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ANTOINETTE CAVANAUGH
DAVID ORTLIPP

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

MEETING MINUTES

Tuesday, February 1, 2022, 1:00pm

The Commission for Cultural Centers and Historic Preservation (CCCHP) meeting is open to the public and may be attended in person or via Zoom. Only the first floor of the Bryan Building is open to the public without an escort. If any member of the public plans to attend in person, they must arrive at least 10 minutes prior to the start of the meeting and wait in the lobby of the Bryan Building. A staff member will escort attendees to the meeting.

Location:

The Richard Bryan Building
Bristlecone Conference Room
901 S. Stewart Street, Suite 5004
Carson City, NV 89701

Please click the link below to join the webinar as an attendee:

<https://us06web.zoom.us/j/88248756949?pwd=d1Y1eGVrcmQvS0lxVmp6TGxPckpOQT09>

Passcode: 954137

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Additionally, public comment or testimony can be submitted via email to ccloud@shpo.nv.gov or leaving a voice message at: (775) 684-3448. Voice messages received during the meeting will be transcribed and read to the Commissioners during the meeting. The Commission will make reasonable efforts to include all comments received by email and voicemail into the record. Please try to provide email or voicemail comments by 2:00pm February 1, 2022. Comments are limited to 3 minutes per person.

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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 by Chairman Robert Ostrovsky (The Chair)
2. Roll call of Commissioners and determination of quorum.

Commissioners:

Robert Ostrovsky, Chairman (Board of Museums and History, Governor's Appointee) **Present**
Robert Stoldal, *Vice Chair* (Board of Museums and History) **Present**
Antoinette Cavanaugh **Present**
Gail Rappa (Nevada Arts Council) **Present**
Patricia Olmstead (At-Large, Governor's Appointee) **Present**
Yale Yeandel **Present**
David Ortlipp **Present**
E'sha Hoferer (Native American Representative)

Chair determined a quorum was present.

3. Public comment.

Public comment will be taken at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to 3 minutes per person at the discretion of the Chair. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. Persons making comment will be asked to begin by stating their name for the record.

The Chair asked for any public comment.

There was no public comment.

4. Discussion and decision to request the sale of bonds in accordance with NRS 383.530.1 in both state fiscal years 2022 and 2023. The combined request for general obligation bond sales in these two fiscal years will not exceed \$4 million dollars. The proceeds of the bond sales will be deposited with the State Treasurer to be credited to the Fund for Preservation and Promotion of Cultural Resources and will both be granted to successful applicants and support the administration of the grant program for the 2022-2023 grant cycle.
(FOR POSSIBLE ACTION).

The Chair asked Rebecca Palmer to provide a brief summary of what the treasurer's office has indicated regarding the bond sales.

Rebecca Palmer explained that the treasurer's office has indicated the plan to hold a spring bond sale, which is unusual given that bond sales are generally in November. Ms. Palmer indicated that this is fortuitous for the Commission because in any one calendar year, the Commission decides how much it wishes to award and then in either one of the fiscal years, can sell up to \$3 million. As such, Ms. Palmer

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indicated that the 4 million for CCCHP projects in the biennium is still available for bond sales. Ms. Palmer explained that the treasury has indicated that the Commission can sell in two increments: in the spring bond sale for fiscal year '22, and in November for fiscal year '23. Ms. Palmer further explained that they can be equally split among the fiscal years. Ms. Palmer informed the Commission that by placing these in two separate fiscal years, there will be two separate requirements to expand the proceeds of the bonds and to ensure that they are appropriately expanded, staff would recommend a sale of \$1 million in state fiscal year '22 and \$3 million, the maximum allowed per fiscal year, in state fiscal year 2023. Nonetheless, Ms. Palmer indicated that the Commission can decide in any other increments that it wishes, as long as the total request in any fiscal year is no more than the 3 million allowed by statute.

The Chair informed the Commission that Appendix 9 lists the bonds for conservation and natural resources. The Chair further indicated that the challenge for staff is to appropriately get the money to the successful grant applicants as this is a lot of work and there is a time lag between the award and the ability of the applicant to start to expend those funds. As such, The Chair opined that staggering it a bit makes the process easier for staff and would likely not make any difference to the grantees.

Rebecca Palmer concurred and recommended that the entire 1 million go out the door quickly.

Vice Chair Stoldal disagreed on a couple of points, indicating that later in the agenda, the Committee has the opportunity to extend. Vice Chair Stoldal further indicated that there are projects ready to roll and the quicker these can be funded and begun, the better. Vice Chair Stoldal explained his belief that there is still going to be a line in trying to get contractors and personnel in to work in some of these places and as such, the quicker the money can get to the grantees, the quicker they will be able to get into that line. Vice Chair Stoldal, therefore, indicated his belief that these points require further discussion.

The Chair indicated his belief that the grant process would involve the Commission holding grant hearings and awarding the entire \$4 million in one sitting. The Chair asked Rebecca Palmer of the number of months between the windows of the spring and fall sales.

Rebecca Palmer indicated that she does not yet have exact dates and if the request is made within the next couple of days, it could be on the Board of Finance agenda for March, following which the sale could occur.

Commissioner Cavanaugh asked if there is a penalty should the Commission not to expend all \$4 million of the funding, and whether or not grant making has to be limited to one session.

Rebecca Palmer explained that there is no prohibition in statute that would limit the Commission's holding of grant hearings to only one. Ms. Palmer further indicated that if the funds are not expended totally in three years, the state will pay arbitrage fees.

Vice Chair Stoldal asked the Chair to confirm his understanding that the Commission would put out all 4 million, take in all applications and allocate that 4 million, but tell half the grantees that they would not receive the money until the following year.

The Chair indicated his belief that there would be roughly a six-month lag between the first and second grants. As such, the Chair indicated the need for the Commission to voluntarily ask the grant applicants who is ready to spend. The Chair then asked for confirmation that 2 million is the limit for the first year as indicated by the treasurer's office.

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Rebecca Palmer clarified that the only limit is the 3 million per fiscal year noted in statute.

Commissioner Rappa asked if anything has been spent in FY'22.

Rebecca Palmer confirmed that nothing has been spent in FY'22 and that there are no bond proceeds available currently.

Commissioner Rappa reiterated the suggestion of 1 million for the remainder of FY'22 for budget and bookkeeping purposes.

The Chair asked for confirmation that from the time bond sales are initiated to the time the money is actually disbursed is a process that takes a few months.

Rebecca Palmer confirmed that this is correct due to the need for this to go before the Board of Finance to ensure sufficient debt capacity to sell bonds, following which, the treasurer's office needs approximately a month to get the sale ready. Following the sale, Ms. Palmer indicated that the proceeds are dispersed relatively quickly. Ms. Palmer further explained that the grantees awarded funds who did not receive funds from the first bond sale would be able to start their projects some time after the middle of November.

Vice Chair Stoldal indicated the need to nail down some dates and have good tracking of each of the potential options.

Rebecca Palmer indicated that this would be a good trial run for what the Commission will need to do if the executive budget has more than \$3 million in any biennium.

Commissioner Cavanaugh concurred with Commissioner Rappa's suggestion of following staff's recommendation of a one and a three.

Vice Chair Stoldal asked for confirmation from the Chair that if all the \$4 million is allocated, it would then be divided up into one and three.

The Chair confirmed that the entire 4 million would be allocated in one hearing process, but the gap between fund distributions to the grantees would be approximately six months.

Commissioner Rappa clarified that although there is more money in this biennial cycle, the Commission is not allowed to allocate the entire amount due to fiscal year limitations. As such, the process is not drastically different from what is normally done, but there is a time gap before the second round of money comes through.

Vice Chair Stoldal made a motion to follow the staff's recommendation of the one and three with the concept that all \$4 million would be allocated at one grant hearing but dispersed in two time periods, six months apart.

Commissioner Rappa seconded the motion.

Commissioner Cavanaugh commented that the Commission should be careful to ensure that the staff is

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able to handle \$4 million worth of allocation in the grant cycle.

The Chair agreed with Commissioner Cavanagh and called for comments from the public.

Ron Applegate suggested deciding on who gets money first based on things like roof repairs so as to prevent those grantees from having to go through another wet season.

The Chair asked for all those in favor to say aye. The Chair asked for any opposed. The Chair announced that the motion carries.

5. Review of the Western Missionary Corporation's request to modify their grant (CCCHP-19-25) to redirect the entire grant award scope of work and budget of \$165,000, from Roof Replacement to Architectural and Engineering services. **(FOR POSSIBLE ACTION)**

The Chair asked Rebecca Palmer to provide background on this agenda item.

Rebecca Palmer indicated that the Commission asked this grantee, who requested to modify their entire grant from a construction proposal to a development document proposal, to review the proposal and return to the Commission with a revised scope of work and budget to address the grant. Ms. Palmer indicated the belief of staff that this submission meets the original request of the Commission.

The Chair asked Commissioners if they have any questions.

Vice Chair Stoldal asked if the application meets the standards required by the bond process and by the existing rules and regulations of the CCCHP so that the Commission can move forward and vote.

Rebecca Palmer confirmed that it does.

Vice Chair Stoldal made a motion to approve item number 5.

Commissioner Cavanaugh seconded the motion.

The Chair asked Commissioners for questions or comments.

Commissioner Ortlipp concurred with the discussion that had taken place, indicating that it seems to make sense to be a little bit more thoughtful and not have a situation where this is piecemealed so as to make the best use of public money.

Commissioner Rappa asked Rebecca Palmer if they applied again for grant review for April.

Rebecca Palmer indicated that staff has received only one application thus far, and it is not this grantee.

The Chair asked members of the public for comments. The Chair called for all those in favor to say aye. The Chair indicated that the motion passes unanimously for the approval of agenda item number 5.

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6. Review of Grantee’s progress to date. Discussion and decision to extend the May 10, 2022, project deadline for Grantees requiring additional time to complete their grant-funded projects. See shaded rows below. **(FOR POSSIBLE ACTION)**.

Grantee	Property/Project	Total Award	Expended	Status
19-01 White Pine Community Choir Assoc.	Centennial Fine Arts Center	\$229,500	\$19,400	Will need extension
19-02 Historic Fourth Ward School Foundation	Historic Fourth Ward School	\$149,500	\$127,721	Complete
19-03 Comstock Cemetery Foundation	Visitors Center	\$78,950	\$48,717	On Track to be complete by May 10, 2022
19-04 Eureka Restoration Enterprise	Charles Lautenschlager Bldg.	\$174,679	\$105,124	On Track to be complete by May 10, 2022
19-05 Nevada State Prison Preservation Soc.	Nevada State Prison	\$25,900	\$23,310	Complete
19-06 Nevada Division of State Parks	Red House Phase 3 Bunkhouse	\$82,100	\$0.00	Complete
19-07 Brewery Arts Center	Brewery Bldg. & Annex	\$122,000	\$70,143	On Track to be complete by May 10, 2022
19-08 Brewery Arts Center	Performance Hall	\$106,200	\$41,293	On Track to be complete by May 10, 2022
19-09 Fallon Community Theatre	Historic Fallon Theatre	\$221,300	\$18,375	On Track to be complete by May 10, 2022
19-10 Friends of Dangberg Home Ranch	Ranch Carriage House, Garage and Gateway	\$100,000	\$20,310	Will need Extension
19-11 Reno United Methodist Church	Reno United Methodist Church	\$85,000.00	\$85,000	Complete
19-12 St. Mary’s Art Center	Art Center Exterior and Print Room	\$112,000	\$0.00	Will need Extension
19-13 North Central Nevada Historical Society	Humboldt Museum Painting of three Historic Structures	\$25,000	\$21,657	Complete
19-14 Douglas County Historical Society	Genoa Courthouse Museum	\$53,000	\$21,085	On Track to be complete by May 10, 2022
19-16 Tonopah Historic Mining Park Foundation	Silver Top Trestle Rehabilitation	\$150,000	\$150,000	Complete
19-17 Nevada Northern Railway Foundation	Transportation Building & Records Vault	\$75,000	\$7,500	Will need Extension
19-18 Nevada Northern Railway Foundation	McGill Depot	\$203,871	\$17,500	Will need Extension
19-19 City of Ely	Ely City Hall	\$70,000	\$30,319	On Track to be complete by May 10, 2022

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19-20 Goldfield Historical Society	Goldfield Highschool	\$294,000	\$30,000	Will need Extension
19-21 Western Folklife Center	Pioneer Hotel	\$125,000	\$102,400	On Track to be complete by May 10, 2022
19-22 Carlin Historical Society	Carlin School House	\$42,000	\$4,200	Will Need Extension
19-24 Thunderbird Lodge Preservation Society	Thunderbird Lodge Wind and Water Damage Repair	\$160,000	\$20,000	Will Need Extension
19-25 Western Missionary Museum Corporation	St. Paul Episcopal Church	\$165,000	0.00	

The Chair indicated that it was not his intent to go through each of these one by one and instead intends to ask staff determine if there is anything unusual or concerning regarding the requests in the list that indicate the need for potential extension.

Rebecca Palmer indicated that staff has no comment as these are clearly and concisely stated.

Vice Chair Stoldal asked the AGS office for an option as to whether or not the Commission can take these as a lump given that they do exceed by a couple of hundred thousand dollars. Vice Chair Stoldal then asked if all of the extension requests are for the same deadline or just being generically extended to some point. Vice Chair Stoldal also asked how far out this is being extended and if there are different extension requests for the different applications.

Rebecca Palmer explained that staff recommends a single extension date to January 3, 2023 for all grants.

The Attorney General's Office indicated that this is articulated clearly enough for the record to be taken in one group.

The Chair explained that January 3, 2023 is the first business day of the year in 2023.

Vice Chair Stoldal made a motion to extend the date to January 3, 2023.

Commissioner Cavanaugh seconded the motion.

The Chair asked Commissioners if anyone had any questions about any of the listed grants included in the agenda.

Vice Chair Stoldal asked Rebecca Palmer if there were any other issues that the Commission should be aware of as they move forward.

Rebecca Palmer indicated that there is concern across the state and nation regarding finding contractors who can work on historic buildings as historic preservation projects require knowledge of historic buildings and appropriate treatments. As such, Ms. Palmer informed the Commission that the state

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preservation plan contains a proposal to support training opportunities at the universities and at trade schools so as to grow the next generation of contractors.

Vice Chair Stoldal requested a presentation on this particular topic from staff, which includes solutions, indicating that it would be beneficial for the Commission to have a good understanding of this so that if the opportunity arises, the Commission can be supportive at the legislative level.

The Chair concurred that this is a good idea and requested that staff add it as an agenda item for a future meeting. The Chair asked for any additional questions regarding agenda item 6. The Chair asked for comments from the public.

Ella Trujillo, Carlin Historical Society, asked if the extension passes if staff would be indicating when additional progress reports will be due.

Rebecca Palmer indicated that the grant manual indicates that if a grant is extended, additional progress reports will be required. As such, staff will incorporate the dates upon which those additional progress reports will be due once the grants are extended via amendment to the grant.

The Chair asked for additional public comment. The Chair asked all those in favor of the motion to approve agenda item 6 to please say Aye. The Chair asked for anyone opposed. The Chair indicated that the motion passed unanimously and asked staff to take the appropriate steps to prepare those dates and to notify the grantees of the change in their requirements under the grant.

7. Public Comment:

Public comment will be taken at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to 3 minutes per person at the discretion of the Chair. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. Persons making comment will be asked to begin by stating their name for the record.

The Chair opened the floor for public comment.

There was no public comment.

The Chair opened the floor to Commissioners wishing to make any comment under public comment.

Commissioner Cavanaugh thanked the staff for putting the list together and keeping the Commission updated on the progress of the projects the Commission has granted. Commissioner Cavanaugh explained that this does help add to the fiduciary responsibility of the Commissioners to oversee how the funds are expended.

The Chair indicated that this is the end of the agenda and Commissioners will be notified of the next date

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to continue with the next step in the process of moving along the \$4 million.

8. Adjournment **(FOR POSSIBLE ACTION)**.

The Chair adjourned the February meeting of the Commission for Cultural Centers and Historic Preservation.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the State Historic Preservation Office in writing at 901 South Stewart Street, suite 5004 Carson City, Nevada 89701, or by calling (775) 684-3448 no later than **January 31, 2022**.

Supporting documents for agenda items will be available on **January 26, 2022**. Please call Carla Cloud if you wish to obtain copies prior to the meeting at (775) 684-3441 or email her at ccloud@shpo.nv.gov.

This notice will be posted on or before 9:00 am on the third working day before the meeting at:

- <https://notice.nv.gov>; and
- <http://shpo.nv.gov/services/commission-for-cultural-centers-and-historic-preservation-ccchp>; and in the following locations:
 - Department of Conservation and Natural Resources, 901 South Stewart Street, Richard H. Bryan Building, First Floor, Carson City; and
 - State Historic Preservation Office, 901 South Stewart Street, Richard H. Bryan Building, 5th Floor, Carson City; and
 - Carson City Culture & Tourism Authority, DBA Visit Carson City, 716 N. Carson St. Carson City; and
 - Southern Nevada SHPO Office, 4747 W. Vegas Drive, Las Vegas, NV.

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