

Notice of Public Meeting
of the
Nevada Rural Housing Authority Board of Commissioners

The Nevada Rural Housing Authority ("NRHA") Board of Commissioners will conduct a public meeting on March 15, 2018 beginning at 10:00am in person. If you are dialing in, please call (888) 585-9008; Conference Room: 619-094-172

NOTICE

1. Items may be taken out of order;
2. Two or more items may be combined;
3. Items may be removed from the agenda or delayed at any time;
4. Public comment is limited to 3 minutes per person. Comment cannot be restricted based on viewpoint.

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the number listed in advance so that arrangements for attendance may be made, (775) 887-1795.

AGENDA

Action may be taken only on those items denoted for possible action, designated by an asterisk “*”.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Public comment and discussion:** No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.
4. **Approval of minutes from prior meetings:**
 - a) Board Meeting Minutes from January 15, 2018
5. **Consultant Quarterly Reports:**
 - a) Quarterly Report on Properties – (Missi Pollender - Weststates)
 - b) Quarterly Report on Grant activity – (Lisa Ruiz-Lee - Mosaic Partners)
 - c) Quarterly Report on Multi-Family Development – (Jim Shaw)
 - d) Report from Accounting and Finance on Consultants (Tiffany Hornsby)

END OF CONSENT AGENDA

6. **For Discussion:** Introduction of Goldenrod Capital Advisors (Bill Brewer)
7. **For Discussion:** Stepping It Up Awards – Presenting: Bill Brewer, Tiffany Hornsby & John Alphson.
8. ***For Discussion and Possible Action Resolution 2018-03-01*:** Resolution to Authorize the Admission of the Nevada Rural Housing Authority to Interagency Home Finance Cooperative, LLC to Facilitate the Participation of the NRHA in the TRIO Lease-To-Own Home Financing Program and the TRIO OwnOption Mortgage Program; Authorizing the Management by the NRHA of an IHFC Subsidiary; Authorizing the Creation of IHFC Nevada, LLC; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry out the Purposes of this Resolution; and Containing other Provisions Relating Thereto. (Diane Arvizo, Patrick Howard, Managing Director TRIO, and Ryan Bowen with Chapman and Cutler)
9. ***For Discussion and Possible Action Resolution 2018-03-02*:** To Consider Approval of the 2018-2019 Annual PHA Plan. (Jeni Rios)
10. ***For Discussion and Possible Action Resolution 2018-03-03*:** To Authorize NRHA to execute any and all documents necessary in partnership with Belmont Manager LLC and Belmont Associates LLC to submit applications and accept reservations and awards for the financing of the Belmont Apartments Project and authorizing the NRHA Executive Director and Deputy Director to execute all documents related to the development and financing of this project. (John Alphson and Bill Brewer)

11. ***For Discussion and Possible Action Resolution 2018-03-04*:** Authorizing NRHA to execute any and all documents necessary in partnership with Desert Properties Manager LLC and Desert Properties Associates LLC to submit applications and accept awards for the financing of the Desert Properties Apartments Project and authorizing the NRHA Executive Director and Deputy Director to execute all documents related to the development and financing of this project.
12. ***For Discussion and Possible Action*:**
 - a) Discussion of Potential Multi-Family and Mixed Income Development in Carson
 - b) Approval of Purchase and sale agreement for land site between E. College Parkway and Nye Lane in Carson City, NV, APN No. 00819271. (John Alphson, Bill Brewer)
13. **Consultant and Departmental Reports**
 - a) Quarterly Report from Capitol Partners on state and federal contacts in regards to NRHA business lines (Mendy Elliott and/or Peter Krueger)
 - b) Quarterly Report on Performance Planning and Business Development Activities – Sherri Woodsgreen (Wise Ventures)
 - c) Quarterly Report on Public Relations activities (Scott Kelley and Katie Coleman)
 - d) Quarterly Report on SEO work and analytics and Housing Studies Site from KPS3 (Katie Coleman)
 - e) Quarterly Report on Rental Services activities (Jeni Rios)
 - f) Quarterly Report on Home Buyer Services activities (Diane Arvizo)
 - g) Quarterly Report on Community Development activities (John Alphson)
 - h) Quarterly Report on Human Resources activities (Stacey Sept)
 - i) Quarterly Report from Accounting and Finance (Tiffany Hornsby)
 - j) Quarterly Report from Deputy Director, Bill Brewer
 - Senate Committee to Study Issues Regarding Affordable Housing
 - Carson City Multi-family Housing Proposal
 - Update on Tonopah acquisition/rehab
 - Update on Bristlecone acquisition
 - Richard’s Crossing
 - Market Studies Web Page
 - Updates on work with Mesquite, Carson City, Douglas Count, Fernley
14. ***For Discussion and Possible Action Resolution 2018-03-05*:** Acknowledging the future retirement of D. Gary Longaker as Executive Director of the Nevada Rural Housing Authority and the appointment of William L. Brewer as Executive Director beginning August 1, 2018.
15. **Date of next meeting:** Via Teleconference – April 19, 2018 @ 10:00am
16. **Public comment and discussion:** No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.
17. **Adjournment:**

Members of the public can request copies of the supporting material for the meeting by contacting Sherry Wood at (775) 887-1795 ext. 129 or email swood@nvrural.org.

This Agenda has been posted at the following locations:

NRHA Website Home Page, under Events: www.nvrural.org

Nevada Public Notice Website: <https://notice.nv.gov/>

Government: Special Districts

Entity: Nevada Rural Housing Authority

Public Entity: Nevada Rural Housing Authority

NRHA Main Office: 3695 Desatoya Drive, Carson City, NV. 89701

NRHA Las Vegas Office: 3685 Pecos-McLeod, Las Vegas, NV 89121

Weststates Property Management: 106 W. Front St., Elko, NV. 89801