what we do today doesn't happen for five or six years. So, I want to — you know. We need to get going yesterday. What can we do to be helpful? Because this is going forward and it'll be interesting.

I got to tell you, I don't have a lot of faith in the LIHTC funds being increased in Congress because somebody's going to come back and tell me how much everything else has increased, so it didn't make a difference. And they need more money, right? But something's got to give. I'm ready for something to give. Can't keep going down this rabbit hole.

TICK SEGERBLOM

Was that a question?

MARILYN K. KIRKPATRICK

When's the regs (regulations)? Yes, when's the regs?

STEVE AICHROTH

So, the good news is there are some regulatory things that we have to do, but primarily most of the funding that I just discussed in the Attainable Fund actually will be done through the council. The down payment assistance program for homeowners, that's just going to be basically the division in Nevada Rural Housing, administering those funds in a basic program that, at least this is how we envision it, right? We need the approval of the council. But to that point, we can spec out the requirements. And effectively what's been proposed is analogous to our current qualified allocation plan, which we have to do annually to administer 9%, 4% tax credits. So in AB540, we have to create this plan, update it every year with input from the council. There will be a public hearing to hear some of what you're talking about and to take that into account. So, it will move faster than the typical state regulatory process.

MARILYN K. KIRKPATRICK

I'd like it to be my Christmas present. So, you got time.

STEVE AICHROTH

We hope to move faster than that. Anyway, that's the end of my presentation. I will turn it over to Executive Director Jordan.

TICK SEGERBLOM

Thank you so much. Good morning, Mr. Jordan.

LEWIS JORDAN

Thank you, Steve. Good morning. I wanted to, first of all, thank Chair, Vice Chair, and the Commission for the opportunity to come and speak. Working with Dagny and her team has been a pleasure. And before I get into the numbers, I really wanted to remind you and our listening audience of the critical need and the appreciation of you as a County Board doing this work, allocating these dollars to affordable housing. It's one thing for us to get up and talk about the very impressive numbers, excuse me. But it's a whole other thing to go to a groundbreaking or a ribbon cutting and you see a family or elderly person who's lived on the street, a person who's lived in conditions that weren't as comfortable as some of us have. And to see that person look and envision, this is where my kid's going to do homework, or to see that person actually walk into a unit and say, "This is where I'm living versus my car." It's just invaluable. So, I start off by saying thank you.

Let me show you where some of your monies have gone. This is a slide that speaks to current work that we're doing. Very busy slide, but in a nutshell, there's 16 projects that have been going on for the last year or so that the housing authority is overseeing, 1,600 units, about 800 new construction, and 800 rehab. And it goes across the spectrum. I said 16 projects, actually 10 projects, but it goes across the spectrum. We have places like Duncan and Edwards and 28th and Sunrise, which is new construction, multi-family new construction. We have Sartini Plaza, which is a Public Housing Development that we're actually going to do some serious rehab work in, particularly around the systems. We get those calls where the elevator's gone down or the HVAC (Heating, Ventilation, and Air Conditioning) system isn't working properly. The dollars and support you've given will help us do that.

Some of my predecessors had the wherewithal to develop this portfolio called Affordable. These are units that the Housing Authority over the years purchased. They don't receive any federal funding at all. And we have the flexibility of making such purchases and then making substantial rehab. And there's an item on there called Hullum, which if you could have seen it before we started it, although we did our best to keep it up, just needed some real, real tender love and care. And I'm pleased to say that we made that progress. And as you can see close to the last column, it indicates which one of you represents the district that these works are happening in. A total amount of \$413 million, there's some GAHP. We're working with various funding sources as well as you to see how we can close that GAHP. But as I said, this really speaks to where those dollars are going. And this is just what we have going on right now.

The Housing Authority is adopting a continued preservation strategy, but over the next couple of years, we're really going to look at our acquisition strategy. We want to be the premier affordable housing provider here in Southern Nevada. We can either build, we can buy, but from the perspective of using funds properly, managing, and creating good quality of life, we feel that we do it well. And so, we're going to seek opportunities to expand our portfolio. I think I went the wrong way here. I'm missing my second slide. Dagny?

DAGNY STAPLETON

That's your slide.

LEWIS JORDAN

Okay. The colors threw me off. All right, here we go. So, we talked earlier about project-based vouchers. Project-based voucher is a tool that HUD allows us to use as Housing Authorities. Where the subsidy stays with the property and versus a tenant-based voucher where the tenant, the subsidy moves with the

tenant. And over the last couple years, we've utilized that tool, probably more than we ever have in the existence of our agency. A total of 304 units, we project-base. I want to be very clear as we talk about project-based vouchers, they're not new vouchers. We have an allotment from HUD and HUD says you can project-base up to 20%. And not only do we get vouchers, we get money. And so, the money and the vouchers have to align in order for us to be able to project-base.

When asked the question, what can we do if we looked at this 10-year projection, what can we do going forward? The commitment the Housing Authority can make is utilizing that 20% that HUD says we can. And that's 20% of our attrition because again, we need those vouchers to provide housing for people who live in our development. We can also use the vouchers for some of our developments. We can convert them from traditional public housing to a voucher-based housing. I'll give you an example. A rent might be \$800 for public housing unit, one bedroom. And the voucher will provide maybe \$1,300 for that same unit. So, there's some business reasons for us to do it, but we're looking at the possibility of project basing up to 20% of our attrition, which looks like about, with today's attrition looks like about 160, 70 [170] project-based offers during a calendar year.

The ones we have here, those were two rounds that we did over the last few years and shows you what came out of it. One of the caveats I need to mention is that for 2026, we will not be able to project-base. If you all recall, about three years ago, HUD introduced something called the Emergency Housing Vouchers. You all remember that? Where the HUD gave us vouchers. We worked with county staff to address the homeless issue. Your staff found the people who needed it, turned it over to us. We provided housing at the Housing Authority. Well, HUD provided those vouchers, funding for it, but it was a one-time thing. We recently received a Public Housing Notice from HUD saying, in our case, I think it was 460. So, they provided 460 Emergency Housing Vouchers for those homeless folks. They're saying, Housing Authority now you need to absorb.

So, as we look at our attrition, anything that we have in the way of the ability to house people will go to our current folks who are in housing and the folks who will become homeless as a result of HUD no longer funding the Emergency Housing Vouchers. So, if we look beyond 2026, look at 2027, we like to say, as we move forward, 20% of the attrition, again about 840 vouchers a month, 840 vouchers a year, excuse me. About 20% of that, a little less than 170 vouchers, that we'll go through a competitive process, as we do now. And in that competitive process and as we do, we'll work with staff to ask, what are some of the projects that the county's working on? How can we align to make sure that that voucher — And by the way, not only does the voucher stay with the project, it offers a 10-to-15-year financial gain for that developer. So again, that concludes my report. Are there any questions at all?

TICK SEGERBLOM

Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Of course I do. Sorry. So let me ask this question. You and I have had this discussion about people from other states coming here and using their vouchers and driving up our market. And I have brought that up to numerous people who didn't know that that's a possibility, but it is true, right? So, it's changing our market rate. So, if for some reason we were able to break down the market rate, could we do more with the dollars that we have allocated from the vouchers or not? And the reason I say this is because I had a constituent call me new to the area, lived on a golf course, two bedroom, and a county in another state, give them \$4,500 bucks. I thought, holy Toledo, that's more money than probably me and my neighbor's mortgage payment is together. And at the same time, we have to follow the market rate.

So, the market rate is no longer \$750 as you alluded to. It's \$1,300. But in truth, by the time you add all these fees and all these other, it's not enough, right? So, how do we get back to that piece so that we can right size the market because the market is artificially inflated in my mind. And a lot of these rentals that people are doing are out of state, out of country people, and yet they are dictating what everybody else is doing. And we can't wage our way out of this. So, I'm asking if we somehow could break the market, could we do more with the dollars that you're allocated or the vouchers that you're allocated?

LEWIS JORDAN

So, let me unwind that a little bit. There's a few —

MARILYN K. KIRKPATRICK

I know. Sorry, I'm very passionate —

LEWIS JORDAN

That's okay. There's a few questions in there —

MARILYN K. KIRKPATRICK

I've been —

LEWIS JORDAN

First of all, when we talk about people coming in, the voucher's portable. You can go anywhere in the country with it. So, when the person comes in with his or her voucher, we look at that voucher. So, if it's a two-bedroom, three-bedroom, we're going to pay on that voucher, whatever the fair market cost is. So, because case in point, a voucher from California, which probably had a lot higher value will probably get you more housing here, but it's still within a category. You can't use that two-bedroom voucher, which is \$4,500 and come in here and get a four-bedroom unit. So, I just want to be — if I'm answering.

MARILYN K. KIRKPATRICK

No, I'm fine. But they're taking inventory from people that actually live here, is my issue with it —

LEWIS JORDAN

It's called portability. And understand that we bill —

MARILYN K. KIRKPATRICK

What's the point of vouchers if we can use them anywhere?

LEWIS JORDAN

We'll bill the jurisdiction incentive. But I clearly understand. You would hope that the vouchers that we have are for the vouchers for people who are from here and live here. And that's federal regulation that you know we can't necessarily change ourselves. On a similar note, as we look at the commitment of 20% of our attrition, it begs the question for us to continue, Mr. Chair, as we've done to continue to petition HUD to give us more vouchers. That GAHP is still there. We're still working on it. We'll get these specialty vouchers, the veterans, the homeless, but we need to increase our base of vouchers. And that's something we're continuing to do.

TICK SEGERBLOM

And on that note, Chicago has about the same population we do. They have 50,000 vouchers, we have 10. But obviously with the new president, we're not sure we're going to get any more, but that's something we're working with Congress to try to get more.

MARILYN K. KIRKPATRICK

I'm not opposed to that, but then I'd like to see how many out-of-state vouchers that have come into the market. I'd like to see the data. I don't need specifics, but I think that got to tell both sides.

LEWIS JORDAN

We can report back on that portability.

MARILYN K. KIRKPATRICK

I'd like to see that because —

LEWIS JORDAN

Yeah, we can get that back to the Commission. And if I'm understanding of our total portfolio, how many vouchers are porting in? And we'll also speak to Mr. Chair, how many vouchers are porting out?

TICK SEGERBLOM

Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. I just wanted to say since I started in this job, people in the industry, people from the Housing Authority all said, "If you want to really make an impact, increase the number of units that are available, it's project-based vouchers." And so, I just want to praise you. I know obviously there was groundwork that was laid by predecessors and all that, but I just want to say you've brought a lot of stability to the authority that didn't exist previously. And just say thank you for you and your team of really doing what everybody agreed was the right thing to do when it comes to the project-based vouchers. It's really helped.

LEWIS JORDAN

Thank you, Commissioner. And I would be remiss if I didn't thank the overall team, particularly here at the county for making that happen as well. Thank you.

TICK SEGERBLOM

Thank you.

DAGNY STAPLETON

I've just got one more slide, one more sort of summary slide for you if you'll permit me. So collectively, the county and our partners over the next 10 years of existing resources are continued, can fund approximately 8,000 to 10,000 units. That's what could be built in Southern Nevada. And as we saw in an earlier slide, this is in the context of a need for over 100,000 units at 60% AMI and below. And Director [Administrator] Aichroth noted some of the federal changes, potential impacts from federal changes, positive change, definitely positive change to the LIHTC. And then we know there will be a proposed elimination of the home funds, which will negatively impact the number of units we can build in Southern Nevada. So, with that, happy to answer any questions.

TICK SEGERBLOM

I don't see any questions, but Commissioner McCurdy II this is your item.

WILLIAM MCCURDY II

Yeah. So more of a comment. This was an important discussion to have, particularly to the current environment a lot of our constituents find themselves in, being housing insecure, employment insecure, and folks are wondering what's happening. We often get our agenda items and there'll be large dollars amount attached to some of these items. But we're not really telling the story as to the work that we've

done over the last five years. And I would argue that we've done tremendous work. And what it really also shows is that there's a very, very high level of communication that's happening between the agencies at the state, local level, as well as our regional partners as well, particularly with the Housing Authority.

So, as we continue to partner and collaborate, I just want to continue to get the message out about what we're doing, but also helping others to understand the need that currently exists. The county can't do it all. We're doing our part. We have a plan. We're going to continue to follow Kevin's stair step to housing, starting with the emergency housing, PSH, and so forth, but getting folks to a place of self-sufficiency. And I would say that we should probably go to other jurisdictions and share with them this PowerPoint, so that they too can buy into the regional collaborative approach that we're taking to addressing housing in our community. So, thank you, and kudos to everyone for presenting today. I would argue that this is probably one of the most impactful and informative presentations that we've had, as we seek to continue to address affordable housing for so many in our community. So, thank you. Kudos.

TICK SEGERBLOM

Amen. Thank you so much, Dagny.

44. Discuss the Pedicab ordinances in Clark County. (For possible action)

ACTION: DELETED FROM AGENDA.

Attachment(s) submitted and filed with the County Clerk's Office

45. Discuss the creation of a community committee to review the design and development of a new courthouse. (For possible action)

ACTION: DISCUSSED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, we can now go back to your business section. Your last item is Item 45, to discuss the creation of a community committee to review the design and development of a new courthouse. Chair Segerblom—

TICK SEGERBLOM

We're not doing the Pedicab. Oh, we moved it? Okay. Sorry. All right, so during the session it came up that there were, I think, 16 or 17 judgeships that were being requested that didn't come to fruition. But during the process it became apparent that if we are looking for new judgeships, where are we going to put them? So, I would like to work with the Chief Judge of the District Court to come up with a committee. You could all have input into who would be on that committee, to talk about a new courthouse, where that would be, would we split between the Family Court and downtown, and all the issues that are involved in that. But it just seems like we're ripe for a discussion of a new courthouse. And to me, it'd be great to have the community input. So, that's why I put this item on the agenda.

MARILYN K. KIRKPATRICK

So, can I chime in? You knew I was going to.

TICK SEGERBLOM

Can I say no —

MARILYN K. KIRKPATRICK

I ate my Wheaties this morning. So, I just want to know that we set some parameters because here's the thing, we don't have a billion dollars for a courthouse. We don't have \$300 million for a courthouse. And at the same time, there's got to be a better connection. And I've been calling for this for the whole 10 years that I've been here, where is the connection, right? And at the end of the day the truth is, statute says, I just have to give you a place. It doesn't say, I got to give you a Taj Mahal. It doesn't say, I got to give you individual chambers. Doesn't say I got to do all that. I understand why they need all that, I'm willing to listen, but we need to set some parameters of some realistic expectations of what they can come and ask for because, and this is nothing that I haven't said to District Court, I do think it makes sense to maybe have everybody all together, but at the same time, all of those issues.

I'm old enough to be around that when the RJC was built, it was a mess on many levels and we've spent time and time again fixing all that stuff and we can't just kick the old building to do a new, because that's how this town works, the next new shiny quarter. So, I just want to make sure that we set some parameters because I know what happens is, you could use our own RPM system, right? Any department comes in and everybody has specifics. I want this, I want that, I want this. And the cost just escalates, escalates, escalates. And I'll tell you it's happened on the Opiate Treatment Center to the point it was a billion dollars. And I'm like, "In what world do you think that's happening?" But once we set the dollar back to what was available, that this Board agreed upon, a lot of excitement went out the window because realistically, what can we do? So, I'm not opposed to a committee, but I want a committee that has realistic expectations on what is palatable, what can be phased in, because at the end of the day, I don't want to keep getting emails like I get on other issues when we say no. And sometimes we have to say no because we don't know where we're headed. That's my piece.

JIM GIBSON

Mr. Chair, I think it's a good idea to get citizen input. The difficulty right now is that essentially, part of what Commissioner Marilyn said, we don't have a building in front of us yet that we know could be funded. But if you take a look at our five-year capital plan, there's nothing on it about this. Or our ten-year plan. And I think that the priority in our mind ought to be first we let RPM complete their study of what is proposed. I think citizen input makes a whole lot of difference in due course. But after that happens, we start thinking about and further discussion with the judges, and then after we have figured out what the scope of this thing is and where it fits on our capital plan, and maybe it subordinates some other things that are priorities today, I don't know. But we won't know until we get a number. If it's a billion dollars, which I think was kind of an early estimate of what it was going to cost. It probably doesn't happen for quite a while. If it's \$300 million, maybe it happens a little earlier. Right now, it's in the middle. I think that the estimate that we've heard is about \$700, \$750 or something like that.

So, I think we're a little bit ahead of ourselves and I would just ask you to consider allowing us to finish what we're doing at RPM. After we see what there is there in terms of the way they analyze all of this. There probably needs to be a meeting between the RPM folks, the county, and the judges and their architect, so that we get a sense of what is essential, what isn't. And after we've done that and we can put some kind of a number around it. Then we figure out where it might fit in our list of priorities, our capital improvement plans. And then we get a citizen committee together to help us really round out the building and make the final decisions. I mean, that is what works in my head a little bit better than getting out in front of it yet. I agree, however, with the concept, which is we ought to invite the public to be represented and have input. This is always one of the toughest things we do. I mean, you think about it, if

everything we did when it comes to judges were driven only by the population, we wouldn't be able to afford to do business in Clark County. It's about \$1 million a courtroom for wages of staff members. Or at least that's what it used to be, I don't know what it is today. Probably more than that, today. And when you start thinking about those costs every year, it's a whole lot. And it's one of a series of seriously competing priorities. I get that the judges feel that this is the right thing to do and the timing is right. We respect that, but our responsibility is to make sure that we start something that we can finish. And I think that's the way we get a better sense of whether we can do that or not. So those are my thoughts on it.

TICK SEGERBLOM

Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. And I would sort of echo the sentiments of my colleagues. I think my concern with the way this agenda item was phrased was really design because I think that's putting cart before the horse. And I don't want us to be in a situation, as I think we've been in before, where we get designs for a really beautiful building but don't have a plan for how to fund it. So, I think step one is to figure out, realistically, how do we fund this type of construction first? And I think if we're talking about a committee, that committee perhaps should include legislative representation so that they understand that when these discussions keep happening every two years and there's requests that go to the legislature, that it's all intermixed. And so, we have to have those realistic discussions first before designing a building that may never get built.

TICK SEGERBLOM

Any other comments? Well, I think I kind of agree with you, but the reason I wanted to put this out there is I think we need to have input into what RPM is even considering. One of the things that's come up is, what are we going to do? We're going to build the Family Court, build more there? We're going to build it downtown? Are we going to have a courtroom for each judge? Are we going to have, whatever? I mean those, to me, those are the decisions that ought to at least be looked at by the community as opposed to RPM saying, "Each judge doesn't need a courthouse, a courtroom. We're going to combine, we're going to expand the one down on Pecos."

I mean, there's things that I think the community needs to be involved in. They don't have to design the courthouse, but I think it's important that the courthouse, at least as the discussions start, we know where we're going. Do we need 16 new judges? And I agree with the legislature part of this. This was not intended to design the courthouse. This was just designed to reach out into the community to get the Barbara Buckleys, the people like that, to have input before RPM shows up and says, "Oh, here's what the courthouse is going to be." Do we have enough property down there? There's lots of issues that I think the community ought to be thinking about. So, I think —

MARILYN K. KIRKPATRICK

Mr. Chairman, I don't disagree that we can have committees, and we can get some input from folks, but I will tell you, and you guys know I'm ridiculous, I go to every design committee that exists for everything in my district or projects that I'm working on. And the problem is, if you don't set a dollar amount, it gets away from you and now you've wasted six months having meetings. I'm going to use a simple thing. When I did Bob Price Park, right? And it was like, oh my gosh, first new park we've done in a long time. Everybody wanted this and we want this and we want this. It came back at \$20 million. At the end of the day, I'm like, "Sounds great, but I have \$6 million. What do we do?" So then now we spent so much time cutting, cutting, cutting, to where I felt like I lost what the vision was because now I'm excited, I've talked to people and told them, "Oh my gosh, we're going to have this and we're going to have this." Well guess what? We got none of it.

So, I'm just saying it's not fair to set false expectations for the courts. It's not fair for Clark County Budget to have to, "What are we going to cut instead?" It's not fair. I didn't get that same — Honestly, when I got the packet of what the thing was, I didn't get any input, myself. I'd like some input myself. But without a dollar amount, you don't know where to start. So okay, \$200 million. Let's see what we can get for that. Not much. But you have to set a parameter and then the committee can do add-ons like we do with all of our parks. Okay, add all of these wish lists if we'd want it. But if you don't set anything, you're going to have more angry people. I've been in that seat. You can ask any firefighter. How come the city can build them for \$18,000? Well, because when we get firefighters in the room and we get all these other

folks, of course they would like stuff to make their job easier, but at the same time, is it essential? So I'm just saying, I am not going to fight you on a committee, but I will fight you if we don't set a parameter of dollars because I don't want to have to cut Social Service. I don't want to have to cut Parks and Rec. I don't want to have to cut other things for something that we could have worked through.

So, I would just say, I'll support you if you set a dollar amount or you allow RPM to come back and give us a dollar amount on where to start, and then we can go from there. But we can't keep setting false hopes. Here's what I will tell you people, they don't hear the part when you say, no, no, no. They said, "But you said I could have this", but out of context, right? So why would we give judges false hopes? We have two years before we even go to the legislature to see if they'll fund more courts. And if you don't want us to be making some amendments to the Pecos Family Services Building, then okay, reasonable. But then we got to have a dollar amount. That's my personal opinion.

MARGARET ANN COLEMAN

(Inaudible) public comments to be made.

MARILYN K. KIRKPATRICK

Ms. Coleman, no, you're out of order all day today. So, this is not for public comment.

KEVIN SCHILLER

Commissioner Kirkpatrick, Commissioner Gibson, Commissioner Segerblom, just a follow-up to that. Kind of getting to the point on the cost and an assessment. So, we've been working with District Court. RPM currently, to your question, is working on kind of a design and cost related to both locations to bring forward, which would then kick that process into place in terms of finding the dollar amounts and where that would sit on the capital plan. So, RPM is currently in the process of completing that.

JIM GIBSON

Well, if I might Mr. Chair, I'm not suggesting that RPM design it, make decisions about what the design has to be. I agree we need to do that in a broader context, but they can take what's in front of them. They can take what has been requested and maybe consider designs that would be palatable to us, particularly given the competing interests for the capital dollars. And then they can be instructed to work with others on different kinds of approaches. But I think we need to let them finish. They're experts at building a whole lot of stuff. Don't think that they should be the designer. I don't think they should be the designer, but I think we ought to finish that. And I think in due course we need the input from a lot of people. I worked in the courthouse for an entire career. There are a whole lot of things I'd like to see in a courthouse. And I think this is one of those times when your idea is very good, it's critical, I think. It's more a matter of timing.

TICK SEGERBLOM

All right, well I'll pull back my idea, but the truth is we spend billions of dollars on lots of things out there. And I'm not saying this is a billion-dollar courthouse, but I just think it's important that we get involved

early on this stage as opposed to at the very end say, "Oh my god, what about this? What about that?" Because there is a question about where to put it. Have two locations, is there enough land? There's all kinds of questions that the community ought to be thinking about. But anyway, I'll pull it back now, I'll talk to Judge Wiese II and see if he has a better idea of how to get there, but it's not going away.

MARILYN K. KIRKPATRICK

I just think, maybe we should ask Fiscal what's a reasonable amount, and I believe that they might have a number, at least they did before the session, and then maybe ask Judge Wiese II what his priorities are, then create your committee. That's all I'm saying.

TICK SEGERBLOM

Yeah, and there's no reason the legislature could not provide some of this money. If they're going to dictate 16 new judgeships, they should be able to provide half a billion dollars too.

JIM GIBSON

And before all of that results in something, we ought to have our RPM people analyze all of that input. So, I think we have all the pieces and parts, if we put them in order then we'll get the very best results.

JUSTIN JONES

I think you'll have unanimous support for the state providing funding for the courthouse.

TICK SEGERBLOM

All right then I'll make that motion. All right, well another good idea down the drain for now, but don't give up yet. Thank you.

46. Go into closed session, pursuant to NRS 241.015(4)(c) as amended by AB52, to receive information from the District Attorney regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS Chapter 288.220, to receive a report on the status of ongoing labor negotiations; and direct staff accordingly. (For possible action)

ACTION: NO CLOSED SESSION HELD. NO ACTION WAS TAKEN BY THE BOARD.

Attachment(s) submitted and filed with the County Clerk's Office

PUBLIC COMMENTS

KEVIN SCHILLER

Commissioners, that concludes the agenda. You can now do the second section for public comment.

TICK SEGERBLOM

All right, this is second section for public comment. Ms. Coleman?

MARGARET ANN COLEMAN

Thank you. I didn't get a chance to speak at the first comment. Gave me the opportunity to speak up on any of those. I want to speak up on number one, the court situation as far as the courtroom, because I didn't get a chance to say anything. I would like you to open me a TV courtroom session concerning the rip-off that you have done to me and me judging the people that has been arrested by Judge Lee. Judge

Lee is in the wrong by renting out my house, 1316 Wizard, that I own. He's under my judgementship as well because I should not have been put outside and my kids at risk.

So, another thing I'd like to talk about is the Housing of Authority Vouchers. I have not gotten the respect from any of the Housing Authority members to put me into a place and it's a waste of time. I did get a chance to go this morning. Finally, they sent me something. Putting people on the list is illegal. First come, first served. People are dying. I'm speaking for the public of the people that's in the Courtyard. They're dying, they're injured, and we are becoming more injured. My daughter got sick. I'm getting sicker. My legs is hurting. All we are is just a victim of going to the hospital and giving you the expense. And for Judge Lee to arrest us, to call on our parents for money, that is a legal matter. You are putting a committee of delusion and controlling the state, talking about building more Housing Authority projects. You haven't even filled the ones that you already got. We are homeless because you're not putting us in the houses of authority building that is already built.

I need to be indoors. I can't even go to my own home because of stray — They got squatters. Judge Lee got squatters. He puts me in jail for 60 days, under incompetent that my house belongs to me. There was no charge of trespassing, and the case was dismissed. When I go back, I got squatters. I'm being locked up for nothing. My Miranda Rights was not read. Should have automatically gave me a no-arm. I shouldn't have been there. I was threatened and bodily harmed. I'm under emotional stress, and my daughter need my help. I don't want her in the convalescent home, and I should not be pulling this bag for the rest of my life. When I earned \$3 billion in this system. Now I would like a TV station to judge the people that have done me wrong as well as you. And I have \$3 million that is credit and is due and when am I going to get it? You have not called me. I'm a human being here and I'm trying to express myself as a receiver. I'm not welcome here. I'd like to leave this state.

GRACE ALBANESE

Okay, is it my turn?

TICK SEGERBLOM

Yes.

GRACE ALBANESE

Hi, my name is Grace Albanese, A-L-B-A-N-E-S-E. And I would not be here today if the government would only acknowledge what everybody already knows, and that is that I was micro-chipped without my consent here in Las Vegas. I haven't left the city in 30 years. Microchips are being smuggled into this country from Israel and into Las Vegas and they're winding up in Americans like me. And so, you can thank Israel for all those pictures you're receiving on your phone because they're pictures of my thoughts and dreams. The Mormon church are the ones who actually did the micro-chipping of me. I met these individuals and they're the ones that put it all online. And so, the Mormon church and Israel are here micro-chipping American citizens without their consent. I believe I'm not getting no help from anybody. Everybody's afraid maybe they're going to be the next person to be micro-chipped and nobody's helping me at all.

So, there was a trip that President Biden made to President Putin in 2021 to get the code to this microchip. They met in Switzerland in 2021. President Trump took the code with him. He wasn't getting along, he was whatever. So, President Trump took the code. President Biden flew over to meet President Putin in person to get this code in 2021. They met in Switzerland. Only President Putin has this code to the microchip, and he'll only give it to the president. That's how important this issue is. And so, the meeting, it was a cyber security meeting between Putin and Biden and it took 45 minutes. All Biden wanted was the code to that microchip. So, pictures of my thoughts and dreams. I blame Israel and the Mormons for this. Pictures of my thoughts and dreams are being developed from negatives in people's

closets and garages and then sold and resold or posted and reposted, and everybody's afraid to do anything about it because they're afraid that they're going to be next. So, microchips are being smuggled into this country from Israel.

TICK SEGERBLOM

Thank you very much.

BRIAN SCROGGINS

Hi. Good morning. Brian Scroggins, S-C-R-O-G-G-I-N-S.

TICK SEGERBLOM

Top that one.

BRIAN SCROGGINS

Yeah. Well, I hope to. As you know, I wear many hats. Today I just want to say, I was down here for some meetings, and I wanted to say a couple of things about being a chaplain. I'm a chaplain with the Metropolitan Police Department, Las Vegas Metropolitan Police Department (LVMPD), and Las Vegas Fire and Rescue. And I think we need to kind of expand our chaplain services to Clark County Fire and also Clark County employees. I did a 10-hour ride along a couple of weeks ago with LVMPD. I'm assigned to South Central Area Command and there was a shooting over on Maryland Parkway by the Boulevard Mall and some of the first officers on site were actually the Clark County Police that were there. And so, I was there for probably four or five hours. I talked with your officers as well as metro officers and fire. And again, had a prayer. I was requested to have a prayer with them.

So, I'm going to be submitting a proposal that we could do an expansion of the Chaplain Program. There's about 400 chaplains here in town and a bigger group that I belong to that we can reach out. There'll be little or no cost. Maybe we would get a JAG (Justice Assistance Grant) Grant or a Community Grant, but other than that, there wouldn't be any cost to the county. And I think it would be helpful. We have successful programs in both of these other organizations, and I think it would be helpful to do it with the county. When I'm down here with my Las Vegas Fire chaplain shirt on, I often have employees stop me in the hallway and want to chat and they think that that would be a good thing. So anyway, just wanted to thank you and I just wanted to give a shout-out to the officers that were there that day. They did a great job, and I appreciated being a part of that process. Thank you.

ISHMAEL CARROLL

Hello. My name is Ishmael Carroll, C-A-R-R-O-L-L. My address is 2632 Sierra Seco, Las Vegas, Nevada 89106. And I'm here on behalf of the office of Congressman Steven Horsford, just to share that he continues to fight hard for the 4 Congressional District and for Clark County and that if any constituents need assistance with any federal agency that we are here to help. They could reach out directly to our office at [Horsford.house.gov](https://www.house.gov/horsford) or call our office directly at (702) 963-9360. Thank you so much and greatly appreciate each and every one of you.

TICK SEGERBLOM

Thank you.

DINK O'NEAL

Good morning. My name is Dink O'Neal. My last name is spelled O, apostrophe, capital N-E-A-L. I live at 8131 Base Camp Avenue, Las Vegas, Nevada 89178. My representative on this Board is Commissioner Jones. I'm here to talk to you about an intersection that is in our area that is fast becoming a problem. I

moved here three and a half years ago. This is the intersection of Gomer Road and Cimarron Road. This is one intersection south of Blue Diamond, one intersection west of Buffalo. At the time that we moved there, they were building houses in the area. It has become more and more crowded and there's a lot more traffic. Both streets are two lanes in each direction. Gomer has a median running down the middle of it. Cimarron just has a turn lane all the way down. They are only governed by stop signs at this intersection and in the three and a half years that we have lived there, I live in the neighborhood just to the southeast corner of that, the number of accidents has increased. They've gone from stupid to now fatal.

Approximately two months ago, a woman came down Gomer, blew right through that thing, hit, broadsided a pickup truck, pushed it all the way across the intersection and up into a median on the other side of the intersection. She was killed. If that hadn't been a pickup truck, there'd be two fatalities we'd be talking about. About a week and a half ago, my son-in-law, who works with me, and I were driving to work. He lives in the neighborhood over here. I live here. We were coming out same direction this woman was driving. We pulled into the intersection. Somebody going south on Cimarron blew right through there doing at least 45. Never even slowed down. If I had been 10 feet further into the intersection, we'd be talking four fatalities.

A couple years ago, they were repaving Gomer. We asked them, please, please come out and do a study to tell us if we could please have electric lights installed there because people are ignoring these stop signs. They brought out the little snakes, we drove over them for three weeks. They came and told us, "Nah, it doesn't matter, everything is fine." And that's when this progressed to the point where somebody has died now. This intersection sits in a twice-daily, speed-modified school zone. And that's during the school year, obviously. It drops down to 20, 25 miles per hour, creeping along there. And you still see people going through there. Some kid is going to get hit in one of those crosswalks, and when that kid gets hit, whether he or she is killed or not, that's when we're going to have to have our come to our come-to-Jesus-we-told-you-so meeting.

We really, really, desperately need this to be looked at because the area is growing and what was once in an intersection that didn't handle as much traffic, is handling more. And yet, down the street at Durango when my son-in-law and my daughter bought their home a few months before we did, there were no lights. They put them in there. Now we need them at this one. Part of the reason why I think this is happening is because people haven't used it as much up until now. And so they're just like, "There's not as much traffic, I can take my chances." But we really desperately need this to be addressed. I thank you very much for your time.

TICK SEGERBLOM

Thank you.

SALEM AYOOB

Good morning, still. Salem Ayoob, 3079 Garnett Court, 89121. Geez, it wasn't for the last few, first couple of comments, I'd motion the entire committee for a time extension. I don't see anybody behind me, or Commissioner Tick, if that's possible, since you're the Chair. But I am mainly up here today to prevent one single address in this entire valley from ever getting an STR (Short-Term Rental) short-term license. And that is 3080 Garnett Court. The reason I'm in front of the Commission today though, is because this is an entire county problem. I am going to be the torpedo that sinks Jackie Flores, and the lawsuit that you guys are going to be facing right now because you guys are in kind of a pickle. Now, ever since I had the health issue, with what's been going on in the neighborhood. This is all code enforcement related.

Now, I did go to the commission meeting. Commissioner Jones, when Chief Anderson was there and the question was posed, "What do you guys plan to do about unlicensed properties?" And it was basically, nonchalantly, get ahold of my officers and all to shut it down. But I mean, I don't have to enter into the record, this is all county information right here, but I have a morbid intricate knowledge of these things. 52-year resident in the neighborhood, neighborhood watch captain. And I got told last Friday that after having an officer removed for not doing the job properly, speaking, probably, irrespectfully to one of his supervisors, and leaving a nasty voicemail. The new officer decided to call me up and tell me that I'm interfering with their investigation now. Now, how is it that, out of an 8 by 8 front window at my house

for the last 50 years, and Commissioner Tick, you know what I've been dealing with with this property. But like I said, I drive around this entire valley. There's no reason I should have an intricate knowledge of these STRs on such a level that it is disgusting. It really is. And the reason we're getting pummeled right now with 10 to 15,000 of these things, it's lack of enforcement.

So, the two stipulations in the title, which I'm here for today, mainly, there's so much to discuss. But under the title for STRs, to disqualify from a license ever, you either have to have possibly a building violation. Which I just reopened for the third time yesterday, which was found to be unfounded, as a suggestion from the Building Department, which is only like a 100 yards away from the code office in this operations west. I mean, I show up there once a week in person.

The other one is frequency of citations. Now when citations are not being written, because I know you guys are going to get litigated against for the excessive citations and the amount, I'm going to argue in the exact opposite, it's not enough. So, 3080 [Garnett Court] will never get it, but we need to get an officer out there every day to issue citations. If anybody has any questions, I'll challenge anybody in the county to put me on the spot. I'll answer any questions you got. But this needs to be handled because you're changing the dynamic of these neighborhoods, ridiculously overnight. So, thank you.

TICK SEGERBLOM

Thank you. All right, I think that closes our hearing. We'll recess until tomorrow morning at 9 a.m.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:14 a.m., Chair Tick Segerblom recessed the meeting to the hour of 9 a.m. on Wednesday, July 16, 2025, for the Zoning agenda.

PLEASE NOTE: THE COUNTY CLERK KEEPS THE OFFICIAL RECORD OF ALL PROCEEDINGS OF THE COUNTY COMMISSION, THE CCWRD BOARD OF TRUSTEES, THE UMC HOSPITAL BOARD OF TRUSTEES, THE CLARK COUNTY LIQUOR AND GAMING LICENSING BOARD, AND THE CLARK COUNTY REDEVELOPMENT AGENCY. TO OBTAIN A COMPLETE AND ACCURATE RECORD OF ALL PROCEEDINGS, ANY PHOTOGRAPH, MAP, CHART, OR ANY OTHER DOCUMENT USED IN ANY PRESENTATION TO THE BOARD/TRUSTEES, REQUESTS SHOULD BE SUBMITTED TO THE COUNTY CLERK.

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

ATTEST: /s/ Lynn Marie Goya
LYNN MARIE GOYA, CLARK COUNTY CLERK