

Commission for Cultural Centers and Historic Preservation  
April 14, 2016  
Meeting Minutes

Laxalt Building, Second Floor Meeting Room  
401 North Carson Street  
Carson City, NV

April 14, 2016 9:41 a.m.

1. Call to order by *Chairman Robert Ostrovsky*. Chair *Ostrovsky* described the new name for the Commission but stated that the process for awarding grants would remain essentially the same.
3. Chair Ostrovsky requested the Roll Call

Quorum present.

Commissioners:

Robert Ostrovsky, Chairman (Board of Museums and History, Governor's Appointee) **present**  
Robert Stoldal, Vice-Chairman (Board of Museums and History) **present**  
Mark J. Sherwood (At-Large, Governor's Appointee) **present**  
Judith Michaels Simon (State Council on Library and Literacy) **present**  
Irma Varela (Nevada Arts Council) **absent**  
Mary-Ellen McMullen (representing Nevada Humanities) **present**

Staff:

Rebecca Palmer, Historic Preservation Officer  
Michael "Bert" Bedeau, Historic Preservation Office  
Susan Kastens, Historic Preservation Office Contractor  
Celeste D. Arnold, Historic Preservation Office  
Elyse Jolly, Historic Preservation Office  
Anthony "Jim" Bertolini, State Historic Preservation Office  
Christine Barr, Nevada Humanities  
Patricia Atkinson, Nevada Arts Council

Guests: see attached sign-in sheet

2. Call for public comment. None.

*Chair Ostrovsky* discussed the process and how it would be handled with eleven applications. *Chair*

*Ostrovsky* went over all of the housekeeping items. He stated that each applicant would get three minutes followed by Commissioners questions.

4. Staff Announcements

*Palmer* described the process for presentations, prohibition on handouts unless requested by Commissioners, Commission scoring process, possible grant awards by averaging Commissioners proposed budget for each project that will be made public, Commission will deliberate and determine final awards by a straight majority vote. Applicants are called for their presentation in order of receipt of the application at the SHPO office. Process for limiting time to 3 minutes. At lunch, the doors will be closed and SHPO staff will put the Commissioners proposed awards for each grant in a spreadsheet.

*Chair Ostrovsky* reminded the Commissioners that this Commission operates under the Open Meeting Law. Scoring is personal, discussions are public, and during a break or lunch Commissioners should not talk about the applications or the applicants. Allows the applicants a fair understanding of how and why they were awarded the grant they received.

5. Approval of the minutes from the previous meeting (July 20, 2015).

**Motion to approve minutes as submitted:** Vice Chair Stoldal; second by Sherwood. No Commissioner comments. **Motion passed unanimously.**

6. *Vice Chair Stoldal* described the Commission review process from receiving the applications, reviewing the statutes, specific criteria for reviewing applications and the points awarded for each element, and special considerations for emergency projects and projects that will be completed during the current granting cycle. He stated that after reviewing all of the grants his proposed total was \$1.2 million so he was going to have to find \$200,000 in cuts. This makes the presentations ever more important.

*Chair Ostrovsky* stated that the point system for Commissioners are work documents not publically available. The grant awards for each application given by the Commissioners are public. He asked how much money was available in this grant cycle since the statutes had been changed to allow for 5% of the grant proceeds to be used for administrative purposes.

*Palmer* stated that there was \$950,000 available to be expended.

*Chair Ostrovsky* asked for any comments from the Commissioners.

*Vice Chair Stoldal* asked about requirement for insurance and proof of insurance for buildings for which grant funds are requested.

*Palmer* stated that during the application preparation for FY16, the Commission determined that insurance would be required and that proof would need to be submitted.

*Vice Chair Stoldal* asked about waivers, has this requirement been waived.

*Palmer* stated that yes the Commission has waived the insurance requirement in the past. Staff will note deficiencies in the applications and the Commission is free to make whatever decisions they would like with those notes in mind.

*Vice Chair Stoldal* asked about building codes and what is required? What filter must the Commission and SHPO staff use?

*Bertolini* stated that the SHPO staff would use the most current version adopted by the Public Works Board for state projects.

*Vice Chair Stoldal* stated that he saw a request in Elko County for some seismic retrofit to the Pioneer Hotel. Seismic retrofit is somewhat of a guess and a science. Elko County doesn't require this part. So is there some guidance.

*Bertolini* stated that the International Building Code and Elko has adopted that code. We would be looking to balance the Code with the National Park Service requirements.

*Commissioner McMullen* had a question about an audit and it is a requirement. She sees some applications with audits.

*Palmer* stated that an audit was requirement of the application when it was approved by the Commission, but that Commission is free to award whatever grants they choose.

#### 7. Review of and testimonies regarding the 2016 grant applications.

##### Goldfield High School, Goldfield Historical Society

John Ekman, Goldfield Historical Society presented the application.

*Chair Ostrovsky* asked about how the Society arrived at the \$75,000 number. There wasn't any documentation from bids or other items to support the amount requested.

*Eckman* stated that they didn't have enough time to prepare. He described work on the first and third floor. The scope was further refined in some sheets he had brought with him.

*Vice Chair Stoldal* asked if he had copies of the refined scope of work and requested copies so that he could review the additional details of the proposal. [Copies of the document were provided to staff who passed them to the Commissioners]. Stoldal stated that he wanted to know if the project can be phased and that Eckman said it could.

*Chair Ostrovsky* asked if they would start on the first floor or the third.

*Eckman* stated that they would likely start on the first floor as it bears more weight.

*Vice Chair Stoldal* called on Mel Greene to help explain what the priority might be for the rehabilitation work.

*Chair Ostrovsky* asked Mel Greene if he wanted to speak about the project.

*Greene* said that starting at the bottom would create a good base to begin the rest of the work.

*Chair Ostrovsky* asked if they could complete part of the project on the third floor. He calculated that it would take \$40,000 to do the first floor.

*Eckman* stated that yes they could finish the work on the first floor for that amount but that they couldn't complete a part of the third floor because once the stones are removed, the project must be completed as they can't be left in that state.

*Sherwood* asked about the \$10,000 in private donations. Had that been applied to the budget?

*Eckman* stated that yes, the budget did include the \$10,000 dollars and that if the grant was lower than \$10,000 would still remain.

*Chair Ostrovsky* stated that administrative costs couldn't be funded by grant dollars.

*Palmer* stated that the program was already at the *de minimus* amount of 5%.

*Vice Chair Stoldal* asked about what is an administrative costs. Are architectural drawings, field drawings, and similar administrative costs?

*Palmer* stated that no, those would be construction costs.

#### Mesquite High School Gym, City of Mesquite

Richard Secrist, City of Mesquite, Development Services Director presented the application.

*Chair Ostrovsky* asked about the big picture for this project.

*Secrist* stated that the plan is to make this a community center for downtown Mesquite. Phased rehabilitation planned.

*Chair Ostrovsky* stated that more money would be needed to bring the building to completion.

*Vice Chair Stoldal* asked about the final date for completion of the project. Asked if the amount awarded was \$30,000-40,000, would the redevelopment funds of \$60,000 still be available.

*Secrist* stated that yes it would still be available with whatever amount was awarded through

CCCHP.

*Vice Chair Stoldal* asked how they had arrived at the number for the project.

*Secrist* stated that the project as a whole estimate was \$115,000 and the amount was split 50/50 with redevelopment and grant funds. Engineering plans were more specific.

*Chair Ostrovsky* stated that he felt that the public was familiar with the project and that there was good public support.

Pioneer Hotel, Western Folklife Center

David Roche of the Western Folklife Center presented the application.

*Chair Ostrovsky* asked if the \$50,000 was a drawn down from general funds?

*Roche* stated that the \$50,000 came from an endowment fund and was not part of the capital campaign.

*Vice Chair Stoldal* asked about the engineering report. Discussion of code requirements IBC and IEBC, prior code requirements, what is the filter to use for seismic issues.

*Bertolini* discussed the use of the 2015 IEBC building code and that is what staff uses.

*Palmer* stated that the Commission could use whatever code they wished.

*McMullen* asked if the Pioneer Hotel was on either the State or National Register and what the reason might be.

*Roche* stated that the lower floors had cross bracing and believe they are in compliance.

*Vice Chair Stoldal* asked if the Pioneer Hotel was on the National or State Registers.

*Bertolini* stated that no, the Pioneer Hotel, was not listed on either Register. No barrier to that listing and would entertain such a nomination.

*Sherwood* asked about the difference between Phase One requirement and the ask.

*Roche* stated that they were asking for \$79,250 to start first phase and initiate the second phase.

Keil Ranch Adobe, City of North Las Vegas

Cass Palmer, Director of Neighborhood and Leisure Services City of North Las Vegas presented the application.

*Chair Ostrovsky* asked about phasing the project if the entire amount could not be awarded.

*Cass Palmer* stated that the building work could be gleaned down to \$193,000.

*Vice Chair Stoldal* stated that they would need to glean a bit more. He asked when the park would be opened to the public.

*Cass Palmer* stated that they plan to have the park opened this summer, May of this year.

*Vice Chair Stoldal* stated that he had the pleasure of going inside the building and he asked about going inside the building.

*Cass Palmer* stated that entry would not be allowed, but that ADA requirements would be met. Looking into the building gives visitors a sense of the history and perhaps a concave viewing window would be helpful. Multiple markers throughout the park.

*Chair Ostrovsky* asked about cash match. He recognized that the City was strapped, but wanted to know if any general fund was available.

*Cass Palmer* stated that yes, money was tight, but that for the second year in a row the City of North Las Vegas had a balanced budget. There might be money from other park districts to support this park, but very little general fund revenue was available. There is a concept of a “Friends” group with several local professors and a private citizen. Park would be a regional draw.

Building #1, Stewart Indian School, Nevada Indian Commission.

Terri McBride, Vice President of the Stewart Advisory Committee, and director of the newly formed Stewart Preservation Alliance presented the application.

*Chair Ostrovsky* thanked McBride for her presentation and stated that there was no question that Stewart was important in American history and was a National Treasure.

*Commissioner Simon* asked if it was on the State Register.

*Bertolini* answered that that was correct, it is not on the State Register but that is listed in the National Register of Historic Places.

*Vice Chair Stoldal* stated that the grant was for one building, the School is an entire complex. What is on the National Register, the building or the complex?

*Bertolini* stated that the entire complex, around 85 buildings, is listed as an historic district.

*Vice Chair Stoldal* asked what is the request, \$352,000 or \$360,000.

*McBride* stated that it was \$360,000.

*Simon* stated that the amount needs to be clarified as staff as indicated that a math error occurred and that the amount really is \$352,000.

*Kastens* stated that there was an error in addition totaling about \$8,000 in the masonry section. On page 9, *Palmer* said. It should be \$25,300.00 but was identified as \$32,500.

*Chair Ostrovsky* asked McBride to check with the Indian Commission during a break.

*Sherwood* asked about the scope of the project.

*McBride* stated that the grant was for structural repair, strengthening, and seismic retrofit that they see as Phase 1 of the \$2.3 million dollar project. The former post office adjacent to the building would be used as a "Welcome Center" and would be part of a \$3 million dollar project.

*Sherwood* was hoping for a smaller number to meet the 15-18 month grant period and the Commission's funding ability. What is the smallest amount needed?

*McBride* stated that they needed the whole amount and would seek matching funds from other sources to augment any grant awarded by the Commission today. The work will be done within the grant cycle that the Commission mandates.

*Chair Ostrovsky* asked if the Executive Branch has considered a CIP request or a separate funding request.

*McBride* stated that the Nevada Indian Commission has already submitted a CIP request for the remainder of the construction project along with the post office.

*Chair Ostrovsky* asked if this would be a public works project. If so, are Public Works Division fees included in the application?

*Palmer* stated that consistent with the Commission's previous direction in other grant cycles, the award will not include the Public Works Division fee. Other money would need to be sought to pay that fee.

*Chair Ostrovsky* stated that any money awarded to this project would not pay the Public Works "management" fee.

*Palmer* stated that yes, that was also clear in the last grant round as well.

*Chair Ostrovsky* stated that this is a state building and that finding funding is difficult with so many competing interests. That is why the Commission is here.

*Commissioner McMullen* stated that she commended the organization for what they do; there were some questions in the general requirements section that the Commission needs some clarification on.

Are insurance and bonds an allowable cost, they would be if they were on behalf of the contractor.

*Palmer* stated that according to the applicant, those are construction insurance and bonding requirements, and not general insurance and bonds.

Carson and Colorado Railroad Depot, Lyon County

Linda Clements, Depot Restoration Manager for the Historical Society of Dayton Valley presented the application.

*Chair Ostrovsky* asked if they received the entire amount requested would the building be done and open to the public.

*Clements* stated that they estimate that double the current request would open the building to the public.

*Vice Chair Stoldal* stated that it was a detailed budget stating exactly what they planned for the interior.

*Commissioner Sherwood* asked if they are receiving donations aside from “in kind”.

*Clements* stated that yes, they are receiving some cash donations, but most are in kind or reduced fees for services.

*Chair Ostrovsky* asked if the Commission was unable to fund the entire amount, but amount would help to draw in other donations and give them a running start at the project.

*Clements* stated that with the site preparation it amount would be \$240,000 that would get the building all buttoned back up and safe enough for tours.

Whittell Boathouse, Thunderbird Lodge Preservation Society

Bill Watson of the Thunderbird Lodge Preservation Society presented the application.

*Chair Ostrovsky* thanked Watson for his efforts to find funds to restore the buildings and to keep them in good condition.

*Commissioner McMullen* asked Watson to elaborate on how the public would be able to access Thunderbird Lodge.

*Watson* stated that they host about 10,000 visitors per year plus 2,000-3,000 schoolchildren from two states each years. Allow non-profits to use for meetings. Only events not currently scheduled are the theatrical events in the boathouse due to the construction activities.



*Commissioner Simon* asked if the Society partnered with Sierra Nevada College.

*Watson* stated that they have close relationship with the College and some of the professors have prepared the hands-on history plans for the school kids.

*Vice Chair Stoldal* stated that \$300,000 is one third of the available grant money and that \$200,000 is one fifth of the total.

*Palmer* asked if the Chair would take a staff question.

*Chair Ostrovsky* said that he would take a staff question.

*Bedeau* asked if the fact that Lake Tahoe is now at its natural rim cause any problems with the proposed restoration.

*Watson* stated that no, the lake level doesn't affect the restoration efforts. In fact, the rising lake level allows the Society to test previous water control efforts.

#### Ely City Hall, City of Ely

Nathan Robertson, Ely Historic City Hall Renovation Society, City of Ely presented the application.

*Chair Ostrovsky* asked about the current use of the building.

*Robertson* described the current use of the building and the renovations that the City has undertaken in the past.

*Chair Ostrovsky* asked about the public uses of the building. What public spaces are available?

*Robertson* stated that larger spaces are in the building where the County Commissioners used to meet.

*Chair Ostrovsky* asked Palmer to remind the new Commissioners about the Commission's policy about funding studies.

*Palmer* described the history of the Commission and the decision to begin funding Historic Structure Reports, Condition Assessments, and other Rehabilitation studies. The Commission determined that it was in the best interest of the State to fund such studies that would guide, prioritize, and possibly phase future rehabilitation efforts. While most grants are for bricks and mortar projects, the studies are both consistent with the mission of the Commission and eligible for a General Obligation bond-funded grant.

*Vice Chair Stoldal* asked what historic elements remain in the building from its historic uses and what remains of the interior spaces from the historic period.

*Robertson* stated that some of the historic elements have been removed but most elements still remain, such as the fire station.

*Vice Chair Stoldal* asked about the staff visit to the building.

*Bertolini* stated that he had visited the building and that there was still a great deal of integrity.

*Simon* asked about how the County was providing library and archive services, that they had left this building.

*Robertson* stated that in 1970, a separate library was constructed but that other artifacts and documents needed a home.

Pioneer Center, Pioneer Center for Performing Arts

Willis Allen, Executive Director, presented the application.

*Chair Ostrovsky* asked about the funding sources for Pioneer Center.

*Allen* stated that they are a 501(c)(3) so they sell tickets and pay for events. Most events are rentals at \$1,000 an event that makes it an affordable venue.

*Chair Ostrovsky* asked about maintenance funds for upkeep of the building. With such reasonable rentals, the ability to create a reserve account is limited. Is there a long-term plan to ensure funds for future maintenance, although this is a relatively small request?

*Allen* stated that last time the building received a grant; covenants were placed on the building that expire in 2062. The building is post-tension cement 60 feet underground and is beautifully built. They have an ongoing program of maintenance and an endowment of \$3 million to protect the building in case of failure during a performance.

*Commissioner McMullen* asked if the replacement should also include the backs of the chairs.

*Allen* stated that the backs of the chairs are in very good shape. The cloth used on the seating was very expensive and very strong.

*Vice Chair Stoldal* stated that it is an architectural gem and an anchor for the downtown. He asked what help that the Pioneer Center gets from the City of Reno.

*Allen* stated that they get between \$20,000 – 50,000 from the City for operations each year. That is all they get and they have to account for every expenditure.

McGill Depot, White Pine Historical Railroad Foundation, Inc.

Mark Bassett, Executive Director presented the application.

*Chair Ostrovsky* asked how the depot would interact with the existing railroad.

*Bassett* stated that it wouldn't yet. However, they had received \$1.2 million for track repairs, they are starting that project May 3, 2016, and they will go as far north as they can with that fund. The long-term goal is to get across Highway 93 and bring the rails back to the Depot. All of the rails exist, there is just a \$1.5 million dollar road crossing to fix.

*Chair Ostrovsky* asked if he was dealing with NDOT and all of their regulations.

*Bassett* stated that yes they were.

*Vice Chair Stoldal* stated that the application included a wonderful photograph of the station office in 1913.

East Ely Yard, White Pine Historical Railroad Foundation, Inc.

Mark Bassett, Executive Director presented the application.

*Chair Ostrovsky* stated that the Commission has put close to \$2 million into the site and the Commission recognized its historical significance and the challenges of the complex.

*Vice Chair Stoldal* stated that while the Commission was focused on historic preservation, these grants are also community economic stimulus grants as well. With that said, there are five buildings in the application. The Machine Shop has health and safety issues.

*Bassett* described the fume issues in the Machine Shop that the fans would eliminate.

*Vice Chair Stoldal* stated that some of the buildings appear to be integral to the complex, but other are more just sheds.

*Bassett* stated that they are sheds, but 70 buildings are already filled with artifacts from the railroad days.

*Vice Chair Stoldal* asked which buildings are the highest priority and are in a state of emergency and which buildings can wait a little while.

*Bassett* stated that the outbuildings, at \$20,000, could be done on a case-by-case basis. The Wrecker Shed has been through two or three grant cycles and he wouldn't want the building to be put off for too much longer. Carpenter shop is getting worse and it has been used by the Museum. Has belt-driven equipment in it that a volunteer would like to begin using. Using building for small wood projects, but the foundation is concerning.

*Palmer* announced that the Commissioner's lunch had arrived.

*Chair Ostrovsky* described how the Commissioners would each come up with a proposed total for all of

the grants that equaled \$950,000 with all 11 grants included with the Commissioner's awards from \$0 to the total requested amount. Once the individual Commissioner awards are public, the Commission would deliberate in public to resolve differences between the awards.

*Chair Ostrovsky* recessed the public meeting for lunch for lunch at **12:07pm**.

*Chair Ostrovsky* reopened the public meeting at **1:24pm**.

#### 8. Discussion and awarding of grants.

The initial Commissioner awards in a spreadsheet was presented on the screen for the public to review.

*Chair Ostrovsky* stated that this spreadsheet was just the beginning and that applicants shouldn't get too nervous, the amounts will change. He stressed that Commissioners could call up applicants for additional information.

A. Goldfield High School. *Chair Ostrovsky* stated that the request was for \$75,000 but that the average was \$42,000 and asked for discussion from the Commissioners. After discussion, the consensus was \$45,000.

B. Mesquite High School Gymnasium. *Chair Ostrovsky* stated that the request was \$60,000 but that the average was \$43,000 and asked for discussion from the Commissioners. After discussion, the consensus was \$45,000.

C. Pioneer Hotel. *Chair Ostrovsky* stated that the request was \$79,250 and asked for discussion from the Commissioners. After discussion, the consensus was to fully fund Phase 1 at \$64,000.

D. City of North Las Vegas, Kiel Ranch. *Chair Ostrovsky* stated that the request was \$235,000 and asked for discussion from the Commissioners. After discussion, the consensus was \$173,000.

*Chair Ostrovsky* asked if Commissioners had any disclosures.

*Commissioner McMullen* stated that she was a past Board member of the Folklife Center in the 1990s and her husband serves on their National Advisory Board. Her husband has had a contract with the City of North Las Vegas in the past.

*Vice Chair Stoldal* stated that in 1972 he was part of the Friends of Kiel Ranch.

*Chair Ostrovsky* stated that Cass Palmer and he had worked together in the same company for a long time and that he was at one time Cass's supervisor.

E. Stewart Building #1. *Chair Ostrovsky* stated that the request was \$360,016 and asked for discussion from the Commissioners. After discussion, the consensus was \$150,000.

F. Carson and Colorado Railroad Depot. *Chair Ostrovsky* stated that the request was \$284,145 and asked for discussion from the Commissioners. After discussion, the consensus was \$114,000.

G. Whittell Boathouse. *Chair Ostrovsky* stated that the request was \$355,474 and asked for discussion from the Commissioners. After discussion, the consensus was \$150,000.

H. Ely City Hall. *Chair Ostrovsky* stated that the request was \$50,000 and asked for discussion from the Commissioners. After discussion, the consensus was \$45,000.

I. Pioneer Center for Performing Arts. *Chair Ostrovsky* stated that the request was \$39,817 and asked for discussion from the Commissioners. After discussion, the consensus was \$39,000.

J. McGill Depot. *Chair Ostrovsky* stated that the request was \$95,610 and asked for discussion from the Commissioners. After discussion, the consensus was \$70,000.

J. East Ely Yard. *Chair Ostrovsky* stated that the request was \$99,960 and asked for discussion from the Commissioners. After discussion, the consensus was \$59,000.

Discussion commenced on how best to balance their award totals with the \$950,000 available. Commissioners requested information from applicants and discussed where amounts could be reduced.

***Vice Chair Stoldal* made the motion to accept the award distribution list and asked that staff read off the list:**

<b><i>Arnold</i> read off the numbers:</b>	<b>Goldfield Historical Society</b>	<b>\$44,000</b>
	<b>City of Mesquite</b>	<b>\$44,000</b>
	<b>Western Folklife Center</b>	<b>\$64,000</b>
	<b>City of North Las Vegas</b>	<b>\$170,000</b>
	<b>Nevada Indian Commission</b>	<b>\$140,000</b>
	<b>Lyon County</b>	<b>\$130,000</b>
	<b>Thunderbird Lodge Preservation</b>	<b>\$150,000</b>
	<b>City of Ely</b>	<b>\$45,000</b>
	<b>Pioneer Center</b>	<b>\$39,000</b>
	<b>McGill Depot</b>	<b>\$69,000</b>
	<b>Ely Yards</b>	<b>\$48,000</b>

***Vice Chair Stoldal* finished his motion that the Commission accept the awards as discussed, totaling \$950,000 with the direction that if any grant funds remain in the administrative category that they be reverted to Lyon County for the Carson and Colorado Railroad Depot project. Commissioner McMullen seconded the motion.**

*Chair Ostrovsky* asked for comments. There were no comments.

*Chair Ostrovsky* called for a vote.

**The motion passed unanimously.**

9. Letter from the Commission to the Board of Finance requesting the sale of bonds.

*Chair Ostrovsky* asked for information from the Staff.

*Palmer* explained that a letter requesting the sale of bonds in the amount of \$1,000,000 for calendar year 2016.

*Chair Ostrovsky* asked for a motion to approve the submission of a letter to the Board of Finance, Dan Schwartz, Treasurer of the State of Nevada, to sell bonds for \$1,000,000.

***Vice Chair Stoldal* made the Motion. *Simon* made the second. The vote passed unanimously.**

10. Public Comment

*Chair Ostrovsky* asked for public comments.

*Bill Watson* thanked the Commissioners for their efforts, felt pain with the other applicants when requests not fully funded, and the generosity of the SHPO staff if there were a surplus in administrative funds. He would like to state that Foundation 36 will make up the shortfall between the \$6,000 cut from Lyon County and what the SHPO is able to find in surplus administrative reserve.

*Chair Ostrovsky* called for any other public comments.

*Bassett* asked how the amount could be increased from the \$1 million, as the need is out there.

*Chair Ostrovsky* stated that a lot has to do with bonding capacity.

*Vice Chair Stoldal* stated that these grants were economic stimulus packages and to let their local leaders know how important they are for the economy.

*Chair Ostrovsky* called for adjournment.

***Vice Chair Stoldal* made the motion. The vote was unanimous.**

**Adjournment at 2:40pm.**