

### REDEVELOPMENT AGENCY AGENDA REGULAR MEETING

COUNCIL CHAMBERS, 401 CALIFORNIA AVE. BOULDER CITY, NV 89005

### SEPTEMBER 14, 2021 - 5:30 PM

The public may view the meeting live at the following link:

https://www.bcnv.org/191/City-Council-Meeting-Live-Stream-Video ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

CALL TO ORDER

CONFIRMATION OF POSTING AND ROLL CALL

PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS UP TO FIVE MINUTES TO SPEAK ON A SPECIFIC AGENDA ITEM.

#### MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING WITHOUT BEING PHYSICALLY PRESENT BY ONE OF THE FOLLOWING METHODS:

- Written comments may be submitted via the Public Comment Form (https://www.bcnv.org/FormCenter/Contact-Forms-3/City-Council-Comment-Form-111)
- To comment during the meeting, members of the public may call (702) 589-9629 when the public comment period is opened.

### AGENDA

- 1. For possible action: Approval of minutes of the April 27, 2021 RDA meeting
- 2. For possible action: Resolution No. 231, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible

improvement costs related to the Sands Motel, 809 Nevada Way

- 3. For possible action: Resolution No. 232, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to Faith Christian Church, 1100 Buchanan Boulevard
- 4. For possible action: Resolution No. 233, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 633 Nevada Way
- 5. For possible action: Resolution No. 234, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 524 Nevada Way
- 6. For possible action: Resolution No. 235, a resolution of the Redevelopment Agency of Boulder City, Nevada accepting written disclosures for the Redevelopment Agency Board members of property they own or have a direct or indirect financial interest that lie within the Redevelopment Area boundaries (NRS 279.454)
- 7. Public Comment

Each person has up to five minutes to speak at the discretion of the Mayor/Chair. Comments made during the Public Comment period of the agenda may be on any subject. All remarks shall be addressed to the City Council/Board as a whole, not to any individual member of the Council/Board, of the audience, or of the City staff. There shall be no personal attacks against the Chair, members of the Redevelopment Agency, the City staff, or any other individual. No person, other than members of the Redevelopment Agency and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Redevelopment Agency without the permission of the Chair or Presiding Officer. 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.

Supporting material is on file and available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk Tami McKay at (702) 293-9208 or cityclerk@bcnv.org.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue www.bcnv.org https://notice.nv.gov/

## **Approval of minutes**

## SUBJECT:

For possible action: Approval of minutes of the April 27, 2021 RDA meeting

## ADDITIONAL INFORMATION:

#### ATTACHMENTS:

Description

DRAFT Minutes 04-27-21

Type Cover Memo

#### REDEVELOPMENT AGENCY MEETING MINUTES

#### COUNCIL CHAMBER, 401 CALIFORNIA AVENUE BOULDER CITY, NEVADA 89005

#### Tuesday, April 27, 2021 – 6:00 PM

### CALL TO ORDER

The regular meeting of the Boulder City Redevelopment Agency, County of Clark, State of Nevada, was called to order at 6:00 P.M., Tuesday, April 27, 2021, in the Council Chamber, City Hall, by Chairman McManus in due compliance with law, the Charter, and the Agency's Rules of Procedure.

**Members present:** Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Tracy Folda, Member Judith Hoskins (5)

Absent: None (0)

**Also present:** Acting Executive Director Michael Mays, Acting Secretary Tami McKay, Acting Legal Counsel Brittany Walker

#### PUBLIC COMMENT

Chairman Kiernan McManus opened the initial Public Comment period for matters pertaining to the items on the agenda.

Judy Dechaine indicated she had a comment regarding Item 3. She stated she objected to approval since it was proposed that the location of the door be moved, and that would not be historical. She added she did not believe improvements on the second floor should be covered under the grant since it would be used as private office space.

No further comments were offered, and the Public Comment period was closed.

#### FOR POSSIBLE ACTION

1. For possible action: Approval of the minutes of March 23, 2021, RDA Meeting

Acting Secretary Tami McKay noted there was a minor correction to page 5 of the minutes and they were before them on the dais.

Motion: Approve the minutes of the March 23, 2021, RDA meeting

Moved by: Member Hoskins Seconded by: Member Bridges

Vote:

**AYE:** Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Tracy Folda, Member Judith Hoskins (5)

NAY: None (0)

Absent: None (0)

The motion was approved.

2. For possible action: Discussion and staff directive regarding the City of Boulder City Small Businesses Revolving Loan Fund (RLF)

A staff report had been submitted by Economic Development Coordinator Raffi Festekjian and included in the April 27, 2021, RDA Agenda packet.

Raffi Festekjian, Economic Development Coordinator, provided an overview of the staff report. He indicated that according to NRS, each legislative body should create a revolving loan account which is a gap financing measure primarily used for the development and expansion of a small district. He shared that \$5,000 had been allocated to this year's budget. He indicated funds could be used by small businesses for interior remodel, working capital, equipment, or new construction. He noted that loan amounts could range from \$1,000-\$5,000. He noted upon research, staff was unable to find another jurisdiction utilizing this program and believed that it was cost prohibitive.

Chairman McManus thanked Mr. Festekjian for his presentation and asked if the fund rolled over from year to year.

Economic Development Coordinator Festekjian indicated the money is reserved in the RDA, but funds did not roll over.

**Motion:** To continue the fund as it has been previously defined.

Moved by: Chairman McManus Seconded by: Member Hoskins

Vote:

**AYE:** Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Tracy Folda, Member Judith Hoskins (5)

NAY: None (0)

Absent: None (0)

The motion was approved.

3. For possible action: Resolution No. 230, a resolution of the Redevelopment Agency of Boulder City Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 524 Nevada Way.

A staff report had been submitted by Economic Development Coordinator Raffi Festekjian and included in the April 27, 2021, RDA Agenda packet.

Economic Development Coordinator Festekjian introduced the item and provided an overview of the staff report. He stated Tap Water Management Group LLC, Larry and Grant Turner, have applied for RDA funding through the Historic Preservation Grant program to make improvements to the property located at 524 Nevada Way. He indicated this item came before the Agency last month on March 24, 2021 for consideration. At that time, the Agency had concerns about the plans meeting guidelines and standards for historic properties. He indicated that a third-party evaluation was done and included in the packet. He shared that the Historic Preservation Committee had reviewed the application and recommended approval with some exceptions and recommendations. He explained the applicant was requesting funding for the first phase of their project and could receive up to \$36,868 in reimbursement. He noted the applicant would need to reapply for additional funds for phase two of the project. He indicated the applicant was asking for the maximum grant amount between the two phases adding up to \$99,900. He stated the applicant understood phase two could not begin until approved by the Agency and that the owners were responsible for any future repairs for a period of 10 years to preserve the historical quality of the building.

Chairman McManus asked why the change in use from retail to a bar required different accessibility standards.

Economic Development Coordinator Festekjian indicated accessibility needed to meet the 2018 National Building Code standards.

Brittany Walker, Acting Legal Counsel, explained that the change in use required it to be brought into compliance with the most recent building code.

Michael Mays, Acting Executive Director, indicated for detailed questions relating to ADA compliance, it would be best for the Applicant's Architect to respond.

Alan Stromberg, Architect, stated to comply with ADA requirements, a ramp was needed and the existing door would need to be moved to avoid putting the ramp in the public way and to avoid cutting into seven feet of the middle of the building. He pointed out that changing the door location would also allow them to avoid raising the interior floor three inches. He noted that regardless of changing the location the existing door, it would not look the same due to landing requirements.

Member Bridges clarified that the door would still have to be moved back five feet even if it remained along the center of the wall.

Mr. Stromberg confirmed it would require moving to allow for wheelchair accessibility.

Chairman McManus pointed out that the Northwind report indicated the proposed door, parapet wall, and another item were not in compliance with the Secretary of Interior standards. He asked if the applicant had plans to bring those into compliance.

Grant Turner, Applicant, commented that he was willing to meet the standards.

Member Judy Hoskins asked if there was a regulation stating in order to qualify for RDA funding, you must meet a requirement that the applicant was unable to secure funding elsewhere.

Michael Mays, Acting Executive Director, clarified the intent of the provision was a "but for" clause which indicated that without the RDA funds, the project would be reduced in scope. He noted that the purpose of the RDA funds was to incentivize people to reinvest in older properties.

Member Hoskins asked the applicant how RDA funds had made a difference in the building design.

Mr. Turner replied they were keeping the parapet simpler than they would have hoped for and going with smaller windows than what were currently there to compromise and keep things looking original.

Member Hoskins asked if the applicant would follow the guidance of the Historic Preservation Committee if they were denied the RDA funding.

Mr. Turner remarked that he would be less incentivized to keep things looking original if the grant was not received.

Member Bridges asked if the second-floor bathroom was accessible to wheelchairs and if he planned to make changes to the door, so the design was more historical.

Mr. Turner stated the restroom was ADA accessible since the second floor could be accessed without stairs through the alleyway. He pointed out that the second floor was for public use not private offices. He indicated that he looked forward to working with the Historic Preservation Committee to create a more historical door for the structure.

Chairman McManus asked for clarification on how the second-floor bathroom was accessible for persons with disabilities.

Mr. Turner indicated that accessibility was through the back of the building in the alleyway. He said modifications would need to be made and were included in the plans.

Chairman McManus noted the Secretary of Interior Standards indicated the architecture features should be preserved and not radically changed.

Member Adams commented that he had previously asked that the item be held in abeyance, and it had since been reviewed again by the Historic Preservation Committee and worked to find what could reasonably be preserved to the best of their ability. He

noted ADA compliance still needed to be met and that there would sometimes be conflicts between ADA compliance and historic preservation. He indicated that he had seen the applicant be willing to make concessions and would do what is asked of them to keep the building as historic as possible.

Member Bridges agreed with Member Adams. She said the standard was for them to provide the highest level of access with the least impact to the historic building and believed the applicant was meeting these criteria.

Member Folda said what they were looking for was historic preservation for this grant, and she felt they have lost restoration and preservation in the plans for the building. She stated that she felt some of the estimated costs were also exaggerated.

Mr. Turner asked if Member Folda was accusing him of inflating the prices. He excused himself from the podium.

Member Folda asked if there were any exceptions or variances for ADA standards for historic properties.

Acting Executive Director Mays replied there were no exceptions or variances for ADA provisions.

Member Folda asked if changing the sidewalk in front of the business was an option to keep it more ADA accessible.

Acting Executive Director Mays responded that to his knowledge, that was not a viable option in this situation. He noted they had to be cognizant of how it might affect neighboring properties since the sidewalk served numerous properties.

Member Folda commented that she believed this was an ADA project remodel and sets a bad precedence.

Member Bridges pointed out there were several items not being submitted for reimbursement. She reiterated ADA standards would even require changes to historic buildings. She indicated she believed the applicant had gone above and beyond to meet the desires of the Historic Preservation Committee.

**Motion:** To conditionally approved Resolution Number 230, authorizing the RDA to fund the eligible improvement costs related to 524 Nevada Way for \$36,868 based upon recommendations of the Historic Preservation Committee.

Moved by: Member Bridges Seconded by: Member Adams

Chairman McManus noted he was still not comfortable with some of the commitments.

Member Adams asked if this approval would include the requirements suggested by the Historic Preservation Committee.

Acting Executive Director Mays stated he believed it would be appropriate to make the motion conditioned on the items recommended by the Historic Preservation Committee.

Member Adams recommended the motion contain those items.

Member Bridges accepted the amendment.

Member Hoskins expressed that she was concerned this was an RDA project and not a historic RDA project. She indicated she was additionally concerned that Member Folda's questions had not been answered.

Member Folda remarked that the financial element was not discussed when the item was previously brought forward, and she felt that how public funds are used should be justified. She clarified that she felt this project would fall under a regular RDA grant since they are changing the store front so dramatically that it no longer felt historical. She reiterated that it may set a precedence for people to get historic funds for adding ADA accessibility.

Member Adams expressed concern that it may set a precedence for people to not consider historic preservation at all because ADA accessibility may call into question some of the historic needs.

Member Bridges pointed out that the applicant was trying to follow the guidelines given with the help of grant money instead of doing the best they could with their own funds.

Vote:

**AYE:** Member James Howard Adams, Member Claudia Bridges (2)

**NAY:** Chairman Kiernan McManus, Member Tracy Folda, and Member Judith Hoskins (3)

Absent: None (0)

The motion failed.

Acting Legal Counsel Brittany Walker noted that the item was written in a way that a regular RDA grant in the amount of \$39,013 could be considered if the applicant desired.

Chairman McManus stated that it did not appear the applicants were interested.

Member Bridges asked if the applicant would be able to apply for additional RDA funds for the same project next year if they received the funds this year.

Acting Executive Director Mays explained that \$39,000 was the total amount of funds the applicant could receive for the project.

Member Adams asked if they could make a motion to approve the regular RDA funds that the applicant could later choose to accept or deny.

Acting Legal Counsel Brittany Walker indicated it would be better to receive a new application from the applicant since they were no long present to indicate they were interested in regular RDA funds.

Member Bridges asked if the applicant could apply for the Historic Preservation Grant again after they have begun their project.

Acting Executive Director Mays replied that they could not apply for funds after they have begun the project.

4. Public Comment

Chairman McManus opened the final public comment period. No comments were offered, and the public comment period was closed.

Chairman McManus adjourned the meeting at 7:20 p.m.

ATTEST:

Kiernan McManus, Chairman

Tami McKay, Acting Secretary

### R231 RDA - The Sands Motel

### SUBJECT:

For possible action: Resolution No. 231, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to the Sands Motel, 809 Nevada Way

### ADDITIONAL INFORMATION:

#### ATTACHMENTS:

	Description	Туре
D	Item 2 Staff Report	Cover Memo
D	Resolution No 231	Resolution Letter
D	Application and Backup Documentation	Backup Material



BOULDER CITY REDEVELOPMENT AGENCY

CHAIRMAN KIERNAN MCMANUS

#### MEMBERS:

JAMES HOWARD ADAMS CLAUDIA M. BRIDGES MATT FOX SHERRI JORGENSEN

**<**•**>** 

MEETING LOCATION: CITY COUNCIL CHAMBER 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

MAILING ADDRESS: 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

WEBPAGE: WWW.BCNV.ORG

**4.** 

EXECUTIVE DIRECTOR: TAYLOUR TEDDER, CECD

Assistant Executive Director: Michael Mays, AICP

SECRETARY: TAMI MCKAY, MMC, CPO

LEGAL COUNSEL: BRITTANY LEE WALKER, ESQ.

**TREASURER:** DIANE PELLETIER, CPA

# Redevelopment Agency Meeting September 14, 2021 Item No. 2

# **Staff Report**

TO: Taylour Tedder, Executive Director

FROM: Raffi Festekjian, Economic Development Coordinator

DATE: September 7, 2021

SUBJECT: Resolution No. 231, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to the Sands Motel, 809 Nevada Way

<u>Business Impact Statement</u>: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

<u>Action Requested</u>: That the Redevelopment Agency Board consider Resolution No. 231.

<u>Overview</u>:

- The owners of the Sands Motel, are seeking grant funds to paint the exterior of the motel
  - Paint and restore existing motel signage
- Total anticipated eligible project costs are \$32,146
- Total grant amount requested is \$9,644

<u>Background Information</u>: The RDA program was established to assist businesses and developers interested in projects aimed at revitalizing property within the boundary limits. It's a grant in which up to 30% (max \$99,900) of the total project costs of eligible improvements can be reimbursed. This application complies with the eligibility requirements of the program.

The FY22 RDA budget for commercial grants is \$180,000. If the RDA Agency recommends approval of the two traditional RDA projects

under consideration this evening, \$157,086 would remain available this fiscal year for other projects.

The Sands Motel is located at 809 Nevada Way and was built in 1957. The 21 room motel was purchased by the applicants in August, 2019.

Sands Motel Corp. is seeking Redevelopment Agency (RDA) funding in order to make the following improvements to the exterior of the property:

- Painting of the motel exterior
- Painting and restoration of the main sign

The lower cabinet of the motel's main sign is currently not illuminating and functioning properly. The lower cabinet face needs to be changed due to deterioration. The goal is to retain the same look but convert it to LED.

It is estimated that this improvements will cost approximately \$32,146. Through the RDA grant program, the owners would be eligible for up to 30% reimbursement or approximately \$9,644.

Boulder City Strategic Plan Goal: Complies with Goal C: Manage Growth and Development.

<u>Department Recommendation</u>: The Community Development Department Staff respectfully requests that the Redevelopment Agency consider Resolution No. 231.

Attachment:

- 1. Resolution No. 231
- 2. Application and Backup Documentation

#### **RESOLUTION NO. 231**

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, AUTHORIZING REDEVELOPMENT AGENCY GRANT PROGRAM FUNDING FOR CERTAIN ELIGIBLE IMPROVEMENT COSTS RELATED TO:

#### Property located at: 809 Nevada Way

WHEREAS, Pursuant to NRS 279.428 and 279.444, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in Boulder City; and

WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area; and

WHEREAS, The Redevelopment Plan outlines goals and objectives by which Boulder City may redevelop blighted areas and specifies measures to take to avoid blighting influences within the Redevelopment Area; and

WHEREAS, On January 25, 2005, the City Council adopted ordinance No. 1241 which created Title 12, Redevelopment Agency Ordinance, and codified the rules, regulation and policies by which an applicant may participate in the redevelopment process and receive Redevelopment Agency funds under certain circumstances; and

WHEREAS, Bipin and Archana Patel -Sands Motel Corp ("Owner") owns a property located at 809 Nevada Way, (the "Property"); and

WHEREAS, the Property is within the Redevelopment Area; and

WHEREAS, Owner has applied for Redevelopment Agency funds to help offset the expenses related to eligible activities for the exterior improvements of the Property ("Proposed Project"); and

WHEREAS, Boulder City seeks to appropriate Redevelopment Agency funding to Owner in order to undertake an eligible activity to eliminate a blighting influence and condition.

NOW, THEREFORE, BE IT RESOLVED that:

<u>Section 1</u>. Findings. The Redevelopment Agency hereby finds and determines that pursuant to NRS 279.486, the Proposed Project is consistent with the Redevelopment Plan and applicable law and regulation.

<u>Section 2.</u> Amount of Funding. The Redevelopment Agency hereby approves and appropriates an amount not to exceed Nine Thousand Six Hundred Forty Four Dollars (\$9,644.00) for the Proposed Project.

<u>Section 3.</u> Funding Schedule. Payments will be made to the Owner in an amount equal to thirty (30) percent of that shown on submitted receipts for completed work related to the Proposed Project. The above funding is void if receipts are submitted after September 14, 2022, unless extended as permitted by ordinance.

<u>Section 4.</u> Scope of Work. Proposed Project involves exterior painting of motel and sign, as well as converting lower cabinet sign to LED.

<u>Section 5.</u> Participant Agreement. The Redevelopment Agency is authorized to enter into an agreement with the Owner containing certain covenants and conditions as authorized by NRS 279.484 ("Participant Agreement"). The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to sign the Participant Agreement on behalf of the Redevelopment Agency upon a complete submittal of required elements of the Agreement by the Owner.

<u>Section 6.</u> Recordation. The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to record the Participant Agreement in the Clark County Recorder's Office upon a complete submittal of required elements of the Agreement and completed payment by the Redevelopment Agency.

DATED and APPROVED this 14<sup>th</sup> day of September, 2021.

Kiernan McManus, Chairman

ATTEST:

Tami McKay, Secretary (Seal)



**City of Boulder City Community Development Department Redevelopment Agency** 401 California Avenue Boulder City, NV 89005-2600 702-293-9282 (Main Line)

## Statement of Interest to Participate

I hereby express my interest in participating in the City of Boulder City Redevelopment effort and submit the following information

Address of Property in Project Area:	809	NEVADA WAY	BC	NV	89005
3	Street Number	Street Name	City	State	Zip Code
Name of Business: SANDS MOTEL					
Type of Business: Individual	Partnershi	p Limited Liability Co.	Cor	porati	on
Name of Property Owner: BIPIN & A	RCHANA P	ATEL			
Home Address: 809 NEVADA	WAY	BOULDER CITY		NA	89005
Street Number Str	reet Name	City	9	State	Zip Code
Phone Numbers: 6603513880			7022932	2589	
Home	C	ell	Work		
Tenant Information:					
Name		Phone Number	•		
1) Provide a brief description of the t 1.PAINTING THE EXTERIOR OF TH		•	lertake:		
2.PAINTING AND RESTORING THE	EXISTING N	MAIN VINTAGE LOOK SI	GN.		
We have 2 projects total cost below. We add	ed both project	s estimates but two diffrent con	nponies wi	ll do th	e work.
One is the paint job and one is for the	sign waork.		1010000		

1a) Provide the total project cost of the eligible improvements you intend to make and attach a project budget sheet:

1b) Provide the total amount of participation requested from the RDA. NOTE: The maximum request is 30% of the total project cost of eligible improvements (with the exception of 50% of project costs under the commercial signage subcategory), at an amount not to exceed \$99,900.00 for the entire project.

\$ 32,145,80 \$ 9,644,00

2) Provide background information regarding the history of the building and/or property to be improved:

TOVK

3) Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this Redevelopment Agency project:

NPP

Please Note:

- Statement of Interest to Participate forms and applicable attachments must be submitted 30 days prior to the next scheduled quarterly RDA meeting.
- A tenant must provide written owner approval for all improvements.
- All commercial improvements require work to be done by contractors holding valid licenses issued by both the State of Nevada and the City of Boulder City.

I understand that submission of this Statement of Interest to Participate **does not** in any way obligate me or the Agency to participate in the redevelopment effort or to enter into an Owner Participation Agreement.

Signature of Applicant

Printed Name of Applicant

81.20

Date

Title



Sands Motel – 809 Nevada Way



#### 524 Nevada Way

Parcel: 18609210002 Owner Name(s): GAYATRI CORPORATION Site Address: 809 NEVADA WAY Jurisdiction: Boulder City - 89005 Sale Date: 08/2019 Sale Price: \$1,400,000 Estimated Lot Size: 0.65 Construction Year: 1957 Recorded Doc Number: 20190829 00000937 Aerial Flight Date: 4/25/2020

1 Zoning and Planned Land Use

- Legal Description
- 🔉 Ownership
- Flood Zone
- & Elected Officials

? Links



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Inst #: 20190829-0000937 Fees: \$40.00 RPTT: \$7140.00 Ex #: 08/29/2019 08:17:37 AM Receipt #: 3819319 Requestor: DRIGGS TITLE AGENCY INC. Recorded By: CDE Pgs: 4 DEBBIE CONWAY CLARK COUNTY RECORDER Src: ERECORD Ofc: ERECORD

APN: 186-09-210-002

RECORDING REQUESTED BY DRIGGS TITLE AGENCY, INC. WHEN RECORDED RETURN TO AND MAIL TAX BILL TO:

Gayatri Corporation, a Missouri Corporation 809 Nevada Way Boulder City, NV 89005

Escrow No. 19-05-117977KW

#### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH:

That Sands Motel Boulder City LLC, a Nevada limited liabity company,

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Gayatri Corporation, a Missouri Corporation,

All that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. ath A such

WITNESS my hand this day of	- Mgust, 2019.
Sands Motel Boulder City LLC	
BY: David L Romantic, Manager	David L. Romantic, Manager
Jennifer Romantic, Manager State of NEVADA	Jennifer Romantic, Manager
State of NEVADA	} } SS:

}

\*David L. Romantic and Jennifer Romantic, Managers On <u>8/27/19</u>, before me the undersigned Notary Public, personally appeared *Builds/Nithul/Builds/Hills/Into*, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hcr/thcir signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

County of CLARK

Signature Ala My Commission Expires: 11/8/2/

A STATE	KYLE A. WALLACE
ATAK SA	Notary Public
	State of Nevada
Chart W.	Appt. No. 17-3981-1
N ASSESSION	Ay Appt. Expires Nov. 18, 2021

Escrow No.: 19-05-117977KW

APN: 186-09-210-002

#### Exhibit "A"

LOTS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK ONE HUNDRED EIGHTEEN (118) ACCORDING TO THE BLOCK PLAT OF BOULDER CITY, NEVADA, DATED JULY 15, 1959, NO. X-300-460, COMPRISING SHEETS 1-20 INCLUSIVE, ON FILE IN THE CITY HALL, BOULDER CITY, NEVADA, COPIES OF WHICH PLATS ENTITLED EXHIBIT "A" ARE ATTACHED TO AND BY REFERENCE INCORPORATED IN THAT CERTAIN LEASE OF LAND DATED JULY 16, 1959 AND RECORDED JULY 16, 1959, AS INSTRUMENT NO. 167324 IN THE OFFICIAL RECORDS BOOK NO. 206, CLARK COUNTY, NEVADA.

#### Scope of Work Action Item 3

#### Address of Property in RDA Area

809	NEVADA WAY	Boulder City	NV	89005
Street Number	Street Name	City	State	Zip Code

#### Scope/Objective

(Provide a detailed description of the desired product or service and how the project will be completed. Provide detailed expense information in the next section.)

<b>1. PAINTING AN EXTERIOF</b>	OF THE MOTEL	BUILDING.
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2. PAINTING AND RESTORING OF THE MAIN BUSINESS VINTAGE SIGN.

#### **Estimated Expense Information**

(Detail each eligible activity and associated cost; complete a separate form for each aspect of the project (i.e., landscaping, plumbing, painting, etc.)

Eligible Activity	Estimated Expense
Exterior Motel Building Paint Job	\$ \$19,930,00
Sign Painting and Restoring Job	\$ \$12,215,80
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$ \$ 32,145,80
	TOTAL ANTICIPATED ELIGIBLE PROJECT COSTS

Amount of assistance is 30% of eligible costs and/or 50% of eligible signage costs (under the commercial signage sub-category), up to a maximum of \$99,900, whichever is less, provided the Participant meets the matching funds requirement. Please attach copies of at least two (2) (three is preferable) or more comparable bids for the project to this Scope of Work. *The Agency reserves the right to accept or reject all bids submitted which are not indicative of the actual cost of work to be performed.* 



Estimator: Lauren Flores Cell: 7076288493 Business: (702) 930-8899 https://painter1.com/las-vegas Archie Patel 809 Nevada way Boulder City, NV 89005 (660) 351-3880 archie@patel.family

#### Exterior 2714

#### **JOB DESCRIPTION:**

Power wash the areas to be painted in order to remove unwanted dirt, chalk, cobwebs and other debris from the substrate. Allow adequate time to dry before painting proceeds after power washing. Scrape the loose paint as necessary for better adhesion when priming/painting is done. Sand areas as needed to reduce any rough edges. Caulking/sealer will be applied to seal gaps. This is done so that moisture doesn't prematurely cause paint failure. Painter1 will prime all bare or raw wood and steel with an appropriate primer for the substrate. Please have trees, shrubs, bushes and other plants trimmed back for proper access to the substrate. Mask areas off to eliminate overspray on items that will not be painted. Painter1 will clean up at the end of each day, and a thorough clean will take place upon completion of the project. Wherever possible, Painter1 will spray new product onto substrates. At the end of the project, a walk around with the customer will be done, and a Punch List will be created.

If there is any deviation from this contract, a Change Order will be created to reflect the desired changes.

Please ensure that all trees, shrubs and other greenery is trimmed back to allow proper access to the substrate.

#### **AREAS TO BE PAINTED:**

Color

Notes

\$2000.00 \$1900.00 \$3000.00 \$3000.00 \$600.00 \$850.00

#### **CUSTOMER NOTES:**

This project may take 10-14 days at max.

#### NOT INCLUDED:

Flooring, Main Entrance Pillars, Light Fixtures, Red Brick under Windows.

QUOTE TOTAL:

\$29350.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum stated above. Any alteration or deviation from the specifications will necessitate a Change Order to be filled out and signed. All accounts are due upon completion of work as described above. In the event a law suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 2% per month will be applied to all past due accounts. All material is guaranteed as per manufacturers specs. All work to be completed in a workmanlike manner according to standard practices. Price quoted is for cash or check. There will be a 3.5%

#### 5/20/2021

#### Painter1 of Las Vegas

surcharge on all credit card payments (what we get charged from the credit card companies). Job deposits are excluded from this surcharge. This proposal may be withdrawn if not accepted within 15 days. There will be no retention for this project. I agree to the payment terms and contract as stated above:

Authorization to begin work:

Completed to my satisfaction:

Clear Signature Submit Signature

Clear Signature Submit Signature

#### Allen Grace Painting LLC 7135 Portia Court LAS VEGAS, NV 89113 7026906096 kmatthews.agp@gmail.com

#### ADDRESS

The Sands Motel 809 Nevada Way Boulder City, NV 89005

## Estimate E20-04252

\$14,950.00

DATE 04/18/2021

### FOR

Repaint Exterior

DESCRIPTION	QTY	RATE	AMOUNT	
Repaint exterior walls, trim, and columns. Pressure wash to remove dirt and debris. Repair any cracks or damage to plaster. Prime all repairs and bare areas with specified primer from Sherwin Williams Paints. Finish coat with specified exterior paint from Sherwin Williams.	1	11,100.00	11,100.00	
Option 1.) Paint roof tiles. Pressure wash to remove dirt and debris. Prime and finish coat with specified products from Sherwin Williams Paints.	1	3,850.00	3,850.00	
Option 2.) Refinish doors. Stain and reseal with urethane. \$175.00 per door.				

ALL LABOR AND MATERIALS INCLUDED.

Accepted By

Accepted Date

TOTAL

Proposed by Kevin Matthews \_\_\_\_

\_\_\_\_\_ Date\_\_\_\_

4

ALL WORK TO BE COMPLETED ACCORDING TO STANDARD PRACTICES. ANY DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL REQUIRE WRITTEN CHANGE ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE PROPOSAL.

LICENSE 0086529

Allen Grace Painting LLC 7135 Portia Court LAS VEGAS, NV 89113 7026906096 kmatthews.agp@gmail.com

#### **ADDRESS**

The Sands Motel 809 Nevada Way Boulder City, NV 89005

## Estimate E20-04258

DATE 05/12/2021

#### FOR

Back and side repaint

DESCRIPTION	QTY	RATE	AMOUNT	
Repaint Exterior : Back and side not including mural. Pressure wash to remove dirt and debris. Repair any damaged concrete or cracks. Prime all repairs and bare areas. Finish coat with specified Sherwin Williams Paint. Approximately 5,500 Sq. Ft. To paint	1	4,980.00	4,980.00	

ALL LABOR AND MATERIALS INCLUDED.

TOTAL \$4,980.00

Accepted By

Accepted Date

Total \$ 19,930,00

Proposed by Kevin Matthews

\_\_\_\_\_ Date\_\_\_

ALL WORK TO BE COMPLETED ACCORDING TO STANDARD PRACTICES. ANY DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL REQUIRE WRITTEN CHANGE ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE PROPOSAL.

LICENSE 0086529



THANK YOU FOR CHOOSING CERTAPRO PAINTERS OF SOUTHERN NEVADA!

< CertaPro is proud to be your professional painter of choice. Please be aware that you are entering into a binding agreement. The undersigned acknowledges that he/she is the property owner or is a valid representative for the property owner or Association and is authorized to enter and accept the terms of this agreement. Payment terms to be agreed upon at time of signing. Full and final payment of balance required immediately upon completion unless stated in this proposal. Interest at 1.5% per month thereafter. CertaPro also gladly accepts personal checks, bank checks VISA/MC and cash as payments. Credit/debit promotional checks are not accepted. 3% cc convenience fee will be added to all credit/debit transactions. This proposal has been calculated based on specific information provided by the customer to the CertaPro sales representative. Customer acknowledges and agrees that requests which result in substantial changes to the scope of the work to be performed will incur additional charges. Due to the nationwide paint shortage, CertaPro may need to substitute a different brand or grade of product if the specified paint is not available. An additional charge may apply. Customer may cancel the contract within three days of the signature date. Cancellation must be in writing. Cancellation after that will be subject to a 10% cancellation fee. Cancellation fee is fully earned and covers all administrative cost incurred. Customer is responsible for all costs of any paint/materials purchased for this project. There may be a charge for each color added above the agreed upon number. CertaPro and/on its representatives are not responsible in any way for color and/or sheen choices. Color and sheen choice is solely the responsibility of the customer and/or his/her representative. Customer acknowledges and agrees to that if color/sheen changes or repaints are requested, the customer will be responsible for all additional material costs and labor costs(standard CertaPro labor rates will applies). CertaPro reserves the right to reschedule any additional work. Customer acknowledges and agrees that drywall and stucco repairs, color matching, retexturing, touch-ups are not exact processes and slight color/texture/sheen variations may result. If a more uniform look is requested, we will need to texture/paint surfaces, walls and ceilings edge-to-edge. Additional charge will apply. CertaPro does not guarantee a perfect match. Cabinetry- when painting or staining cabinetry, the existing cabinet texture will remain. If the surface has a texture, you will still see the existing texture when the new paint is applied. No refunds or discounts will be offered once we start your cabinets. CertaPro, irregardless of any printed or website materials, at its discretion and unless specified in this proposal, will use a variety of application methods including but not limited to brush, roller and sprayer. Depending on the type of substrate to be painted and its condition, CertaPro will determine the proper materials needed for each individual application, to provide a durable, long lasting finish. CertaPro reserves the right to substitute products/brands of similar or superior quality. Requests for use of specific materials and/or application methods may incur additional charges and must be agreed upon prior to work commencing. It is the property owner's responsibility to remove window blinds/coverings/shades/furniture, disconnect and reconnect appliances, as well as any water/gas supplies to washers/dryers, refrigerators and/or other appliances prior to CertaPro's arrival. Please be advise that, if requested by the property owner, CertaPro Painters will assist with moving or protecting these items, however the property owner agrees to hold CertaPro Painters and it's representatives harmless for any/all damages to the items and home, including but not limited to any/all appliances, furniture, flooring, drywall or surrounding items or areas. An additional charge may apply. CertaPro offers no warranty, expressed or implied, if customer supplies any paint or materials to complete this project. CertaPro Painters highly recommends that a licensed plumbing or electrical professional be hired to assist with disconnecting or connecting appliances. Customer is responsible for and agrees to provide clear access to areas which will be painted. Unless stated in this proposal, customer is responsible for removing all debris, personal items and landscaping, such as tree limbs, vines, shrubs, stones and dirt that will hinder the easy access to areas needing painting. Inaccessible areas will not be painted. CertaPro may need to access roof & patio areas. CertaPro and it's associates assumes no responsibility for damages to roofs, roof tiles, patio structures, gutters, trim. Customer assumes all risks and liability. This is an active worksite - Customer agrees to secure all pets and children while CertaPro is on site, and accepts full responsibility for the security, care, well-being of both and any/all damages and/or injuries to any/all person's and/or property. CertaPro shall be excused for delay caused by inclement weather, labor disputes, acts of public agencies, acts of Owner, or other events beyond CertaPro's reasonable expectation and control; and CertaPro shall be entitled to extensions of time for such delay. CertaPro shall not be liable for any losses, costs, expenses, liabilities or damages, including without limitation, consequential damages, sustained by Owner or any other party because of such delays. Due to the severe environmental conditions present in Southern Nevada, CertaPro does not guarantee rust will not reappear on metal gates, railings or fences. CertaPro offers no warranty to painting and repairs applied to horizontal surfaces, or any surface that, by virtue of its design permits moisture to collect. It is highly recommended that all water sources be removed from areas along perimeter walls and near painted surfaces to help minimize future damage. CertaPro offers no warranty against any damage or failures, including but not limited to, fading, peeling, dulling, cracking, blistering or chipping caused by ordinary wear and tear, sun damage, weathering, heat, moisture, water penetration, efflorescence, wind, freezing, abnormal use or misuse, peeling of layers of paint existing prior to the work performed by CertaPro, structural and/or substrate defects, settling or movement, moisture content of the substrate, abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases, damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, movement, misuse, alterations, abuse, vandalism, negligence, damaged cause by other trades, damage caused by the property owner of his/her representatives or any other similar causes beyond the control of CertaPro. Notice of right to lien: CertaPro Painters of Southern Nevada notifies you that we have (or will) supplied materials or equipment or performed work or services for improvement of property identified in this contract. This is not a notice that CertaPro has not been or does not expect to be paid, but a notice required by law that the undersigned may, at a future date, record a Notice of Lien as provided by law against the property if CertaPro is not paid. The undersigned hereby acknowledges receipt of the foregoing Notice of Right to Lien and understand its contents. The undersigned personally guarantees the terms of this agreement. All legal disputes shall reside in the State of NV, Clark County. All legal fees and associated costs shall be reimbursed to the prevailing party. RESIDENTIAL CONSTRUCTION RECOVERY FUND - (THERE IS NO COST TO CUSTOMER) Payment may be available from the Recovery Fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this State. To obtain information relating to the Recovery Fund, you may contact the State Contractors' Board at the following locations: State Contractors' Board, 2310 Corporate Circle, Suite 200, Henderson, Nevada 89074, (702) 486-1100 or 9670 Gateway Dr, Ste 100 Reno NV 89521 (775)688-1141, (775)688-1271 fax.

(I/WE HAVE READ THE TERMS STATED HEREIN, THEY HAVE EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM.

(I/WE) HAVE EXAMINED THE JOB STATED HEREIN, THEY HAVE SHOWN TO (ME/US) AND (I/WE) FIND THE JOB TO BE SATISFACTORY, AND HEREBY ACCEPT THE JOB AS COMPLETE.

SIGNATURE	Date	SIGNATURE	Date
Signature of Authorized Franchise Representative:			Date:

#### Gorilla MKT Signs

3871 s valley view Blvd. Unit 80 Las Vegas, NV 89103 US +1 7028221111 sales@gorillapromos.com

#### ADDRESS

Archie Patel Sands Hotel 809 Nevada Way Boulder City, NV 89005

Archie Patel Sands Hotel 809 Nevada Way Boulder City, NV 89005

SHIP TO



## Estimate 1329

DATE 07/20/2021

EXPIRATION DATE 08/23/2021

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/07/2020	<ul> <li>Paint</li> <li>Paint service cabinet and pole 2 color excludes letters; letters taped off</li> </ul>	2	1,300.00	2,600.00
10/07/2020	<ul> <li>Sign:Electrical sign</li> <li>UL electrical sign top / bottom cabinet outline</li> <li>w/LED neon border Principal brand</li> </ul>	2	1,957.00	3,914.00T
10/07/2020	<ul> <li>Sign face</li> <li>Sign face replacement : flex face lower cabine</li> <li>includes 2 color vinyl graphics</li> </ul>	2 et	2,592.00	5,184.00
10/07/2020	Removal removal AAA neon (non functioning)	2	95.00	190.00
REVISED J	ULY 20.	SUBTOTAL		11,888.00
artwork incl	udes 1 proof / 1 revision included	TAX (8.375%)		327.80
Terms 50%	to schedule w/remainder upon completion			
Current lead	d time 6-7 weeks			
Note on lim	ited supply: some items may be on backorder			

Note on limited supply: some items may be on backorder with extended lead times



Quality & Service

### **Design-Production-Install**

**ELECTRICAL SIGNAGE - GRAPHICS - LIGHTING** 

### Light Knights

1511 Mustang Dr. Henderson, NV 89002 (702) 496-3414 Brad@mylightknight.com http://www.mylightknight.co m



## Estimate 1057

ADDRESS		the second second	
Archie Sands Motel 809 Nevada Way Boulder City, NV 89005 United States	DATE 10/10/2019	TOTAL <b>\$ 15,417.47</b>	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Pylon Sign Repaint	Pylon sign repaint Labor two color	1	5,850.00	5,850.00
Pylon Paint Misc Color	Outdoor premium paint 2 colors	1	920.00	920.00T
Plex Face	Plex Face by size	2	2,050.00	4,100.00
Misc Parts	Misc parts=wire nuts, tape, wraps, lube, rags, plastic ets	1	500.00	500.00
Led Sign Hero 60	LED/SIGNHERO/28W/60IN/840K/LINE- V (R17D)	8	114.50	916.00T
Installation	Installation labor to install faces and convert lower cabinet to LED	16	130.00	2,080.00
remove AAA neon	Remove AAA Neon Repair holes, manufacture and install new logo panel.	1	900.00	900.00
Final price r	nay vary according to changes authorized by		SUBTOTAL	15,266.00

TAX

customer. Prices are guaranteed for 30 days only. A 50% deposit at time of order placement is required for clients without a credit history. Acceptance of this estimate constitutes acceptance of Light Knights., credit policies, including a 30% interest charge per month for payments made after the first 30 days. Prices are minimum estimates for Lighting or Sign work only. Overtime, changes and/or additions, delays caused by the client, special consultations, and all other work expense that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein. The client will pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. Special conditions on client's purchase orders in no way negate the above conditions Sign permits and information are available through Light Knights

TOTAL \$15,417.47

THANK YOU.

151.47



	PROPOSAL	
21		

DATE: August 19, 2021

CLIENT: The Sands Motel ATTN: Archie Patel 809 Nevada Way Boulder City, NV 89005

PROJECT: Exterior Repaint of Motel

H&H Development proposes to furnish all labor and materials to complete the following scope of work.

SCOPE OF WORK INCLUDES:

Pressure wash paintable surfaces
Prep building for paint to include minor scraping, caulking, etc.
Cover and protect all non-paintable surfaces such as window frames, glass, sidewalks, light fixtures, etc.
Paint entire exterior with premium acrylic exterior-grade paint
Prep, prime and paint (30) exterior doors
Clean up and haul away all work related trash and debris

Note: Includes rear walls of the building, excluding the mural on the west wall.

Total

Exclusions: Painting of roof tile; Contractor is not responsible for existing defective construction conditions or code violations. Due to ongoing fluctuations in construction materials and labor, proposal is in effect for 30 days.

Presented By:	
- Jul	8/19/21
1&H Development, Ltd/	Date

Accepted By:

Archie Patel

Date

\$ 19,375



# **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY) 12/02/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or b

PRODUCER	ement on this certificate does not confer rights to the certificate	e holder in lieu of such endorsement	s).			
Geoffrey D Baughman Insurance Agency, Inc	CONTACT NAME: Geoff Baughman					
410 Nevada Way Ste 180 Boulder City, NV 89005	PHONE (A/C, NO, EXT): 702 293-1008 FAX (A/C, NO): 702 293-435					
	E-MAIL ADDRESS: gbaughman@farmersagent.com					
INSURED	INSURER(S) AFFORDING COVERAGE NAIC					
	INSURER A: Berkshire Hathaway Guard Insurance Companies					
Sands Motel Corp	INSURER B:					
309 Nevada Way	INSURER C:					
Boulder City, NV 89005	INSURER D: INSURER E:					
OVERAGES	INSURER F:					

CERTIFICATE NUMBER:

**REVISION NUMBER:** THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXClusions and CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDTL SUBR TYPE OF INSURANCE LTR POLICY EFF POLICY EXP POLICY NUMBER INSD WVD IMITS (MM/DD/YYYY)

	×	COMMERCIAL	GENER	ALLIABILITY					(10100/1111)			
		CLAIMS-N								EACH OCCURRENCE	\$	1,000,00
A	-	COANYS-N	NADE		k.			1		DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$	50,00
	-	_			Y	N	CARD LOOP	1		MED EXP (Any one person)	5	5,000
	GE	EN'L AGGREGATE	LIMIT A	PPLIES PER:	- T	N	SABP193565	08/28/2020	08/28/2021	PERSONAL & ADV INJURY	\$	Inc
	X		ROJEC			£				GENERAL AGGREGATE	\$	2,000,000
		OTHER:								PRODUCTS - COMP/OP AGO	5	2,000,000
	AU	TOMOBILE LIABI									\$	
		ANYAUTO	_,,,,							COMBINED SINGLE LIMIT (Ea accident)	\$	
1		OWNED AUTOS		SCHEDULED						BODILY INJURY (Per person)	5	
+	-	ONLY HIRED AUTOS		AUTOS NON-OWNED						BODILY INJURY (Per accident	) \$	
		ONLY		AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
		UMBRELLA LIAB		OCCUR							\$	
		EXCESS LIAB	-	CLAIMS-MADE				1	-	EACH OCCURRENCE	\$	
		DED R	ETENT	ON \$					-	AGGREGATE	\$	
1	WO	RKERS COMPENS	ATION				_				\$	
		PROPRIETOR/PA					-			PER STATUTE OTHER	\$	
EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A					E. L. EACH ACCIDENT	\$				
11	fyes	s, describe under l	DESCRI	PTION OF		- 1		6		E.L. DISEASE - EA EMPLOYEE	9	
	OPE.	RATIONS below	_							E.L. DISEASE - POLICY LIMIT	\$	
											_	
	_							1				
SCRIP	TIO	N OF OPERATION	S/LOC/	ATIONS/VEHICLES	(ACORD 1	01, Additio	onal Remarks Schedule, may be at	tached if more space	is required)		-	
OT B	oul	der City is nar	ned as	s an additional	insured i	n regard	to general liability.		is required)			
			_									
ЛFIC/	ATE	HOLDER					CANCELLAT					

City of Boulder City	CANCELLATION			
401 California Ave	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
Boulder City, NV 89005	AUTHORIZED REPRESENTATIVE			

ACORD 25 (2016/03) 31-1769 11-15

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#### Action Item 5 provide: Insurance and Indemnification Requirements

<u>Please furnish a Certificate of Insurance</u> that lists the City of Boulder City as an additional insured with policy limits for bodily injury and property damage in the general aggregate amounts of at least Two Million Dollars (\$2,000,000.00), One Million Dollars (\$1,000,000.00) for any occurrence, Five Hundred Thousand Dollars (\$500,000.00) for property damage, and Ten Thousand Dollars (\$10,000.00) for medical expense (any one person).

#### Action Item 6 is <u>Complete</u>: Schedule of Improvements

Provide a description and an estimate timeline for your proposed improvements. While construction timelines are subject to change, this helps the city to evaluate your project and make sure it can be completed within the grant limits.

#### Schedule of Improvements

Description of Improvement	Estimated Completion Date					
Painting the exterior of the building to update the look so it looks good and maintained.	September-2021					
6						

#### Action Item 7 ( <u>Complete</u>: Employment Plan

State law requires that all projects that receive RDA funding must submit an employment plan (listed below) that shows the anticipated employment impact of the project.

The anticipated employment impact of the project is as follows:

· Estimated number of workers during the construction phase

\_\_\_\_4\_\_\_

- Estimated number of employees once the project is complete (i.e., on-going employment)
- Estimated number of local citizens that may be employed by the project for both the construction phase and on-going employment

\_\_\_\_0

 Estimated number of low- and moderate-income persons who may be employed

0\_\_\_\_\_0

Estimated number of women and minorities that may be employed

\_\_\_\_0\_\_\_\_

• Estimated number of veterans that may be employed

0

ŝ
• There is no other reasonable means of financing to complete the project (*check one box in item 4*).

are available, because of one The improvements, if flow from a private lender, wo The Participant would no	or more of the following teason(s	ash on hand or through debi financing of return to the Participant; or ments contemplated in the
the Site to solicit their opinion consideration	s, and have submitted those with	in a three hundred foot (300') radius of an opinions to the Agency for all current tax revenues generated
from the Site with the future (	evenues that the Site will generate nprovements. This comparison h	ar content tax feetines generated a that are attributable to the buildings, as been submitted to the Agency for
7 I have submitted true and acc have made above	urate documentation to the Agen	cy which evidences the statements I
DATED this	day of	201
	Participant Sig	neture
	Participant Pri	ted Name
SIGNED AND SWORN TO be	re me, the undersigned, a Notary	Public In and
for the County of	, State of	
instrument	, who acknowled	iged that he/she executed the above
NOTARY PUBLIC	Seal	
My Commission Expires		
Action Ite	em 8 📫 <u>Co</u>	omplete:

Affidavit of Participant

STATE OF NEVADA	} }ss:	
COUNTY OF CLARK	}55.	
I. Archana Pa	e	у
1. I am a corporate officer	managing member, or sole proprietor of <u>Sands Mute</u> l a company	

duly organized in the State of Nevada as a <u>mage mate</u> (Corporation/ LLC / Sole Proprietorship) (herein the "Participant"). The Participant is seeking the assistance of the City of Boulder City Redevelopment Agency ("Agency") for making improvements to the property at <u>BOY NEVACIO</u> (Site"), as more particularly described by the

Participation Agreement.

- I hereby warrant that I either own the site or have a leasehold interest in the site for a minimum of five (5) years subsequent to the effective date of this Agreement.
- 3. Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check all that apply):

- Encourage the creation of new business or other appropriate development;
- □ Create jobs or other business opportunities for nearby residents;
- Increase local revenues from desirable sources;

é

- □ Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
- □ Possess attributes that are unique, either as to type of use or level of quality and design;
- Require for their construction, installation or operation the use of qualified and trained labor; or
- Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

- 4. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) (check all that apply):
  - □ The improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; or
  - The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant.
- 5. I have submitted true and accurate documentation to the Agency which evidences the statements I have made above.

DATED this 4Th	day of	, 201 <u>4</u> , 2
	A	ANDR
	Participant Sign	ature

Participant Printed Name

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and

, State of hada for the County of who acknowledged that he/she executed the above

instrument.

Seal



My Commission Expires:

# Action Item 9 📫 <u>Complete</u>:

Disclosure of Ownership/Principals Certificate

(Required to disclose all persons who are associated with your company or group that is filing the application for funds)

Section 1 – Contracting Entity
Firm Name: Archang & BIPIN Patel-Sands Motel Con
Address: 209 NEVODA IDDY BADIDEXCITY NV 89005
Street Number Street Name City State Zip Code
Phone Number: 6603513980 EIN or DUNS: 43-1714781

# Section 2 – Description

Subject Matter of Contract/Agreement: Redevelopment Agency Participation Agreement

## Section 3 – Type of Business

Individual Departmentship Departmentship Departmentship Departmentship Departmentship Departmentship

# Section 4 – Disclosure of Ownership and Principals

In the space below, please list all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one percent (1%) ownership interest in the Contracting Entity.

Full Name	Title	Business Address	Business Phone
Bipin Patel	Pocsident	7809 Nevida	702 293
Archana Pater	Sarebry	7 4294	2589
	)	0	

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the total number of sheets.

I certify, under penalty of perjury, that all information provided in this Certificate is current, complete, and accurate.

DATED this 4th	alay of Nich	2012
fanon Sak	<u>ARCHANA</u>	PATEL

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and for the

County of State of

Seal

who acknowledged that he/she executed the above instrument.

PUBLIC

My Commission Expires

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A marte

TONY SCHEPPMANN NOTARY PUBLIC BTATE OF NEVADA My Commission Expires: 02-13-24 Certificate No: 12-7238-1

# Calculate "Before" Property Value Impact

Taxable Land+Imp (Subtotal)		570,794
	x	0.35
Actual Assessed Value	= \$	199,778
Tax Rate	x	.026097
"Before" Property Value Impact	= \$	5,388.01

# Calculate "After" Property Value Impact

Actual Assessed Value			199,778
35% of Improvement Cost (\$32,146)	+	\$	11,251
Estimated Future Taxable Value			211,029
Tax Rate		X	.026097
"After" Property Value Impact	=	\$	5,507.22

# Calculate the Estimated Increase of Taxes Assessed

"After" Property Value Impact		\$_	5,507.22
"Before" Property Value Impact	-	\$_	5,388.01
Estimated Increase of Taxes Assessed	=	\$_	119.21

# R232 - Faith Christian Church

## SUBJECT:

For possible action: Resolution No. 232, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to Faith Christian Church, 1100 Buchanan Boulevard

# ADDITIONAL INFORMATION:

#### ATTACHMENTS:

	Description	Туре
D	Item 3 Staff Report	Cover Memo
D	Resolution No 232	Resolution Letter
D	Application and Backup Documentation	Backup Material



BOULDER CITY REDEVELOPMENT AGENCY

CHAIRMAN KIERNAN MCMANUS

#### MEMBERS:

JAMES HOWARD ADAMS CLAUDIA M. BRIDGES MATT FOX SHERRI JORGENSEN

**<**•**>** 

MEETING LOCATION: CITY COUNCIL CHAMBER 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

Mailing Address: 401 California Avenue Boulder City, NV 89005

WEBPAGE: WWW.BCNV.ORG

**<.** 

EXECUTIVE DIRECTOR: TAYLOUR TEDDER, CECD

Assistant Executive Director: Michael Mays, AICP

SECRETARY: TAMI MCKAY, MMC, CPO

LEGAL COUNSEL: BRITTANY LEE WALKER, ESQ.

**TREASURER:** DIANE PELLETIER, CPA

# Redevelopment Agency Meeting September 14, 2021 Item No. 3

# **Staff Report**

TO: Taylour Tedder, Executive Director

FROM: Raffi Festekjian, Economic Development Coordinator

DATE: September 7, 2021

SUBJECT: Resolution No. 232, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to Faith Christian Church, 1100 Buchanan Boulevard

<u>Business Impact Statement</u>: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

<u>Action Requested</u>: That the Redevelopment Agency Board consider Resolution No. 232.

<u>Overview</u>:

• Faith Christian Church is seeking RDA grant funds to make eligible parking lot improvements to Faith Christian Church

- Total anticipated eligible project costs are \$44,235
- Total grant amount requested is \$13,270

<u>Background Information</u>: The RDA program was established to assist businesses and developers interested in projects aimed at revitalizing property within the boundary limits. It's a grant in which up to 30% (max \$99,900) of the total project costs of eligible improvements can be reimbursed. This application complies with the eligibility requirements of the program.

The FY22 RDA budget for commercial grants is \$180,000. If the RDA Agency recommends approval of the two traditional RDA projects under consideration this evening, \$157,086 would remain available this fiscal year for other projects.

Faith Christian Church is located at 1100 Buchanan Boulevard and was built in 1979. It was purchased from Southwest Gas Company in 1996. Since then, the facility has been renovated from a warehouse into a worship center, a gym and church facility.

Faith Christian Church is seeking RDA Redevelopment Agency (RDA) funding in order to make the following improvements to the exterior of the property:

- Removal and replacement of existing cracked asphalt
- New wheel stops

It is estimated that these improvements will cost approximately \$44,235. Through the RDA grant program, the church would be eligible for up to 30% reimbursement or approximately \$13,270.

Boulder City Strategic Plan Goal: Complies with Goal C: Manage Growth and Development.

<u>Department Recommendation</u>: The Community Development Department Staff respectfully requests that the Redevelopment Agency consider Resolution No. 232.

#### Attachment:

- 1. Resolution No. 232
- 2. Application and Backup Documentation

## **RESOLUTION NO. 232**

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, AUTHORIZING REDEVELOPMENT AGENCY GRANT PROGRAM FUNDING FOR CERTAIN ELIGIBLE IMPROVEMENT COSTS RELATED TO:

#### Property located at: 1100 Buchanan Boulevard

WHEREAS, Pursuant to NRS 279.428 and 279.444, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in Boulder City; and

WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area; and

WHEREAS, The Redevelopment Plan outlines goals and objectives by which Boulder City may redevelop blighted areas and specifies measures to take to avoid blighting influences within the Redevelopment Area; and

WHEREAS, On January 25, 2005, the City Council adopted ordinance No. 1241 which created Title 12, Redevelopment Agency Ordinance, and codified the rules, regulation and policies by which an applicant may participate in the redevelopment process and receive Redevelopment Agency funds under certain circumstances; and

WHEREAS, Faith Christian Church ("Owner") owns a property located at 1100 Buchanan Boulevard, (the "Property"); and

WHEREAS, the Property is within the Redevelopment Area; and

WHEREAS, Owner has applied for Redevelopment Agency funds to help offset the expenses related to eligible activities for the exterior improvements of the Property ("Proposed Project"); and

WHEREAS, Boulder City seeks to appropriate Redevelopment Agency funding to Owner in order to undertake an eligible activity to eliminate a blighting influence and condition.

NOW, THEREFORE, BE IT RESOLVED that:

<u>Section 1</u>. Findings. The Redevelopment Agency hereby finds and determines that pursuant to NRS 279.486, the Proposed Project is consistent with the Redevelopment Plan and applicable law and regulation.

<u>Section 2.</u> Amount of Funding. The Redevelopment Agency hereby approves and appropriates an amount not to exceed Thirteen Thousand Two Hundred Seventy Dollars (\$13,270.00) for the Proposed Project.

<u>Section 3.</u> Funding Schedule. Payments will be made to the Owner in an amount equal to thirty (30) percent of that shown on submitted receipts for completed work related to the Proposed Project. The above funding is void if receipts are submitted after September 14, 2022, unless extended as permitted by ordinance.

<u>Section 4.</u> Scope of Work. Proposed Project involves replacement of the driveway asphalt and the addition of new wheel stops.

<u>Section 5.</u> Participant Agreement. The Redevelopment Agency is authorized to enter into an agreement with the Owner containing certain covenants and conditions as authorized by NRS 279.484 ("Participant Agreement"). The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to sign the Participant Agreement on behalf of the Redevelopment Agency upon a complete submittal of required elements of the Agreement by the Owner.

<u>Section 6.</u> Recordation. The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to record the Participant Agreement in the Clark County Recorder's Office upon a complete submittal of required elements of the Agreement and completed payment by the Redevelopment Agency.

DATED and APPROVED this 14<sup>th</sup> day of September, 2021.

Kiernan McManus, Chairman

ATTEST:

Tami McKay, Secretary (Seal)



#### City of Boulder City Community Development Department Redevelopment Agency 401 California Avenue Boulder City, NV 89005-2600 702-293-9282 (Main Line)

# **Statement of Interest to Participate**

I hereby express my interest in participating in the City of Boulder City Redevelopment effort and submit the following information

Address of Prope	rty in Project Area:	1100 P	buchanan Blvd	BC	NV	89005			
		Street Num		City	State	Zip Code			
Name of Business	s: Faith Chr	istian	Church						
Type of Business:	Type of Business: Individual Partnership Limited Liability Co. X Corporation								
Name of Property	Owner: Faith	Chris	stian Church						
Home Address: <u>I</u>	100 Buchono Street Number Str	IN BIN	5	NY 890		71.0.1			
	Street Number Sti	reet Name	Clty		State	Zip Code			
Phone Numbers:	102.293-245 Home Office	54	<u>330-283-8845</u>	102-L		-5471 Surer			
Tenant Information	n:								
	Name		Phone Numb	er					
1) Provide a brief	description of the t	ype of imp	provements you intend to u	ndertake:					
Removal a	replaceme	nt of	3" existing as	phalt	for	•			
front parl	zing lot with	the new	wheel stops						
1a) Provide the <b>total</b> and attach a project b	<i>project cost of the el</i> udget sheet;	igible impro	ovements you Intend to make	\$ <u> HH</u>	235	.00			
			om the RDA. <b>NOTE: The</b>						

Tb) Provide the total amount of participation requested from the RDA. NOTE: The maximum request is 30% of the total project cost of eligible improvements (with the exception of 50% of project costs under the commercial signage sub-category), at an amount not to exceed \$99,900.00 for the entire project.

\$ 13,370.00

2) Provide background information regarding the history of the building and/or property to be improved:

Faith Christian Church purchased the property located at 1100 Buchanan Blvd., Boulder City, NV from the Southwest Gas Company in November, 1996. Since then We have improved the facility to convert it from dirt floors, a wonehouse and offices into a worship center, a gum and church facility.

3) Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this Redevelopment Agency project:

We wish to replace a 25+ year old r have patched ed the pas an nes over the past 25 years. It to replace time it aesthetically appenlina sater by removing heal or toe

Please Note:

- Statement of Interest to Participate forms and applicable attachments must be submitted 30 days prior to the next scheduled quarterly RDA meeting.
- A tenant must provide written owner approval for all improvements.
- All commercial improvements require work to be done by contractors holding valid licenses issued by both the State of Nevada and the City of Boulder City.

I understand that submission of this Statement of Interest to Participate *does not* in any way obligate me or the Agency to participate in the redevelopment effort or to enter into an Owner Participation Agreement.

Signature of Applicant

eshe L. Root

Printed Name of Applicant

Treasurer Title

Bligladai

Date











#### **1100 Buchanan Boulevard**

Parcel: 18608701007 Owner Name(s): CHURCH CHRISTIAN FAITH Site Address: 1100 BUCHANAN BLVD Jurisdiction: Boulder City - 89005 Sale Date: 11/1996 Sale Price: \$650,000 Estimated Lot Size: 1.5 Construction Year: 1979 Recorded Doc Number: 19961113 00000069 Aerial Flight Date: 5/8/2020

- 1 Zoning and Planned Land Use
- Legal Description
- 🏝 Ownership
- Flood Zone
- Elected Officials
- ? Links

Current Tool: Select Property Coords in State Plane ft 🔻 X: 874504 Y: 26691498 Flight Date: Most Current Flight Current View: Assessor Map 1:1.000

I Your feedback helps improve OpenWeb

 $i \mid \mbox{For improved performance and additional functionality, visit this site using Chrome or Edge$ 

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Inst #: 20171018-0000653 Fees: \$40.00 10/18/2017 11:00:17 AM Receipt #: 3224686 Requestor: BOULDER DAM CREDIT UNION Recorded By: WIHD Pgs: 1 DEBBIE CONWAY CLARK COUNTY RECORDER Src: MAIL Ofc: MAIN OFFICE

## **A.P.N:** 186-08-701-007

When Recorded Mail To: Boulder Dam Credit Union P.O. Box 61530 Boulder City, NV 89006-1530

#### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, Faith Christian Church, a Nevada Non-Profit Corporation, is the Trustor, Boulder Dam Credit Union is the current beneficiary ("Beneficiary") and Nevada Title Company was the original trustee under that certain Deed of Trust Dated 11/04/1996 and recorded 11/13/1996 as Instrument or Document No. 00070, in Book 19961113 of Official Records of the County of Clark, State of Nevada. Now THEREFORE, the undersigned Beneficiary hereby substitutes a new trustee, Boulder Dam Credit Union, ("Trustee") under the Deed of Trust, and Trustee does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held it thereunder.

IN WITNESS WHEREOF, Boulder Dam Credit Union has caused its corporate name to be hereto affixed by its Authorized Officer thereunto duly authorized on date shown in the acknowledgement certificate shown below.

Beneficiary and Trustee: Boulder Dam Credit Union

By: Utourboard

Barbara Bennett, Loan Coordinator

State of NEVADA ) County of Clark )

On October 10, 2017, personally appeared before me, a Notary Public, Barbara Bennett, Loan Coordinator, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

**Notary Public** 



	. /   ] SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENIS	
×	This Deed of Trust, made this 4th day of NOVEMBER, 1996, between	
	FAITH CHRISTIAN CHURCH, A NEVADA NON-PROFIT CORPORATION , herein called GRANTOR or TRUSTOR	
	whose address is P O BOX 62326, BOULDER CITY, NV. 89006 (number and street) (state) (state) (state) (state)	
	<b>NEVADA TITLE COMPANY, a</b> Nevada Corporation, herein called TRUSTEE, and BOULDER DAM CREDIT UNION, A CORPORATION EXISTING BY VIRTUE OF THE LAWS OF THE STATE OF NEVADA	
	, herein called BENEFICIARY, Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property CLARK County, Nevada, described as:	
	SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE	
	If the Trustor shall sell, convey or alienate the herein described property or any part there or any interest therein, or shall be divested of his title or any interest therein, in any manner or way, without having first obtained beneficiary's written consent to do so, the entire balance of the Note secured hereby shall at the option of the holder thereof, and without demand or notice immediately become due and payable.	
	Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.	

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ \_\_280,000,00 \_\_\_\_\_\_ executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or document No. of Official Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY Clark Churchill Douglas Elko Esmeralda Eureka	DOCUMENT No. 413987 104132 24495 14831 26291 39602	BOOK 514 34 mtgs. 22 43 3H deeds 3	PAGE 591 415 343 138-141 283	COUNTY Humboldt Lander Lincoln Washoe Lyon Mineral	DOCUMENT No. 116996 41172 41292 407205 88486 76648	BOOK 3 0 mtgs. 734 31 mtgs. 16 mtgs.	PAGE 83 758 467 221 534-537	COUNTY Nye Ormsby Pershing Storey White Pine	DOCUMENT No. 47157 72637 57488 28573 128128	BOOK 67 19 28 R mtgs. 261	PAGE 163 102 58 112 341-344
--	--	--	---	--	--	---	--	---	--	--	--

(which provisions, identical in all countries, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions, and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in the Deed of Trust

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be sas required and with respect to attorney's fees provided by for covenant 7 the percentage shall be reasonable as determined by a court with jurisdiction.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinabove set forth.

FAITH CHRISTIAN CHURCH. A NEVADA NON-PROFIT

#### ESCROW NUMBER: 96-10-1176 VGR 1st Amendment

#### EXHIBIT "A" LEGAL DESCRIPTION

TRACT 148, BEING A PARCEL OF LAND LOCATED IN THE EAST HALF (E 1/2) OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.B. & M., BOULDER CITY, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 56, RECORDED AS INSTRUMENT NO. 046653 IN THE OFFICIAL RECORDS BOOK NO. 059, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, SAID SOUTHEAST CORNER ALSO BEING ON THE CENTERLINE OF BUCHANAN BOULEVARD, HAVING A 120.00 FOOT RIGHT OF WAY; THENCE ALONG SAID CENTERLINE DUE SOUTH 242.00 FEET TO A POINT; THENCE LEAVING AFOREMENTIONED BUCHANAN BOULEVARD CENTERLINE DUE WEST 360.00 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF WALNUT DRIVE, HAVING A 60.00 FOOT RIGHT OF WAY; THENCE ALONG SAID WALNUT DRIVE, RIGHT OF WAY DUE NORTH A DISTANCE OF 242.00 FEET TO A POINT THENCE LEAVING THE AFOREMENTIONED WALNUT DRIVE CENTERLINE, DUE EAST A DISTANCE OF 360.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS AS GRANTED TO AND DEDICATED FOR THE PUBLIC USE BY THAT DEDICATION RECORDED JULY 10, 1989 IN BOOK 890710 AS DOCUMENT NO. 00399 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL A: THAT PORTION OF THE EAST HALF (E 1/2) OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 64 EAST M.D.B & M., BOULDER CITY, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TRACT 148, RECORDED AS INSTRUMENT NO. 231514 IN THE OFFICIAL RECORDS BOOK NO. 272 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA; SAID POINT BEING ON THE CENTERLINE OF BUCHANAN BOULEVARD HAVING A 120.00 FOOT RIGHT-OF-WAY; THENCE ALONG THE CENTERLINE OF BUCHANAN BOULEVARD DUE SOUTH A DISTANCE OF 242.00 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE DUE WEST A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BUCHANAN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE DUE NORTH A DISTANCE OF 242.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, DUE EAST A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

PARCEL B: THAT PORTION OF THE EAST HALF (E 1/2) OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 64 EAST M.D.B. & M., BOULDER CITY, CLARK CITY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT 148, RECORDED AS INSTRUMENT NO. 231514 IN THE OFFICIAL RECORDS BOOK NO. 272 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA SAID POINT BEING ON THE CENTERLINE OF WALNUT DRIVE, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE DUE EAST A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF WALNUT DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE DUE SOUTH A DISTANCE OF 242.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE DUE WEST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF WALNUT DRIVE; THENCE ALONG SAID CENTERLINE DUE NORTH A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING.

	and the second sec							
CLARK COUNTY, NEVADA JUDITH A. VANDEVER, RECORDER RECORDED AT REQUEST OF:								
NEVADA	TITLE CO	MPANY						
11-1	3-96 08 OFFIC	100 NAL RECO		3				
BOOK:	961113	INST:	00070					
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# Scope of Work Action Item 3

# Address of Property in RDA Area

1100 Buch	hanan Blud	Boulder City	NV	89005	
Street Number	Street Name	City	State	Zip Code	

#### Scope/Objective

(Provide a detailed description of the desired product or service and how the project will be completed. Provide detailed expense information in the next section.)

existing asphalt; grade site emoval and new asphalt. Complete with and new striping and replacement of bumper blocks

## **Estimated Expense Information**

(Detail each eligible activity and associated cost; complete a separate form for each aspect of the project (i.e., landscaping, plumbing, painting, etc.)

Eligible Activity	Estimated Expense
Bemoral + replacement of exist	ting asphalt \$ 44,235.00
	\$
3 int intintintintintintintintintintintintintintintintint	<u>с</u>
	\$\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$ <u>44,355.00</u> TOTAL ANTICIPATED ELIGIBLE PROJECT COSTS

Amount of assistance is 30% of eligible costs and/or 50% of eligible signage costs (under the commercial signage sub-category), up to a maximum of \$99,900, whichever is less, provided the Participant meets the matching funds requirement. Please attach copies of at least two (2) (three is preferable) or more comparable bids for the project to this Scope of Work. *The Agency reserves the right to accept or reject all bids submitted which are not indicative of the actual cost of work to be performed.* 



RECISION 3950 E. Patrick Lane Ste 204 Las Vegas, Nv. 89120 Tel: (702) 873-9111 (909) 483-8200 Fax: (702) 875-9112 (909) 483-8202 NV Lic #0067588A CA Lic #654601

Page 1 of 3

Contract #DB221-0612

PROPOSAL AND CONTRACT

**Bid Limit: 750K** 

#### **Buyer/Customer Information**

Faith Christian Church 1100 Buchanan Blvd. Boulder City, NV 89005 Jennifer 702-293-2454 office@bc-faith.org

**Job Location** 

Faith Christian Church 1100 Buchanan Blvd. Boulder City, NV 89005

SCOPE OF WORK: This Proposal is based on NON-Prevailing wages, unless stipulated in the Scope of Work. The undersigned agrees to furnish and provide labor, material, tools to perform and complete in good faith and in a workmanlike manner the following:

#### Asphalt Remove & Replace:

- 1. Remove parking blocks and stockpile
- 2. Saw cut asphalt 3" in depth in preparation for removal totaling 12,880 lf.
- 3. Remove up to 3" of damaged/failing asphalt totaling 12,880 sq ft and dispose of to an off site dump facility.
- 4. Re-grade some areas to help with water flow.
- 5. Furnish and install Type II aggregate base as needed, add moisture and scarify existing base and roll to maximum compaction in preparation of new asphalt.
- 6. Furnish and install 3" in depth with AC-30 1/2" hot commercial asphalt totaling 12,880 sq ft and roll to maximum compaction.
- 7. Furnish and apply "Fog Sealant" to newly paved asphalt surface totaling 12,880 sq ft.
- 8. Reinstall parking blocks.

Parking blocks may crumble upon removal, prior approval will be needed if customer wants them replaced. Price for removal of broken and furnish and installing new parking blocks are \$75.00 each.

#### Striping:

1. Provide layout and stripe the following with high traffic oil based paint A. Single Stall Lines

Any changes or alterations to this contract will deem it a breach of said contract unless agreed upon in writing. By joint signature below, Precision Paving Co., Inc. and said customer agree to the preceding scope of work and terms and conditions set forth on page 2 of this contract "Initialed or Not " (please initial). By signature below, both parties do so with full understanding of the preceding scope and attached terms & articles and understand that this is a binding written contract enforceable by law. This proposal shall remain in effect for 30 days. Filling of cracks with crack-fill material does NOT INCLUDE allegated areas.

Precision Paving Co., Inc.							
Denice Bassett	6/11/2021						
Signature <b>Denice Bassett</b> Cell: (702) 575-1566 Email: denicebassett@yahoo	Date Account Manager						

**Company Name** 

Authorized Signature

PRECISION         3950 E. Patrick Lane Ste 204           Las Vegas, Nv. 89120         1000000000000000000000000000000000000	
Buyer/Customer Information         Faith Christian Church         1100 Buchanan Blvd.         Boulder City, NV 89005         Jennifer         702-293-2454         office@bc-faith.org         SCOPE OF WORK: This Proposal is based on NON-Prevailing w         furnish and provide labor, material, tools to perform and complete in good faith	Job Location Faith Christian Church 1100 Buchanan Blvd. Boulder City, NV 89005 wages, unless stipulated in the Scope of Work. The undersigned agrees to and in a workmanlike manner the following:
OPTION 1: \$150.00in 1. Furnish and install (2) new handicap signs.	nitial if accepted
OPTION 2: \$450.00ini 1. Furnish and install (6) new wheel stops.	itial if accepted
All above work to be completed for the sum of Any changes or alterations to this contract will deem it a breach of said cu sion Paving Co., Inc. and said customer agree to the preceding scope of "Initialed or Not " (please initial). By signature below, both parties do so articles and understand that this is a binding written contract enforceable b cracks with crack-fill material does NOT INCLUDE allegated areas.	ontract unless agreed upon in writing. By joint signature below, Preci- f work and terms and conditions set forth on page 2 of this contract o with full understanding of the preceding scope and attached terms &
Precision Paving Co., Inc.	Company Name
Signature Date Denice Bassett Account Manager Cell: (702) 575-1566 Email: denicebassett@yahoo.com	Authorized Signature

#### TERMS AND CONDITIONS:

6.

The undersigned agrees to the following terms and conditions of acceptance and payment for all services rendered upon completion of said services and/or materials. **PAYMENT:** It is understood that payment is due upon completion or for that which is progress billed.

- RETENTIONS: Retentions will not be held unless otherwise agreed upon in writing.
- 1. If either party becomes involved in litigation arising out of this contract or the performance thereof, the court will not be bound by any court fee schedule, but shall, if it is in the interest of justice to do so, award the full amount of costs, expenses and attorney fees paid or incurred in good faith.
- 2. Any invoices or contract balance there-of not paid upon completion will be assessed interest of 2% per month and will be considered paid when *P r e c i*sion Paving Co., Inc. has payment in their possession and has cleared the bank upon which it was drawn.
- 3. Precision Paving Co., Inc. warrants that the material used as specified or equal, and that all work shall be done and performed in a workmanlike manner.
- 1. Precision Paving Co., Inc. must find the job site ready for commencement of our work as we have scheduled it with the buyer/customer. This includes, but is not limited to:
  - A. All vehicles, trash dumpsters, other contractors, debris, etc., must be removed prior to our arrival on site.
  - B. All water for irrigation purposes must be turned off (24 hours) prior to our arrival, and must remain off for (48 Hours) after completion of our work to allow for proper curing of materials. Pavement must be dry upon our arrival.
  - C. All areas where work was performed must remain closed to foot traffic for a minimum of (24 Hours) after completion of work. When adverse weather conditions exist, work areas are to be kept closed for whatever length of time deemed necessary by *Precision Paving Co., Inc.* and so communicated to buyer.
  - D. The condition of the job site must be the same as when the job was bid. Any additional clean up or changes that alter our costs may be billed to the customer as a valid additional charge. Any increase in square footage and/or increase of work will be billed at a unit cost relative to the contract.
  - E. On removal and replacement of existing asphalt, if the thickness is more than what is stated in the original contract, then customer will be billed accordingly for additional thickness.
  - F. If any unforeseen base or subgrade problems occur, customer will be billed accordingly for additional labor, material, equipment to correct problem.
  - G. Any standing time or delays will be billed as an additional charge that will reflect our actual costs.
  - H. All tenants, homeowners or otherwise interested parties must be notified by owner, at least (72 Hours) prior to start of work for purposes, including but not limited to, proper removal of any vehicles and/or pedestrian traffic.
  - I. If it is necessary to reschedule any portion of the work associated with this contract, then the customer must notify *Precision Paving Co., Inc.* in writing at least (72 Hours) prior or original schedule date. If notice is not received in time, then the "move-in" charge of at least \$950.00 per move will be charged for all preparations and costs associated with coordination of said job.
  - J. If for any reason beyond the control of *Precision Paving Co., Inc.* an additional move charge should result, it will be at the rate of a minimum of \$1,950.00 per move unless otherwise agreed upon in writing.
- 5. Precision Paving Co., Inc. shall not be responsible for the following:
  - A. The guarantee of any crack filling as it tends to settle and recrack even though it is applied to the best of our ability. By signature customer understands that after the cracks have been filled, they will still show through any type of pavement, to include asphalt overlays. Precision Paving Co., Inc excludes any and all asphalt allegation to be filled or treated.
  - B. The guarantee of seal materials not adhering to surfaces that cannot be cleaned satisfactory by regular means.
  - C. Any damage resulting to the seal or asphalt if barricades and/or any other means of traffic control are removed or taken down prior to the time stipulated for removal.
  - D. The guarantee of seal materials not adhering to oil saturated spots or other substances that cause the seal not to seal properly to the asphalt. The normal cleaning procedures prior to sealing, do not include the removal of impregnated oils.
  - E. Any damage to cars, concrete, shoes, clothes, carpets, etc., as a result of entering the job site area prior to the time specified to do so.
  - F. Any damage that is not the direct result of negligence or of the willful misconduct of *Precision Paving Co., Inc.* or any of its respective subcontractors and/ or employees. To include; Slurry Seal Material "Dusting Out" when temperatures drop below 45 degrees in the first 45 days upon completion. Precision Paving Co. will not be held responsible for vegetation growing through new asphalt as the heat will germinate any seed.
  - G. Any reflective cracking or water drainage problems of any new asphalt patching or overlays due to pre-existing pavement conditions such as poor or unstable base conditions, improper grades, underlying water problems, etc.
  - H. Any pavement sinking or setting resulting from failure or setting of subgrade from water erosion, improper compaction, etc.
  - I. Any damages to underground utilities that are not clearly marked and specified in the scope of work and/or any illegal buried or placed utility lines.
  - J. Any Permits, Licenses, Fees, Surveying, Engineering, Staking, etc. unless specifically outlined in body "Scope of Work" of contract.
  - K. If the specifications on said job do not allow for a 1.5% fall on asphalt and/or a 3/4% fall on concrete, *Precision Paving Co., Inc.* will not be responsible for proper drainage and/or puddling that may occur. On an overlay or resurfacing of existing asphalt and/or concrete it is understood that it is not the responsibility of *Precision Paving Co., Inc.* to assure proper drainage regardless of proper fall as grade was set by others and can not be changed on a resurfacing of existing material.
  - L. Any ground contamination discovered while excavating, grading and/or paving prior to, during or after Precision Paving Co., Inc. work.
  - All water meter services and/or water source will be the responsibility of the customer unless otherwise agreed upon in the scope of work.
- 7. Precision Paving Co., Inc. shall not be responsible for "power steering" or scuff marks on the asphalt or seal. This is a normal occurrence (especially in hot weather) and usually will repair itself with vehicle traffic.
- 8. The owner or agent shall hold harmless *Precision Paving Co., Inc.* from any and all claims whatsoever involving the property upon which work is to be performed, including property damage, bodily injury or death, or any other occurrence other than resulting from the sole negligence or willful misconduct of *Precision Paving Co., Inc.*, its employees or any other contracted party by said owner/contractor. Including but not limited to, damage to existing a sphalt and/or concrete during the delivery of said material.
- 9. Any deviation from the scope of work listed in the preceding that involves additional costs, will be executed only upon written orders for same and will become an extra charge over the sum mentioned herein. All agreements must be in writing.
- 10. *Precision Paving Co., Inc.* shall be excused from any delays in completion of said contract caused by acts of God, acts of buyer or buyer's employees, a gents, subcontractors, inclement weather, material availability, labor problems, acts of utilities, public bodies and inspectors, extra work, failure of Buyer to o promptly make progress payments, or other contingencies beyond the reasonable control of *Precision Paving Co., Inc.*
- Scheduling of all work will be handled by the Sales person contracting with the owner and/or Buyers. Any reliance by the contracted party of any schedule dates and times given by anyone other than the scheduling office, does so at their own risk.
- 12. ADA Compliance must be clearly stated in the scope of work. If any requirements arise, contracted party will hold *Precision Paving Co., Inc.* harmless from any liability. Also, Contracted party must pay for any repairs or additional costs arising from non-ADA compliance.
- 13. Cancellation of this contract or any agreement there of will be at the discretion of *Precision Paving Co., Inc.* only and any deviation from this will be considered a Breach of Contract. Such a Breach will entitle *Precision Paving Co., Inc.* to costs associated with coordination of this contract consisting of profit and overhead, equaling 25% of the contract price.
- 14. Prior to start of the scope of work set forth, contracted party must assure that grade is +/- 1/10th of the specifications.
- 15. Precision Paving Co., Inc. shall not be responsible for the repairs to traffic gate loops where asphalt and/or concrete Repairs are to be completed. Buyer shall make provisions to have traffic loops repaired. Unless stated in the bid.



PO/LD #



#### **Project Location**

Faith Christian Church 1100 Buchanan Boulevard Boulder City NV 89005

#### **Bill To**

Faith Christian Church 1100 Buchanan Boulevard Boulder City NV 89005

#### Proposal # HAU943337 7/9/2021

Terms

**Due Upon Completion** 

#### **Adviser Information**

Blake Baker P: 435-862-1575 | E: blake@holbrookasphalt.com

Date Issued

#### Description

2021 R&R

Item	Quantity	UM	Rate	Amount
Paving - Remove and Replace Pulverize existing asphalt, remove any excess material from the site Grade and Compact base course. Install & compact up to 3 inches Hot Mix Asphalt. Fog Seal with SS1 H when complete.		LS		46,244.82
Paint/Stripe All Stripes, Symbols and Painting to follow existing pattern. Pricing is based on work being completed in one day (one mobilization), unless stated otherwise. White Stripe: 4" parking stall lines @ 650 LF Install 6' Precast Bumper Blocks (35)		LS		3,242.50
			Total	\$49,487.32

Please sign for proposal acceptance: Do not sign this page, see final page for signing

General Engineering Contractors Since 1958



4420 So. Decatur Boulevard Las Vegas, NV. 89103 Telephone (702) 251-5800 Fax (702) 251-1968

# **PROPOSAL AND CONTRACT**

WE'RE #1

This proposal and contract is for specified labor, material and equipment for the completion of the aforementioned project. At all times, Las Vegas Paving Corporation shall retain control, title and possession of any and all materials used in said project. It is specifically understood that this proposal and contract requires the joint performance of Las Vegas Paving Corporation and the contractor listed herein. This proposal and contract cells for Las Vegas Paving Corporation to act in the capacity of a construction contractor for the construction, alteration, repair, addition, modification and/or improvement to the specified real property. Las Vegas Paving Corporation, as a construction contractor, shall provide all necessary equipment, material, labor, and supervision, consistent with the Special Conditions noted below, to complete said project. No part of this contract, unless specifically noted otherwise, shall be deemed as a retail sale of tangible personal property.

To: JENNIFER BRATTEN FAITH CHRISTIAN Date: 7/6/2021

We propose to furnish you labor and material in strict accordance with the plans and specifications as follows:

#### FAITH CHRISTIAN ASPHALT REMOVE & REPLACE

Item No.	Description	Quantity	U/M	UnitPrice	<b>Total Price</b>
ASPHALT	<u>R&amp;R</u>				
1	REMOVE EXISTING 2" ASPHALT & PREP GRADE FOR NEW ASPHALT	12,925	SF	1.85	23,911.00
2	SUPPLY & PLACE 2" AC PAVING WITH FOGSEAL & TESTING	12,925	SF	2.00	25,850.00
3	RESTRIPE PARKING LOT PER EXISTING STRIPING & RESET EXISTING BUMPER BLOCKS	1	LS	2,835.00	2,835.00
4	DUST & SWPPPS PERMITS	1	LS	1,725.00	1,725.00
	Total for ASPHALT R & R				\$54,321.00
	Γ	Total Pro	oposal	Price:	\$54,321.00

#### (Continued on next page)

#### CONDITIONS

It is understood and agreed that we shall not be held liable for any loss, damage or delays occasioned by fire, strikes or materials stolen after delivery upon premises, lockouts, acts of God, or the public enemy, accidents, boycotts, material shortages, disturbed labor conditions, delayed delivery of materials from Contractor's suppliers, force majeure, inclement weather, floods, freight embargoes, causes incident to national emergencies, war, or other causes beyond the reasonable control of Contractor, whether or like or different character, or other causes beyond his control. Prices quoted in this contract are based upon present prices and upon condition that the proposal will be accepted within thirty days. Also general conditions which are standard for specialty constractors in the construction industry. That as a material condition to it receiving special pricing under this contract, the value of such consideration being acknowledged by customer will defend, indemnify and hold harmless Las Vegas Paving Corporation from any and all claims, suits, actions or proceedings of any kind or nature, including but not limited to the provisions of NRS 40 et.seq., and related to any alleged defects in quality or workmanship that may be brought by any individual, partnership, association, corporation or entity of any kind or nature at any time after one year from the date of completion of this contract by Las Vegas Paving Corporation.

#### **TERMS:**

Payments to be made monthly to the value of 100 percent (%) of all work completed. The entire amount of contract to be pald within 30 days after completion.

THE RETURN, TO US, OF A COPY OF THIS PROPOSAL WITH YOUR SIGNATURE SHALL CONSTITUE A CONTRACT.

Submitted:

Accepted:

Page 1 of 2

- 1 THIS PROPOSAL FORMS A PART OF ANY CONTRACT ENTERED INTO AND MUST BE UNDER CONTRACT WITHIN 30 DAYS OF DATE OF PROPOSAL
- 2 EXCLUSIONS: geo-fabrics/grid, quality control, engineering, staking, testing, permits, bonds, flaggers, traffic control, barricades, jersey rail and utility adjustments or relocations
- 3 All work to be completed in 1 (ONE) MOVE IN, additional mobs \$2,500 PLUS ANY LOSS OF PRODUCTION CHARGE
- 4 All onsite material will be used to build the job. Materials that cannot be used will be stockpiled or hauled off at additional costs.
- 5 Excludes manhole, valve, vault pullbox... Etc. Adjustments.
- 6 Excludes termite control, weed killer, herbicide, soil sterilant and slurry seal.
- 7 UNIT PRICES TO PREVAIL. FINAL BILLING WILL REFLECT ACTUAL QUANTITY PERFORMED.
- 8 Excludes all grading, sweeping/cleaning, night work, cold milling,UTILITY PATCHING and open grade
- 9 L.V.P.C, Not responsible for DESIGNED drainage less than 1% slope.
- 10 A 10% OR MORE DECREASE IN TOTAL TONNAGE, OR ADDITIONAL MOVE-INS WILL WARRANT AN INCREASE IN UNIT PRICE.
- 11 IF DIRECTED TO PAVE ON WET/PUMPING GRADE, ALL REPAIRS TO BE DONE ON A TIME AND MATERIAL BASIS, PAID BY CONTRACTOR.
- 12 Prior to scheduling project, customer to complete and receive approved LVPC credit application and/or arrange payment method.
- 13 ALL ASPHALT PAVING TO BE COMPLETED BY 9-30-21. IF ASPHALT PAVING IS COMPLETED AFTER 9-30-21 LVPC RESERVES THE RIGHT TO REPRICE
- 14 Excludes any work not listed above

A.L.		
Submitted:	Accepted:	

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Page 2 of 2



# **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

			111		DILI		URANC		08	12/2021
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-	DUCER	J the	cen	incate noider in ned of S	CONTA	CT	n Myers			
	American Church Group	of N	leva	da	NAME: PHONE	(077)	224-9255	FAX	(877)3	815-8574
1	222 NE Park Plaza Dr, Ste			E-MAIL	(1960)) <u>(</u>	a contestant contract of the second	nchurchgroup.com	(011)0	10 0014	
1	Vancouver, WA 98684				AUDINE			RDING COVERAGE		NAIC #
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1	Faith Christian Church				INSURE	RC:				
1	P O Box 62326				INSURE	RD:				
	Boulder City, NV 89006				INSURE	RE:				
					INSURE	RF:				
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	CLAIMS-MADE X OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	500,000
							×	MED EXP (Any one person)	S	10,000
								PERSONAL & ADV INJURY	\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$	3,000,000
	X POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG		3,000,000
	OTHER: AUTOMOBILE LIABILITY	_		074540504070		00/10/0004		COMBINED SINGLE LIMIT	\$	1 000 000
<b>A</b>				27M5A0501670		08/19/2021	08/19/2022	(Ea accident)	\$	1,000,000
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	AUTOS ONLY HIRED AUTOS ONLY X AUTOS ONLY X AUTOS ONLY							PROPERTY DAMAGE	s	
								(Per accident) Physical Damage	\$	45000
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	DED RETENTION \$								\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER OTH- STATUTE ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A						E.L. EACH ACCIDENT	\$	
	(Mandatory in NH) If yes, describe under							E.L. DISEASE - EA EMPLOYE	\$	
	DÉSCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$	
A	Hired/NonOwned Auto			27M5A0501670		08/19/2021	08/19/2022	Comp/Coll Ded		500
	CRIPTION OF OPERATIONS / LOCATIONS / VEHICLI rtificate Holder is additional insur						e space is requin	ed)	1	
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	Redevelopment Agency									
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					_	© 19	88-2015 AC	ORD OWRPORATION.	All rig	hts reserved.

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Action Item 6 m <u>Complete</u>: Schedule of Improvements Provide a description and an estimate timeline for your proposed improvements. While construction timelines are subject to change, this helps the city to evaluate your project and make sure it can be completed within the grant limits.

Schedule of Improvements	3
--------------------------	---

Description of Improvement	Estimated Completion Date
Complete asphalt replacement	613012022
·	

Action Item 7 Action Item 7 Complete: Employment Plan State law requires that all projects that receive RDA funding must submit an employment plan (listed below) that shows the anticipated employment impact of the project.

The	anticipated employment impact of the project is as follows:	
•	Estimated number of workers during the construction phase	NOT SLRE
٠	Estimated number of employees once the project is complete (i.e., on-going employment)	) <del></del> ,
•	Estimated number of local citizens that may be employed by the project for both the construction phase and on-going employment	
•	Estimated number of low- and moderate-income persons who may be employed	, <del></del>
•	Estimated number of women and minorities that may be employed	
•	Estimated number of veterans that may be employed	

Action Item 8 m Complete:

# Affidavit of Participant

STATE OF NEVADA } }ss: COUNTY OF CLARK }

I, Lesle L. Rost, being first sworn, depose and state under penalty of perjury as follows:

- 1. I am a corporate officer, managing member, or sole proprietor of <u>FaithChristian</u>, a company duly organized in the State of Nevada as a <u>Corporation</u> (Corporation/LLC / Sole Proprietorship) (herein the "Participant"). The Participant is seeking the assistance of the City of Boulder City Redevelopment Agency ("Agency") for making improvements to the property at <u>NOC Buchanan Blvd</u> ("Site"), as more particularly described by the Participation Agreement.
- 2. I hereby warrant that I either own the site or have a leasehold interest in the site for a minimum of five (5) years subsequent to the effective date of this Agreement.
- 3. Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check all that apply):

Encourage the creation of new business or other appropriate development;

- □ Create jobs or other business opportunities for nearby residents;
- □ Increase local revenues from desirable sources;
- Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
- □ Possess attributes that are unique, either as to type of use or level of quality and design;
- □ Require for their construction, installation or operation the use of qualified and trained labor; or
- Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

- 4. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) (check all that apply):
  - □ The improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; or
  - The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant.
- 5. I have submitted true and accurate documentation to the Agency which evidences the statements I have made above.

DATED this	12th	day o	August	_, 20 <b>2.\_</b> .
			Lossie I.R.	561
			Participant Signature	
			Leslie L. Roc Participant Printed Name	st

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and

for the County of <u>Clark</u>, State of <u>Nevade</u>,

Laslie L, Root, who acknowledged that he/she executed the above

instrument.

NOTARY PUBLIC My Commission Expires:

Seal



# Action Item 9 m Complete:

**Disclosure of Ownership/Principals Certificate** 

(Required to disclose all persons who are associated with your company or group that is filing the application for funds)

Section 1 – Contracting Entity				
Firm Name	: Faith Ch	ristion Unure	h	
Address:	No6Buch Street Number	Street Name	Boulder City City	NV 89005 State Zip Code
Phone Nur	mber: <u>702-2</u>	93-2454	EIN or DUNS: 88-0	0264103

## Section 2 – Description

Subject Matter of Contract/Agreement: Redevelopment Agency Participation Agreement

#### Section 3 – Type of Business

Limited Liability Company Corporation □ Individual □ Partnership

#### Section 4 – Disclosure of Ownership and Principals

In the space below, please list all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one percent (1%) ownership interest in the Contracting Entity.

Full Name	Title	Business Address	Business Phone
Mike Derby	President	1100 Buchanan Blvd	(702) 203-2454
. The isensy	The side it	1100 Buchanan Bird	
Grea Kanaley	V.Pres.		4246-2966600
		1100 Bucharan Blid	
Cathie Winters	Secretary	Boulder City, NY	(702)293-2454

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals -Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the total number of sheets.

I certify, under penalty of perjury, that all information provided in this Certificate is current, complete, and accurate.

-\_\_\_, State of <u>Nevale</u> Leslie L. Root

DATED this 12th day of August 2021. polie L. Root

Signature

Leslie L. Root

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and for the

County of

who acknowledged that he/she executed the above instrument

Clark

NOTARY PUBLIC My Commission Expires

Seal

MORITA WHEELER Notary Public State of Nevada No. 09-11074-1 My Appt. Exp. September 9, 2021



1100 Buchanan Blvd, Boulder City, NV 89005 Mailing address: PO Box 62326; Boulder City, NV 89006

# SECTION 4---DISCLOSURE OF OWNERSHIP AND PRINCIPLES (CONT) Page 1 of 1

Leslie L. Root	Treasurer	1100 Buchanan Blvd Boulder City, NV	702-683-5471
Keith Williamson	Director	1100 Buchanan Blvd Boulder City, NV	702-293-2454
Jennifer Bratton	Director	1100 Buchanan Blvd Boulder City, NV 89005	702-293-2454
Ken Pope	Trustee	1100 Buchanan Blvd Boulder City, NV 89005	702-293-2454
Gerald Apel	Trustee	1100 Buchanan Blvd Boulder City, NV 89005	330-283-8845
Neil Johnson	Trustee	1100 Buchanan Blvd Boulder City, NV 89005	702-293-2454
## Property Value Impact Calculation Worksheet – 1100 Buchanan Blvd.

## Calculate "Before" Property Value Impact

Taxable Land+Imp (Subtotal)	\$	1,138,740
	x	0.35
Actual Assessed Value	= \$	398,559
Tax Rate	X	.026097
"Before" Property Value Impact	= \$	10,401.19

## Calculate "After" Property Value Impact

Actual Assessed Value		\$	398,559
35% of Improvement Cost (\$44,235)	+	\$	15,482
Estimated Future Taxable Value	=	\$	414,041
Tax Rate		X	.026097
"After" Property Value Impact	=	\$	10,805.23

## Calculate the Estimated Increase of Taxes Assessed

"After" Property Value Impact		\$	10,805.23
"Before" Property Value Impact		\$	10,401.19
Estimated Increase of Taxes Assessed	=	\$_	404.04

## R233 RDA - 633 Nevada Way

## SUBJECT:

For possible action: Resolution No. 233, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 633 Nevada Way

## ADDITIONAL INFORMATION:

## ATTACHMENTS:

Description

Item 4 Staff Report

Type Cover Memo



BOULDER CITY REDEVELOPMENT AGENCY

CHAIRMAN KIERNAN MCMANUS

#### MEMBERS:

JAMES HOWARD ADAMS CLAUDIA M. BRIDGES MATT FOX SHERRI JORGENSEN

#### **<.**

MEETING LOCATION: CITY COUNCIL CHAMBER 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

#### MAILING ADDRESS: 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

WEBPAGE:

WWW.BCNV.ORG

\_

**<.** 

EXECUTIVE DIRECTOR: TAYLOUR TEDDER, CECD

Assistant Executive Director: Michael Mays, AICP

SECRETARY: TAMI MCKAY, MMC, CPO

**LEGAL COUNSEL:** BRITTANY LEE WALKER, ESQ.

TREASURER: DIANE PELLETIER, CPA

## Redevelopment Agency Meeting September 14, 2021 Item No. 4

## **Staff Report**

TO: Taylour Tedder, Executive Director

FROM: Raffi Festekjian, Economic Development Coordinator

DATE: September 7, 2021

SUBJECT: Resolution No. 233, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 633 Nevada Way

This item has been removed from consideration.

## R234 RDA - 524 Nevada Way

## SUBJECT:

For possible action: Resolution No. 234, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 524 Nevada Way

## ADDITIONAL INFORMATION:

## ATTACHMENTS:

	Description	Туре
D	Item 5 Staff Report	Cover Memo
D	Resolution No 234	Resolution Letter
D	Application and Backup Documentation	Backup Material
D	North Wind Resource Consulting Evaluation_524 Nevada Way	Backup Material
D	Historic Preservation Grant Program Guidelines	Backup Material
D	HPC Meeting Minutes 8/25/2021	Backup Material



BOULDER CITY REDEVELOPMENT AGENCY

CHAIRMAN KIERNAN MCMANUS

### MEMBERS:

JAMES HOWARD ADAMS CLAUDIA M. BRIDGES MATT FOX SHERRI JORGENSEN

**<**•**>** 

MEETING LOCATION: CITY COUNCIL CHAMBER 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

Mailing Address: 401 California Avenue Boulder City, NV 89005

WEBPAGE: WWW.BCNV.ORG

**<.** 

EXECUTIVE DIRECTOR: TAYLOUR TEDDER, CECD

Assistant Executive Director: Michael Mays, AICP

SECRETARY: TAMI MCKAY, MMC, CPO

LEGAL COUNSEL: BRITTANY LEE WALKER, ESQ.

**TREASURER:** DIANE PELLETIER, CPA

## Redevelopment Agency Meeting September 14, 2021 Item No. 5

## **Staff Report**

TO: Taylour Tedder, Executive Director

FROM: Raffi Festekjian, Economic Development Coordinator

DATE: September 7, 2021

SUBJECT: Resolution No. 234, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding for certain eligible improvement costs related to 524 Nevada Way

<u>Business Impact Statement</u>: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

<u>Action Requested</u>: That the Redevelopment Agency Board consider Resolution No. 234.

Overview:

Tap Water Management Group, LLC, is seeking Historic
 Preservation RDA grant funds to make eligible improvements to 524
 Nevada Way

- Total anticipated eligible project costs approximately \$203,343
- Total grant amount requested is \$99,900 (max)
- Available remaining grant funds for FY22 \$100,000
- Previous meeting regarding this project was held on April 27, 2021

<u>Background Information</u>: The RDA Historic Preservation Grant (HPG) Program provides assistance for redevelopment activities that advance efforts to preserve historically significant properties in the City's RDA district. The HPG was established to provide property owners and tenant's financial assistance through a grant to restore historic buildings. Up to 50% (max \$99,900) of total project costs of eligible improvements can be reimbursed. The Historic Preservation Grant Program Guidelines were approved by the RDA Agency on February 11, 2020. This application complies with the eligibility requirements of the program.

The FY22 RDA HPG budget is \$100,000. No FY22 HPG projects have been brought forth to the RDA Agency for approval prior to this evening. It is estimated that the total improvements of the entire project (eligible items) will cost approximately \$203,343. The applicants are requesting RDA consideration for \$99,900 (max). If the RDA Agency recommends approval of this project under consideration this evening, \$100 would remain available this fiscal year for other projects.

Tap Water Management Group LLC (Members, Grant and Larry Turner) purchased the building at 524 Nevada Way in January 1, 2021. The building was originally built in 1932. This property was most recently occupied by Back in Thyme, a retail antique establishment that recently relocated to another location in town. Prior to Back in Thyme Antiques, this property was also home to Brody's Boulder City (tavern) and Rosie's Cantina.

The owners plan to operate a new business and convert the location to an upscale nonsmoking Tavern & Live Music Venue. They are seeking RDA Historic Preservation Grant Program funding in order to make the following improvements to the property (see *Attachment 2* for specific and complete details).

The Historic Preservation Committee (HPC) first reviewed the initial application at its February 24, 2021 meeting, recommending approval of the grant application.

The Redevelopment Agency during its March 23<sup>rd</sup> review had questions about other items requested for the grant due to more detailed plans and information being available during the HPC review in February. The grant consideration was postponed by the Agency so the HPC could provide an updated recommendation to the RDA. Staff met with the applicant to review which items were eligible for the grant.

The HPC conducted a second meeting on April 12, 2021 to re-evaluate the application. The HPC again recommended approval of the grant application, noting that not all work would be eligible for grant funding based on the City's historic preservation consultant review of the SOI Standards. The HPC's motion was to recommend approval subject to SOI Standard eligibility. The HPC recommend approval 5-0.

The Redevelopment Agency reviewed the application on April 27, 2021. After review, the Agency denied the application with a vote of 3-2.

The guidelines do not prohibit reconsideration of a denied application. The applicants have submitted a new grant request, but the plans have not changed.

The HPC on August 25, 2021 recommended approval of the second grant application subject to compliance with the SOI Standards for eligible improvements.

A historic preservation consultant from North Wind Resource Consulting, LLC (North Wind) reviewed the proposed work to be completed as part of the RDA Historic Preservation Grant program application process, for compliance with the Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties. North Wind determined that all of the ADA (Americans with Disabilities Act) accessibility related work was in compliance with the SOI standards (see *Attachment 3* for the specific and complete details of the evaluation). Activities that have been identified as non-compliant (e.g. drywall) have been marked as ineligible within the analysis eligibility cost worksheet.

Staff created an eligibility detail sheet in which applicants provide detail on how they plan to adhere to the Secretary of Interior's Standards for Rehabilitation (see *Attachment 2* for details).

The applicants understand they must assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archeological integrity for a period of ten (10) years.

A total of three bids has been submitted by the applicants. Newcastle Construction & Remodeling is owned and operated by one of the applicants. Newcastle Construction & Remodeling waived their 15% contractor's fee. Per NRS, applicant is not precluded from providing one of the proposed bids and being awarded the contract, provided that the city's RDA grant is tied to the lowest bid amount. Contractors fee of 15% has been waived by Newcastle Construction & Remodeling.

<u>Boulder City Strategic Plan Goal</u>: Complies with Goal D: Promote Historic Preservation Strategy 5: Identify financial incentives to promote historic preservation.

<u>Department Recommendation</u>: The Community Development Department staff respectfully requests that the Redevelopment Agency consider Resolution No. 234.

## Attachment:

- 1. Resolution No. 234
- 2. Application and Backup Documentation
- 3. North Wind Resource Consulting, LLC Evaluation
- 4. Historic Preservation Grant Program Guidelines
- 5. HPC Meeting Minutes 8/25/2021

## **RESOLUTION NO. 234**

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, AUTHORIZING REDEVELOPMENT AGENCY GRANT PROGRAM FUNDING FOR CERTAIN ELIGIBLE IMPROVEMENT COSTS RELATED TO:

## Property located at: 524 Nevada Way

WHEREAS, Pursuant to NRS 279.428 and 279.444, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in Boulder City; and

WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area; and

WHEREAS, The Redevelopment Plan outlines goals and objectives by which Boulder City may redevelop blighted areas and specifies measures to take to avoid blighting influences within the Redevelopment Area; and

WHEREAS, On January 25, 2005, the City Council adopted ordinance No. 1241 which created Title 12, Redevelopment Agency Ordinance, and codified the rules, regulation and policies by which an applicant may participate in the redevelopment process and receive Redevelopment Agency funds under certain circumstances; and

WHEREAS, On February 11, 2020, the RDA Agency adopted Resolution No. 221 which created a new historical preservation grant program by which an applicant may participate in the Redevelopment Agency Historic Preservation Grant Program ("HPG"); and

WHEREAS, Tap Water Management Group, LLC ("Owner") owns a property located at 524 Nevada Way, (the "Property"); and

WHEREAS, the Property is within the Redevelopment Area; and

WHEREAS, Owner has applied for Redevelopment Agency funds to help offset the expenses related to eligible activities for the exterior and interior improvements of the Property ("Proposed Project"); and

WHEREAS, Boulder City seeks to appropriate Redevelopment Agency funding to Owner in order to undertake an eligible activity to eliminate a blighting influence and condition. NOW, THEREFORE, BE IT RESOLVED that:

<u>Section 1</u>. Findings. The Redevelopment Agency hereby finds and determines that pursuant to NRS 279.486, the Proposed Project is consistent with the Redevelopment Plan and applicable law and regulation.

<u>Section 2.</u> Amount of Funding The Redevelopment Agency hereby approves and appropriates an amount not to exceed Ninety Nine Thousand Nine Hundred Dollars (\$99,900.00) for the Proposed Project.

<u>Section 3.</u> Funding Schedule. Payments will be made to the Owner in an amount equal up to fifty (50) percent of that shown on submitted receipts for completed work related to the Proposed Project. The above funding is void if receipts are submitted after September 14, 2022, unless extended as permitted by ordinance.

<u>Section 4.</u> Scope of Work. Proposed Project involves ADA compliance and property improvements. Eligible work must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties.

<u>Section 5.</u> Participant Agreement. The Redevelopment Agency is authorized to enter into an agreement with the Owner containing certain covenants and conditions as authorized by NRS 279.484 ("Participant Agreement"). The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to sign the Participant Agreement on behalf of the Redevelopment Agency upon a complete submittal of required elements of the Agreement by the Owner.

<u>Section 6.</u> Recordation. The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to record the Participant Agreement in the Clark County Recorder's Office upon a complete submittal of required elements of the Agreement and completed payment by the Redevelopment Agency.

DATED and APPROVED this 14<sup>th</sup> day of September, 2021.

Kiernan McManus, Chairman

ATTEST:

Tami McKay, Secretary (Seal)



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## **City of Boulder City**

**Community Development Department** Redevelopment Agency Program 401 California Avenue Boulder City, Nevada 89005 702-293-9282 (Main Line) 702-293-9392 (Fax)

## Statement of Interest to Participate

I hereby express my interest in participating in the City of Boulder City Redevelopment effort and submit the following information

Address of Prop	erty in Project					
Area:		524	Nevada Way	BC	NV	89005
		Street Number	Street Name	City	State	the local sector is a sector of the sector is a sector is a sector of the sector is a sector is a sector of the sector o
Name of Busine	ss: To Be Dete	ermined				
Type of Busines	s: Tavern					
Name of Propert	y Owner: Tap	Water Management	Group, LLC			
Home Address:	1306	Denver Street	Boulder City	4	١V	89005
	Street Number	Street Name	City	S	tate	Zip Code
Phone Numbers:				702.293	8.400	1
	Home	Cell		Work		
Tenant Information	· ····································	cupied	702.293.40	01		
	Name		Phone Numb	er		1

1)

Provide a brief description of the type of improvements you intend to undertake:

The Subject Property currently has no ADA bathrooms or access to the rear of the site. We will install ADA compliant

access ramp as well as a building addition to include 2 ADA restrooms, Remove & Replace electrical, mechanical &

plumbing to meet current code & safety requirements. Applicant was able to procure the back bar of the Stagecoach Saloon: the

first bar ever built in BC. We intend to restore and install the bar in the Subject Property along with complimentary

lighting, flooring, wall finishes and a new entry door. Storefront remodel consistent with the building's original aesthetics

1a) Provide the total project cost of the eligible improvements you intend to make and attach a project budget sheet:

(b) Provide the total amount of participation requested from the RDA. NOTE: The maximum request is 90% of the total project cost of eligible improvements, at an amount not to exceed \$99,900.00.

\$ 99,900 total

2)

Provide background information regarding the history of the business:

The business occupying the Subject Property will be a new business.

3)

Provide background information regarding the history of the building and/or property to be improved:

Original construction of the Subject Property occurred in 1932. We have requested pictures and historical information from the BC museum. They have provided information starting in the 1990's that shows 3 businesses have occupied the space: Rosie's Cantina, Brody's and Back in Thyme Antiques. We anticipate more information on the original occupant in the coming days as well as Photos in its original state that will be used as a basis for our storefront design.

## 4)

Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this Redevelopment Agency project:

- The 500 Block of Nevada Way has become known as "Restaurant Row". In response to years of requests from BC residents
- for an upscale alternative to the Backstop, our goal is to convert the Subject Property Into a non-smoking Tavern & Live
- Music Venue. The Applicant has a successful history of utilizing RDA funds to eliminate blighted conditions and stimulate
- Economic Revitalization. The Dillinger and Forge Social House are examples of historic buildings that were boarded up.
- vacant, and deteriorating. With the assistance of RDA funds, these buildings have been aesthetically revitalized and now house operating businesses that provide valuable services, employ a substantial number of people and encourage
- private development in Historic Downtown Boulder City.

- 5) Explain how your project will benefit the City of Boulder City. Choose all that apply and provide written explanation for each:
  - A The project will eliminate blighted conditions

We have enlisted the services of local architect Alan Stromberg as well as AIA award winning firm Punch Architecture

to assist in designing the Subject Property for our specific purpose while maintaining the original character.

- The project will promote economic revitalization The recent revitalization of Historic Downtown Boulder City is evidence of the success Of the RDA Program.
- A The project will stimulate private development See Above
- The project will enhance the City's historic preservation efforts

Applicant intends to make a strong emphasis on design consistent with historic

Guidelines.

 $ot\!\!/$  The project will be consistent with the City's comprehensive master plan & strategic plan

Current zoning is consistent with intended use and is appropriate for surrounding

Area. Additionally, applicant has been granted a Tavern Liquor License.

The project will achieve environmental benefits through architectural design, landscaping, and traffic / pedestrian circulation

While the site provides virtually no opportunity for landscaping, Applicant intends to

Install solar panels.

Please Note:

- Statement of Interest to Participate forms and applicable attachments must be submitted 30 days prior to the next scheduled quarterly RDA meeting.
- A tenant must provide written owner approval for all improvements.
- All commercial improvements require work to be done by contractors holding valid licenses issued by both the State of Nevada and the City of Boulder City.

I understand that submission of this Statement of Interest to Participate *does not* in any way obligate me or the Agency to participate in the redevelopment effort or to enter into an Owner Participation Agreement.

Signature of Applicant

ACUL Title

Printed Name of Applicant

Date 20,2021 A-3

### Analysis of RDA Historic Preservation Grant Project Eligibility - 524 Nevada Way

Activity	Cost	Eligibility*	Comments
Designs/Plans; Architecture, Engineering & Electrical**	\$20,300	Eligible	
Demolition and dump fees	\$7,000	Eligible	
Sawcut and remove concrete, excavation (ADA)**	\$8,400	Eligible	
Footings, stem walls & retaining walls (ADA)**	\$17,700	Eligible	
Waterproofing**	\$3,500	Eligible	
Concrete ramps and landings (ADA)**	\$2,300	Eligible	
Hand rails and guard rails (ADA)	\$1,800	Eligible	
Structural beam, framing & framing reinforcement**	\$25,200	Eligible	
Subfloor for entry ramp (ADA)**	\$2,400	Eligible	
Plumbing (ADA bathrooms only)	\$7,500	Eligible	
Electrical (Upgrade/safety)	\$29,500	Eligible	
Low voltage electrical	\$5,000	INELIGIBLE	Per grant program
Plumbing Fixtures and Grab Rails (ADA)	\$5,751	Eligible	e. Brant Program
Mechanical	\$25,000	Eligible	
Fire alarm	\$13,000	Eligible	
Lighting	\$5,000	INELIGIBLE	Per grant program
Drywall and painting	\$20,500	INELIGIBLE	Noncompliant with SOI Standards.
	220,500	INELIGIBLE	Drywall would not be considered eligible as it was most likely plaster in the original part of the building per applicant statement at 2nd HPC meeting.
Roofing	¢4.200	<b>FI</b> - 1 - 1 -	
-	\$4,300	Eligible	
Signs (Flag sign, neon window and parapet)	\$6,500	INELIGIBLE	Per grant program (unless photos are found to show that signs to be rehabilitated are over 50 years old).
Historic stage coach bar	\$18,500	INELIGIBLE	Per grant program (not historic to this
_			building).
Drop ceiling	\$4,000	INELIGIBLE	Per grant program
Ceiling tile	\$6,000	INELIGIBLE	Per grant program
Wood floor (ADA)	\$6,000	Eligible	
Carpet	\$4,000	INELIGIBLE	Per grant program
Wall paper	\$8,000	INELIGIBLE	Per grant program
Fiber Reinforced Plastic (FRP)	\$1,000	Eligible	
Stucco	\$4,000	Eligible	Provided the decorative arched feature and raising the height of the lower parapet are removed from the plan as recommended by the HPC at 2nd meeting (those would be considered non- compliant with SOI Standards).
Nindows and Glass	\$1,200	INELIGIBLE	Noncompliant with SOI Standards for fron window changes.
Bathroom door and closer (ADA)	\$2,804	Eligible	
nsulation & Sound Proofing	\$5,600	INELIGIBLE	Per grant program
Patio/deck (structural ceiling over ADA bathrooms below)	\$2,000	Eligible	
Nwning (new)	\$4,000	INELIGIBLE	Per grant program
General Conditions	\$13,888	Eligible	res Branc program
TOTAL PROJECT COSTS		LIGINIC	
TOTAL ELIGIBLE HP RDA PROJECT COSTS	\$291,643 <b>\$203,343</b>		

\*Ellgible work must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties for Preservation, Rehabilitation and Restoration.

\*\* Phase I (FY21)

-Contractors fee of 15% waived by applicant

-Updated version 4/19/2021



## City of Boulder City Redevelopment Agency HISTORIC PRESERVATION GRANT PROGRAM- ELIGIBILITY DETAIL FISCAL YEAR 2020-2021

Improvements that are necessary to comply with

## I. ELIGIBLE ACTIVITIES - (Project: 524 Nevada Way- Updated Version)

- All eligible work must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties for Preservation, Rehabilitation, and Restoration.
- Funding will be awarded for either interior work, exterior work, or a combination.
   Specific examples of fundable project work are listed below.
- Please provide detail for each eligible activity (applying for) on how you plan on <u>adhering</u> with the Secretary of Interior's Standards for the Treatment of Historic Properties for Preservation, Rehabilitation, and Restoration.

Accessibility the Americans with Disabilities Act (ADA)
List: ADA Compliant Bathrooms and Interior Ramps
Request RDA funds to make public building entrance, interior floor plan, and public restrooms ADA compliant.
Describe in detail: The existing facility has one bathroom on each level, neither are ADA compliant. We are adding two bathrooms on the ground floor and one on the second floor. All three will meet current ADA standards.
This building has an interior grade change of eighteen inches which is currently transitioned by steps. We will excavate as required to install ADA compliant ramps providing full access to the rear of the building and bathrooms.
This building has one door (centered) and two large windows comprising the front of the building. For our purposes we must relocate the entry door to minimize ADA ramp requirements. Historically, the windows have been used as advertising space and product display. Our goal is to retain the visual effect of the original design by maintaining the existing openings and recesses, including glass where feasible.
Proposed RDA eligible work includes changes and upgrades to the structure, concrete flooring, and CMU walls necessary to comply with ADA, includes ramping. If second floor is not accessible to public, this might be ineligible for RDA funding. RDA funds not needed for doors – only work to make openings or space accessible.
Archeological Excavation project to mitigate ground disturbance activities such as site work or foundation repair
List: Archeological excavation not required or anticipated; not seeking RDA funding
Describe in detail:

Asbestos

Removal

*List:* See the attached report prepared by Macrotec Consulting, LLC Minor asbestos abatement; not seeking RDA funding.

Describe in detail: Nineteen samples were collected and analyzed. Asbestos was present in the taping mud used in the front section of the buildings ceiling. The presence of asbestos is less than 1%. OSHA guidelines for removal include wetting the material to minimize dust, remove in large sections and vacuum the area after removal.

Concrete

Preserve, rehabilitate, or restore poured-in-place concrete, precast concrete, etc.

List: Remove concrete as required for ADA compliant ramps and sewer upgrade.

Describe in detail: Historic concrete fabric to remain intact except areas or sections requiring removal to comply with ADA and utility upgrades; not seeking RDA funding.

**Construction Plans** 

Includes preparation of documents, (e.g. historic structure reports, engineering and/or architectural drawings/plans)

*List:* Architectural Drawings and Engineering Plans and Calculations Request RDA funds to cover drawings and plans for preservation or rehabilitation of historic fabric that meet SOI Standards.

*Describe in detail:* Alan Stromberg Architect and Ralston Hogge P.E. have been retained to provide all of the required drawings and plans. Both professionals have been involved in several historic building remodels in Boulder City.

Doors and Windows	Preserve, rehabilitate, or restore including frames and hardware; may include replacement with original or energy efficient replications of original doors and windows. Window material and how the window operates (e.g. double hung, casement, awning, or hopper) are significant, as
	are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

List: Retain the visual effect of the original design.

Request RDA funds to preserve or rehabilitate existing windows and doors based on historic documentation of the building or other commercial (not governmental) properties on Main Street. Otherwise, RDA funds requested under ADA needs to move the door from its center location to the right window location.

Describe in detail: This building has one door (centered) and two large windows comprising the front of the building. For our purposes we must relocate the entry door to minimize ADA ramp requirements. Historically the windows have been used as advertising space and product display. Our goal is to retain the visual effect of the original design by maintaining the existing openings and recesses including glass where feasible. To preserve the historic commercial character of the building's front façade, the left, glazed window will be maintained or rehabilitated in size, location and materials and its exterior will not be covered or blocked. The center door will be converted to

Boulder City RDA Historic Preservation Grant Program, Eligible Activity Detail Page 2

a window to match or complement the left window in height and its exterior will not be covered or blocked. The right window will be infilled with a door to match or complement similar commercial doors on Main Street.

Electrical	Service, distribution and permanent lighting
List: New Service, Distribution and Pe	
	ical service that preserves building and
accommodates use of building.	electrical system has been systemded and modified
many times. Serious code violations a building. We will replace the entire ele	e electrical system has been extended and modified and safety hazards are prevalent throughout the ectrical system including bringing the main service ures are either can lights or track lights which have
no historical significance.	
Elevators	Repair, replacement, or installation
List: N/A	
Describe in detail:	
	Preserve, rehabilitate, or restore columns,
Historic Exterior Features	porches, chimneys, siding, facades, storefronts, exterior architectural ornamentation or details,
List: Covered Walkway and Arches (a	etć.
	habilitate covered walkway and arches
Describe in detail: This buildings only walkway which remains unchanged ac	r significant historical feature is the covered ccording to historical photographs. We will make ensuring an exact match to the existing materials,
	Pressue relabilitate or restore finishes to laik
	Preserve, rehabilitate, or restore finishes to lath and plaster repair, gypsum wallboard, ceramic
Historic Interior Features	tile, wood paneling, floors and painting, interior
	architectural ornamentation or details, etc.
List: N/A	
	rior work outside ADA compliance needs.
many times nothing remains to indicat	building has been extended and remodeled so te what the original interior finishes might have ohere that is comfortable, pleasing and feels storic downtown setting.
Lead Raint	Removal
List: N/A	
Not seeking RDA funding.	

Describe in detail:

Boulder City RDA Historic Preservation Grant Program, Eligible Activity Detail

Мазопту	Preserve, rehabilitate, or restore brick or stone; repointing mortar joints and cleaning; may include boundary walls (the new work should match the old in material, design, scale, color and finish)
List: N/A	
Not seeking RDA funding. Describe in detail:	
Describe in detail.	
	Includes plumbing, fire detection and
Mechanical	suppression systems, heating, cooling and air
List: Plumbing Fire Detection Sy	distribution stem and HVAC will be new installations
Request RDA funds to upgrade m accommodates use of building. <i>Describe in detail:</i> We will excava sewer line/drain pipe to accommo standard bathrooms as well as flo SNHD. Likewise new water supp	te concrete flooring as required and install a new 3" date the demand generated by two ADA and one or sinks, hand sinks and dump sinks required by lies will be provided at each location. hits on the roof of the second floor (these units will not
unit for upstairs.	unit for each half of the space as well as a separate
We will install a new fire detection	system in compliance with current code.
	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)
Metals	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and
We will install a new fire detection Metals <i>List:</i> N/A Not Seeking RDA funding. <i>Describe in detail:</i>	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and
Metals List: N/A Not Seeking RDA funding.	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and
Metals List: N/A Not Seeking RDA funding. Describe in detail: Murals List: N/A Not Seeking RDA funding.	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)         Preserve, rehabilitate, or restore         Removal of historically incorrect or inappropriate exterior or interior additions or medifications to the original structure (e.g. porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct
Metals List: N/A Not Seeking RDA funding. Describe in detail: Murals List: N/A Not Seeking RDA funding. Describe in detail:	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)         Preserve, rehabilitate, or restore         Removal of historically incorrect or inappropriate exterior or interior additions or medifications to the original structure (e.g. porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct materials

Boulder City RDA Historic Preservation Grant Program, Eligible Activity Detail Page 4

*Describe in detail:* We will remove the can lights and track lights currently installed to enhance product display cases and merchandise. We will provide a combination of pendants, sconces and chandeliers in the tavern space. Our goal is to create a relaxed atmosphere with adequate but subdued lighting. Can lights and light bars will be used in the bathrooms.

T1-11 siding currently glued and screwed to the walls in the front half of the building will be removed and replaced with wallpaper or similar products appropriate to the motif we are creating.

Public Safety Hazards	
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Making improvements that address hazards to building occupancy or to the structure as determined by City Fire Chief and/or the City Building Official

List: Engineered beam support

See request for RDA funds to upgrade Electrical and Mechanical that preserves building and accommodates use of building. RDA funds requested to improve structural stability needs that preserves building.

*Describe in detail:* A condition currently exists where a portion of an interior bearing wall was removed and a beam installed to span the opening. The installation is not correct and we have no confidence the beam is adequate. We will redesign the opening and install adequate structural support.



Repair or replacement of failed roofs with appropriate design and/or historically correct materials (e.g. slate, wood, clay, tile, metal, roll roofing, or asphalt shingles)

List: Preserve or rehabilitate roofing.

Request RDA funds to preserve or rehabilitate roofing.

*Describe in detail:* The only visible roofing is on the covered walkway and appears to be historically appropriate and adequate. The flat roof areas are concealed by parapet walls and are spray foam which is typical for the surrounding properties. Repairs will be required where new penetrations are necessary for equipment and bathroom vents.

leismic Reinforcement Repair, replacement, or installation

List: N/A

Not seeking RDA funding.

Describe in detail:

Preserve, rehabilitete, or restore

List: Existing Flag Sign, Window Mounted Neon and Parapet Wall Lettering Request RDA funds to preserve or rehabilitate existing sign structures, hardware, or electrical to accommodate new signage in keeping with Historic District standards. *Describe in detail:* Historical photographs indicate a flag sign was used and the frame is still present. The previous occupant added an antique High Wheel bicycle to the sign which we like and intend to leave in place. Lettering on the parapet wall was also consistently present in old photos and we will display the business name or logo in this area. Neon signs will be located in the windows fronting on Nevada Way.

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Eligible Items are subsurface investigation, selective demolition, drainage improvements

List: Rear yard drainage

Request RDA funds to preserve or rehabilitate historic structural systems.

Describe in detail: Currently the rear yard area drains toward the building. We will solve this problem as we excavate for bathrooms in this same area. Currently no provision is made for water collecting on the landing at the bottom of the rear exit steps which is located outside the building and open to the elements. We will saw cut the landing and install a French drain to collect and dissipate the water.

## Structural Deficiencies Subject to review by City Building official

List: Inadequate beam support

See request for RDA funds for "Public Safety Hazards" to improve structural stability needed to preserve building/provide life safety.

Describe in detail:

## Thermal and Moisture Protection

Includes roofing, flashing, waterproofing, damp proofing and insulation

*List:* Waterproofing new CMU walls, Insulating areas directly under roof Not seeking RDA funding outside request for ADA and Roofing needs.

Describe in detail: When we install new CMU retaining walls for the bathroom addition we will waterproof the fill side with Bituthene peel and stick membrane designed specifically for that purpose.

We will install R-38 Insulation (or highest value possible) in all areas where the ceiling is directly under roof.

Wood and Plastics

Includes rough and finish carpentry, architectural woodwork and millwork (If using wood is not feasible, then a compatible substitute material may be considered that conveys the same appearance of the surviving components of the wood feature)

## List: N/A

Not seeking RDA funding.

Describe in detail: We have acquired the back bar that was removed from The Stage Coach Saloon prior to demolition of the building. The stage coach was a landmark in Boulder City for many years. The Solid Oak Bar was, and is, a beautifully crafted and ornate piece of furniture. It has been abused in recent years but we will have it professionally restored to its original glory and installed as the centerpiece that will define our style and set the tone of the entire renovation.















524 Nevada Way – February 2021 Existing façade and signs



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## 524 Nevada Way – February 2021 Existing roof-mounted mechanical equipment







# **INTERIOR-VIEW FROM REAR**



# INTERIOR-VIEW FROM FRONT



## Historial Pies











## Architectural Resource Assessment (ARA) Short Form

For SHPO Use	Only SHPO	Concurrence?:	Y/N	Date:	
Survey Date	3/17/2020	Recorded By	H. Abernathy & A	. Carlton	Agency Report #
1. Property	Туре				
Building 🕅	Struc		Object		Landscape (non-archaeological site)

#### 2. Property Overview and Location

SHPO Resource #	Pending					
Street Address	524 Nevada Way					
City, Zip	Boulder City, Nevada 89005					
County	Clark					
Assessor's Parcel #	186-04-110-105	Subdivision Name	Boulder City (Lot 3, Block 18)			

### 3. Architectural Information

Excluding construction date, please complete fields below only if changes are noted from previous form.

Construction Date	1932	
Architectural Style	Spanish Revival	
Architectural Type	Commercial	
Roof Form	Shed, flat & parapet	
Roof Materials	Tile & rolled asphalt	
Exterior Wall Materials	Stucco	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Fixed	

 Condition of Resource(s)?

 Good
 Image: Fair
 Poor

 Explanation:
 Building appears structurally sound and not in need of major repairs.

## 4. Updated Architectural Description

Provide a detailed description of any changes to the resource occurring since its original documentation.

The building at 524 Nevada Way was originally documented by Janus Associates, Inc. in 1982 (Woodward et al. 1983). Since that date, the windows on the east (main) façade were enlarged and replaced. With the exception of these changes, the building remains as previously documented.

## 5. Updated Eligibility Justification

Provide an updated explanation of the resource's eligibility for the National Register, including supporting historic information, methods for evaluation under the four criteria, discussion of the seven aspects of integrity, and conclusions about eligibility.

The building at 524 Nevada Way has been previously determined eligible for listing in the National Register of Historic Places (NRHP) as a contributing resource of the Boulder City Historic District (Woodward et al. 1983). It was not determined to be individually eligible for listing. While the removal and replacement of the original windows diminishes its integrity of materials and design, it continues to retain its original massing and most of the historic fabric of the building remains intact. Additionally, it still retains its integrity of location, feeling, association, and setting. For these reasons, North Wind concurs with the current determination that 524 Nevada Way is eligible for listing in the NRHP as a contributing resource of the Boulder City Historic District.

## (Insert primary photograph below.)


#### 6. References

List references used to research and evaluate the individual property.

Woodward, James, Cindy Myers, and Terre Sitter

- 1983 Volume I. Boulder City Historic District Nomination to the National Register of Historic Places. Janus Associates, Inc., Phoenix, Arizona.
- 1983a Volume II. Inventory Forms. Boulder City Historic District Nomination to the National Register of Historic Places. Janus Associates, Inc., Phoenix, Arizona.

#### Nevada SHPO - ARA Form Page 2

SHPO Resource #: Other Resource #:

#### 7. Updated Photographs

Include as many photographs as needed to accurately depict the resource.



524 Nevada Way as it appeared in 1982 (Image reprinted from Woodward et al. 1983a).



**Elevation: East** 

**Direction facing: Southwest** 

Photographer: H. Abernathy

Date: 3/17/2020

Nevada SHPO - ARA Form Page 3

# Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the sevenity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

index



The MAPS and DATA are provided without warranty of any kind, expressed or implied. Date Created: 03/02/2021

#### **Property Information**

Parcel:	18609110105		
Owner Name(s):	TAP WATER MANAGEMENT GROUP L L C		
Site Address:	524 NEVADA WAY		
Jurisdiction:	Boulder City - 89005		
Zoning Classification:	Central business district and trading area (C2)		
Planned Landuse:			
<b>Misc Information</b>			
Subdivision Name:	BOULDER CITY		
Lot Block:	Lot:3 Block:18	<b>Construction Year:</b>	1932
Sale Date:	01/2021	T-R-S:	23-64-9
Sale Price:	\$425,000	Census tract:	5502
<b>Recorded Doc Number:</b>	20210106 00002157	Estimated Lot Size:	0.05
Flight Date:	Mar. 17.2019		
<b>Elected Officials</b>			
Commission:	G - Jim Gibson (D)	City Ward:	
US Senate:	Jacky Rosen, Catherine Cortez-Masto	US Congress:	3 - Susie Lee (D)
State Senate:	12 - Joe Hardy (R)	State Assembly:	23 - Glen Leavitt (R)
School District:	A - Deanna L. Wright	University Regent:	12 - Amy Carvalho
Board of Education:	3 - Felicia Ortiz	Minor Civil Division:	Nelson/Boulder

#### Scope of Work Action Item 3

#### Address of Property in RDA Area

524	24 Nevada Way		NV	89005	
Street Number	StreetName	City	State	Zip Code	_

#### Scope/Objective

(Provide a detailed description of the desired product or service and how the project will be completed. Provide detailed expense information in the next section.)

The objective of the remodel of 524 Nevada Way is to create a non-smoking live music venue and tavern. The RDA funds

will be primarily applied to updating 524 Nevada Way to current code and ADA requirements. In its current state the Subject

Property has no ADA restrooms and no access to the back half of the building. The desired outcome of the project is

to maintain the historic character of the property while creating an inclusive, smoke-free alternative to The Backstop.

#### **Estimated Expense Information**

(Detail each eligible activity and associated cost; complete a separate form for each aspect of the project (i.e., landscaping, plumbing, painting, etc.)

Eligible Activity SEE ATTACHED	Estimated Expense
	\$
SEE ATTACHED	\$
	\$
	\$\$
	\$
	\$
	\$
	\$
	\$
	\$
	5-203,343
	TOTAL ANTICIPATED ELIGIBLE PROJECT COSTS

Amount of assistance is 30% of eligible costs and/or 50% of eligible signage costs (under the commercial signage sub-category), up to a maximum of \$99,900, whichever is less, provided the Participant meets the matching funds requirement. Please attach copies of at least two (2) (three is preferable) or more comparable bids for the project to this Scope of Work. The Agency reserves the right to accept or reject all bids submitted which are not indicative of the actual cost of work to be performed.

3



### PROPOSAL

JOB NAME:	Building Remodel
JOB ADDRESS:	524 Nevada Way Boulder City, NV 89005
SCOPE OF WORK:	Complete Building remodel in compliance with plans and specifications provided by the owner.
PRICE:	Labor and Material (See Detailed Breakdown Attached)
Payment Terms:	Progress as Submitted, Balance Upon Completion.

Larry Turner, President Newcastle Construction & Remodeling 1224 Arizona Street Boulder City, NV 89005 (702) 294-0805 FAX (702) 750-2908 newcastleconst@gmail.com State of Nevada Contractors License #0035348 City of Boulder City Business License #306

NewcastleConst@gmall.com T (702) 294:0805 F (702) 293:5939 POB 61290, Boulder City, NV 89006

#### **NEWCASTLE CONSTRUCTION & REMODELING**

Cost Breakdown for 524 Nevada Way

ARCHETECTURAL AND DESIGN			
Punch Architecture Design	\$ 10,500.00		
Alan Stromberg Architecture	6,000.00		
Building Component Design & Engineering	1,800.00		
LV Energ Electrical Design	2,000.00		
	 	\$	20,300.00
HARD COSTS			
Demolition and Dump Fees	\$ 7,000.00		
Sawcut and Remove Concrete, Excavation	8,400.00		
Footings, Stem Walls & Retaining Walls	17,700.00		
Waterproofing	3,500.00		
Concrete Ramps and Landings	2,300.00		
Handrails and Guard Rails	1,800.00		
Structural Beam, Framing & Framing Reinforcement	25,200.00		
Subfloor for Entry Ramp	2,400.00		
Plumbing (ADA Bathrooms Only)	7,500.00		
Electrical	29,500.00		
Low Voltage	5,000.00		
ADA Required Plumbing Fixtures and Grab Rails	5,751.00		
Mechanical	25,000.00		
Fire Alarm	13,000.00		
Lighting	5,000.00		
Drywall and Painting	20,500.00		
Roofing	4,300.00		
Signs (Flag Sign, Neon Window and Parapet)	6,500.00		
Historic Stage Coach Bar	18,500.00		
Drop Ceiling	4,000.00		
Ceiling Tile	5,000.00		
Wood Floor	6,000.00		
Carpet	4,000.00		
Wall Paper	8,000.00		
FRP	1,000.00		
Stucco	4,000.00		
Windows And Glass	1,200.00		
Ada Bathroom Doors and Closers	2,804.00		
Insulation & Sound Proofing	5,600.00		
Patio & Awning	6,000.00		
		2	257,455.00
SOFT COSTS	1	\$ 2	277,755.00
Contractors Fee (15%)	WAIVED		
General Conditions (5%)	\$ 13,887.75		
		-	13,887.75
TOTAL COST	,	\$ 2	291,642.75



March 2, 2021

Larry Turner Tap Water Management Group 524 Nevada Way Boulder City, NV 89005

#### RE: CONSTRUCTION PROPOSAL PROJECT: 524 Nevada Way

Dear Larry,

Charger Construction, LLC proposes to furnish and install all labor, materials, equipment required to construct the improvements as per the plans provided for the Lump Sum amount of:

# THREE HUNDRED THIRTY-FIVE THOUSAND FIVE HUNDRED AND TWNETY DOLLARS AND NO CENTS (\$335,520.00)

We will provide a construction schedule for your review and approval upon execution of a contract.

This proposal excluded bar/kitchen equipment, Architectural/Engineering drawings permits and sewer fees.

This proposal is valid for 30 days.

Should you have any questions please feel free to contact me at (702) 586-8300. We appreciate the opportunity to bid this project.

Sincerely

Tim Weshburn Magaging Member Charger Construction, LLC

		HA		R	
<sup>o</sup> roject;		Skinny's Bar			
Square F		2		Job #:	21-2144
March 2,	2021				
Line Item	Description	Estimate	Notes		
1	Demolition, Excavation and Disposal	17,200.00	110(03		
2	Footings, Stem Walls & Retaining Walls	18,300 00			
3	Waterproofing	3,500.00			
4	Ramps, Landings and Guardrails	7,600,00			
5	Structural Beam and Openings	8,500,00			
6	Framing	22,400.00			
7	Plumbing and Plumbing Fixtures	15,200.00	Excludes grease interceptor		
8	Electrical & Light Fixtures	28,700.00	anonados groado interceptor		
9	Low Voltage	4,700,00			
10	HVAC	23,600,00			
11	Fire Alarm	15,200,00			
12	Drywall and Painting	22,700 00			
13	Roofing	5,700.00			
14	Historic Stage Coach Bar	18,500.00			
15	Ceiling Treatments	9.000 00			
16	Flooring	12,000.00			
17	Wall Coverings, Soundproofing & FRP	7,000 00			
18	Exterior Stucco	16,000.00			
19	Glass and Glazing	1,200.00			
20	Custom Doors	14,000.00			
21	Insulation	5,600.00			
22	Patio Awning	3,000 00			
23	Bar Equipment	excluded			
24	Architectural/Engineering Dwgs	Ry Owner			
25	Profit & Overhead	\$ 41,940.00			
26	Permits	By Owner			
27	Sewer Connection Fee	By Owner			
28	General Conditions	\$ 13,980.00			
	Total Cost	\$ 335,520			

## Melton, LLC

NV Contractors License #81024

Proposal for 524 Nevada Way

Architecture & Engineering ** Historic Stage Coach Bar ** Custom Doors ** Permits (Estimated)	\$ 20,300.0 18,500.0 14,000.0 1,500.0	0 D	54,300.00
ADA Ramps and Guard Rails Demolition and Disposal Drywall and Painting Electrical and Low Voltage Complete Excavation & Retaining Walls Exterior Stucco Fire Alarm Framing Insulation & Sound Proofing Interior Finishes (Ceiling Tile, Flooring and Walls) Mechanical Complete Plumbing Complete Roofing and Waterproofing Windows And Glass	8,400.00 8,500.00 22,700.00 31,200.00 16,000.00 14,700.00 31,000.00 5,600.00 25,000.00 25,000.00 18,200.00 8,500.00 1,200.00	) ) 	242,300.00
General Contractors Fee (20%) Contingencies (5%) TOTAL		\$	296,600.00 59,320.00 14,830.00 370,750.00

\*\*This Line Item Was Preset by The Owner

#### THIS QUOTE IS VALID FOR 30 DAYS AND SUBJECT TO CHANGE WITH DRAWINGS AND SPECIFICATIONS

Don Melton, Managing Member March 2, 2021

651 Avenue K Boulder City, NV 89005 702.272.9881

	D <sup>°</sup> CER	TIL_C	ATE OF LIA	BILIT	Y IN	IS JRA	NCE		e (MM/DD/YYYY) 2/23/2021
-01	ERTIFICATE IS ISSUED AS A FICATE DOES NOT AFFIRMA W. THIS CERTIFICATE OF INS ESENTATIVE OR PRODUCER, A	rively of Surance	R NEGATIVELY AMEND DOES NOT CONSTITU	, EXTEND C	R AL	FER THE CO	OVERAGE AFFORDED	BY 1	HE POLICIES
terms	TANT: If the certificate holder and conditions of the policy, o cate holder in lieu of such endo	ertain pol	licies may require an en	oolicy(les) mu ndorsement.	ust be A state	endorsed. If ement on thi	SUBROGATION IS WA s certificate does not	VED, confe	subject to the r rights to the
RODUCE	DOUG SCHEPPMANN	NSURAN	ICE AGENCY	CONTACT DC	UG SC	HEPPMANN			
	1001 NEVADA HWY., ST			PHONE (A/C, No, Ext):			FAX	: 702-3	293-4151
	BOULDER CITY, NV 890			E-MAIL ADDRESS:					
					IN	SURER(S) AFFOR	RDING COVERAGE		NAIC #
				INSURER A : S	TATE P	ARM FIRE AN	ID CASUALTY COMPAN	Υ	25143
SURED	TAP WATER MANAGE	MENT LL	_C	INSURER B :	_				_
	1224 ARIZONA ST			INSURER C :					
	BOULDER CITY NV 8	9005-26	10	INSURER D :					
				INSURER F :					
OVER	AGES CEI	RTIFICATE	ENUMBER:	1.1.001.001.1			<b>REVISION NUMBER:</b>		
INDICA CERTIF	TO CERTIFY THAT THE POLICIE TED. NOTWITHSTANDING ANY R TCATE MAY BE ISSUED OR MAY SIONS AND CONDITIONS OF SUCH	EQUIREMEN PERTAIN.	NT, TERM OR CONDITION THE INSURANCE AFFORE	OF ANY CON DED BY THE	ITRACI	OR OTHER	DOCUMENT WITH RESP D HEREIN IS SUBJECT	ECT T	O WHICH THIS
R	TYPE OF INSURANCE	ADDL SUBR				POLICY EXP (MM/DD/YYYY)	LIM	ITS	
	ERAL LIABILITY	Y	98-CA-C712-8			and the second se	EACH OCCURRENCE	\$	
	COMMERCIAL GENERAL LIABILITY		524 Nevada Way	12/01	1/2020	12/01/2021	PREMISES (Ea occurrence)	\$	
-	CLAIMS-MADE OCCUR		BOULDER CITY, NV 8	39005			MED EXP (Any one person)	\$	10,000
							PERSONAL & ADV INJURY	\$	1,000,000
GEN	L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$	2,000,000
	POLICY PRO- JECT LOC						PROPERTY DAMAGE	\$	500,000
	DMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	000,000
	ANY AUTO						BODILY INJURY (Per person)	s	
	ALL OWNED SCHEDULED						BODILY INJURY (Per accident	) \$	
	HIRED AUTOS NON-OWNED						PROPERTY DAMAGE (Per accident)	\$	
								\$	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	S	
++	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$	
	DED RETENTION S KERS COMPENSATION						WC STATU- OTH	-	
	EMPLOYERS' LIABILITY						E.L. EACH ACCIDENT		
OFFI	CE/MEMBER EXCLUDED?	N/A					E.L. DISEASE - EA EMPLOYE	\$	
If yes	describe under RIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT		
1									

The ACORD name and logo are registered marks of ACORD  $\frac{62}{62}$ 

1001486 132849.7 03-01-2012

J

Action Item6Ccollete: Schedule of Improvements Provide a description and an estimate timeline for your proposed improvements. While constructiontimelines are subject to change, this helps the city to evaluate your project and make sure it can be completed within the grant limits.

٦

Schedule of Improvements	1
Description of Improvement	Estimated Completion Date
Architectural, Engineering & Design	April 2021
Structural Beam & Framing Reinforcement	April 2021 7421
ADA Ramps and Bathrooms	June 2021

Action Item 7 <u>plete</u>: Employment Plan State law requires that all projects that receive RDA funding must submit an employment plan (listed below) that shows the anticipated employment impact of the project.

The anticipated employment impact of the project is as follows:

0	Estimated number of workers during the construction phase	40
9	Estimated number of employees once the project is complete (i.e., on-going employment)	14
0	Estimated number of local citizens that may be employed by the project for both the construction phase and on-going employment	34
0	Estimated number of low- and moderate-income persons who may be employed	17
9	Estimated number of women and minorities that may be employed	_Up to 100%_
•	Estimated number of veterans that may be employed	_ Up to 100%

#### Action Iten omplete:

Affidavit of Participant

STATE OF NEVADA } COUNTY OF CLARK }

- I, \_Grant Turner, being first sworn, depose and state under penalty of perjury as follows:
- I am a corporate officer, managing member, or sole proprietor of Tap Water Management Group, LLC, a company duly organized in the State of Nevada as an LLC (herein the "Participant"). The Participant is seeking the assistance of the City of Boulder City Redevelopment Agency ("Agency") for making improvements to the property at 524 Nevada Way, Boulder City, NV 89005 ("Site"), as more particularly described by the Participation Agreement.
- 2. I hereby warrant that I either own the site or have a leasehold interest in the site for a minimum of five (5) years subsequent to the effective date of this Agreement.
- Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check all that apply):
  - x Encourage the creation of new business or other appropriate development;
  - x Create jobs or other business opportunities for nearby residents;
  - xo Increase local revenues from desirable sources;
  - x Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
  - xu Possess attributes that are unique, either as to type of use or level of quality and design;
  - x Require for their construction, installation or operation the use of qualified and trained labor; or
  - x Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

- 4. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) (check all that apply):
  - The improvements, if financed by the Participant through cash onhand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; or
  - x The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant.
- 5. I have submitted true and accurate documentation to the Agency which evidences the statements I have made above.

DATED this	2	_day of	March	
		-	Antipipant Simple	2

Participant Signature

Grant Turner Participant Printed Name

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and

for the County of  $\sub$ lark, State of Neverdan Grant rner who acknowledged that he/she executed the above

instrument.

NOTARY PUBLIC

My Commission Expires:

Seal



Action Item9 Complete: Disclosure of Ownership/Principals Certificate

(Required to disclose all persons who are associated with your company or group that is filing the application for funds)

Section	1 – Contracting	Entity				
Firm Nam	e: Tap Water M	lanagement Gro	up, LLC			
Address:	1224 Arizona Si		Boulder City, NV 890	005		
	Street Number	StreetName	Ci		State	Zip Code
Phone Nu	mber: 702 375-	3923	EIN or DUNS:	81-400545	0	
Section 2	2 - Description					
Subject M	atter of Contract/A	greement: Rede	velopment Agency I	Participation .	Agreem	ent
Section 3	3 - Type of Busi	ness				
🗆 İndividu	al 🗆 Partne	ership X Lim	ited Liability Compa	ny 🗆	Corpora	tion
Section 4	– Disclosure o	f Ownership an	d Principals			
In the sp	ace below, please li	st all principals (incl	luding partners) of the nt (1%) ownership inte	Contracting E rest in the Co	ntity, as v	well as Entity.

Full Name	Title	<b>Business Address</b>	Business Phone
Grant Turner	Managing Member	1224 Arizona St. Boulder City, NV 89005	702 375-6923
Larry Turner	Member	1224 Arizona Street Boulder City, Nv 89005	702 294-0805
The Contraction Faile			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the total number of sheets.

I certify, under penalty of perjury, that all information provided in this Certificate is current, complete, and accurate.

DATED this	_ day of 201_ 2021
Signature	Grant Turner Printed Name
SIGNED AND SWORN TO before me, the un	ndersigned, a Notary Public in andfor the
County of Clark, State of	Nevader Grant Turner
who acknowledged that he/she executed the	above instrument. a carter of a second
NO JARY PUBLIC My Commission Expires	Seal

#### Property Value Impact Calculation Worksheet - 524 Nevada Way

## Calculate "Before" Property Value Impact

Taxable Land+Imp (Subtotal)		\$	95,171
		x	0.35
Actual Assessed Value	=	\$	33,310
Tax Rate		x	.026097
"Before" Property Value Impact	Ξ	\$_	869.29

#### Calculate "After" Property Value Impact

Actual Assessed Value		\$	33,310
35% of Improvement Cost (\$300,000)	+	\$	105,000
Estimated Future Taxable Value	=	\$	138,310
Tax Rate		x	.026097
"After" Property Value Impact	=	\$	3,609.48

#### Calculate the Estimated Increase of Taxes Assessed

"After" Property Value Impact		\$ 3,609.48
"Before" Property Value Impact	-	\$ 869.29
Estimated Increase of Taxes Assessed	=	\$ 2,740.19



Environmental Assessment Report NESHAP Asbestos Survey

Project Information: 524 Nevada Way Boulder City, NV

Report Info: Macrotec Project # 21124 January 29, 2021

Prepared For: Tap Water Management Group, LLC 1224 Arizona St. Boulder City, NV 89005

Prepared By: Jason McAllister - Macrotec Consulting, LLC.

#### Table of Contents:

Introduction Site Description Scope of Services Sample Collection Methodology Sample Analysis Methodology Asbestos Sample Assessment Recommendations Inspection Limitations

Appendix A	Asbestos Assessment
Appendix B	Sample Location Diagram
Appendix C	Laboratory Report
Appendix D	Licenses/Certifications

#### INTRODUCTION

Macrotec Consulting, LLC. performed an inspection for Asbestos-Containing Building Materials on January 25, 2021. The inspection was conducted for the project defined as: Renovation of the interior of the commercial retail building located at 524 Nevada Way, Boulder City, Nevada.

The intent of this inspection was to identify materials containing asbestos, within the subject site, that may be impacted during planned renovation activities. Macrotec's inspection services were conducted at the request of Newcastle Construction.

Jason McAllister, a Nevada Asbestos Abatement Consultant, License #IJPM-901, conducted these services for Macrotec Consulting.

#### SITE DESCRIPTION

The subject site was the interior of the first floor of the commercial retail building. It appeared that the front portion of the building was original construction, and the back of the building was an addition.

Macrotec's inspection was limited to this area only.

#### SCOPE OF SERVICES

Macrotec's inspection services were conducted to identify the presence of any materials containing asbestos pursuant to the requirements of:

- Nevada OSHA NAC 618.850-618.986
- OSHA's "Criteria to rebut the designation of installed material as PACM (Presumed Asbestos Containing Material)", 1926.1101(k)(5).
- EPA's: 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAP).

These regulations outline inspection and abatement requirements for materials containing asbestos.

#### SAMPLE COLLECTION METHODOLOGY

An initial walk through of the subject site was conducted to identify homogeneous suspect materials containing asbestos, and their respective locations. This information was then used to develop a sample collection strategy.

Samples were collected by pre-wetting sample areas with water, then cutting or scraping the sample from the substrate with an appropriate sampling tool. Whenever possible, samples were collected from areas previously damaged or deteriorating. To avoid potential contamination due to unknown asbestos content;

no building systems, components, or structures were demolished to obtain samples of potentially hidden materials containing asbestos.

Each suspect bulk sample was sealed in its own zip lock plastic container and labeled with a unique identification number. Sampling tools were individually cleaned before and after each sample was collected to avoid sample cross contamination. Decontamination was accomplished using single use, pre-moistened cloths.

Samples were recorded on Macrotec's chain-of-custody form. This form accompanied the samples to Triangle Environmental Service Center, Inc. (TESC), located in Moseley, Virginia. The National Voluntary Laboratory Accreditation Program (NVLAP) accredits TESC for analysis of bulk building material samples for asbestos.

#### SAMPLE ANALYSIS METHODOLOGY

Suspect asbestos samples were subjected to analysis by polarized light microscopy (PLM). Bulk sample analysis was conducted in accordance with the EPA's "Test Method for the Determination of Asbestos in Bulk Building Materials, EPA/600/R-93/116, 1993.

#### ASBESTOS SAMPLE ASSESSMENT

Macrotec's inspection of the subject site found **Eight (8)** separate <u>suspect</u> asbestos building materials, of which a total of **Nineteen (19)** samples were collected and submitted for analysis.

The following table summarizes the materials that were found to be asbestos containing, the locations where the material is located, the material's friability and its OSHA and NESHAP classifications.

Material	Material	Material	OSHA	NESHAP
Number	Description	Locations		(Friability)
8	Ceiling Substrate Drywall & Mud	This material is on the ceiling in the front room.	Class II	Non- Regulated <sup>1</sup> (Non-Friable)

\*Note: The mud found to contain asbestos was found by the laboratory in one of the samples of the wall plaster. Since the sample was collected at the top of the wall, adjacent the ceiling, it is the mud from the drywall ceiling substrate that is asbestos containing. Based on the mud being less that ten percent of the composite of the drywall and mud substrate, the material is determined to be <1% for EPA. However, OSHA does not allow for composite sampling, and therefore should be dealt with as a Class II material.

See Appendix A for a listing of the materials, material locations, samples, sample locations and results for this project.

<sup>1</sup> The mud layer was found to contain >1% asbestos, but as a composite with the drywall, the wall system is <1% for asbestos content. OSHA regulations for worker protection apply for any amount of asbestos detected if the material is disturbed in a way that could cause employee exposure.

#### RECOMMENDATIONS

Although the ceiling substrate (drywall & mud) found to contain asbestos is <1% by composite, the mud layer was found to contain 2% Chrysotile and would therefore be subject to OSHA regulation 1926.1101. Macrotec recommends conducting the removal of the remaining damaged interior walls using worker protections outlined in OSHA regulation 1926.1101. This regulation establishes work practices that minimize dust and therefore, employee exposure. These work practices include wetting the materials, removing the materials as intact as possible, and immediate clean-up of dust using HEPA vacuums.

#### **INSPECTION LIMITATIONS**

The information contained in this report is limited to those areas and suspect materials found to be visually accessible through reasonable means.

Macrotec conducted a non-destructive survey. No demolition of building materials was conducted to determine the presence of asbestos in wall cavities, chases or other inaccessible areas. Macrotec cannot warrant that these areas do not contain asbestos in locations other than those noted in this report, however, a good faith effort was made to conduct a comprehensive survey.

Macrotec accepts no liability for additional materials or under reporting of asbestos materials that exist below other floor coverings, behind walls or above ceilings.

## This report is not represented as, nor is it intended to be, an asbestos abatement scope of work or project specification.

If suspect materials are discovered during future demolition operations, cease all general work activities which could impact the discovered suspect materials, until confirmation sampling can be conducted.

Thank you for allowing Macrotec Consulting to assist you with your environmental consulting needs. Please contact me with any questions regarding this report at (702) 949-6225.

Jason R. McAllister Nevada-OSHA Certified Asbestos Abatement Consultant Certificate #IJPM-901

NESHAP Asbestos Survey 524 Nevada Way Macrotec Project # 21124 Page 4

# Appendix A



Macrotec Consulting, LLC.

#### Appendix A - Asbestos Assessment Macrotec Job #21124 -

The following table lists each of the materials suspected to contain asbestos at the subject site. For each material the sample number, location and laboratory result are listed. If the material was found to contain asbestos, the friablity and NESHAP classification is identified.

#### 1 Interior Plaster Walls -

#### This material is on the walls in the front room.

AB1	1st Floor - Front - Front Room - S corner	None Detected
AB2	1st Floor - Front - Front Room - N corner	None Detected
AB3	1st Floor - Front - Front Room - NE column	None Detected

#### 2 Wall & Ceiling Substrate (Drywall & Mud) -

This material is the substrate of the walls and ceiling in the restroom.

AB4	1st Floor - Front - Restroom - S corner	None Detected
AB18	1st Floor - Front - Restroom - W corner	None Detected
AB19	1st Floor - Front - Restroom - E corner	None Detected

#### 3 Wall & Ceiling Trowel Texture -

This material is on the ceiling in the front room and the walls and ceiling in the restroom.

AB7	1st Floor - Front - Restroom - Center	None Detected
AB8	1st Floor - Front - Front Room - E corner	None Detected
AB9	1st Floor - Front - Front Room - S corner	None Detected

#### 4 Wall & Ceiling Substrate (Drywall & Mud) -

#### This material is the substrate of the walls and ceilings in the back room and closet.

AB10	1st Floor - Back - Back Room - E corner, wall	None Detected
AB11 -	1st Floor - Back - Back Room - W corner, wall	None Detected
AB12	1st Floor - Back - Back Room - N corner, ceiling	None Detected

#### 5 Wall & Ceiling Texture -

This material is on the walls and ceilings in the back room and closet.

AB13	1st Floor - Back - Back Room - S corner, ceiling	None Detected
AB14	1st Floor - Back - Back Room - NE side, wall	None Detected
AB15	1st Floor - Back - Back Closet - Adj. door	None Detected

Macrotec Job #21124 Appendix A

#### **No Asbestos Detected**

**No Asbestos Detected** 

No Asbestos Detected

No Asbestos Detected

**No Asbestos Detected** 

#### Appendix A

#### Macrotec Job #21124 -

#### 6 Yellow Carpet Mastic -

This material is beneath the carpet throughout the area.

AB16	1st Floor - Front - Front Room - Adj. restroom	None Detected

This material is on various walls in the back area.

1st Floor - Back - Back Room - Adj. closet	None Detected
	1st Floor - Back - Back Room - Adj. closet

#### 8 Ceiling Substrate (Drywall & Mud) -

This material is on the ceilings in the front room.

#### Friable, Non-Regulated

**No Asbestos Detected** 

AB1	1st Floor - Front - Front Room - S corner	<1% Chrysotile (2% in mud)
AB5	1st Floor - Front - Front Room - NE side, ceiling	None Detected
AB6	1st Floor - Front - Front Room - N corner, ceiling	None Detected

# Appendix B

## **Sample Location Diagram**





Asbestos Survey

Macrotec Project # 21124

# Appendix C

13509 East Boundary Road, Suite B, Midlothian, VA 23112 804-739-1751 • fax: 804-739-1753

#### BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: Macrotec Consulting 9724 Mild Weather Ct. Las Vegas, NV 89148

TESC LOGIN #: 210126M

DATE OF RECEIPT: 1/26/2021 DATE OF ANALYSIS: 1/26/2021 DATE OF REPORT: 1/26/2021

CLIENT JOB/ #: 21124

JOB SITE: 524 Nevada Way, BC

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1 <b>A</b>	AB1 - Plaster / White granular	NAD		100%
1B	AB1 - Joint compound / Off-white powder	2% Chrysotile		98%
2	AB2 / Gray, white granular	NAD		100%
3	AB3 / Gray, white granular	NAD		100%
4A	AB4 - Drywall / White powder, brown fibers	NAD	20% Cellulose	80%
4B	AB4 - Mud / White powder	NAD		100%
5A	AB5 - Drywall / White powder, brown fibers	NAD	20% Cellulose	80%
5B	AB5 - Mud / White powder	NAD		100%
6A	AB6 - Drywall / White powder, brown fibers	NAD	20% Cellulose	80%
6B	AB6 - Mud / White powder	NAD		100%

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

**Reviewed By Authorized Signatory:** 

udon

Feng Jiang, MS Senior Geologist, Laboratory Director Yuedong Fang, Senior Geologist

13509 East Boundary Road, Suite B, Midlothian, VA 23112 804-739-1751 • fax: 804-739-1753

#### BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: Macrotec Consulting 9724 Mild Weather Ct. Las Vcgas, NV 89148 TESC LOGIN #: 210126M

DATE OF RECEIPT: 1/26/2021 DATE OF ANALYSIS: 1/26/2021 DATE OF REPORT: 1/26/2021

JOB SITE: 524 Nevada Way, BC

CLIENT JOB/ #: 21124

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
7	AB7 / White powder	NAD		100%
8	AB8 / White powder	NAD		100%
9	AB9 / White powder	NAD		100%
10A	AB10 - Drywall / White powder, brown, white fibers	NAD	30% Cellulose	70%
10B	AB10 - Mud / White powder	NAD		100%
11A	AB11 - Drywall / White powder, brown, white fibers	NAD	30% Cellulose	70%
11 <b>B</b>	AB11 - Mud / White powder	NAD		100%
12A	AB12 - Drywall / White powder, brown, white fibers	NAD	30% Cellulose	70%
12B	AB12 - Mud / White powder	NAD		100%
13	AB13 / White powder	NAD		100%

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

**Reviewed By Authorized Signatory:** 

nudou

Feng Jiang, MS Senior Geologist, Laboratory Director Yuedong Fang, Senior Geologist

13509 East Boundary Road, Suite B, Midlothian, VA 23112 804-739-1751 • fax: 804-739-1753

#### BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: Macrotec Consulting 9724 Mild Weather Ct. Las Vegas, NV 89148

TESC LOGIN #: 210126M

DATE OF RECEIPT: 1/26/2021 DATE OF ANALYSIS: 1/26/2021 DATE OF REPORT: 1/26/2021

JOB SITE: 524 Nevada Way, BC

CLIENT JOB/ #: 21124

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
14	AB14 / White powder	NAD		100%
15	AB15 / White powder	NAD		100%
16	AB16 / Yellow adhesive	NAD		100%
17	AB17 / Beige adhesive	NAD		100%

Total Samples/Layers Analyzed: 24

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

**Reviewed By Authorized Signatory:** 

midory

Feng Jiang, MS Senior Geologist, Laboratory Director Yuedong Fang, Senior Geologist



Macrotec Consulting, LLC

Bulk Sampling Chain of Custody Form

Client Name Newcastle Construction	Project Number	21124
Project Name	Collection Date	1/25/2021
Project Location 524 Nevada Way, BC	WO Number	
Technician Jason R McAllister	Turn Around Time	Rush
Laboratory TESC		nusn
	Method of Analysis	PLM
Stop at 1st Positive?: Y / N Composite Wall Substrate?: Y / N	Matrix Bulk	

Sample #		Sample Description	
Η#	Count	(Material Type : Color / Description)	Sample Location
1	AB 1	Interior Plaster Walls -	(General : Room : Specific)
7	AB 2	Interior Plaster Walls -	Ist Floor - Front - Front Room - S corner
7	AB 3	Interior Plaster Walls -	Ist Floor - Front - Front Room - N corner
2	AB 4	Wall & Ceiling Substrate (Drywall & Mud) -	1st Floor - Front - Front Room - NE column 1st Floor - Front - Restroom - 5 corner
2	AB 5	Wall & Ceiling Substrate (Drywall & Mud) -	1st Floor - Front - Front Room - NE side, ceiling
2	AB 6	Wall & Ceiling Substrate (Drywall & Mud) -	Ist Floor - Front - Front Room - N corner, ceiling
3	AB 7	Wall & Ceiling Trowel Texture -	Ist Floor - Front - Restroom - Center
3	A8 8	Wall & Ceiling Trowel Texture -	Ist Floor - Front - Front Room - E corner
3	AB 9	Wall & Ceiling Trowel Texture -	1st Floor - Front - Front Room - S corner
4	AB 10	Wall & Ceiling Substrate (Drywall & Mud) -	1st Floor - Back - Back Room - E corner, wall
4	AB 11	Wall & Ceiling Substrate (Drywall & Mud) -	1st Floor - Back - Back Room - W corner, wall
4	AB 12	Wall & Ceiling Substrate (Drywall & Mud) -	1st Floor - Back - Back Room - N corner, ceiling
5	AB 73	Wall & Ceiling Texture -	1st Floor - Back - Back Room - 5 corner, ceiling
5	AB 14	Wall & Ceiling Texture -	1st Floor - Back - Back Room - NE side, wall
5	AB 15	Wall & Ceiling Texture -	1st Floor - Back - Back Closet - Adj. door
6	AB 16	Yellow Carpet Mastic -	1st Floor - Front - Front Room - Adj. restroom
7	AB 17	Beige Wall Mastic -	1st Floor - Back - Back Room - Adj. closet

Date: 125/21 Received By: her a **Relinquished By:** Date:

10:30A~ Date: 1.26.21

Relinquished By:

Received By:

Date:

13509 East Boundary Road, Suite B, Midlothian, VA 23112 804-739-1751 • fax: 804-739-1753

#### BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: Macrotec Consulting 9724 Mild Weather Ct. Las Vegas, NV 89148 **TESC LOGIN #: 210127F** 

DATE OF RECEIPT: 1/27/2021 DATE OF ANALYSIS: 1/27/2021 DATE OF REPORT: 1/27/2021

JOB SITE: 524 Nevada Way, BC

CLIENT JOB/ #: 21124

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1A	1A-Drywall / White powder, brown fibers	NAD	20% Cellulose	80%
1B	1B-Mud / White powder	NAD		100%
2A	2A-Drywall / White powder, brown fibers	NAD	20% Cellulose	80%
2B	2B-Mud / White powder	NAD		100%

Total Samples/Layers Analyzed: 4

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

**Reviewed By Authorized Signatory:** 

Judan

Feng Jiang, MS Senior Geologist, Laboratory Director Yuedong Fang, Senior Geologist

# 210127F

2

AB 19

## Macrotec Consulting, LLC

Phone: (702) 949-6225 Fax: (702) 629-5677

#### **Bulk Sampling Chain of Custody Form**

Client Name	Newcastle Construction	Project Number	21124
Project Nam	9	Collection Date	1/25/2021
Project Loca	tion 524 Nevada Way, BC	WO Number	
Technician	Jason R McAllister	Turn Around Time	Rush
Laboratory	TESC	Method of Analysis	PLM
Stop at 1st P	ositive?: Y / N Composite Wall Substrate?: Y / N	Matrix Bulk	
Sample # H #   Count	Sample Description (Material Type : Color / Description)	Sample ( (General : Roo	Location om : Specific)
2 AB 18	Wall & Ceiling Substrate (Drywall & Mud) -	1st Floor - Front - Resti	room - W corner

1st Floor - Front - Restroom - E corner

Wall & Ceiling Substrate (Drywall & Mud) -

Relinquished By: Date: 12/21 Received By: C. P. Date: 12

Relinquished By

Date:

**Received By:** 

# Appendix D

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#### STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY DIVISION OF INDUSTRIAL RELATIONS Occupational Safety and Health Administration Asbestos Cantrol Program

Certifies That Jason McAlilater Macrotec Consulting is Licensed As Asbestos Abatement Consultant

License No. IJPM-601

Expiration Date 09/04/2021

Signature Of Licensee

2020-04-01 through 2021-03-31 Effective Dates	This laboratory is accredited in accorda This accreditation demonstrates technical management system (refer	is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for Asbestos Fiber Analysis	Triangle Enviro	.NVLA	Certificate of Accreditation to ISO/I	United States National Institute
P ANNO . DEMANNO	ance with the recogni competence for a de to joint ISO-ILAC-IAI	al Voluntary Laboratory Accreditation Pre listed on the Scope of Accreditation, for Asbestos Fiber Analysis	<b>onmental Ser</b> Midlothian, VA	NVLAP LAB CODE: 200794-0	litation to	s Department e of Standard
For the National Voluntary Laboratory Accreditation Program	This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).	litation Program for specific services, tation, for: <b>1alysis</b>	Triangle Environmental Service Center, Inc. Midlothian, VA	200794-0	o ISO/IEC 17025:2017	United States Department of Commerce National Institute of Standards and Technology


April 14, 2021

Michael Mays Director, Community Development City of Boulder City 401 California Avenue Boulder City, Nevada 89005

Re: Revised RDA Historic Preservation Grant application for 524 Nevada Way, Boulder City, Clark County, Nevada

Dear Mr. Mays,

Per your request, North Wind Resource Consulting, LLC (North Wind) reviewed the proposed work to be completed as part of the revised RDA Historic Preservation Grant application for 524 Nevada Way in Boulder City, Nevada, for compliance with the Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties, codified as 36 CFR 67.

524 Nevada Way, most recently known as "Back in Thyme Antiques," is a contributing resource to the Boulder City Historic District due to the retention of the following character-defining features: arcade with Spanish tile roof, parapet, stucco exterior, and symmetrical façade. The building was recommended as not individually eligible for listing in the National Register of Historic Places by North Wind in 2021 as part of the *Updated Architectural Survey and Inventory of the Boulder City Historic District* due to the removal and enlargement of the original façade windows. The building was constructed in 1932 in roughly the center of the 500 block of Nevada Way, on the west side of the street. The building is oriented northwest-southeast with the main façade facing southeast. For the purposes of this report, the main façade will be referred to as the east façade.

The building was designed in the Spanish Revival style, conforming to the early Bureau of Reclamation architectural guidelines for commercial buildings that encouraged a visual continuity along Nevada Way through the use of arcaded facades, parapets, and stucco exteriors. 524 Nevada Way is mentioned in the *Boulder City Historic District Nomination to the National Register of Historic Places*, completed by Janus Associates, Inc. in 1983, as one which "exemplif[ies] efforts to adhere to those stylistic mandates."

#### Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)

North Wind evaluated the proposed exterior and interior work for compliance with the SOI's *Standards and Guidelines for Rehabilitating Historic Buildings,* published by the National Park Service in 2017. The Standards defines "Rehabilitation" as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The Standards further states, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, *but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.*" The Standards also provides specific guidance on the treatment of historic building materials such as stucco, concrete, masonry,



wood, metal, etc. North Wind recommends reviewing the guidance prior to beginning any rehabilitation work.

Regarding Accessibility, North Wind reviewed the proposed work required for compliance with the Americans with Disabilities Act (ADA) using the following statement on accessibility provided in the Standards: "It is often necessary to make modifications to a historic building to make it compliant with accessibility code requirements. Federal rules, regulations, and standards provide guidance on how to make historic buildings accessible. *Work must be carefully planned and undertaken in a manner that results in minimal or no loss of historic exterior and interior character-defining spaces, features, or finishes. The goal should be to provide the highest level of access with the least impact to the historic building."* 

Per building permit records provided by the City of Boulder City (City), A two-story rear addition was constructed in 1979, and the blade sign, currently with a bicycle frame on top, was installed post-1985. Therefore, neither are considered historic and/or character-defining features. The addition is discernible in the interior by a sharp 18" rise in elevation and a jog in the north wall that reduces the building width by approximately two feet. Some plaster is remaining on the interior walls of the original portion. North Wind has defined the interior character-defining features as the floor plan of the original section, not including the concrete material of the floor itself. As the addition is not considered historic, North Wind applied the Standards and guidelines to the proposed work on the addition in relation to its impact on the original building and the historic "visual continuity" of the 500 block of Nevada Way only.

North Wind understands the applicant is requesting RDA funding for the following interior and exterior work<sup>1</sup>:

Accessibility: Make public building entrance, interior floor plan, and public restrooms ADA compliant. North Wind understand this to include: relocate front (east) entrance to the right (north) and recess 7 feet into the façade; construct ramp at the new threshold from covered sidewalk into building; construct ramp and accessible restrooms within the addition.

Construction Plans: Cover drawings and plans for preservation or rehabilitation of historic fabric that meet SOI Standards.  $N\!/\!A$ 

**Doors and Windows: Preserve or rehabilitate existing windows and doors based on historic documentation of the building or other commercial (not governmental) properties on [Nevada Way].** North Wind understands this to include: remove right (north) window to accommodate new entrance and construct second window in the center of the façade where the original door was located. New center window will match the height of the remaining left (south) window but will be thinner in size to match the original door width. Original window will maintain its slightly recessed position, and new center window will be recessed to match.

<sup>&</sup>lt;sup>1</sup> Work on the lower parapet, including increasing the height and adding decorative arch motif and molding is no longer included per request by the City of Boulder City Historic Preservation Commission at the special meeting on 4/12/21.



**Electrical: Upgrade electrical service that preserves building and accommodates use of building.** North Wind understands this to mean the electrical will be improved to meet current building codes, and the main service will be reinstalled underground.

**Historic Exterior Features: Preserve or rehabilitate covered walkway and arches.** North Wind understands this to include in-kind repairs to stucco and paint.

Historic Interior Features: Refer to ADA improvements.

**Mechanical: Upgrade mechanical systems that preserves building and accommodates use of building.** North Wind understands this to include: excavate concrete flooring to install a 3" sewer line; install three new HVAC units on the roof of the second floor; install new fire detection system.

**Public Safety Hazards: Upgrade mechanical and electrical (see items above); improve structural stability needs that preserves the building**. North Wind understands this to include: replace existing structurally inadequate beam spanning the opening to the addition with an appropriate beam. Renderings submitted by the applicant show an open transition of spaces with no columns.

**Roofing: Preserve or rehabilitate roofing**. Roofing is mentioned as visible on the arcade, and spray foam roofing on the flat roof. No details as to methods and materials of preservation were included in the application.

Signs: Preserve or rehabilitate existing sign structures, hardware, or electrical to accommodate new signage in keeping with Historic District Standards. North Wind understands this to include: retention of existing blade sign with bicycle; lettering on parapet wall; neon signs in window.

**Site Work: Preserve or rehabilitate historic structural systems.** North Wind understands this to include: improvements to drainage at the rear of the property.

Table 1 below provides an analysis of compliance with the Standards based on proposed work.

Table 1. Evaluation of SOI Compliance		
SOI Standard	Complies Y/N	Notes
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	Y	The building will be used for commercial purposes.

Continued on following page



2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	Ν	The relocation and recessing of the front entrance and the addition of a smaller window alters the façade's rhythm and symmetry, creates a void in the main façade, and alters the interior floor plan of the original section.
	Υ	Construction of the ADA ramp at the front entrance, by itself, as well as removal of original concrete flooring to install sewer pipe(s) and other mechanical equipment, and improvements to electrical system, do not have a negative effect on historic character- defining interior features; proposed work in/on rear addition, including interior ADA ramp, installation of replacement beam, drainage improvements, and other alterations and additions to the rear of the property, if not visible from the front, do not have a negative effect on historic character-defining features; glazing will be retained in the existing window and new window.
3. Each property shall be recognized as	Y	The floor plan and transition of space
a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural		between the original section and addition will be retained and visible via preservation of the grade change and 2' jog in the north wall; window glazing on front façade will remain
elements from other buildings, shall not be undertaken.		single-pane with no faux divided-lite features; a modern door will replace the original door.
<ol> <li>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</li> </ol>	N	Proposed work involves removing the north window that was installed between 1983 and 1996.
retained and preserved.	Y	Existing (south) window installed between 1983 and 1996 will be retained.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Y	Textured stucco finish on exterior will be repaired in-kind; recessed window opening will be preserved in existing window. Alterations to concrete flooring will not have a negative effect on historic character-defining features. <i>Continued on following page</i>

Continued on following page



6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	Y	Textured stucco finish on exterior and roof materials will be repaired and/or replaced in- kind.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	N/A	Cleaning of stucco, wood, and/or tile is not included in the RDA grant application.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A	N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and	Ν	The relocation and recessing of the front entrance involves cutting into and removing a portion of the historic façade beneath the existing north window.
shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	Y	The proposed center window that replaces the original door will be differentiated from the original window as it will be thinner than the original window to match the original entrance width; the new window will be compatible with the massing, size, and scale of the original architectural features; painted lettering or affixed signage on parapet wall is reversible.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Ν	Proposed façade work is irreversible.



Thank you for considering North Wind for this interesting project. North Wind finds that the proposed work to the east façade, including the removal, relocation, and replacement of the front entrance with a recessed front entrance on the far north side of the facade, radically changes, obscures, or destroys character-defining features and historic materials and therefore does not meet the Standards. North Wind understands the challenges presented by the existing sidewalk slope and building floor, and that the current solution is necessary to meet ADA requirements. North Wind does not have a recommendation for mitigation of effects.

Please feel free to contact me at <u>Courtney.mooney@northwindgrp.com</u> with any further questions or if you need additional information.

Sincerely,

Mooney

Courtney Mooney, AICP Senior Historic Preservation Planner/Architectural Historian



# City of Boulder City Redevelopment Agency HISTORIC PRESERVATION GRANT PROGRAM GUIDELINES FISCAL YEAR 2021-2022

# I. <u>PURPOSE</u>

The City of Boulder City takes great pride in its historic past and recognizes the economic benefits from preserving its historical assets. The Boulder City Redevelopment Agency (RDA) Historic Preservation Grant (HPG) Program provides assistance for redevelopment activities that advance efforts to preserve historically significant properties in the City's RDA area.

The HPG Program provides property owners and tenants (with owners consent) financial assistance through a grant to restore eligible buildings located within the RDA area. The grant has been created with the following purpose:

- To encourage preserving, rehabilitating, and restoring historically significant properties in Boulder City
- To protect and enhance Boulder City's attractiveness to visitors and residents
- To protect and enhance the historic landmarks which represent elements of Boulder City's historic roots

The HPG Program, funded annually through the City's budget process, provides equal opportunity for all interested participants, and a reporting process that demonstrates transparency and accountability for public funds

The Program is on a "first come, first serve" basis and is subject to funding availability. Funds will be allocated on a case-by-case basis and awarded to the projects that provide a community benefit of preserving and enhancing the historic architecture of Boulder City.

Funding will be provided on a reimbursement basis only, and, will not exceed 50%, or \$99,900 (whichever is less), of the total cost of the approved project.

## II. ELIGIBILITY CRITERIA (must comply with the following)

- Building or property is located in the RDA district (see Attachment #1), and,
- Building or property is listed on the National Register of Historic Places, and/or is located in a Boulder City historic district (see *Attachment* #2), and,
- The property owner or tenant (with owners consent) is the grant applicant, and,
- If the tenant is the grant applicant, both parties (tenant and owner) are required to adhere to the conditions of the grant, and,
- All grant assisted construction work must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, (see Attachment #3), and,

• Those selected to receive a grant must sign an Owner Participation Agreement with the City under which the property owner agrees to assume the cost of continued maintenance and repair of the property for ten years so as to preserve the architectural and historical integrity of the property and its materials. By signing the Agreement, the property owner agrees to do nothing to compromise the architectural and historical integrity of the property and its materials without prior written permission from the City. This Agreement must be executed prior to payment of any grant funds. Following completion of the project, there is a biennial compliance program under which the owner certifies compliance with the Agreement and submits photographs showing that the property is being maintained.

## III. ELIGIBLE ACTIVITIES

- All eligible work must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties for **Preservation**, **Rehabilitation**, and **Restoration**, as shown in Attachment #3.
- Funding will be awarded for either interior work, exterior work, or a combination. Specific examples of fundable project work include the following:

Accessibility	Improvements that are necessary to comply with the <i>Americans with Disabilities Act</i> (ADA)
Archeological Excavation	When undertaken as part of a rehabilitation project to mitigate ground disturbance activities such as site work or foundation repair
Asbestos	Removal
Concrete	Preserve, rehabilitate, or restore poured-in-place concrete, precast concrete, etc.
Construction Plans	Includes preparation of documents, (e.g. historic structure reports, engineering and/or architectural drawings/plans)
Doors and Windows	Preserve, rehabilitate, or restore including frames and hardware; may include replacement with original or energy efficient replications of original doors and windows. Window material and how the window operates (e.g. double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.
Electrical	Service, distribution and permanent lighting fixtures
Elevators	Repair, replacement, or installation

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Historic Exterior Features	Preserve, rehabilitate, or restore columns, porches, chimneys, siding, facades, storefronts, exterior architectural ornamentation or details, etc.
Historic Interior Features	Preserve, rehabilitate, or restore finishes to lath and plaster repair, gypsum wallboard, ceramic tile, wood paneling, floors and painting, interior architectural ornamentation or details, etc.
Lead Paint	Removal
Masonry	Preserve, rehabilitate, or restore brick or stone; repointing mortar joints and cleaning; may include boundary walls (the new work should match the old in material, design, scale, color and finish)
Mechanical	Includes plumbing, fire detection and suppression systems, heating, cooling and air distribution
Metals	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)
Murals	Preserve, rehabilitate, or restore
Non-Historic Features	Removal of historically incorrect or inappropriate exterior or interior additions or modifications to the original structure (e.g. porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct materials
Public Safety Hazards	Making improvements that address hazards to building occupancy or to the structure as determined by City Fire Chief and/or the City Building Official
Roofing	Repair or replacement of failed roofs with appropriate design and/or historically correct materials (e.g. slate, wood, clay, tile, metal, roll roofing, or asphalt shingles)
Seismic Reinforcement	Repair, replacement, or installation
Signs	Preserve, rehabilitate, or restore
Site Work	Eligible items are subsurface investigation, selective demolition, drainage improvements
Structural Deficiencies	Subject to review by City Building official
Thermal and Moisture Protection	Includes roofing, flashing, waterproofing, damp proofing and insulation

Wood and Plastics	Includes rough and finish carpentry, architectural woodwork and millwork (If using wood is not feasible, then a compatible substitute material may be considered that conveys the same appearance of the surviving components of the wood feature)
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### IV. INELEGIBLE ACTIVITIES

- Applicants may not apply for both the RDA regular grant program and the RDA historic preservation grant program for the same project or same element(s).
- Grant support <u>may not</u> be used to fund the following:

Acquisitions	Of historic properties and/or land
	Such as utilities, security system maintenance
Costs of Operations	fees, grounds, keeping, hosting services for
	website, digital image storage, etc.
Direct lobbying or fundraising	
Historical Markers	
Insurance Costs	
Interest and Debt Payments	
	As part of non-historic site
Landscaping	improvements including parking lots,
	sidewalks, boundary walls, etc.
	Projects whose entire scope of work consists
Maintenance	solely of routine or cyclical
	maintenance/redecorating
	Activities performed as a condition or
Mitigation	precondition for obtaining a state or federal
Mitigation	permit or license or under Section 106 of the
	National Historic Preservation Act
New Construction	New construction of stand-alone buildings or
New Construction	structures
	Installation or replacement of non-permanent
Non-permanent Fixtures and	interior fixtures/equipment – lighting, kitchens.
Equipment	Purchase of equipment not related to accomplishing a
	specific project goal
Reconstruction	Such as recreating a building or landscape
Restroom Facilities	Installation or replacement of restroom facilities
	except as required to comply with the ADA

# V. EVALUATION CRITERIA

After qualification, applications will be reviewed and evaluated based on the following criteria which is a non-exclusive list:

- Is the application 100% complete?
- Does the project have a reasonable budget that meets the goals of the grant program?
- Does the project address any building safety issues?
- Is the building or property historically significant?
- Does the project comply with the Secretary of the Interior's Standards? (i.e. Preservation, Rehabilitation, and Restoration, as shown in Attachment #3)
- Does the project promote the long-term preservation of the building or property?
- Does the project promote the long-term preservation of an historic neighborhood or business district?
- Will the project eliminate blighted conditions?
- Will the project promote economic revitalization?
- Will the project stimulate private development?
- Does the project meet the City's plans and goals for historic preservation?
- Does the project meet historic development guidelines for that area?

# VI. <u>REVIEW TIMELINE</u>

- Prior to initiating the work, applications must be submitted/presented to:
  - $\circ$  Historic Preservation Committee (will provide input/recommendations)
  - Redevelopment Agency (consideration; must get approval in order to proceed to City Council)
  - City Council

# VII. OTHER REQUIREMENTS

- The work proposed to be funded will be reviewed and approved in writing by the City prior to commencement of the work, and prior to any payment of grant funds (inclusive of Owner Participation Agreement).
- Changes to the grant scope or contractor identified in the grant application must be approved in writing by the City.
- Project should be scheduled for completion within one-year of receiving written notification to proceed, however, given the nature of historic buildings and the unpredictability of weather, work schedules, and other factors, the work schedule may be extended with the written approval of the City following a written request.
- Applicants who are funded will be required to submit a post-renovation summary report providing receipts and proof of payment for reimbursement
- Once the project is complete, photos of the completed renovation will need to be submitted for reimbursement.

# ATTACHMENT #1

# (RDA Plan Area Map)



### ATTACHMENT #2

### (Historic Preservation RDA Plan Area Map)



# ATTACHMENT #3

Projects that follow three of the four treatment guidelines outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* are eligible for the Boulder City RDA Historic Preservation Grant (HPG) Program. The treatments are highlighted below:

#### Preservation

The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Work also includes the limited and sensitive upgrading of the mechanical, electrical and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

#### Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural and architectural values.

#### Restoration

The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.

For additional information regarding the Secretary of the Interior's Standards for the Treatment of Historic Properties, please visit the link below: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf Council Chamber City Hall August 25, 2021 5:00 PM

#### BOULDER CITY HISTORIC PRESERVATION COMMITTEE REGULAR MEETING MINUTES [Agenda previously posted in accordance with NRS 241.020.3(a)]

- Vice Chairman: Linda Graham
- Members: Blair Davenport Glenn Feyen Charlie Hauntz Ray Turner

Absent: None

Also present: Susan Danielewicz, City Planner, Community Development Dept. Michael Mays, Director, Community Development Dept. Raffi Festekjian, Econ. Development, Community Dev. Dept.

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#### 2. For possible action: Updated review and recommendation on an RDA Historic Preservation Grant application for 524 Nevada Way

A staff report had been submitted by Economic Development Coordinator Festekjian and City Planner Danielewicz and included in the agenda packet.

Economic Development Coordinator Festekjian summarized the request, noting that this request had been previously reviewed by the Committee twice, but the Redevelopment Agency had denied the grant request. The applicants have submitted a new grant request, but the plans have not changed; he referred to the updated eligibility list for proposed construction items. He noted that Grant and Larry Turner were in attendance to answer any questions.

Member Davenport said she would start the discussion with a motion.

Motion: Even though the proposed modification to the property's front façade 1) does not comply with the Secretary of the Interior (SOI) Standards for Rehabilitation, 2) adversely affects the qualities that make the building eligible for inclusion in the National Register, and 3) will result in a significant loss of architectural integrity whereby the building will no longer be considered a contributing resource of the Boulder City Historic District, the Committee recommends approval of eligible work listed on the 8/15/21 RDA Eligibility List as long as the work complies with SOI standards as recommended in the April 14, 2021 letter from Courtney Mooney (North Wind Resource Consulting) to Michael Mays (BC Community Development).

Moved by: Member Davenport Seconded by: Member Hauntz

Member Hauntz stated that this is the third time this request has come before the Committee and saw no reason for the Committee to change its recommendation of approval.

Member Turner agreed, stating that eligible items should be approved for the grant.

Member Feyen echoed these comments.

Vote on motion: AYE: Davenport, Feyen, Graham, Hauntz, Turner (5) NAY: None (0) Absent: None (0) Motion approved.

#### **R235 RDA Disclosures**

#### SUBJECT:

For possible action: Resolution No. 235, a resolution of the Redevelopment Agency of Boulder City, Nevada accepting written disclosures for the Redevelopment Agency Board members of property they own or have a direct or indirect financial interest that lie within the Redevelopment Area boundaries (NRS 279.454)

#### ADDITIONAL INFORMATION:

ATTACHMENTS:			
	Description	Туре	
D	Item 6 Staff Report	Cover Memo	
D	R 235	Cover Memo	
D	Tami McKay Disclosure	Cover Memo	
D	Brittany Walker Disclosure	Cover Memo	
D	Taylour Tedder Disclosure	Cover Memo	
D	Sherri Jorgensen Disclosure	Cover Memo	



BOULDER CITY REDEVELOPMENT AGENCY

CHAIRMAN KIERNAN MCMANUS

#### **MEMBERS:**

JAMES HOWARD ADAMS CLAUDIA M. BRIDGES MATT FOX SHERRI JORGENSEN

**<**•**>** 

MEETING LOCATION: CITY COUNCIL CHAMBER 401 CALIFORNIA AVENUE BOULDER CITY, NV 89005

Mailing Address: 401 California Avenue Boulder City, NV 89005

WEBPAGE: WWW.BCNV.ORG

#### **< •**

EXECUTIVE DIRECTOR: TAYLOUR TEDDER, CECD

Assistant Executive Director: Michael Mays, AICP

SECRETARY: TAMI MCKAY, MMC, CPO

LEGAL COUNSEL: BRITTANY WALKER, ESQ.

**TREASURER:** DIANE PELLETIER, CPA

# Redevelopment Agency Meeting September 14, 2021 Item No. 6

# **Staff Report**

TO:	Chairman McManus and Members

FROM: Tami McKay, Secretary

DATE: September 1, 2021

SUBJECT: For possible action: Resolution No. 235, a resolution of the Redevelopment Agency of Boulder City, Nevada, accepting written disclosures of the Redevelopment Agency Board members of property they own or have a direct or indirect financial interest that lie within the Redevelopment Area boundaries

<u>Business Impact Statement</u>: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

<u>Action Requested</u>: That the Redevelopment Agency Board consider Resolution No. 235, accepting written disclosures of RDA Board members.

Overview:

• NRS 279.454 (1) requires that Redevelopment Agency Board members disclose all interests in property that lie within the RDA boundaries.

• Disclosures are required for new Board Officers Matt Fox and Sherri Jorgensen, Executive Director Taylour Tedder, Legal Counsel Brittany Walker, and Secretary Tami McKay

• All other officers and members of the Board have previously submitted their disclosures which were entered into the record and included in the agenda packet.

#### Background Information:

The Redevelopment Agency was formed in 1999 to facilitiate the redevelopment and elimination of blight within the program area.

NRS 279.454 prohibits an officer or member of the Board from acquiring property in the redevelopment area unless the officer or employee uses it for his or her residence. The statute reads as follows:

# NRS 279.454 Interest in property included in redevelopment area forbidden; disclosure of interest; exception.

- 1. Except as provided in subsection 2, no officer or employee of an agency or community who in the course of his or her duties is required to participate in the formulation of oro to approve plans or policies for the redevelopment of a redevelopment area may acquire any interest in any property included within a redevelopment area within the community. If any officer or employee owns, purchases or has or acquires any direct or indirect financial interest in such property, he or she shall immediately make a written disclosure of it to the agency and the legislative body which must be entered on their minutes. Failure to disclose constitutes misconduct in office.
- 2. Such an officer or employee may purchase or acquire property in the redevelopment area if the officer or employee uses it for his or her residence.

If a person acquired the property prior to becoming an officer or employee of the redevelopment agency, it would not prohibit the person from either developing or transferring title to the real property in question; however, the person is still required to disclose. (AGO 2002-09)

All other members of the Board had previously submitted their disclosures which are on file.

<u>Department Recommendation</u>: The Secretary of the RDA Board respectfully requests that the Redevelopment Agency Board approve Resolution No. 235, accepting written disclosures of the RDA board members.

<u>Attachment</u>: R235 Disclosures

#### **RESOLUTION NO. 235**

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, ACCEPTING WRITTEN DISCLOSURES OF THE REDEVELOPMENT AGENCY BOARD MEMBERS OF PROPERTY THEY OWN OR HAVE A DIRECT OR INDIRECT FINANCIAL INTEREST THAT LIE WITHIN THE REDEVELOPMENT AREA BOUNDARIES

- WHEREAS, Pursuant to NRS 279.428 and 279.444, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in the City; and
- WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area; and
- WHEREAS, Nevada Revised Statutes Section 279.454 (1) requires that Redevelopment Agency Board members disclose their ownership or interest, direct or indirect, in property that lies within the Redevelopment Area; and
- **WHEREAS,** the Redevelopment Agency Board members desire to disclose their property interests for property within the Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED** that Redevelopment Agency does hereby resolve as follows:

Section 1: Acceptance of Disclosures. The Redevelopment Agency hereby accepts the written disclosures as attached to this resolution and incorporates them into the minutes of the Redevelopment Agency meeting for September 14, 2021.

**DATED and APPROVED** this 14th day of September, 2021.

Kiernan McManus, Chairman

ATTEST:

Tami McKay, Secretary (Seal)

CITY OF BOULDER CITY



#### DISCLOSURE OF PROPERTY OWNERSHIP FOR REDEVELOPMENT AGENCY OFFICERS AND EMPLOYEES

Nevada Revised Statute 279.454 provides restrictions on officers and employees of the Redevelopment Agency from acquiring or owning property within the Redevelopment Area. It also provides that should any officer or employee of the Redevelopment Agency have property within the Redevelopment Area, he/she must provide written disclosure to the Redevelopment Agency and City Council.

The Boulder City Redevelopment Agency Board, at its meeting of April 13, 1999, directed that all Agency Officers and Employees to comply with the above Statute. This completed form should be filed with the City Clerk.

Tami J McKay
Name

Signature

221 Garfield Drive, Henderson, NV 89074

Residence Address, City, ZIP

City Clerk/Board Secretary Title

702-293-9208 Telephone

Please list all property or any interest therein that you are a party to, including options to purchase, located in the Boulder City Redevelopment Area (see reverse side for map):

1.	N/A
2.	
3.	
4.	

#### Distribution:





#### DISCLOSURE OF PROPERTY OWNERSHIP FOR REDEVELOPMENT AGENCY OFFICERS AND EMPLOYEES

Nevada Revised Statute 279.454 provides restrictions on officers and employees of the Redevelopment Agency from acquiring or owning property within the Redevelopment Area. It also provides that should any officer or employee of the Redevelopment Agency have property within the Redevelopment Area, he/she must provide written disclosure to the Redevelopment Agency and City Council.

The Boulder City Redevelopment Agency Board, at its meeting of April 13, 1999, directed that all Agency Officers and Employees to comply with the above Statute. This completed form should be filed with the City Clerk.

Residence Address, City, ZIP (702) 293-9269 Telephone Please list all property or any interest therein that you are a party to, including options to purchase, located in the Boulder City Redevelopment Area (see reverse side for map); me 1. 2 3. 4. Distribution:

#### **CITY OF BOULDER CITY**



#### **DISCLOSURE OF PROPERTY OWNERSHIP** FOR **REDEVELOPMENT AGENCY OFFICERS AND EMPLOYEES**

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Residence Address, City, ZIF

Please list all property or any interest therein that you are a party to, including options to purchase, located in the Boulder City Redevelopment Area (see reverse side for map):

1.	
2.	
З.	
4.	

#### Distribution:

# RDA Plan Area Map

Boulder City, Nevada

Boundaries as of June 26, 2017



#### CITY OF BOULDER CITY



#### DISCLOSURE OF PROPERTY OWNERSHIP FOR REDEVELOPMENT AGENCY OFFICERS AND EMPLOYEES

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The Boulder City Redevelopment Agency Board, at its meeting of April 13, 1999, directed that all Agency Officers and Employees to comply with the above Statute. This completed form should be filed with the City Clerk.

Sherri .

Way Boulder ( Residence Address, City, ZIP

102 - 293 - 92 Telephone

Please list all property or any interest therein that you are a party to, including options to purchase, located in the Boulder City Redevelopment Area (see reverse side for map):

none 1. 2. 3. 4.

#### Distribution: