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Vice Chairman
ANTHONY TIMMONS

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ROCHANNE DOWNS
MAGGIE FARRELL
MICHELLE SCHMITTER

**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
COMMISSION FOR CULTURAL CENTERS AND HISTORIC PRESERVATION**

Items on this agenda may be taken in a different order than listed. Before any action or vote is taken, the Chairman will ask for public comment. Public comment will be allowed after Commission discussion of each action item on the agenda.

1. Call to order.

Chair Yale Yeandel called the April 15, 2026, meeting to order.

2. Roll call of Commissioners and determination of quorum.

Commissioners:

Yale Yeandel, Chairman **Present**
Anthony Timmons, Vice Chair **Present**
Patricia Olmstead **Present**
Rochanne L. Downs **Present**
Maggie Farrell **Present**
Michelle Schmitter **Present**

Chair determined a quorum was present.

3. Public Comment.

There was no public comment.

4. Approval of minutes and transcript of the February 26, 2026, meeting.

Carla Cloud stated that for the minutes, the audio recording started after roll call. Therefore, after the minutes are approved today, she will be submitting supplemental documentation stating that the Chair called the meeting to order and that she had taken roll call. This addition will also be added when placed on the website.

Motion to approve the February 26, 2026, Meeting Minutes and Transcript:

Commissioner Downs; second by Commissioner Timmons. Commissioner Olmstead abstained, as she was absent for the February 26, 2026 meeting.

Motion Passed.

5. SHPO staff update.

Carla Cloud introduced new SHPO staff. First, was Grace Goedeker, who is the Programs Supervisor. Carla explained that Grace will be supervising the CCCHP and grant programs, as well as the national register and certified local government's program. Next, was Shaelin Spahle, Architectural Historian. Shaelin will be reviewing all projects that come through.

Carla then spoke on the Lyon County Covenant. She stated that Alexa Ravencroft, from the DAG's office, has created a covenant to remove these covenant's from purview, which were sent to Lyon County, which are currently being recorded. These state that the CCCHP will no longer have any covenants on the property for the Dayton and Colorado Railroad Depot, as it is being rebuilt. As the CCCHP does not have purview on new construction projects, no covenants are appropriate.

Ms. Cloud then provided an update on the Jarbidge Covenant. The request from Jarbidge to remove the covenants from their property and pay back the funding is currently being investigated, with ongoing, close work with the director's office. She indicated this is something that has never been done before in the history of the bonds, so it has to be looked into. This could take some time, but an update will be provided to the commission as soon as answers are available.

Lastly, Carla Cloud provided an update on the April 30 application deadline. There were 47 intent to applies received, with only a couple being ineligible. All are due by April 30. They are currently being loaded onto the FTP site, and Carla will be sending members a link soon, so they can start reviewing them as they come in. When all applications are received after the deadline, she will notify members, as well as the applications will be discussed in an upcoming meeting.

6. Lake Mansion covenant for real property discussion with Deputy Attorney General, Alexa Ravencroft.

Alexa Ravencroft gave an explanation of the current situation. She started by thanking everyone for their patience on this unique situation, as there was extensive research and discussion necessary in order for the DAG's office to provide appropriate advice.

Ms. Ravencroft gave a very brief explanation of what covenants were, and were not, to the members, pointing out that covenants pass along any benefits or burdens to subsequent owners of the property. When CCCHP awards grant money, this secures an interest in preserving the historic nature of the property, with a covenant. With the Lake Mansion's unique scenario, the land itself is owned by the City of Reno and the structure is owned by Arts for All Nevada. Therefore, in order to file a covenant with the Recorder's Office, this would include the assessor's parcel number, which belongs to the City of Reno. As the structure is owned by Arts for All Nevada, this is not included in the parcel number. Ms. Ravencroft explained that, in order to file a covenant on the property, both parties would need to agree.

Ms. Ravencroft indicated that one of the reasons this situation took so long was that there was research done in possibly utilizing a contract instead of a covenant. However, she advised against a contract, as this does not bind successors. If the Lake Mansion ever moves under different ownership, the new owner would not have to follow the terms of the contract. Therefore, she would recommend a covenant. Unfortunately, the City of Reno does not want a covenant on their land, and the CCCHP requires a covenant to award grant funds to the Lake Mansion.

Alexa Ravencroft also explained that a covenant could be extremely narrow and would only apply to the structure itself, not the land. This means that any changes, additions, removals to the land around the structure would not be able to have input from CCCHP. She explained that the CCCHP is governed by certain federal guidelines that require standardized language in their covenants, and if a covenant is created for the Lake Mansion, the language would have to deviate from that standard language significantly. She also explained that, if funding is granted, the committee would be creating a precedent for such a situation, and pose the question of if the commission would want to do this, moving forward.

Commissioner Olmstead stated she didn't think it would be a good idea to set a precedent, as there would be concerns from past patrons who were denied funding because of a similar scenario, as well as accepting future applications with a similar scenario. She indicated she wants to keep the Lake Mansion historically appropriate, but if the City of Reno will be controlling anything happening on the land, this will be a problem, as it would reflect poorly on the CCCHP.

Commissioner Downs agreed with Commissioner Olmstead. She stated that funds need to be obligated through a stringent process that stays the same, and that once exceptions are made, a precedent is created, and leads to a deviation from the purpose and mission of the CCCHP.

Commissioner Timmons stated he agreed with Commissioners Olmstead and Downs. He added that there may be mandated, bond rules stating that covenants are required when the commission awards funding, and that a contract may not even be allowed.

Carla Cloud stated that this is an unfortunate situation. She thanked everyone who added input and information, as well as the DAG's office for their extensive research.

Art Krupicz stated they did extensive work with the DAG on this project, but that it is the commission's decision. This is a hard decision, having a balance maintenance of a historical structure against creating precedence and any long-term implications that may have on the grant program. He indicated that if the commission doesn't grant funds, they will look at other funding possibilities for the Lake Mansion.

Motion to not create an alternative covenant, resulting in not awarding funds to the Lake Mansion by Commissioner Olmstead; second by Commissioner Downs.

Motion Passed.

7. Vice Chair and upcoming Governor appointments and open Commission seats.

Robin Reed, Deputy, SHPO, gave a brief review from the last meeting in February, when vice chair election was discussed. Commissioner Yeandel will continue as Chair. She indicated Commissioner Olmstead was put forward last time, to be vice chair, but as she wasn't at that meeting, so the commission could not vote on that. There is also no action possible on this agenda item today, so she cannot be elected as vice chair today, only discussion allowed. She stated that, as Commissioner Timmons is formally stepping down in May, Commissioner Olmstead could step in as vice chair then.

Ms. Reed moved on, indicating that there have been challenges in the office late with trying to put

together the record for the past three years. She stated the previous administrator kept a tight hold on appointment, paperwork, etc. There are several commission seats that will be changing over the next few months, and they are looking for governor appointee letters for those who hold governor appointed seats.

Robin Reed then stated at the last meeting Board of Museums and History, there was a brief discussion on the departure of Commissioner Timmons, with some names put forward as a replacement. She indicated there are two commission seats available, per NRS 383.500(1)(c), which states the chair of the advisory board, or a member of the advisory board designated by the chair. There has been an inquiry by board member **Burt Bedo (ph)** wondering whether that needed to be agendaized, with him checking with DAG **Harry Ward (ph)**. She stated she will provide the committee with an update when she has one.

Commissioner Timmons stated his understanding was that appointments, such as to committees like the chair of the Board of Museums and Histories, is they do not have to be agendaized, as they are simple actions taken by the chair. He added that he will defer to the advice of DAG Ward, when that is delivered.

Robin Reed then spoke on NRS 383.500(1)(d), which speaks to a member of the advisory board. It states, appointed by the governor. She asked Commissioner Schmitter if she could verify that she fills that seat and received an appointment letter from the governor, and if so, she needs a copy of the letter. Additionally, Ms. Reed asked if Commissioner Schmitter is stepping down, and if so, she would need to formally submit a resignation letter to the governor's office.

Commissioner Schmitter stated she would look for the letter and get a copy to Ms. Reed. She also stated that she will continue until her term ends, but there were two people nominated to fill her seat, as well as Commissioner Timmons' seat.

Ms. Reed stated she didn't think there was a stipulation, but they have always had an above-ground architectural historian assist the board, which is how they've tried bringing in a member from the advisory board, to this board. But if the other way is taken, the future commissioner will have to be told to apply through the governor's office to fill the seat, as it works through a formal application.

Robin Reed then indicated she has received word that Commissioner Farrell will be stepping down, but Commissioner Farrell will ensure there is a replacement for her, from the state Council on Libraries and Literacy board.

Carla Cloud stated she has received an email from Commissioner Farrell, stating Commissioner Farrell will be stepping down, but that won't be until July. Commissioner Farrell stated she has informed the Council on Libraries and Literacy council she will be stepping down and that they will need to find a replacement for her.

8. Discuss May Board Training Dates.

Carla Cloud indicated a need to set up the basic commissioner training and ethics training. Robin Reed also stated that an agenda would need to be created, in conjunction with the DAG's office. Discussion was had on some dates in May. Carla Cloud suggested doing a Doodle Pool, where everyone can input into one place and coordinate the best day and time. Chair Yeandel concurred and asked that Ms. Cloud arrange that.

9. Discuss June Hearing Dates.

Carla Cloud suggested a Doodle Pool for the June hearing dates, as well. Chair Yeandel and Commissioner Downs concurred.

10. September meeting for 10-year plan review, Handbook, Application and related forms.

Chair Yeandel stated he has been working on the 10-year plan for a while, with some good strides made, early on. He suggested a Doodle Pool when it comes time to schedule the meeting on this item, as well.

Carla Cloud stated the agenda item is just to bring awareness to the committee that there is a need to do a September meeting, not to send out a Doodle Pool right away. She just wants members to be aware that there will be a September meeting for this agenda item. She asked members to go the website and look at the 10-year plan, the handbook, the application, and any related forms to determine if members have questions or suggestions on any changes. These can then be brought to the September meeting and discussed at that time.

Robin Reed stated she was part of the committee that worked on the previous plan that was finalized in 2023. In September 2025, notification was received from the director's office that the governor's office was looking for an update, per statute NRS 383, which requires a two-year review. This doesn't require any changes, but just a report to the governor's office, letting them know where the commission is on this.

11. Public Comment.

There was no public comment.

17. Adjournment.

The Chair adjourned the April 15, 2026, meeting.