NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION

NEVADA STATE HISTORIC PRESERVATION OFFICE — *SHPO Use Only*
Initials: CC Received: 4.26.24
Postmarked: N/A Delivery Svc: Hand Delivered

APPLICATION COVER PAGE This unaltered form must be submitted as the cover page for the application. Do not staple or bind application documents.

Grant Cycle Year(s) 2024

Applicant Organization: Eureka Restoration Enterprise
EIN (Taxpayer Identification Number): 81-2159124
Mailing Address: P O Box 742
City: Eureka County: Eureka ZIP: 89316
Project Contact: Garney Damele Title: President
Daytime Phone: 775-318-0305 Evening Phone: 775-318-0305
Fax: n/a Email: eurekarestorationenterprise@gmail.com

Historic Property Name: Masonic Lodge Date Built: 1880
Property Owner Name and Address: Eureka Lodge #16 F&AM (Free & Accepted Masons)
Project Address: 101 N Main Street
City: Eureka County: Eureka ZIP: 89316
Property Insured: ■ Yes; please enclose one copy of policy ■ No; please explain:
there is currently a personal property insurance policy on personal property within the building
Project Title: Masonic Lodge Restoration
Project Type: ■ Rehabilitation/Construction ☐ Planning/Construction
☐ Architectural/Engineering Study/Construction

Project Synopsis (Brief): We propose to restore the historic 1880 Masonic Lodge. With grant funds from SHPO we hope to complete restoration of the brick exterior and would like to restore and/or repair the cross beams at the room proposed for a classroom. In addition, we plan to repair the walls, floor, windows and doors in this proposed workspace (Room 3). Overall, we plan to upgrade the electrical in two rooms and add an ADA bathroom.

Proposed Start Date: November 2024 Proposed End Date: november 2025

Project Budget Summary:

Amount Requested:	$355,060.00
Proposed Match:	
Cash:	359,865.13
In-Kind/Donations:	
Total Project Budget:	714,925.13 $0.00
If Applicable, Minimum Amount Requested	150,000.00

Garney Damele
Applicant's Authorized Signature*
Name: Garney Damele
Title: President Eureka Restoration Enterprise
Date: April 24, 2024

***Sign in blue or black ink. Application packets without original signatures will be considered incomplete.**

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NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

Handbook Verification Form

- I HAVE READ THE CCCHP GRANT HANDBOOK, AND
- I HAVE COMPLETED THIS CCCHP GRANT APPLICATION, AND
- I CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Garney Damele

Applicant's Authorized Signature*

Name: Garney Damele

Title: President

Date: April 24, 2024

***Sign in blue or black ink. Application packets without original signatures will be considered incomplete.**

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP) GRANT APPLICATION

NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

Application Checklist

Directions: Assemble the application in the following order and initial in blue or black ink on the lines to confirm that each of the required components are included in the application package.

1. Cover Pages

gd **Application Cover Page**

gd **Handbook Verification Form**

gd **Application Checklist**

2. Project Narrative

gd **A. Questions** (No more than 5 pages)

B. Supplemental Material

gd **A paragraph (200 words maximum) describing the current or intended future use of the property and cultural center programming.**

gd **County Assessor print out showing the current owner of the property with the APN number**

gd **Photographs of all exterior elevations with views and all major rooms and project rooms, identified and keyed to a site plan**

gd **Organization's information including:**

- X Articles of incorporation, mission statement, length of time established, and history
- X A list of current board members
- X Long-range plan including information on how frequently the plan is updated
- **If applicable:**
- X A list of activities for the past fiscal year
- X A detailed report on current CCCHP grant status as well as the outcome of previous CCCHP grants
- X A current list (last three years) of all grants and additional funding, including amounts the organization has or will receive

3. Budget

gd **Detailed Budget**

- ✓ Completed Budget Form
- ✓ Attached itemized lists and/or contractor quotes that break down labor and material costs

gd **Audit**

- Most recent audit for the organization. If there is no audit, provide an explanation of why an audit was not completed and how bookkeeping is managed.

gd **Insurance**

- Proof of insurance for the property or a justification for why there is no insurance

gd **Resumes**

- All principal professionals involved in planning, design and management of the proposed project

gd **Initial to confirm that the applicant understands that applications lacking any of the required information listed above are ineligible for review by the Commission.**

Application Part 2: Narrative Description

1. Project Description

- **What building are you restoring?**

Eureka, Nevada is one of the best preserved of Nevada's mining boom towns. The very gradual decline in the town's fortunes is primarily responsible for the unusual state of preservation of the town. There was always just a little money coming in to keep things in repair; but not enough money to tear down the old buildings and replace them with new ones.

The Eureka Masonic Lodge is a good example of a historic building preserved well enough to keep it from falling down, but also in need of repair.

The building, owned by Eureka Lodge #16 F&AM, still meets underground here, and holds the distinction of being the only Lodge in America to still meet below ground level.

The members of the Lodge have opened up the Main Street level of this building in hopes of restoring it.

The main floor of this building consists of three separate rooms. Most of the main floor has sat vacant for decades. One of the rooms was last occupied in the 1990s when a Thrift store occupied it. The other two rooms haven't been occupied for a lot longer than that.

The basement of this building is fully finished. The basement is used by the local Lodge for their monthly meetings to this day.

Currently the new business, *Country Cottage*, occupies the main room. This business opened in September 2023 after Eureka Restoration Enterprise obtained funding from several sources to restore this large room. This grant will help renovate the two other rooms in the building in addition to restoring the exterior brick walls and parapet.

- **What is the historical significance of the property?**

The local Lodge members still hold their monthly meetings underground and this Lodge holds the distinction of being the only Masonic Lodge in America that still holds their meetings in the basement of the building. Freemasons describe themselves as a fraternity of like-minded men who try to make each other better by performing community service and fundraising efforts for local families.

The Eureka Masonic Lodge has an illustrious history dating back to 1872 when Eureka flourished with *gambling and prodigal spending and every other door on Main Street was a saloon ... and was considered to be a typical frontier mining camp,* according to late Masonic historian C.V. Torrence. The Masons, during this period, recognized the "crying need for the inauguration of necessary reforms" and shared the desire to create order out of this wicked confusion" Torrence wrote. On September 19, 1872, a charter was issued, granting Eureka Lodge No. 16 all the rights and privileges of Masonry.

On April 19, 1879, fire destroyed most of Eureka on the east side of Masin Street, including the Lodge room the Masons shared with the Odd Fellows and Knights of Pythias. In 1890 the Masons purchased the old American Hotel, the building of which they now own are we are hoping to restore.

There have been several attempts at restoration and over the years the brick has failed, both interior and exterior. Some items of historical significance were repaired though, most notably the hurricane lamps now found in the basement where the Masons meet. For many years these lamps sat in a heap in the back room. In 1960 some of these oil lamps were replaced with electric wiring. The fancier silver-colored lamps were left as oil-burning lamps. These lamps are now hung in the finished basement where the Masons still meet. The restoration of the lamps is an example of how, historically, members of the community came together to support the efforts of the Masons along with the Eastern Star.

Eureka Restoration Enterprise has proven that restoring old buildings will help promote and revitalize communities especially when combined with collaborative efforts that include small, promising, new or existing businesses.

The main floor of the building has been occupied by varying types of businesses throughout the years: the US Post Office, a barber shop and bath house, the dry good store known as Maher and Manion (of which a mural from the 1880s is still visible on the exterior wall facing Clark Street), and a tinsmith shop in the rear corner of the building.

- **How do you propose to restore it and who will be doing the work?**

We have had several contractors inspect the building. We will have All-American Masonry, a Reno-based business that specializes in in brick restoration, conduct restoration on the brick exterior. We will have Reyman Brothers Construction, based in Sparks, repair the interior back room, including the floor beams and wall repair. Other contractors to be included are Alex Crouch Mill Rite, out of Elko, who will replace the ceilings in two rooms. We will have a licensed contractor, per State of Nevada requirements, install plumbing, electrical and HVAC. We have a local painter that will restore the original wood floor, paint the walls and ceiling, and install flooring, windows, and doors where needed.

- **What is the timeline for the project?**

This project is a long-term project, 12 months. We consider this project to be "shovel-ready' meaning as soon as we successfully acquire funding we can start the restoration process.

Eureka County does not have zoning or building permit requirements and does not have a building department. Because we do not have to apply for and wait for approval prior to construction, we are able to begin construction as soon as funds are available. We do have to comply with State of Nevada requirements for HVAC, electrical and plumbing and are in contact with licensed contractors who have provided quotes to help us build our budget.

- **Who holds the title to the property?**

The Masonic Lodge is owned by Eureka Lodge #16 F.&AM (Free and Accepted Masons). The property was deeded to them in 1957 by the F &AM I.O.O. F. Hall Association. In 1948 the property was transferred to IOOF Hall Association by the local Judge in a Trustee's Deed in July of 1948. The Eureka Lodge #16 operates as a 501C8 under the umbrella of the Reno Grand Lodge. They are considered to be a fraternal organization per their IRS status.

2. Building Use/Community Involvement

The Masonic Lodge ground floor renovation will be used by two local businesses. The main room of the building was recently renovated and us currently being used by Country Cottage, a small business which opened in September, 2023. This is a small gift and quilt shop. Originally the shop was designed to showcase merchandise for sale by local artists. The space was also going to be used for artistic classes, including quilting, crocheting, etc. This planned gift shop and classroom had better than expected results. As a result, the gift store needs more room as more than 40 local vendors are displaying their merchandise in the space. Likewise, the classroom space is also too small for the number of participants who come to the shop weekly for various sewing and crafting activities.

The ground floor of the Masonic Lodge has three separate spaces available. The main room, which was in phase one of the renovation project, and a back and side room. The side room has Main Street store front access, which will be ideal for a small floral shop or farm-to-table space. The back room, which is accessible from the main room will be used as much needed classroom/quilt shop. The combined main room will be used exclusively for the gift shop. This set up will be ideal as the gift shop has Main Street access and fantastic storefront windows.

The responsibility for management of the building and the programs will be shared between Eureka Restoration and Country Cottage. The Eureka Masonic Lodge has the lease agreement with Eureka Restoration and as the non-profit organization responsible for the renovation project, they will also maintain oversight of the building. Country Cottage will maintain responsibility for the activities and programs associated with the building once the renovation is complete.

The community has been so very supportive of this project. During the Phase I renovation, many of the community members were curious about this old building that has sat vacant for decades. Local mining companies began donating to the project as well as a local utility company. The initial fundraising effort generated curiosity, then once the project started, the activity in and around the building really generated excitement and interest. Once the renovation allowed for the business/classroom to move in, the community support has continued to grow. There are currently forty local vendors displaying their products in the space and new ones come in on a weekly basis. The weekly classes are well attended and the newest class has so many people interested that we may need to have two different classes to accommodate the interest.

The building is also attracting a lot of tourists. First and foremost, the building is home to the only known Masonic lodge in the United States that still meets underground (in the basement). The curiosity of this organization and its history draws a lot of attention. Second, they cute country store setting is a real attraction for people passing through one of the cutest and remote towns along Highway 50.

3. Project Support/Financial

- **What specific contributions have been provided toward the project from the community and/or other sources?** Eureka Restoration Enterprise began seeking funding for restoration of the Masonic Lodge in March 2023. As of March 2024 we have received $45,220.00 in contributions towards our renovation project. These cash donations were received from local mining companies, Mt. Wheeler Power Company, Ormat Technologies, Sierra Nevada Construction, Eureka County Recreation Board and individuals from our community.

- **What grants and additional funding (last three years), including amounts, has the organization received or will receive for this project?** Eureka Restoration Enterprise has applied for a Rural Business Development Grant through USDA Rural Business Development Grant Program ($99,999). We have also applied for funding through the US Dept. of Agriculture's Strategic Economic and Community Development priority. This is a set-aside grant program for qualifying entities. It is part of the RBDG program, but may give us priority due to our proposed use (Farmer's Market) that will provide local producers an opportunity to sell their goods. We should know our outcome by the end of June 2024. We have applied for the T-Mobile Hometown Grant ($50,000). We plan to present our project to Nevada Gold Mine's Community Development Committee (Launched in September 2020, these committees provide an opportunity for two-way engagement between local stakeholders and NGM, helping to ensure that mutually beneficial partnerships are formed in order to bring about long-term sustainability to communities). Eureka is part of the program's reach and we plan to ask NGM to match our earnings. We estimate that we will approach NGM in the fall of 2024.

- **What additional contributions are projected to complete the project?** Eureka Restoration Enterprise is planning four fundraising events in 2024 to help with funding this project. We have a dinner, raffle, and music scheduled for the end of March 2024. We will also be providing tours of the building as part of our promotion. Our goal is to raise $5,000. On July 4th, we plan to sell hotdogs and hamburgers at the annual parade and downtown event. We estimate we can make $2,500. We plan to sell BBQ tri tip at the annual Eureka County Fair in August (possibly $2,500) and then will earn some funds from the annual Art Wine and Music Festival set for September 21 ($5,000). We hope to bring in $15,000 through these various events.

- **How will your facility sustain itself financially in the future?** The building will be maintained through a collaborative effort between Eureka Restoration Enterprise, the small business Country Cottage, and the local Masonic Lodge. ERE has a 5 year lease allowing ERE to use the building rent-free while ERE pursues and manages restoration fund-raising efforts. Currently Country Cottage and the Masons split the power and water bill. Eureka Restoration Enterprise is currently working on obtaining property insurance through EH Hursh Co. (see letter in supplemental materials). The local Masonic Lodge have not obtained insurance for the building due to its dilapidated state, especially due to the condition of the side and rear room. ERE will obtain property insurance during the lease period (see copy of lease as submitted in supplemental materials). Rent will be

collected by Country Cottage for use of the workshop space when used as a classroom by other teachers/instructors. Rent will also be collected from the sale of goods and from vendors (table rental) selling their goods at the Farmer's Market. This rental money will be used to purchase the insurance.

- Country Cottage is responsible for rent collection of the classroom and ERE is responsible for rent collection from the Farmer's Market. Rental monies will be used towards maintaining the building.

- A collaborative effort between the Masonic Lodge, ERE, and Country Companies will maintain the building

- **Evidence that you can implement the project and maintain a viable program in the future.** Eureka Restoration Enterprise successfully implemented a similar program and project in 2020-2021 when they restored the Charles Lautenschlager building. We are following a similar program by occupying this building with a new business and a community space. The business is a Farmer's Market and the community space is a classroom. Rent will be collected by ERE. ERE has an agreement with the local Masons to utilize the upper (main floor) of the building for five years rent – free. ERE is responsible for maintaining the main floor during this period.

4. Planning

- **If your project includes planning, please describe the process.** Our project does not include planning.
- **Who will participate in the planning?** Our project does not include planning.
- **Who will coordinate it?** We will not be implementing planning in this project.
- **How will the community be involved?** Eureka Restoration Enterprise is currently working with several community groups. These groups include the UNR Extension Office, our local Garden Club, the Elko County Garden Club, Eureka Business Network, the small business Country Cottage, and the local Masonic Lodge members.
    - I am working with regional groups from Ely and Elko to help in the planning portion of the Farmer's Market. Eureka Restoration Enterprise is currently licensed as a producer/vendor through the Nevada Department of Agriculture. This enables ERE to organize a local farmer's market this summer with the intention of creating interest and excitement in the project. The idea is to move a traditional Farmer's Market held outside this summer into a brick-and-mortar location next year.
    - We are working with the Eureka Business Network, a local non-profit organization to help recruit vendors for the Farmer's Market and to help promote the classroom space.
-

1. **A paragraph describing the current or intended future use of the property and a cultural center programming.**

This project is the renovation of the historic 1880 Eureka Masonic Lodge. The building is owned by Eureka Lodge #16 F&AM. In 2023 a collaboration was formed between ERE, the local Masonic Lodge, and a new small business, County Cottage to renovate this building.

Country Cottage, a sewing retail shop, currently occupies one of the three rooms on the main floor.

The cultural aspect of our project is to create a workshop-classroom in one of the three rooms on the first floor. The proposed use of the third room is a brick-and-mortar farmer's market.

The classroom-workshop will provide a large workspace for community members to work on their own sewing projects. The renovation of this room allows Country Cottage to expand their business by adding workshops to their business plan.

Parcel 001-071-10

Owners

EUREKA LODGE #16 F & AM
EUREKA, NV 89316-0000

Parcel Summary

Location	101 N MAIN STREET EUREKA, NV
Use Code	400: General Commercial
Tax District	1.0: Eureka Town District
Section	13
Township	19
Range	53
Acreage	.0950
Block/Lot	21/1
Exemptions	361.135: LODGES & SOCIETY ORGANIZATIONS (100%)
Map Documents	127447 Recorder Search

Keyline Description*

TOWNSITE OF EUREKA
4,128 SQUARE FEET
LOT 1
BLOCK 21
***For Assessor Use, not an official legal description.**

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$70,924	$60,829	$53,780	$75,743	$70,480	$70,480	$66,946
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$11,269	$11,269	$8,503	$15,509	$15,509	$15,509	$15,509
Taxable Value	$82,193	$72,098	$0	$0	$0	$0	$0
Net Exemptions Value	$28,768	$25,234	$21,799	$31,938	$30,096	$30,096	$28,859
Net Assessed Value	$0	$0	$0	$0	$0	$0	$0
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
DED 33524	33524	1957-12-14	DEED (OLD RECORDS)	Vacant	$0		
DED 33523	33523	1948-07-29	DEED (OLD RECORDS)	Vacant	$0		

Buildings

Building # 1, Section # 1, EUREKA LODGE #16 F & M, Material Storage Building

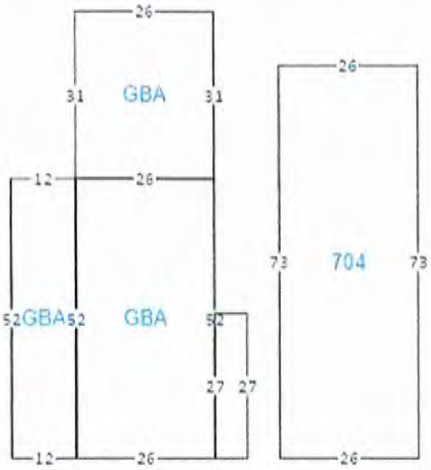
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
COMM	391	2782	$146,222	0	1950	0.00%	75.00%	25.00%	$36,556

Structural Elements

Type	Description	Code	Details
EW_C	EXT WALL-Commercial	1	Default
HEAT_C	HEAT-Commercial	1	Default Heat
ST	Number of Stories (COMM)	1.00	
WH	Average Wall Height (COMM)	14.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GBA	2,782	100%	2,782



Building # 1, Section # 2, COMMERCIAL BLDG Basement, BASEMENT FINISHED - COMMERCIAL

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
COMM	701	0	$137,472	1950	1950	0.00%	75.00%	25.00%	$34,368

Structural Elements

Type	Description	Code	Details
HEAT_C_BT	HEAT Comm Basement	3003	Default Heating
WH	Average Wall Height (COMM)	10.00	
BL	Basement Levels (COMM)	1.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
701	1,898	100%	1,898

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
400	General Commercial				4,128.00	SF	0.10	4,128	1.00	$11,269	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Eureka County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Eureka County Assessor 's Office as of April 24, 2024.

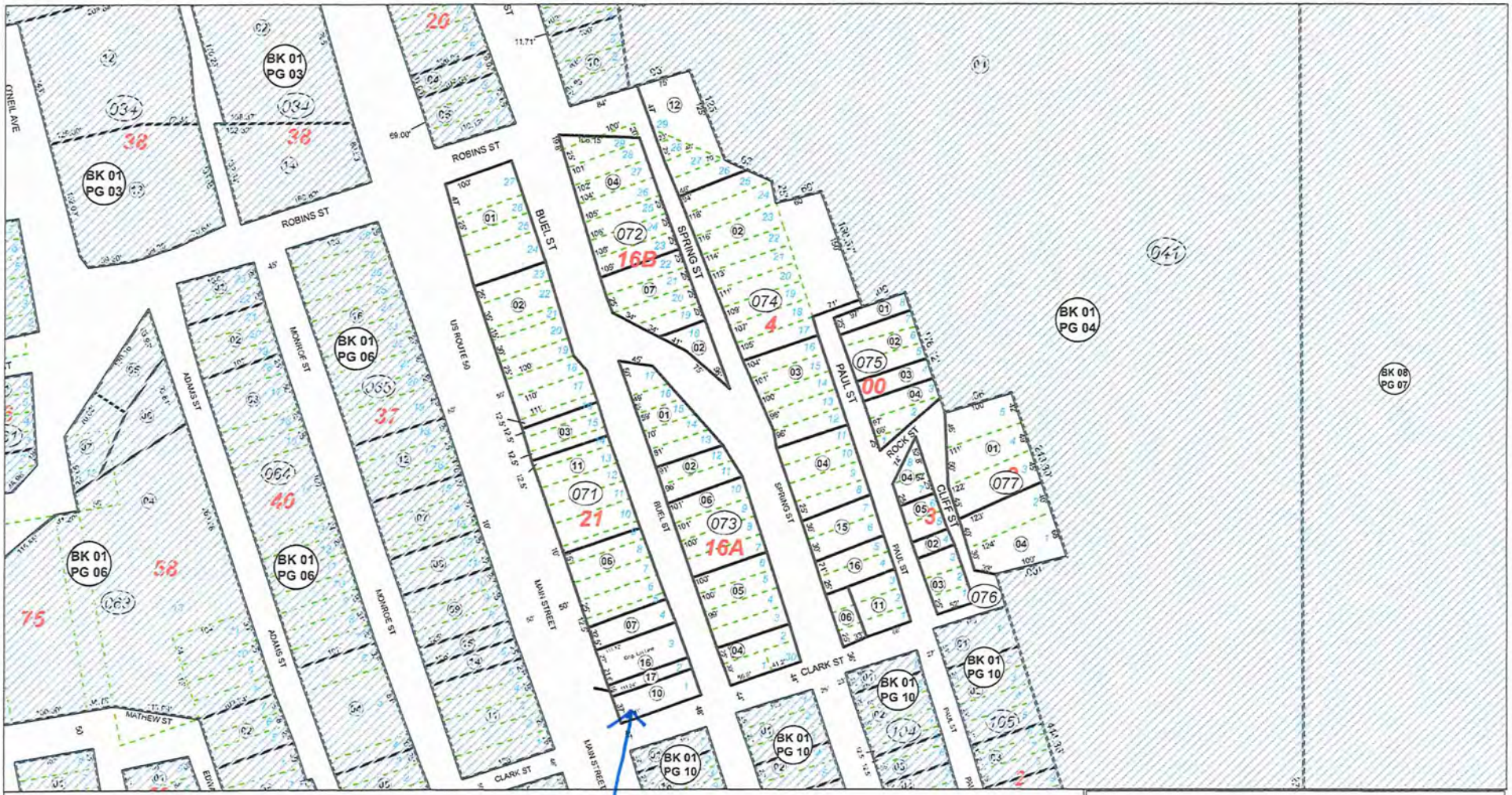
Back to Eureka County Home Page

APN: 001-071-10

23

A Portion in the SW4 Sec. 13, T19N, R53E

01-07



NOTE: This plat is for assessment purposes only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Eureka County Assessor's Office.

EUREKA TOWNSITE

1 inch = 125 feet | *EUREKA COUNTY*

APN 001-071-10

Commercial Lease & Agreement

This lease dated this 14th day of September, 2023 between:

Landlord:	Tenant:
Eureka Lodge #16 F&AM	Eureka Restoration Enterprise
	A 501C3 organization
P O Box	P O Box 742
Eureka, NV 89316	Eureka, NV 89316

The Landlord and Tenant (collectively, the "Parties") agree as follows:

- **Property:** 101 N Main Street, ground-level rooms.
- **Term:** The term of this contract is for five years from September 14th 2023
- **Renewal:** This agreement will be reviewed and renegotiated upon its expiration in five years from the date signed by all parties.
- **Rent Amount:** The rent for the Property is $0.00 per month.
- **Sub-Let:** The TENANT must sub-let or occupy the space. If a sublet is not found and the upper floor of the masonic lodge is left vacant for more than six months this agreement becomes null and void.
- **Expenses Paid by Landlord:** The power will remain in the LANDLORD's name. There will be no separation between upper and lower floor in regard to electrical consumption. It is agreed that the LANDLORD shall be responsible for only the first $400 annually in regards to the power bill from Mt. Wheeler Power. The TENANT shall pay all electrical charges in excess of $400.00 per year.
- **Expenses Paid by Tenant:** Shared portion of power bill. In the event that the Tenant installs and begins utilizing a water or sewer connection the tenant shall assume liability for the water and sewer bill beginning upon the first month after the tenant begins to utilize those utilities. The Tenant is responsible for ensuring that their sublet is properly insured and the Landlord assumes no liability for damages to personal property or personnel during the Tenants Stay. Failure to pay the properly apportioned part of the utilities will result in as immediate eviction as is allowable by NRS and, back charges will be billed to the Tenant.

- **Renovations:** Both Parties agree that additional renovations may be made during this LEASE AGREEMENT. The TENANT shall consult the LANDLORD for approval for major structural changes including, but not limited to, removal of structural joists, reconstruction of the walls, reconstruction of the roof, reconstruction of the front façade, and movement of any Lodge emblems or Masonic symbols.
- **Separation:** The TENANT shall have first right of refusal upon renewing the lease.
- Every effort shall be made by Masonic Lodge members to notify the 'sublet' prior to entering the ground-level room(s). The space occupied is a private, small business and all personal property on the ground floor belongs to the sub-let, with the exception of lodge property that resides within the lodge prior to this agreement.
- The Lodge reserves the right to enter the leased upper floor in the case of emergencies i.e. fire.

The Parties are signing this Lease on 14th day of Sept, 2023.

Eureka Lodge #16 F&AM

Per: James Byars

James Byars, Trustee

Per: Robert Holloway

Robb Holloway, Trustee

Per: Bill Hicks P.M.

William Hicks, Trustee

Eureka Restoration Enterprise

Per: Garney Damele

Garney Damele, President

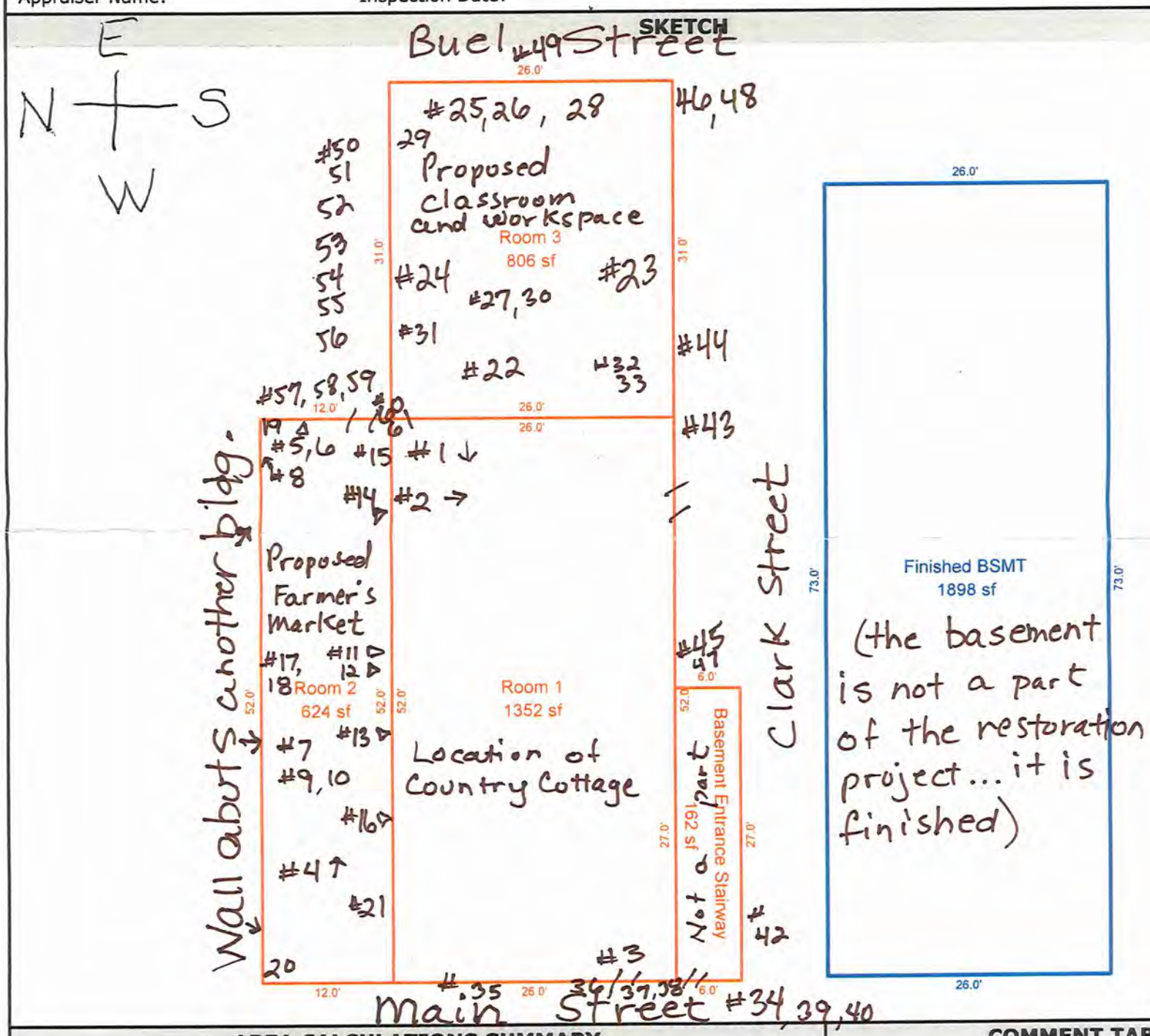
P O Box 742 775.318.0305 eurekarestorationenterprise@gmail.com

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.:
Property Address:
City: County: State: ZipCode:
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

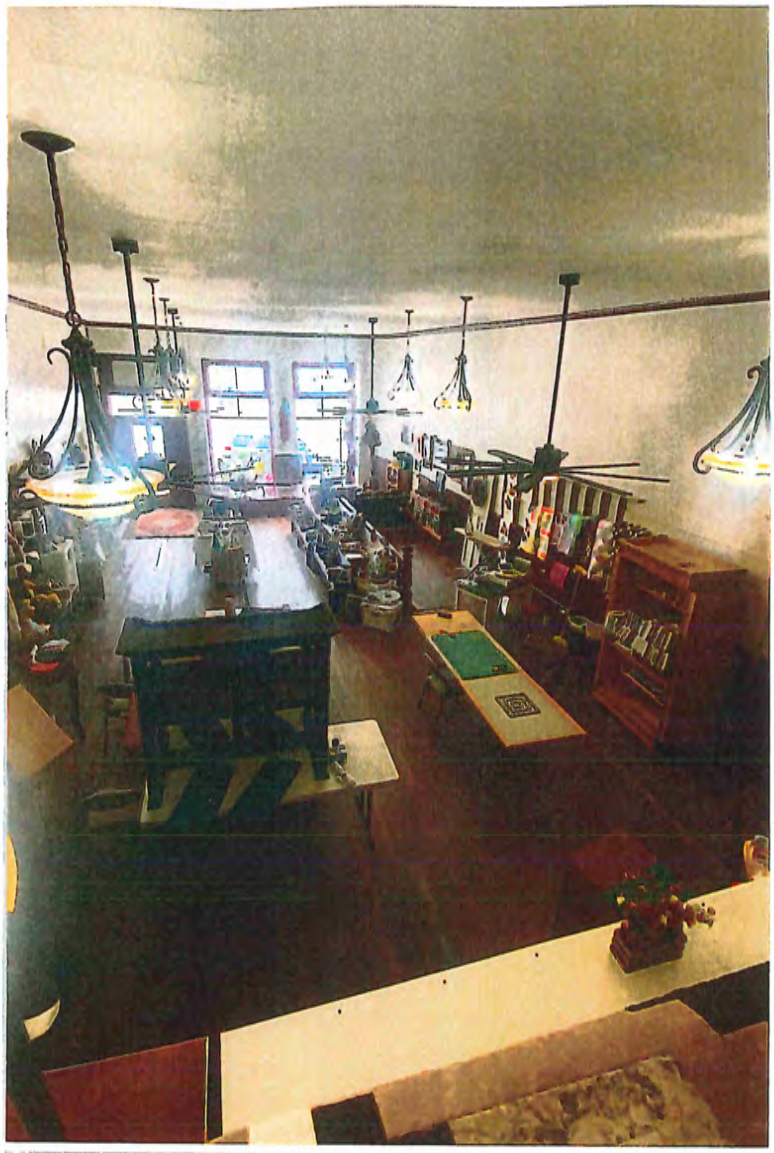
Code	Description	Factor	Net Size	Perimeter	Net Totals
BSMT	Finished BSMT	1.0	1898.0	198.0	1898.0
UND	Room 2	1.0	624.0	128.0	
	Room 1	1.0	1352.0	156.0	
	Room 3	1.0	806.0	114.0	
	Basement Entranc	1.0	162.0	66.0	2944.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

© iLOOKABOUT (US) Inc. dba Apex Software



1: Room 1: facing west towards Main St, Country Cottage, showing front and north interior wall

#2: Room 1: facing south, a view of Country Cottage showing front and south interior wall

#3 Main entrance from Main Street to Country Cottage

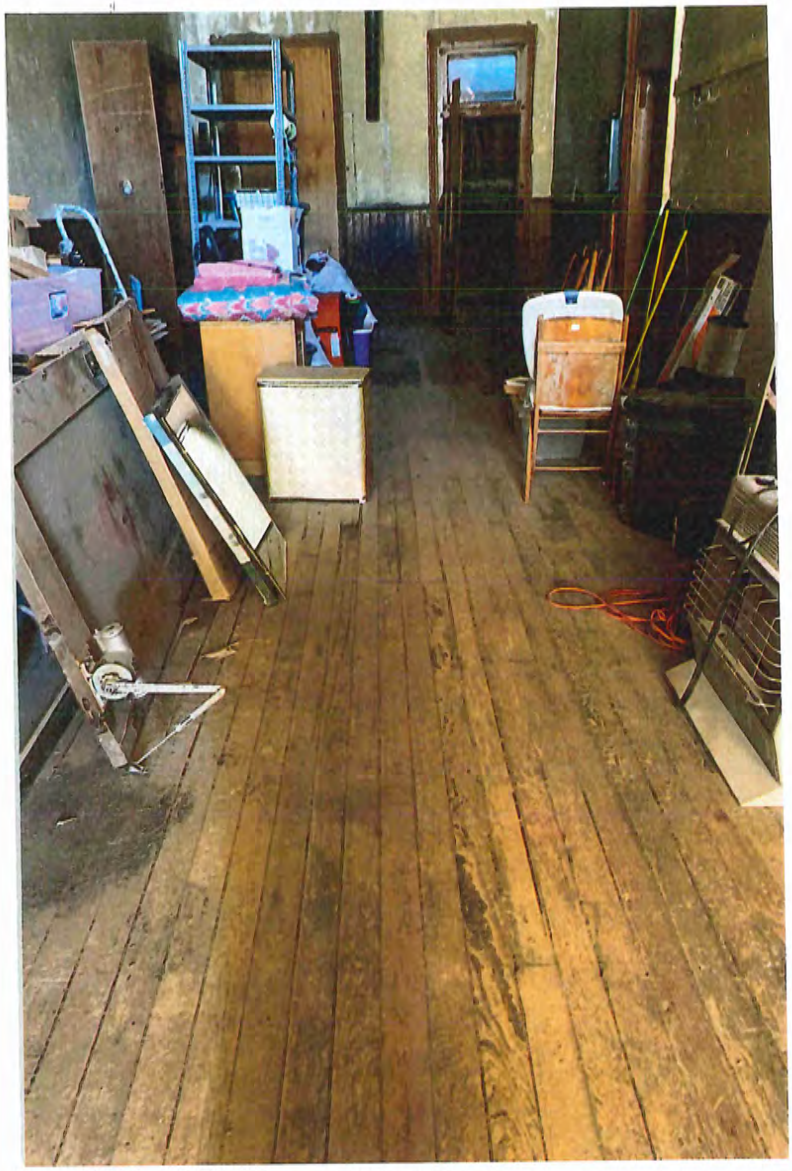
#4: Interior of Room 2, facing east

#5: Interior of Room 2, east wall

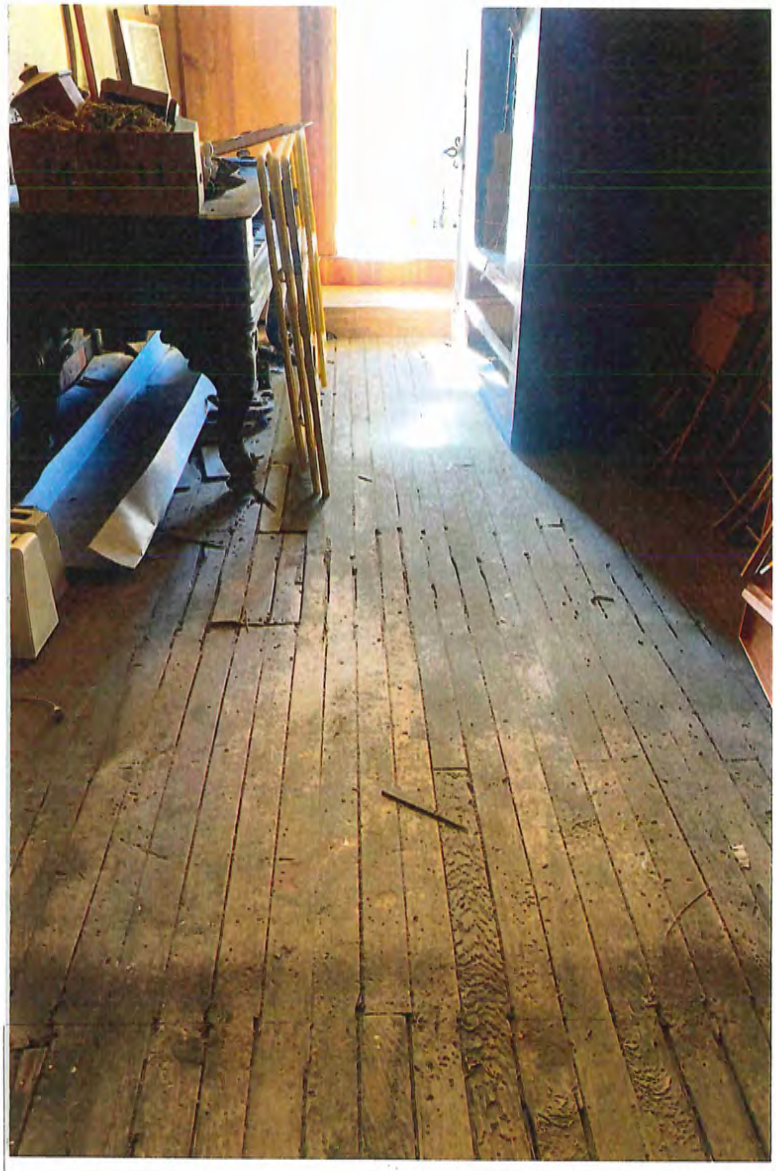
#6: Interior of Room 2, close up of east wall

#7: Photo of ceiling in Room 2

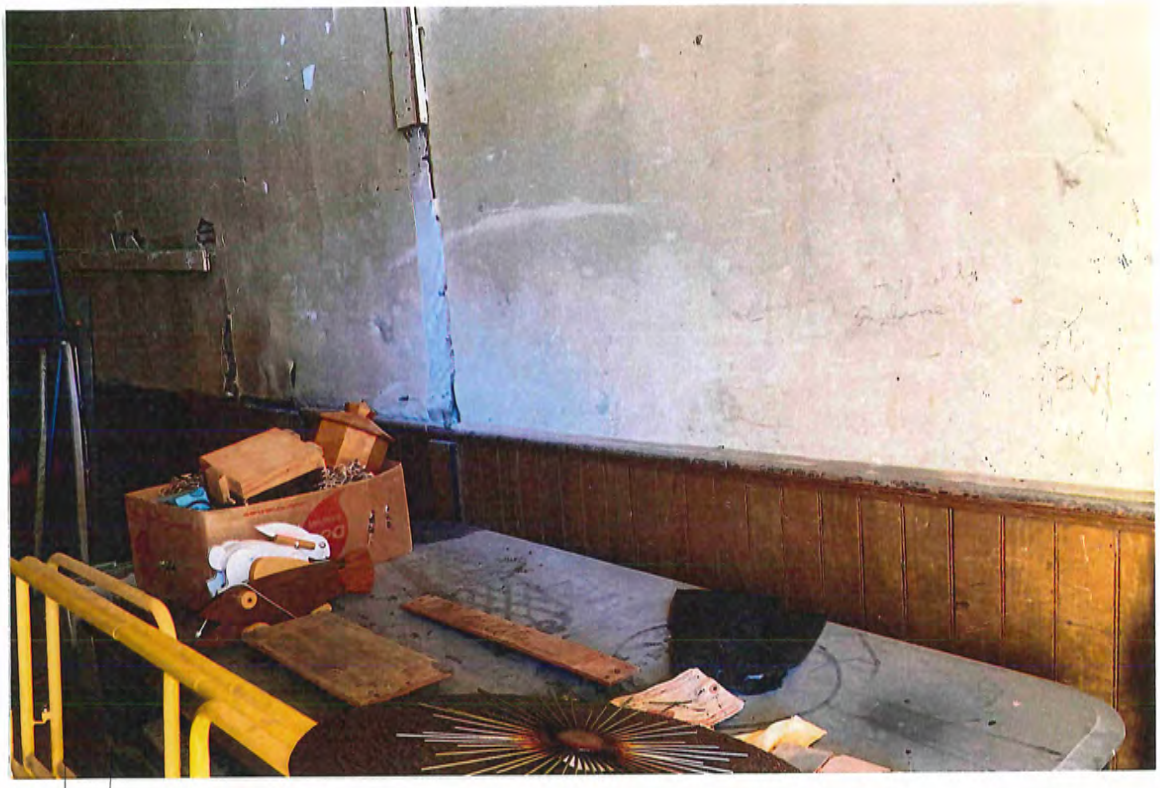
#8 Close up of ceiling in Room 2
Facing east



#9: Interior of Room 2, facing east, showing original wood flooring



#10: a close up of wood flooring in Room 2



#11: Photo of interior wall facing south in Room 2

#12: Interior wall facing south, Room 2

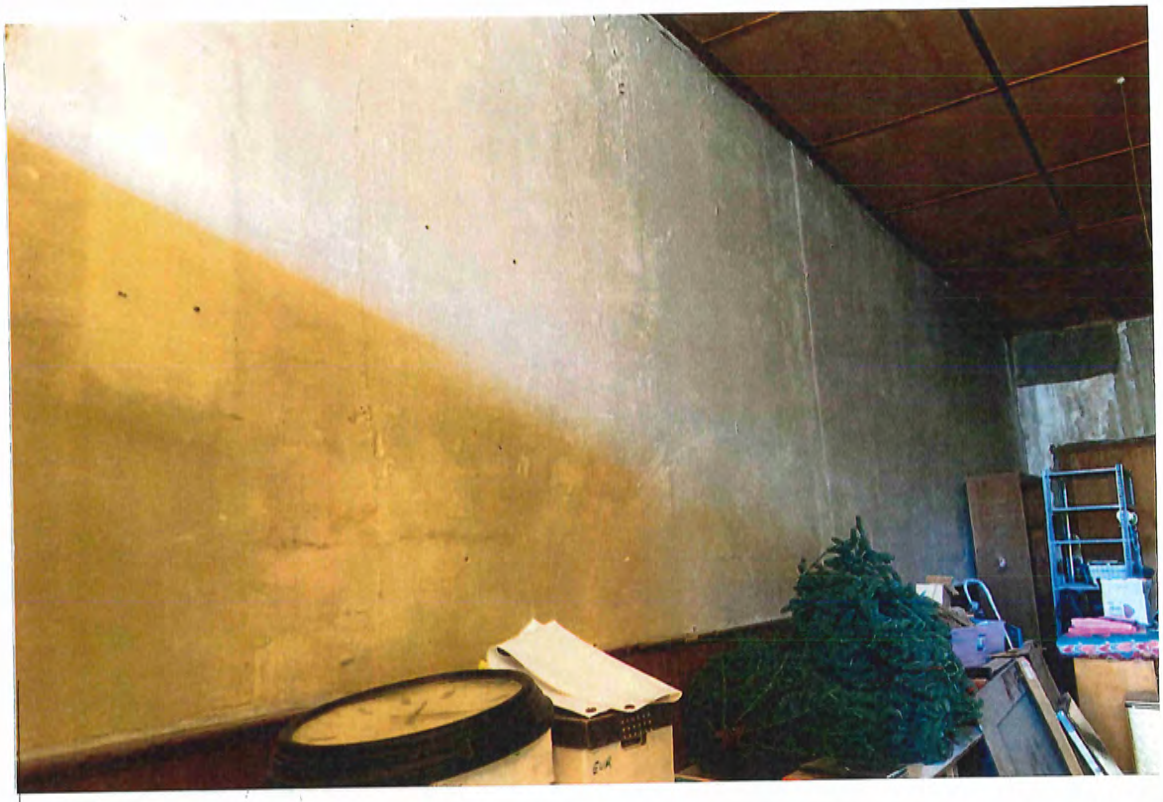
#13: Close up of south facing wall, Room 2

#14: Close up photo of south facing wall, near SE corner

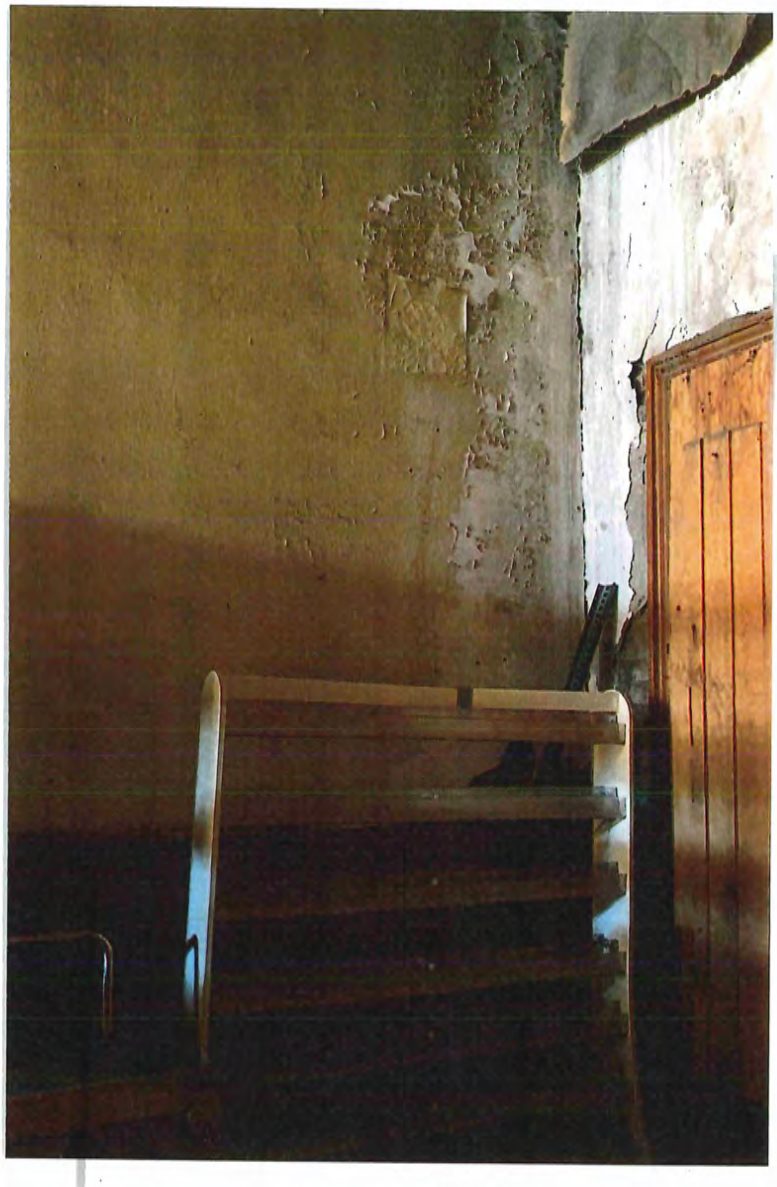
#15: Interior SE upper corner of Room 2

#16: Wainscoting, south wall Room 2

17: Room 2: north interior wall



#18: another view of the north interior wall in Room 2



#19: a close up of the NE corner of Room 2

#20: a view of the NW corner of the interior wall Room 2 (North- facing

#21: Room 2, wainscoting, south wall

#22: Room 3:; Interior photo facing west; showing the brace system currently in place

#23: Room 3: interior wall facing south

#24: Room 3: interior wall facing north

#25: Room 3, interior view of the wall facing east

#26: Room 3, interior view of ~~wa~~ wall
facing east

#27: Room 3, view of ceiling

#28: Room 3, view of ceiling facing east

#29: Room 3, view of ceiling facing east

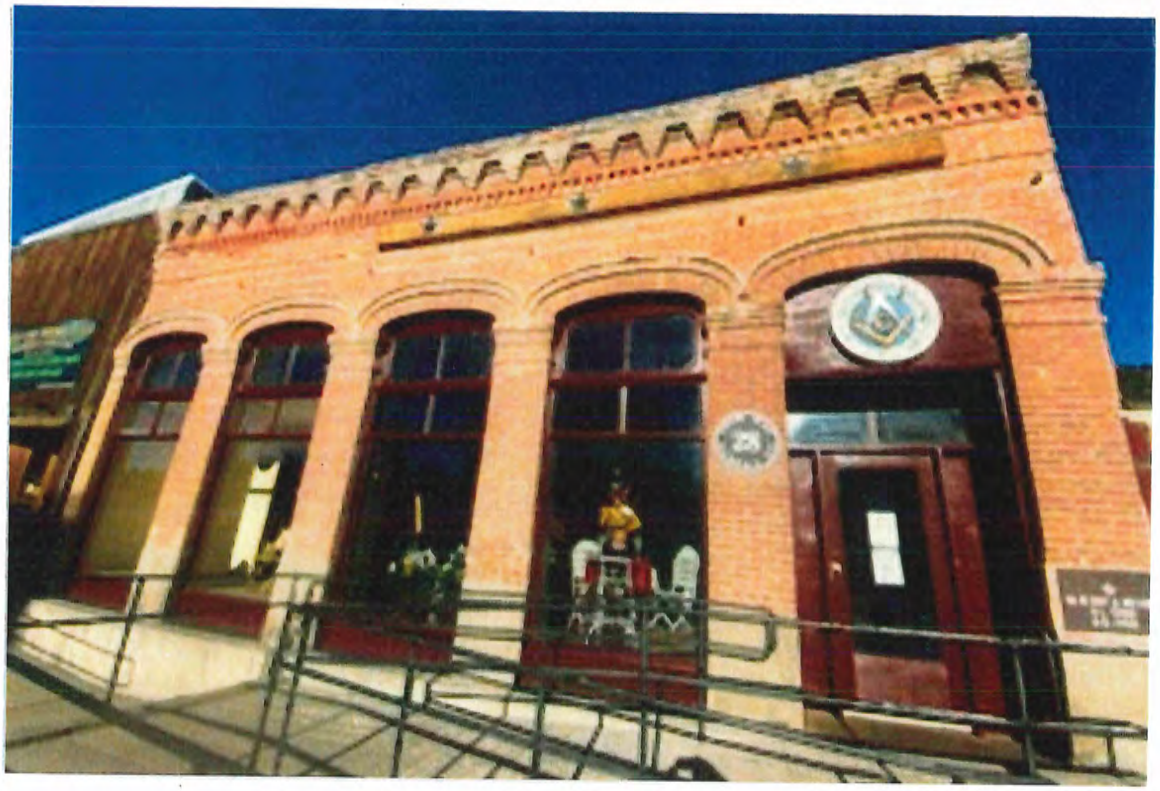
#30: Room 3, view of ceiling

#31: Room 3, view of flooring, some wood exposed the frame below the floor, this photo shows that gravel and dirt are between floor and subfloor

#32:Room 3, view of floor damage and exposed wood beam below floor

#33: a close up of the deteriorating wood beam below wood floor in Room 3

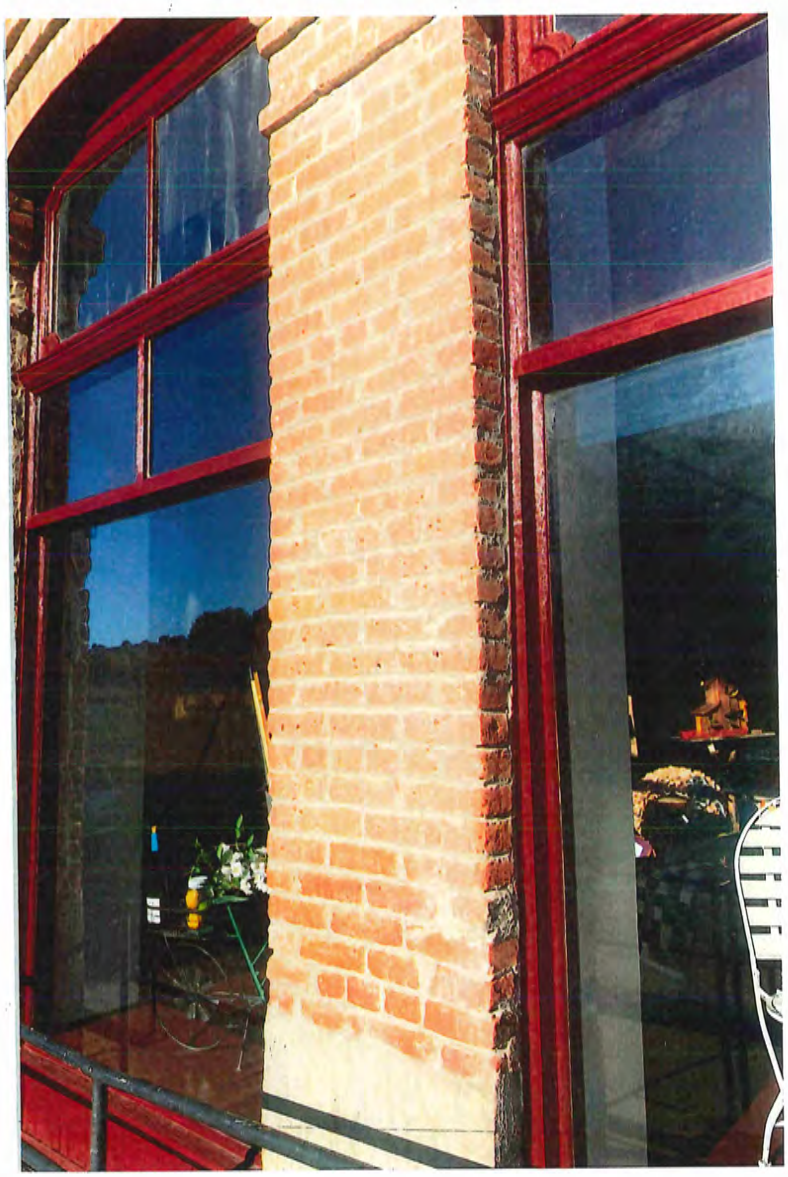
#34: Exterior view of building showing
the front and south facing wall
corner of Clark and main Streets



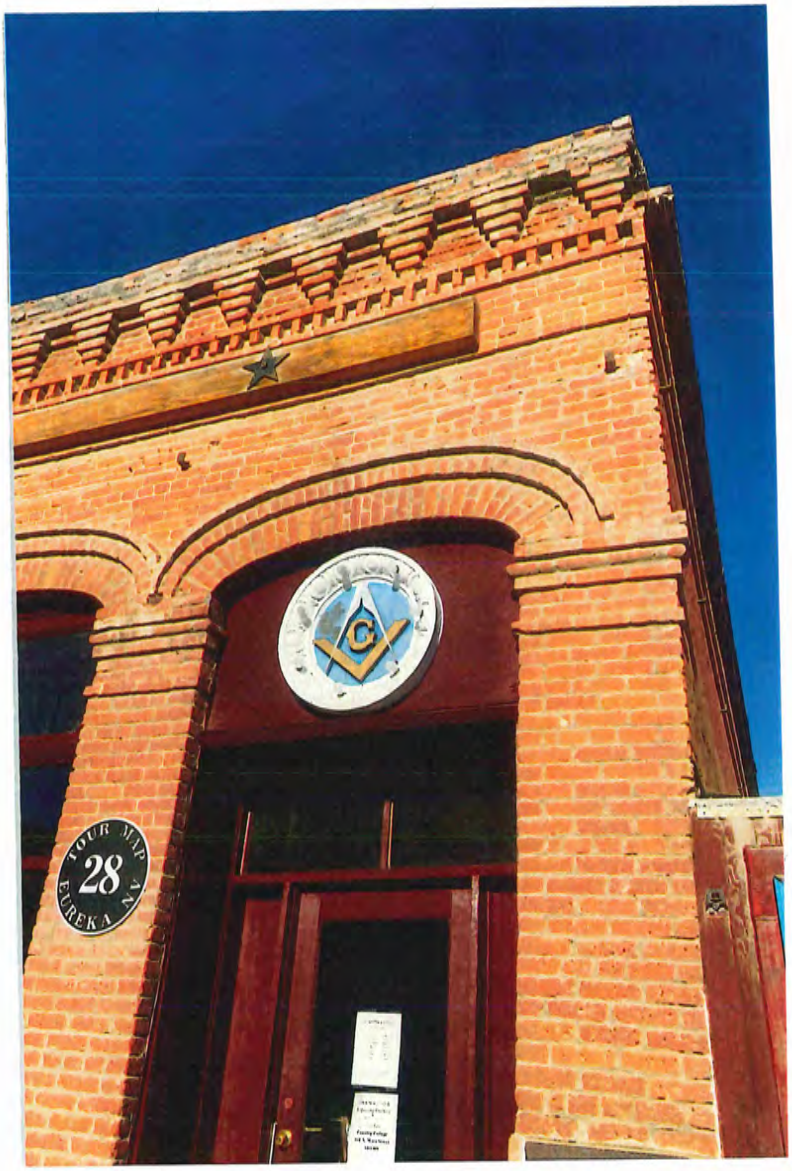
#35: Photo showing front of building that faces Main Street

#35: Photo showing front of building that faces Main Street

#36: Photo showing the front entrance

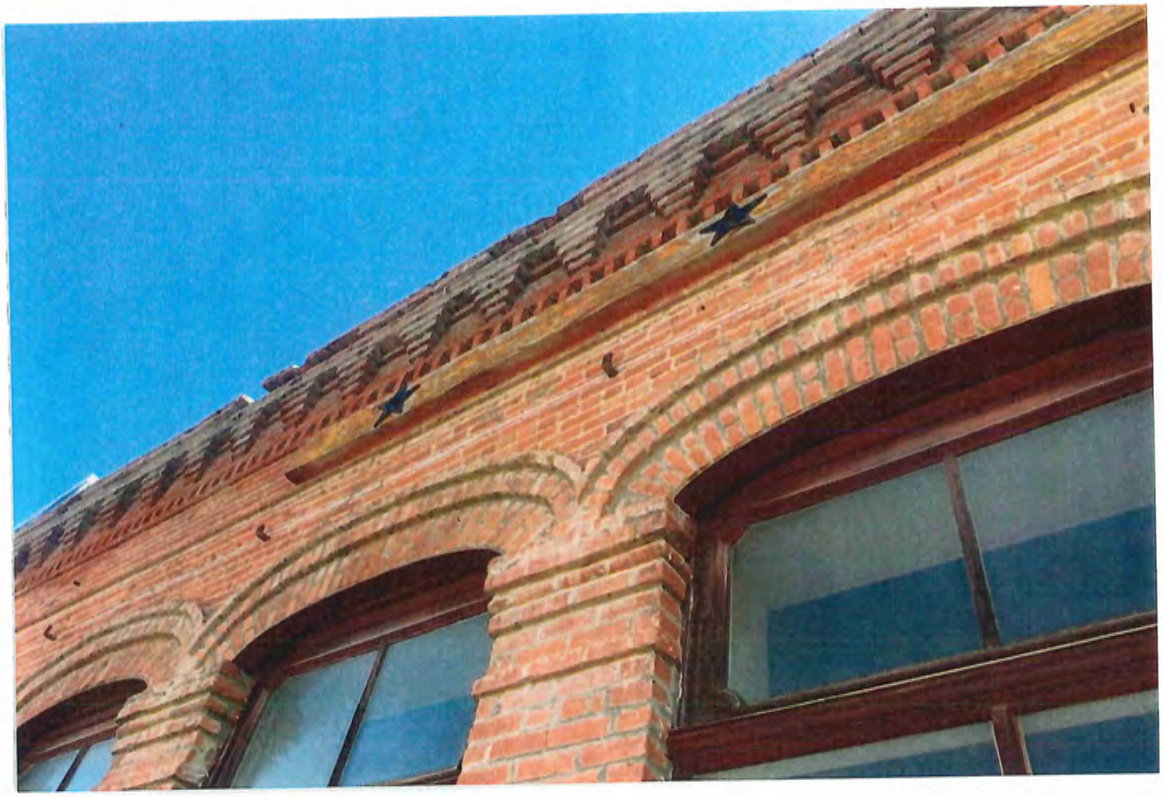


#37: a closer view of front facing windows



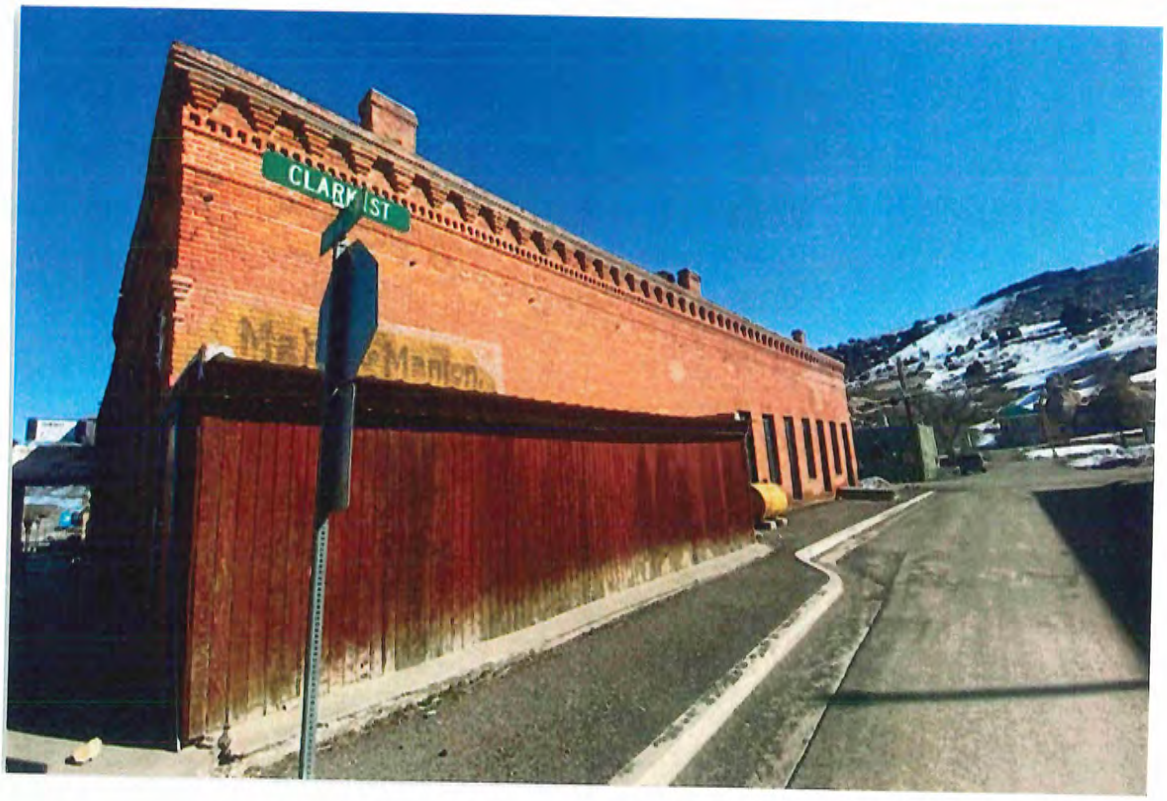
#38: a view of the front SW corner

#39: a view of the top of the building, front, facing Main Street

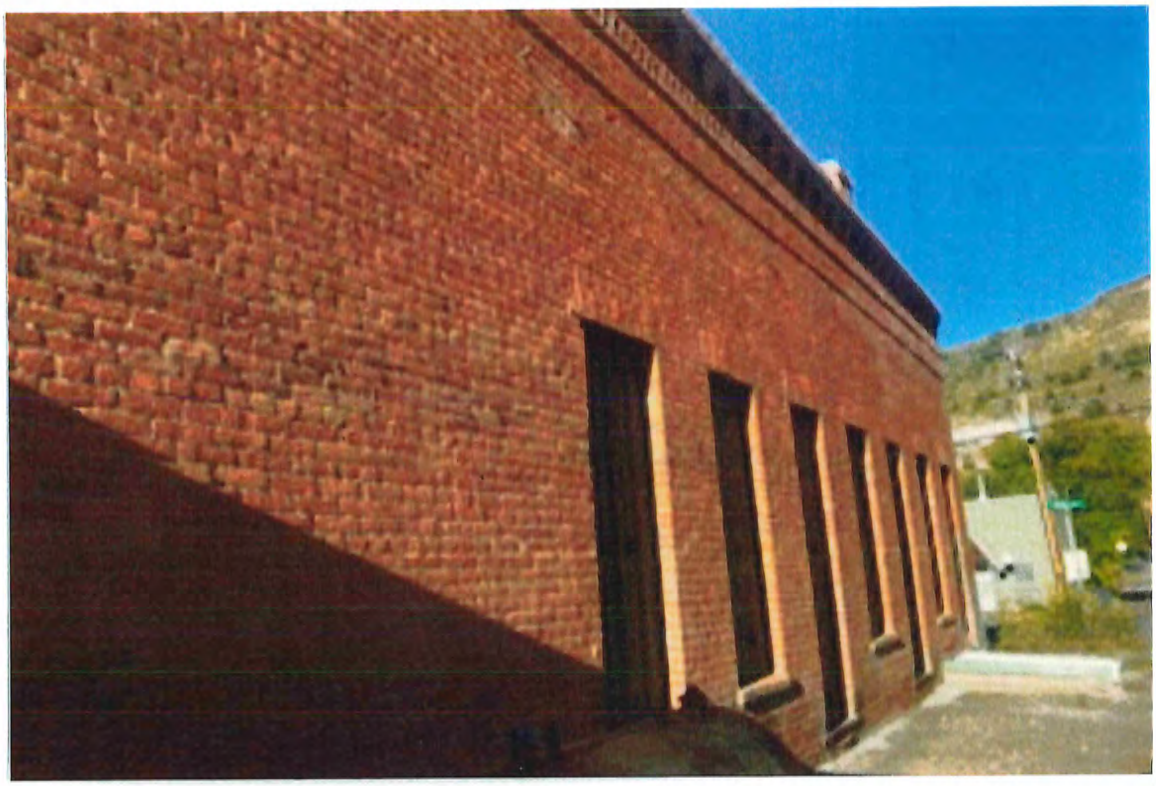


#40: a view of the front brick work and windows

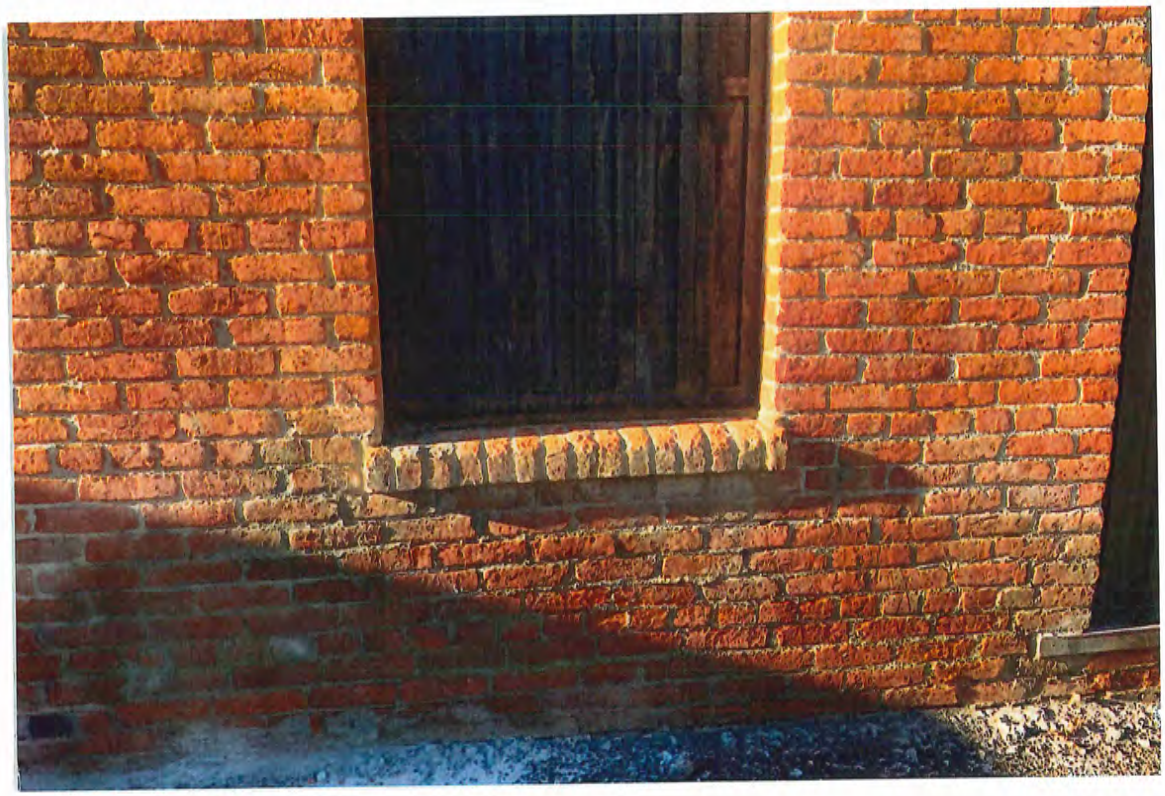
#41: another view of the top of the building, facing Main St.



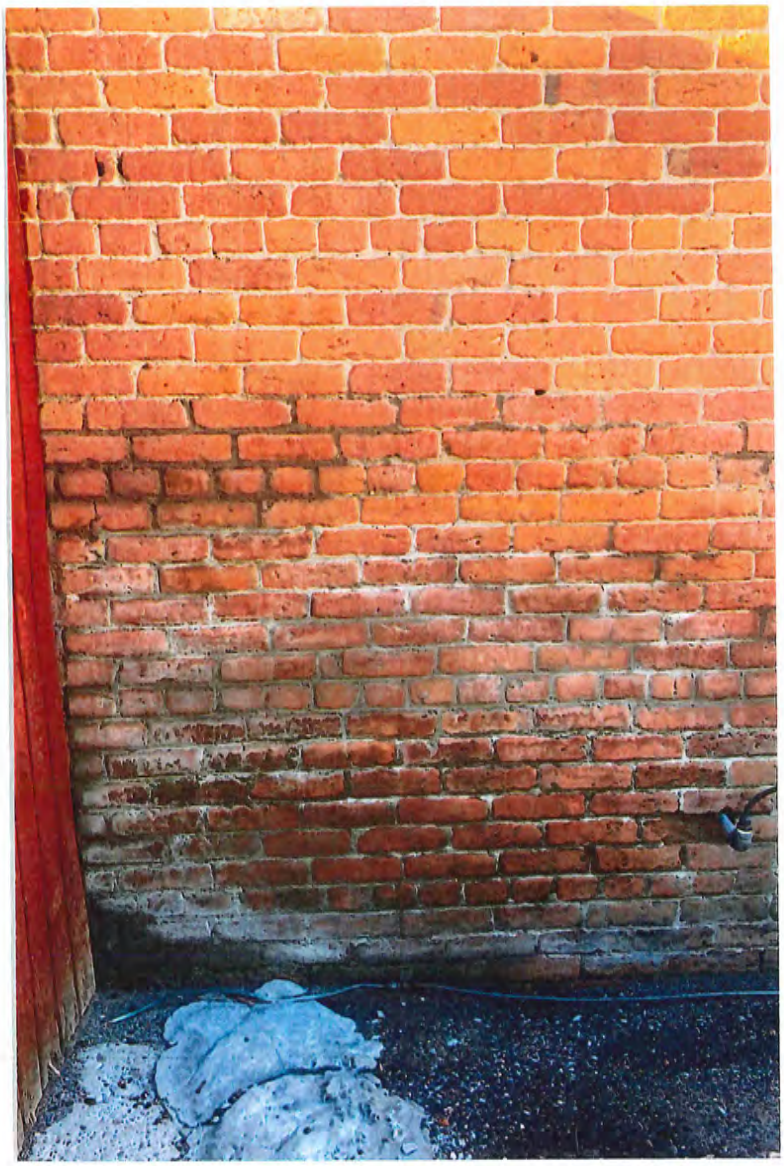
#42: an exterior view of the south facing wall



#43: an exterior view of south facing wall looking east

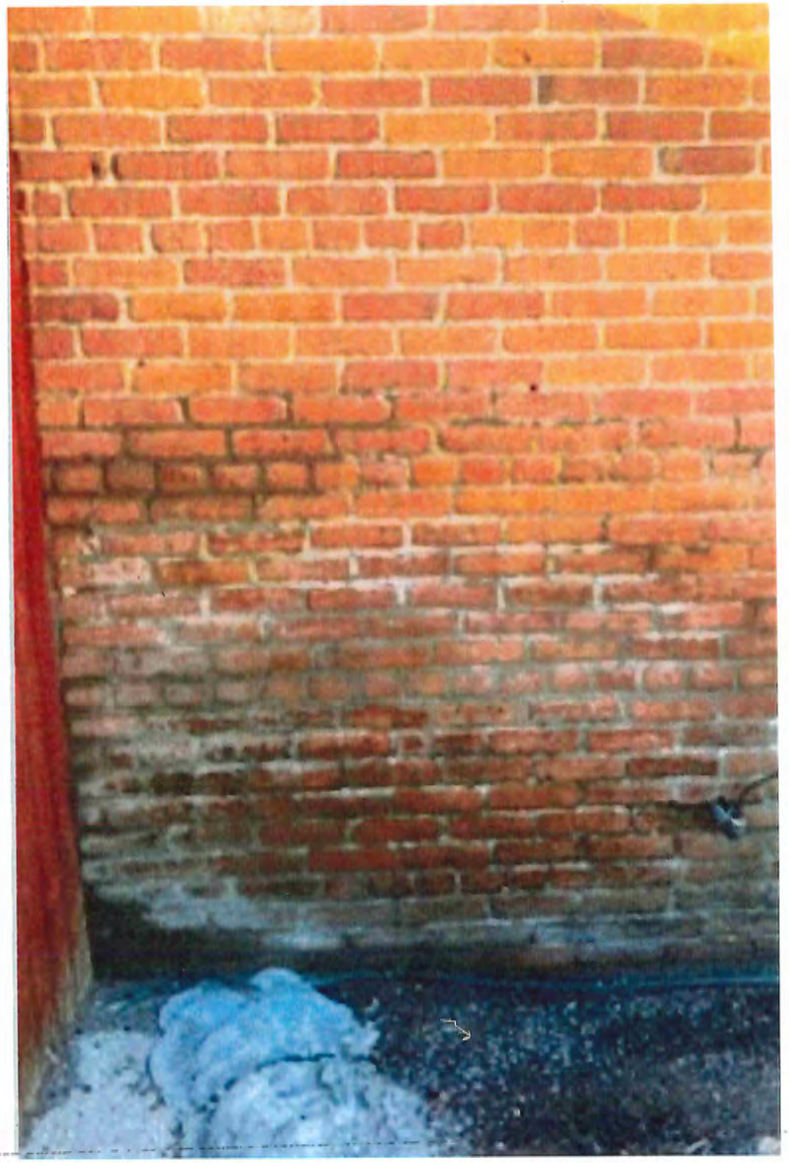


#44: a close picture of the south facing wall at the base of the wall

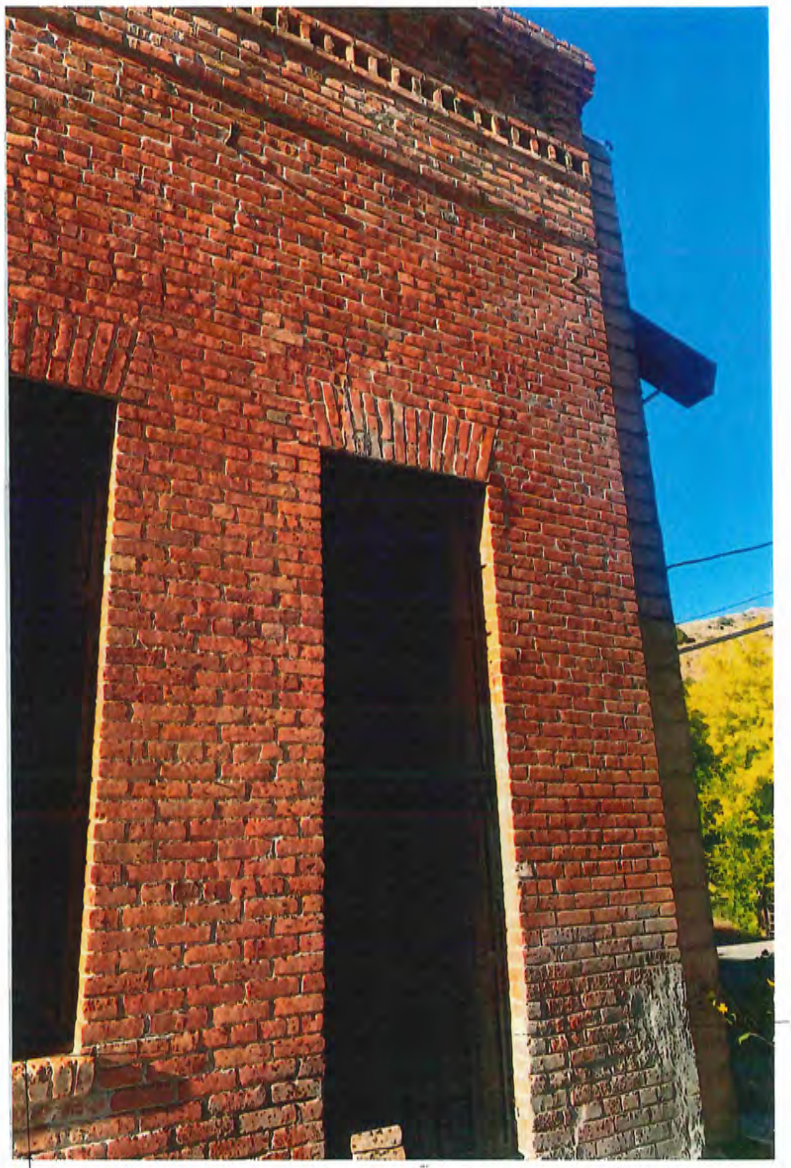


#45: a close up of the bottom of the south facing wall

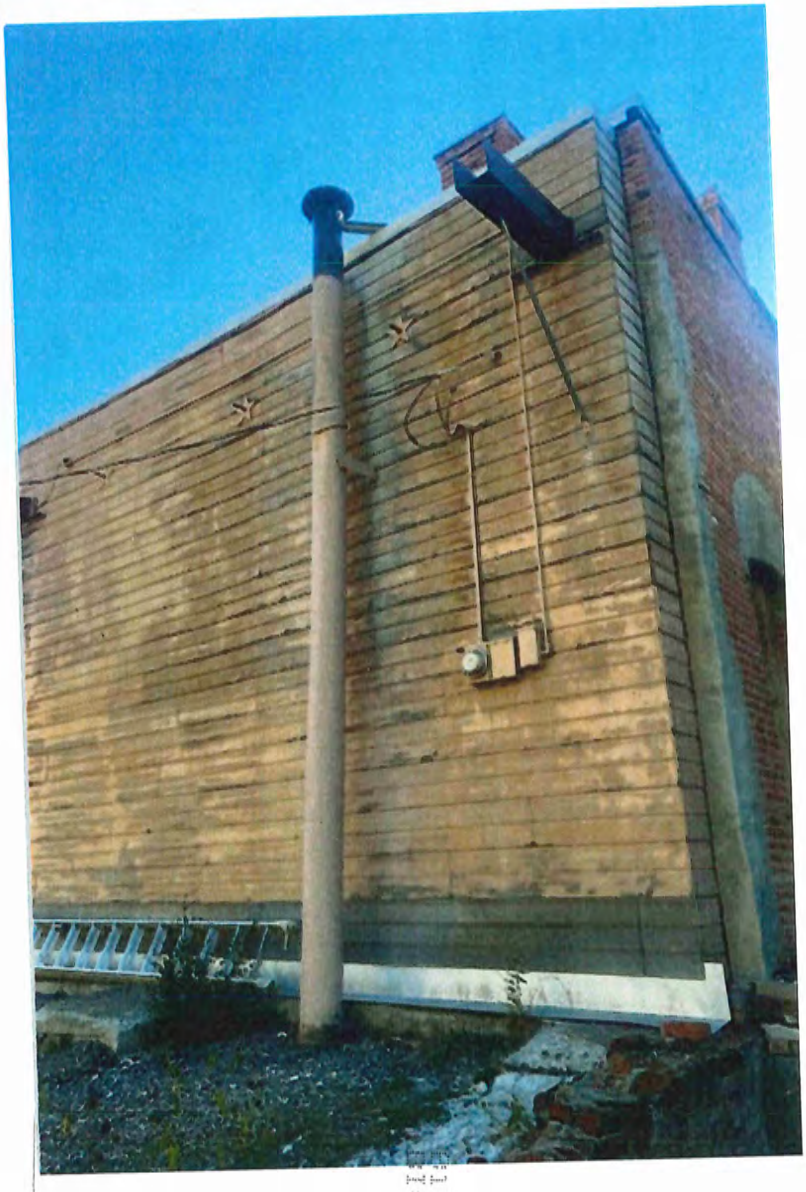
#46: a view of the SE corner of the exterior wall, base of the wall



#47 a view of the SW corner of the exterior wall, base of wall of the South-facing wall



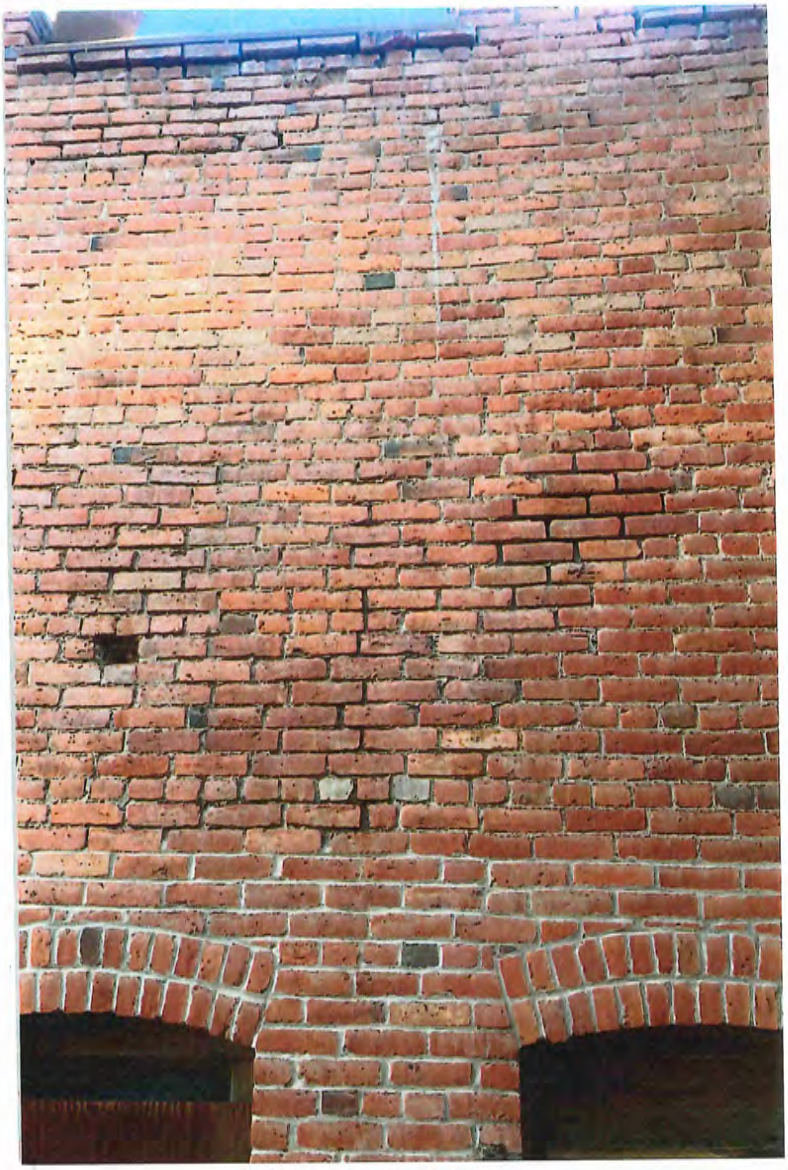
#48: a view of the east end of the so facing wall



#49: the east end exterior wall

#50: a view of the top of the exterior wall facing north

#51: a view of the exterior wall facing north



#53: view of the brickwork above windows on north facing wall

#52: a view of the doors on the exterior wall that faces north

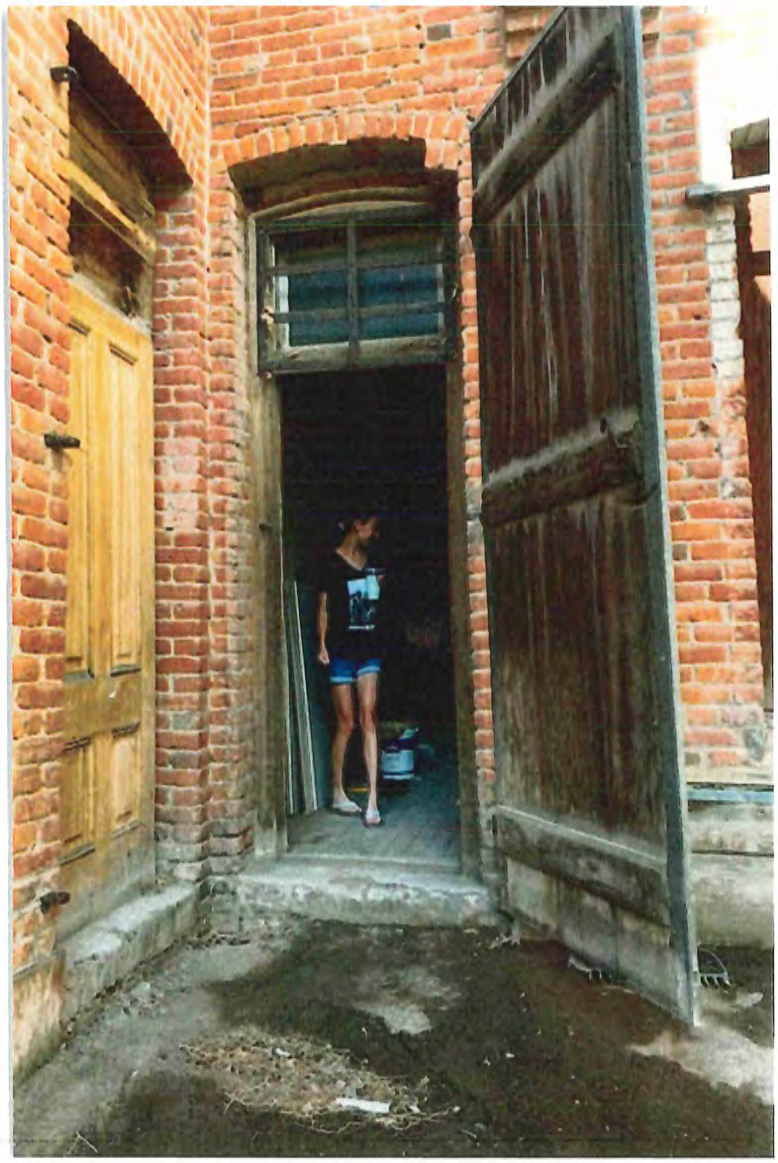
#54: a view of the brick underneath a window on the north facing wall

#55: a view of the base of the window and brick below a window on the north facing wall

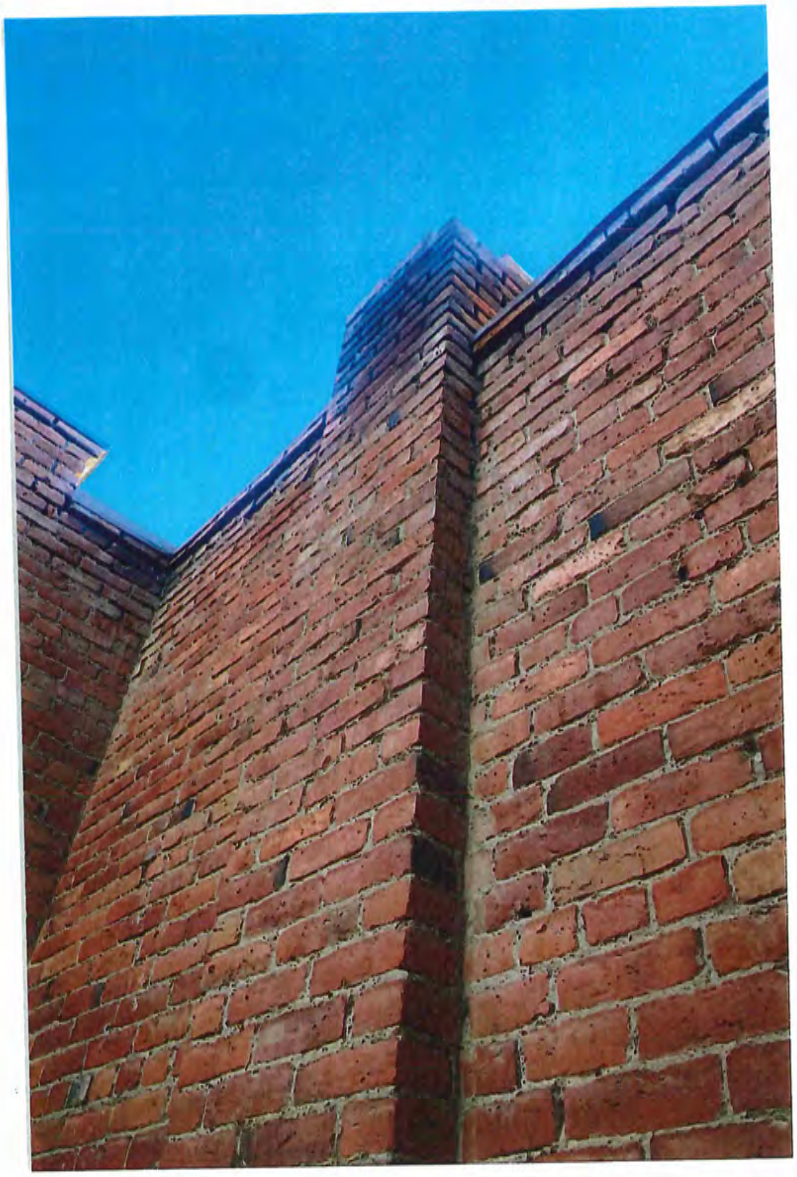
#56: a view of a door opening on the north facing wall

#57: a view of the exterior east facing wall, also show the locating of the building that abuts this one on the north side

#58: a view of the door at the SW corner of the east facing wall



#59: same view as #58 but with the door open



#60: a view of the SW corner of the east facing wall

#61: The brickwork above the door at the east facing wall

5

040604

BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov

Filed in the office of Barbara K. Cegavske Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20160161075-49
	Filing Date and Time 04/08/2016 1:15 PM
	Entity Number E0162282016-9

Nonprofit Articles of Incorporation
(PURSUANT TO NRS CHAPTER 82)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

1. Name of Corporation: EUREKA RESTORATION ENTERPRISE

2. Registered Agent for Service of Process: (check only one box)

[X] Commercial Registered Agent: Shay L Wells (Name)

[ ] Noncommercial Registered Agent (name and address below) OR [ ] Office or Position with Entity (name and address below)

Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity

Street Address | City | Nevada | Zip Code

Mailing Address (if different from street address) | City | Nevada | Zip Code

3. Names and Addresses of the Board of Directors/Trustees: (each Director/Trustee must be a natural person at least 18 years of age; attach additional page if more than four directors/trustees)

1) Garney Damele (Name)
400 9th Street (Street Address) | Eureka (City) | NV (State) | 89316 (Zip Code)

2) Amanda Pearce (Name)
11 N Spring Street (Street Address) | Eureka (City) | NV (State) | 89316 (Zip Code)

3) Name
Street Address | City | State | Zip Code

4) Name
Street Address | City | State | Zip Code

4. Purpose: (required; continue on additional page if necessary)

The purpose of the corporation shall be:

The purpose of the corporation will be to improve [continued in its entirety on the attached page]

5. Name, Address and Signature of Incorporator: (attach additional page if more than one incorporator)

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

Garney Damele (Name) | X Garney Damele (Incorporator Signature)

400 9th Street (Address) | Eureka (City) | NV (State) | 89316 (Zip Code)

6. Certificate of Acceptance of Appointment of Registered Agent:

I hereby accept appointment as Registered Agent for the above named Entity.

X [signature] (Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity) | 4/8/16 (Date)

ATTACHMENT TO ARTICLES OF INCORPORATION OF EUREKA RESTORATION ENTERPRISE

ARTICLE 4
Purpose

The purpose of the corporation will be to improve, restore and revitalize the blighted, deteriorating, and vacant areas of Main Street in Eureka, Nevada.

This organization intends to operate as a 501c3 non-profit in accordance with IRS regulations. The activities and functions of this organization center around historic preservation while maintaining Eureka's unique historic identity.

One of the corporation's key goals is to lessen the burden on our local government by raising funds for public improvement projects that the County cannot afford. These projects include creating more parking out of vacant lots, maintaining and enhancing open-spaces, and organizing and promoting various community-based beautification projects.

The corporation intends to work with local school children and educators to help create a historic display highlighting local community founding families. For example, a vacant lot will serve as a parking lot with the perimeter utilized as a walk-around museum with artifacts and educational displays that highlight Eureka's past mining era.

Through funding and logistical assistance from the corporation, a local art class will help turn an empty alley into a retreat for visitors complete with locally-made signs, sculptures, and benches. The corporation will coordinate efforts to encourage children to help plant, paint, and clean up some of the currently unused space in town.

Grants will allow the corporation to help maintain public buildings that the local government is currently unable and/or unwilling to maintain.

The corporation's purpose is to not only combat community deterioration through building preservation and clean-up, but also to educate the community and tourists with historic displays and monuments.

In these ways, the corporation will strive to educate, beautify, and preserve the local history of Eureka, Nevada, a once vibrant mining town in central Nevada. This corporation is a nonprofit corporation for public benefit and is not organized for the private gain of any person.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAY 19 2016

EUREKA RESTORATION ENTERPRISE
PO BOX 557
EUREKA, NV 89316-0742

Employer Identification Number:
81-2159124
DLN:
26053537002136
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
March 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
April 8, 2016
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Deductibility status:
PC - public charity

Letter 5436

6.

FRANCISCO V. AGUILAR
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application

☒ ANNUAL ☐ AMENDED (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

Eureka Restoration Enterprise	E0162282016-9
NAME OF ENTITY	Entity or Nevada Business Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: *Read instructions before completing and returning this form.*

Please indicate the entity type (check only one):

☐ Corporation
☐ This corporation is publicly traded, the Central Index Key number is:

☒ Nonprofit Corporation (see nonprofit sections below)

☐ Limited-Liability Company

☐ Limited Partnership

☐ Limited-Liability Partnership

☐ Limited-Liability Limited Partnership

☐ Business Trust

☐ Corporation Sole

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

☐ 001 - Governmental Entity

☐ 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS Chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is $200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

☐ Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee.
Exemption code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit $200.00 for the state business license.

☐ Unit-owners' Association ☐ Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. § 501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box
Does the Organization intend to solicit charitable or tax deductible contributions?

☐ No – no additional form is required

☒ Yes – the "Charitable Solicitation Registration Statement" is required.

☐ The Organization claims exemption pursuant to NRS 82A.210 - the "Exemption From Charitable Solicitation Registration Statement" is required

**** Failure to include the required statement form will result in rejection of the filing and could result in late fees.****

FRANCISCO V. AGUILAR
Secretary of State
202 North Carson Street Carson City, Nevada 89701-4201 (775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE PRESIDENT, OR EQUIVALENT OF: Title: President

Name	Country		
Garney Damele	USA		
Address	**City**	**State**	**Zip/Postal Code**
P.O. Box 742	Eureka	NV	89316

CORPORATION, INDICATE THE SECRETARY, OR EQUIVALENT OF: Title: Secretary

Name	Country		
Laurel Marshall	USA		
Address	**City**	**State**	**Zip/Postal Code**
P.O. Box 742	Eureka	NV	89316

CORPORATION, INDICATE THE TREASURER, OR EQUIVALENT OF: Title: Treasurer

Name	Country		
Laurel Marshall	USA		
Address	**City**	**State**	**Zip/Postal Code**
P.O. Box 742	Eureka	NV	89316

CORPORATION, INDICATE THE DIRECTOR:

Name	Country		
Garney Damele	USA		
Address	**City**	**State**	**Zip/Postal Code**
P.O. Box 742	Eureka	NV	89316

FOR CORPORATION SOLE, INDICATE THE SUBSCRIBER/SUCCESSOR:

Name	Country		
Address	**City**	**State**	**Zip/Postal Code**

None of the officers or directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Garney Damele — President — 4/11/2023

Signature of Officer, Manager, Managing Member, General Partner, Managing Partner, Trustee, Subscriber, Member, Owner of Business, Partner or Authorized Signer *FORM WILL BE RETURNED IF UNSIGNED.*

Title **Date**

ATTACHMENT TO NON-PROFIT ANNUAL LIST AND STATE BUSINESS LICENSE APPLICATION OF:

Eureka Restoration Enterprise

Entity Number: E0162282016-9

LIST OF ADDITIONAL DIRECTORS

NAME	TITLE(S)		
Laurel Marshall	Director		
ADDRESS	CITY	STATE	ZIP
P.O. Box 742	Eureka	NV	89316

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

ATTACHMENT TO:

AMENDED NON-PROFIT INITIAL/ANNUAL LIST OF OFFICERS AND DIRECTORS OF: EUREKA RESTORATION ENTERPRISE

FILE NO.: E0162282016-19

FOR THE PERIOD: April 2019 to April 2020.

LIST OF ADDITIONAL DIRECTOR(S)

NAME	TITLE(s)	ADDRESS	CITY, STATE & ZIP CODE
Laurel Marshall	Director	P.O. Box 742	Eureka, NV 89316

7.

Eureka Restoration Enterprise

A 501c3 Organization

Our organization's long-range plan and how often we update this plan:

We have included here a copy of our Business Plan and Long-Range Goals/Mission Statement;

We update this plan once every three years as needed. This plan was recently reviewed.

Signed: Garney Damele

Garney Damele, President

P O Box 742 Eureka, Nevada 89316 eurekarestorationenterprise@gmail.com

Eureka Restoration Enterprise

Business Plan & Long-Range Goals

Eureka Restoration Enterprise believes in the value of a culturally rich community that embraces the arts to preserve the historic significance of our local community and diverse heritage in meaningful ways.

EXECUTIVE SUMMARY

Eureka Restoration Enterprise encourages local and regional artists to flourish and acts as a catalyst to identify and fulfill various interests of the community that we serve. The non-profit works to preserve and restore existing buildings in the community, thus bringing the past to life through art and art installations, education, restoration and preservation. We strive to improve our community through these improvements and believe such actions will attract tourism. Tourism drives our local economy, promotes cultural diversity in the area, and helps maintain an economic base so that local businesses can thrive and grow.

MISSION & PURPOSE

To promote the beautification and restoration of Main Street in Eureka, Nevada, from 'slag pile to slag pile'; to raise revenue to install public art exhibits including murals; to promote education of the rich history of Eureka aka 'Pittsburg of the West'; and to engage in any other activity related hereto. The Eureka Historic District was included in the National Historic Registry in April 1973 and this District is known as one of the best preserved of Nevada's mining boom towns. During the 1880's this now quiet town was second in importance in Nevada only to Virginia City. It was during this time that Eureka became known as 'Pittsburgh of the West' due to the heavy cloud of black smoke which hung over the narrow canyon in which the town is situated. The air, containing the smoke produced by the ten smelters of the town, was so poisoned by this smoke that the town was in danger. Ditches were dug up the canyon sides and tall smokestacks laid in them to deliver the smoke high into the air to carry it away. Huge

slag heaps, resembling piles of black glass, lie at either end of the town marking the sites of the smelters. The very gradual decline in the town's fortunes is primarily the reason for the unusual state of preservation of the town. There was always just a little money coming in to keep things in repair; but not enough money to tear down the old buildings and replace them with new ones.

It is the belief of ERE that public art installations along with the continued preservation of our buildings, structures, and sites will create a boon for tourism; educate our community, region, and state; increase awareness of our heritage; and promote the natural elements of the area in which we live.

BACKGROUND AND STRUCTURE

Eureka Restoration Enterprise is a non-profit corporation that received recognition as a tax-exempt public charity under section 501© 3 of the Internal Revenue Code (IRS), effective April 8, 2016. We also received public charity status under IRS Code 509 (a) (2) on May 19, 2016. The impetus to start the non-profit can be attributed to the many vacant lots along historic Highway 50 in the Townsite of Eureka, Nevada. Many businesses were either closing their doors or re-locating to a new site other than Main Street.

MARKET ANALYSIS

Eureka, Nevada is a small town in east-central Nevada, population 600 (2014 census). Eureka County is a sparsely populated County with 1,855 residents total (2020 US Census Bureau). Eureka County is part of Nevada's fourteen rural counties, which account for roughly 87 percent of its 110,567 square -mile territory, and home to just over 10 percent of the state's population. Since its birth in the 1860's mining has been the economic mainstay. Agriculture and tourism add to today's economy. The County government has historically been the greatest beneficiary of the mining industry. The County's northern end boasts the world's largest gold producing corporation (Nevada Gold Mines circa 2019). The local county government receives a large amount of tax revenue from the mining industry that helped to create a strong infrastructure in Eureka. However, many private business and property owners have suffered with a roller-coaster type of economy due to the ebbs and flows of the mining industry. Most of the northern - end mining employees work and live in neighboring Elko County because of proximity to Elko, a larger town. Many of Eureka's private businesses have suffered and as our population is small, it makes for a difficult financial environment for local business growth. Tourism is, and always has been, an important part of our economic development.

PRODUCTS & SERVICES

The products and services centered around the arts that we offer can be broadly segregated into two categories, those directed at consumers of the arts and those directed at producers of the arts. The second service we provide can be broadly stated as the promotion and preservation of our existing structures and lots. With both, our goal is to increase tourism in our community and educate our community through the arts about our unique historic past.

The products and services we direct to the consumers of arts include, but are not limited to, the following areas:

- Promoting community involvement in the arts
- Providing education in the arts
- Exhibiting the works of painters, photographers, sculptors, and crafts-people
- Presenting lectures and workshops

The products and services we direct to the producers of arts include, but are not limited to, the following areas:

- Providing a facility for display and sale of artist's goods
- Helping facilitate gallery displays at the Courthouse Gallery
- Promotion and marketing of artist's goods

The products and services related to preserving, restoring, and improving our downtown include, but are not limited to, the following:

- Helping facilitate musical venues
- Helping facilitate the creation of a Bike and Hiking Trailhead on Main Street
- Encouraging volunteerism through activities and events
- Restoring the 1879 Charles Lautenschlager Building
- Facilitating business growth
    - Opening the Economy Drug in 2020
    - Opening the Eureka Depot coffee shop in 2021
- Restoration of the Masonic Lodge

The 180 Gallery is the headquarters of our non-profit and also a place to exhibit and sell artisan products from around the region and state. We restored an old, vacant building for the purpose of creating a community-centered space that is free for use by the community.

OPERATIONS

Through funding and logistical assistance from corporations, governmental agencies, and art foundations, we have been able to complete five mural projects as of September 2023.

Applying for grants and donations is key, but not the only factor, to our success. We operate 180 Gallery as a way to both provide artists with a location to buy and sell their goods and earn an income stream for our non-profit's activities.

EVALUATION

Quantifiable financial goals:

Have we successfully

- procured grants for projected projects
- collected donations from the gallery '180' which allows us to continue adding on to our project list

Quantifiable mission goals:

Have we successfully

- created at least one mural per year or another similar public art installation
- collaborated with a private property owner in helping restore or preserve a building or vacant lot
- collaborated with local school children on a volunteer project that helped maintain or improve an area on Main Street or in the community
- created a venue and / or activity centered around music, art, or humanities that educated our audience
- purchased the building at 91 N. Main Street and are in the process of restoration and occupancy
- generated five new businesses or community-service centers since inception
    - 180 Gallery
    - Economy Drug
    - Eureka Depot
    - Country Cottage
    - Lani & Repetto Dance Hall

Monitoring and Evaluation Strategies:

Our non-profit uses social media to connect with audiences and to market and measure the success of various projects. We utilize questionnaires and surveys through this medium. The input we receive from our audience influences our decision making for future projects.

8.

Eureka Restoration Enterprise

Activities for the fiscal year April 1 2023 through March 31, 2024

Events

- Eureka Art Wine & Music Festival, September 21, 2023
- Main Street Christmas Extravaganza, December 19, 2023

Fundraisers

- Masonic Lodge Dinner & Raffle, March 2024
- Presentation to Mt. Wheeler Power, June 2023
- Christmas Catering at Calibre Mining, December 2023

Projects

- Eureka Masonic Lodge
    - ERE formed a collaboration with the local Masonic Lodge members and small business owners of Country Cottage to renovate a space in the 1880 Masonic Lodge building as a space for a new and emerging small business
- Commissioned two murals
    - We commissioned with Random Arts to paint two historic murals on the exterior of the Charles Lautenschlager building:
        - Eureka-Palisade Engine #4
        - Lani & Repetto 1910 reproduction
- Lani & Repetto Dance Hall, a community meeting space
    - Monthly Eureka Paint Night taught by local art instructor
    - Monthly 4-H meetings
- Gallery at 180 N. Main St.
    - Continuation of collaboration with Nevada and regional artists to display and sell their goods at this store
    - Completed new inventory for the store
    - This gallery open for business between May and September, and again in December for Christmas shopping
- Flower Baskets on Main Street
    - Purchased flowers for Main Street from a local producer
    - Paid youth to water flowers throughout the summer

Signed: Garney Damele

Garney Damele, President

9. A detailed report on current CCCHP grant status (if applicable), as well as the outcome of previous CCCHP or CCA grants (if applicable):

Eureka Restoration Enterprise currently does not have a CCCHP grant.

Eureka Restoration Enterprise received a CCCHP Grant for the fiscal year 2019-2020.We received $150,000 in the first round to restore the 1879 Charles Lautenschlager building on Main Street in Eureka, Nevada. In the second round we received another $24,000. Our budget was estimated at $287,931.00. We were able to successfully complete our project within the required time frame. The CCCHP grant, along with other donations and grants, helped us complete the restoration of the building. It now is occupied by Economy Drug, the Eureka Depot, and a community meeting space known as the Lani & Repetto Dance Hall. The meeting space is used for 4-H meeting, paint nights, birthday and Christmas parties, and area mining meetings. The building is equipped with high-speed internet and a smart tv allowing for Zoom meetings and instructional videos. Rental income helps ERE maintain the building.

10.

Eureka Restoration Enterprise

Current List of All Grants & Additional Funding, last three years

Fiscal Year runs April 1 thru March 31

2021-2022:

- $20,185.00 Eureka County Recreation Board
- $750.00 Ledcore CMI INC
- $1,515.00 GRP Pan LLC
- $105,124.00 CCCHP 19
- $436.95 Benevity Giving Fund
- $310.00 Gold Country Inn
- $500.00 Patti Benson
- $21,750.00 Rental income
- $27,188.29 Sales of goods
- $8,962.70 Event income

2022-2023:

- $8,100.00 Eureka County Recreation Board
- $3,688.73 Halloween Ball Income
- $7,000.00 Nevada Arts Council
- $3200.00 Travel Nevada
- $1,062.28 Benevity Giving Fund
- $750.00 Calibre Mining Co.
- $500.00 McEwen Mining Co.
- $5,000.00 Nevada Gold Mines
- $24,300.00 Rental Income
- $4,625.00 Catering event income
- $11.173.50 Sales from 180 Gallery
- $13,061.00 Wine Walk income

2023-2024

- $23,150.00 Rental Income
- $12,524.00 Sales from 180 Gallery
- $9,180.00 Eureka County Recreation Board (Wine Walk)
- $100.00 Connie Hicks
- $200.00 FNA
- $5,000.00 Nevada Gold Mines
- $2,000.00 Ormat Technologies
- $5,000.00 Eureka County Recreation Board (Masonic Lodge)
- $3,000.00 I-80 Gold Co.
- $5,000.00 Sierra Nevada Construction
- $6,000.00 Kinross Mining
- $12,320.00 Mt. Wheeler Power Co.
- $1,609.98 Dean Day Engineering
- $6,000.00 North Peak Mining
- $2,000.00 Travel Nevada
- $18,095.37 Wine Walk Event income
- $8,000.00 Catering event income
- $1,850.44 Benevity Giving Fund

Signed: Garney Damele

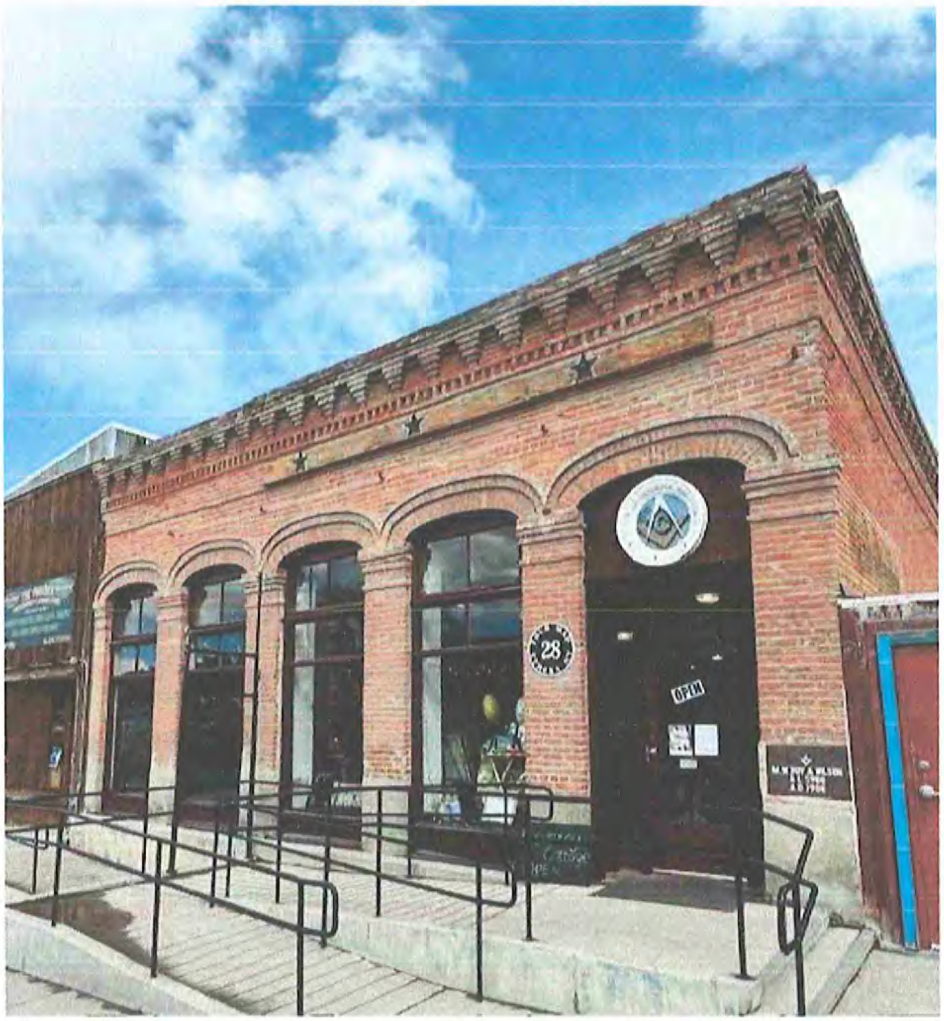
Garney Damele, President
Eureka Restoration Enterprise

Date: March 5, 2024

Building Restoration Assessment

For the Historic

Eureka Masonic Lodge



Prepared for

Eureka Restoration Enterprise

R6STUDIO
CATHERINE WINES, ARCHITECT

MSE
McElhaney Structural Engineers

R6STUDIO PLLC
CATHERINE WINES, ARCHITECT
421 RAILROAD STREET STE 208
ELKO, NEVADA 89801
P775.738.7829 F775.738.7817

April 18, 2024

Garney Demale
Eureka Restoration Enterprise
180 N. Main Street
Eureka, Nevada 89801

Re: Eureka Masonic Lodge Historic Restoration

Thank you for the opportunity to assist in a historic restoration of the Eureka Masonic Lodge on Main Street in Eureka, Nevada. Our team's first task was to perform an assessment of existing conditions to inform stakeholders of procedures required to stabilize the building and honor the original design and intended use of the structure. My architecture firm, along with Brett McElhaney of McElhaney Structural Engineers were happy to visit Eureka and do an initial assessment of current conditions and recommendations to execute a complete historic restoration of the building. We believe the building could be restored in phases and understand this would make it a more feasible project allowing restoration to be phased based on availability of funding.

It is our understanding the building was built in 1880. There is a main level, partially occupied and a basement that is fully occupied. Our report is focused on restoration of the main level and only work in the basement that is needed to stabilize the existing structure. The building is masonry with several wood structures added for access and stabilization. The style of the building is typical of civic buildings built in the area, from that specific time period. I would classify it as American West Renaissance style. A small floor plan, showing existing layout of the main level of the building and photographs of areas addressed in this section of the report are included.

Phase one of the restoration should be structural stabilization. This report includes measures that will need to be taken to structurally stabilize the building and prevent any further deterioration. This phase could also include removal of trusses at the main floor level, which is not necessary to stabilize the building but would allow access to the back room and make the entire building fully occupiable.

After the building is stabilized, based on observances and preliminary recommendations from the structural engineer that are part of this report, other areas that should be considered for restoration include re-pointing the entire exterior brick facade. The exterior has charming and intricate brick patterns that should be preserved and re-pointed to ensure that feature is prominent on the exterior of the building into the future.

Based on photos of the existing roof, specific roof repairs in the structural report need to be addressed as soon as possible. After those repairs are made a full roof replacement should be scheduled for sometime in the next 3-5 years.

The front windows on the main street side are single pane, steel windows in acceptable condition. Regular maintenance should be enough to ensure their longevity. Windows on both the south and north side, near the back of the building have been removed and replaced with plywood or steel shudders. There were also, originally, several doors for access in this area. Since there are no known photographs of the sides of the building, when it was originally constructed, my recommendation is to match, to the best extent possible, the existing steel entrance door and windows at the front of the building.

Other aesthetic upgrades to the exterior should include remove and replace the front wood 4" board, above the front windows, that is assisting in structural tie-in, under the star shaped washers. A decorative steel panel that is symmetrical to the entire building and matches the style, color, and aesthetic of the steel windows would be an inexpensive way to maintain the existing structural integrity and also honor the original architecture.

A wood finished panel wall covers the entire back of the building. This is not original and was installed to assist with structural stabilization. It would be very costly to remove this panel and replace with something that could still maintain structural integrity. Since it is at the back of the building I would recommend to repair or replace existing wood panels and paint an artistic, historic mural on the wall that will mask the obvious addition. Finishing the corners with brick or steel and painting the entire wood panel to tie in better to the existing building would be an acceptable solution that would not sacrifice the historic integrity of the building but also be a financially feasible solution.

There is also a wood structure added on the south side of the building to enclose the existing stair access to the basement. This stair enclosure was not original to the building. At the moment it does not support or enhance the historic design of the building and is highly visible from the front side of the building. This enclosure is not required for building stabilization. But, removal is not possible because of its necessity for basement access. My recommendation, when funds are available, would be to replace this enclosure with a structure that is more period appropriate and includes a decorative steel door. I would also add windows to let natural light into the stairway and match the aesthetic of the original building. Our office will be happy to provide design drawings for the structure replacement.

Interior, adaptive reuse, plans should include removal of any existing, non-historic light fixtures and replacement with period appropriate fixtures. The fixtures that have been installed in the main occupied space are a good example of period appropriate fixtures, that can be matched for the rest of the space.

After the structural trusses are removed the back room should be finished in period appropriate finishes which would include hard wood, tongue and groove flooring, tin or plaster ceilings, plaster walls, decorative wood, base and crown trim, and period appropriate light fixtures.

In the front room on the north side of the building that is currently being used as storage, the false ceiling should be removed, existing hard wood flooring repaired and refinished, and all walls should be patched, repaired and repainted. This area would be an appropriate place to install an ADA rest room to serve the entire main level. There is currently not a bathroom on the main level. Although a rest room was not original to the building in this location, if installation is not near the front facade, and does not block front windows, it's addition would do nothing to compromise the historic integrity of the entire building. Our office will be happy to provide construction documents for this rest room addition.

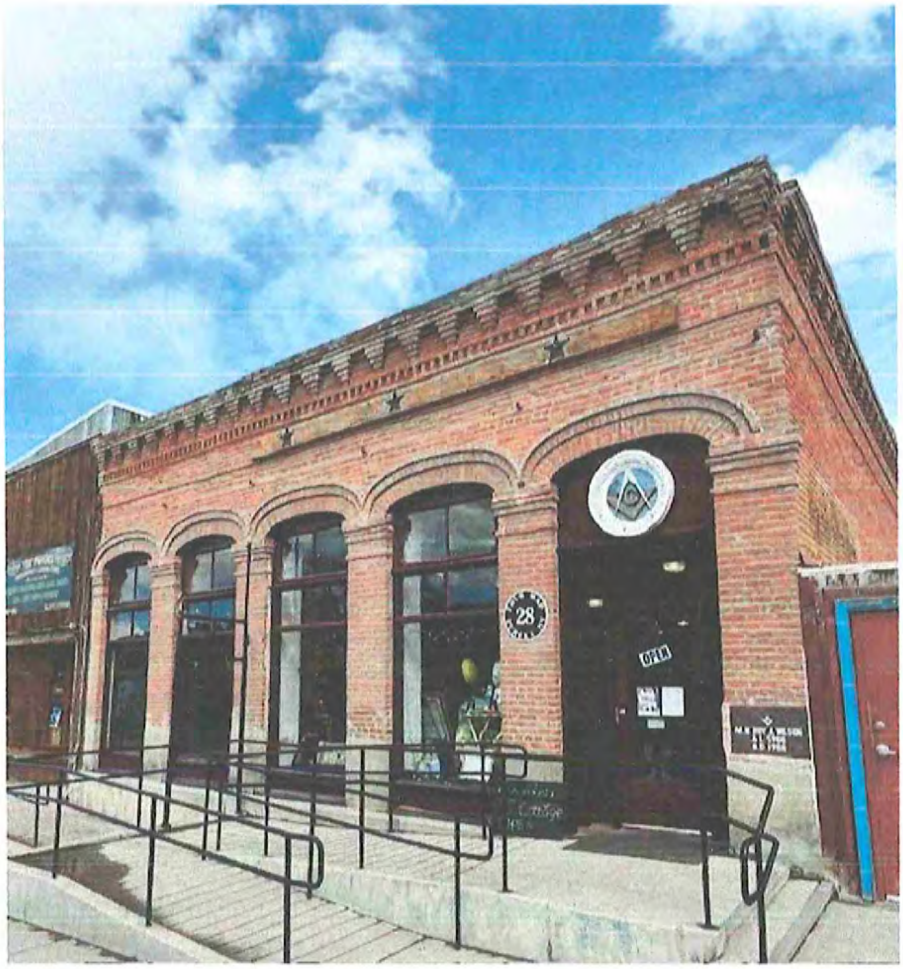
At the back of that space there is a boarded up door and window. I recommend replacing both,

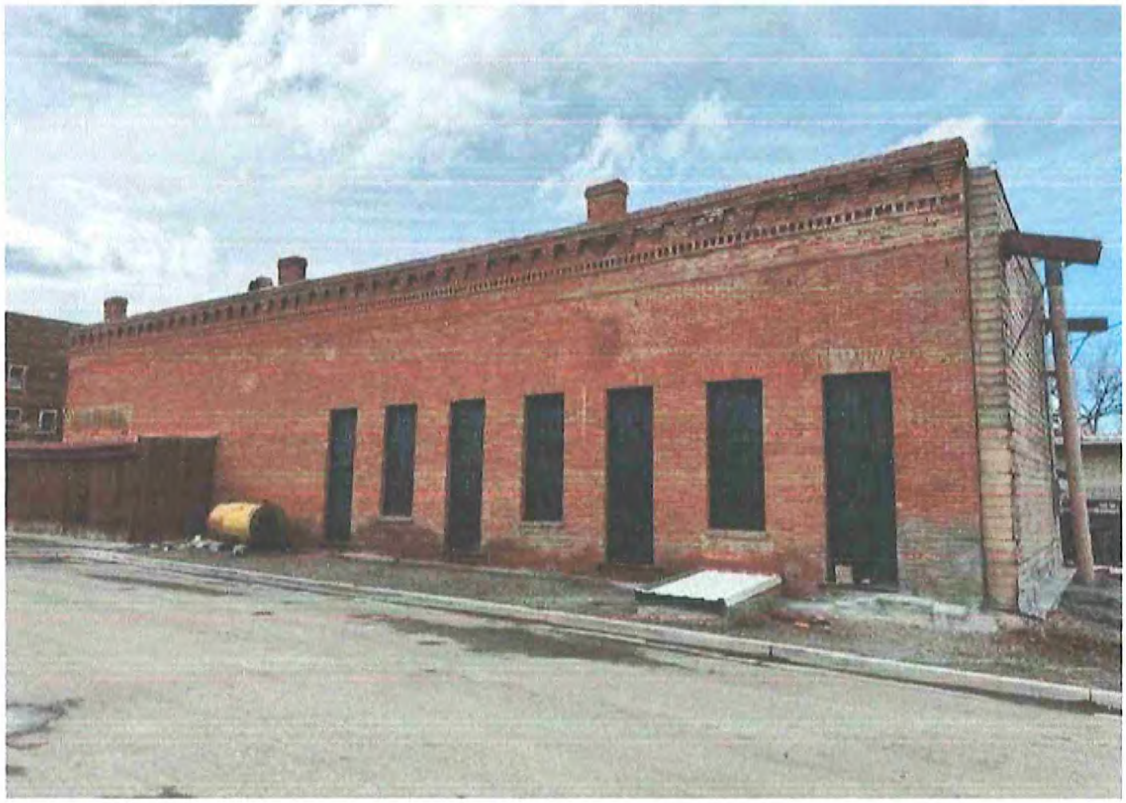
with a similar design to the front door and windows. This is keeping in line with the original design of the building and also would add an additional exit which is needed for safe exiting in case of an emergency. The original door is still present on the interior at this location. It is recommended to replace broken glass, refinish the wood, and reuse the existing door. Steps or a landing will be required at the exterior of this door for safe exiting from this door and other added doors on the north side of the back area of the building.

Thank you for all your hard work in saving historic buildings in Eureka. Your work is incredibly valuable to Eureka and the whole state. And thank you for giving us the opportunity to work with your organization to provide this assessment. We will be honored to assist in the next steps and look forward to working with you throughout the restoration process of this important and charming building. If you have any questions or need additional information please do not hesitate to contact me.

Thank you,

Catherine Wines, Architect





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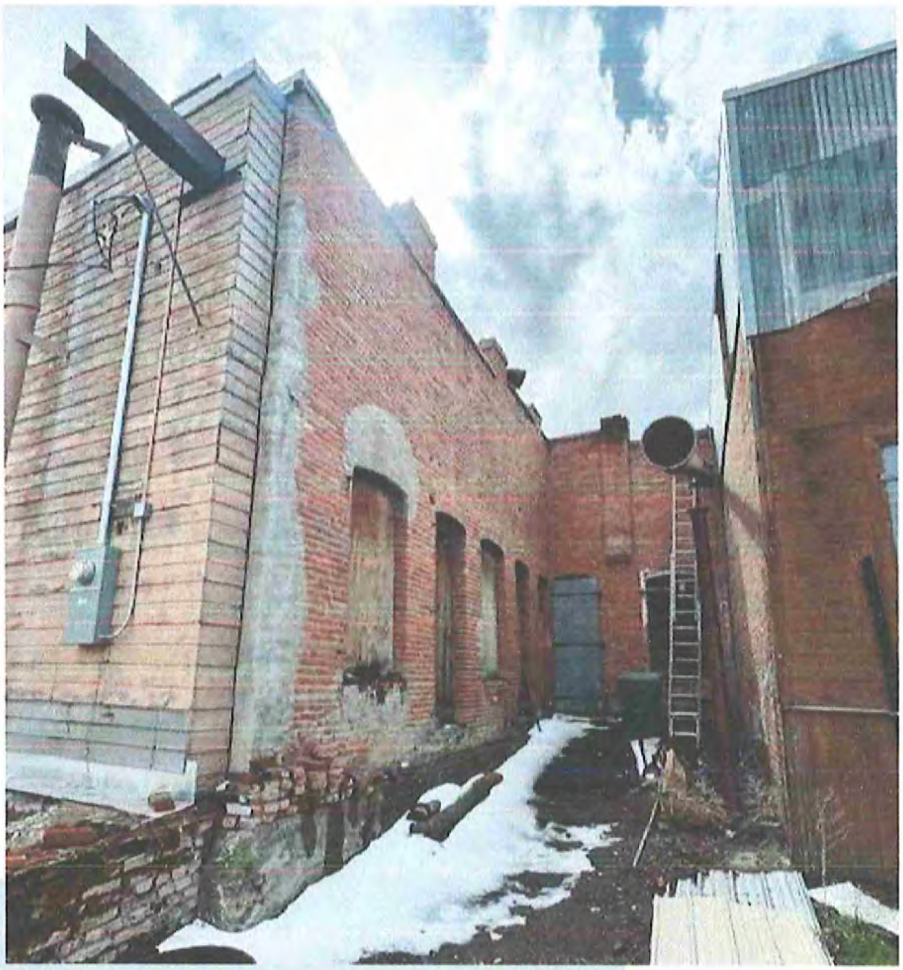

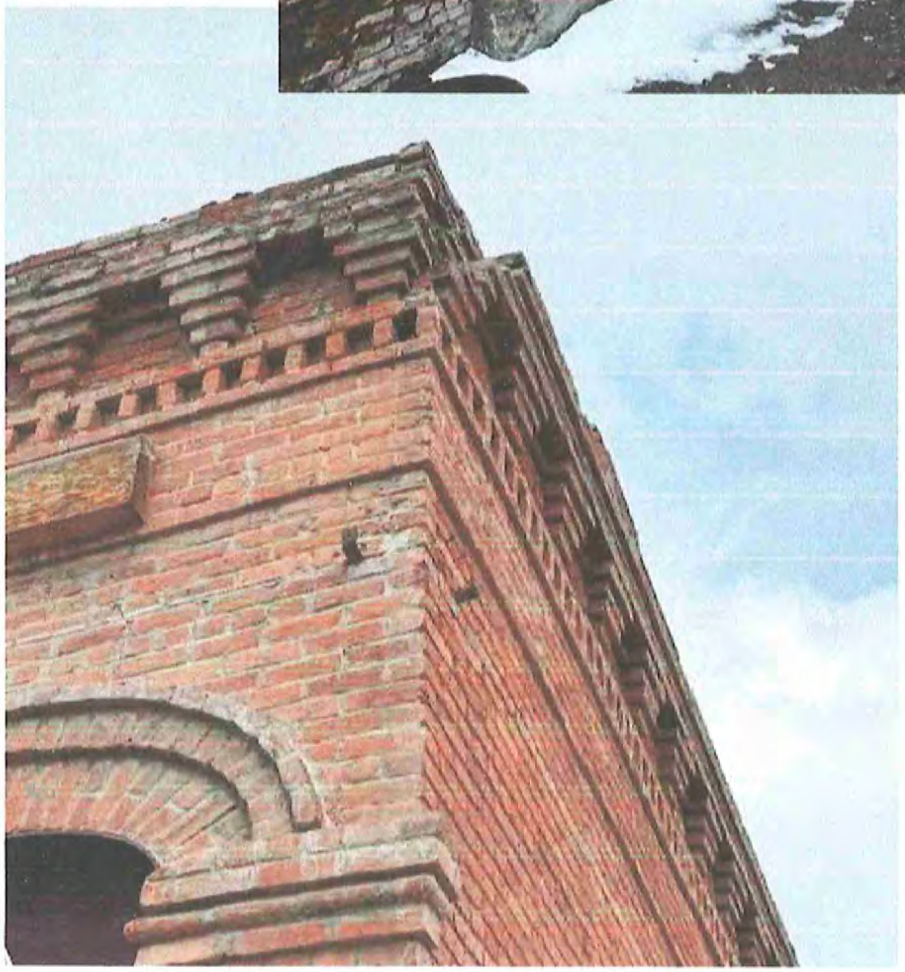

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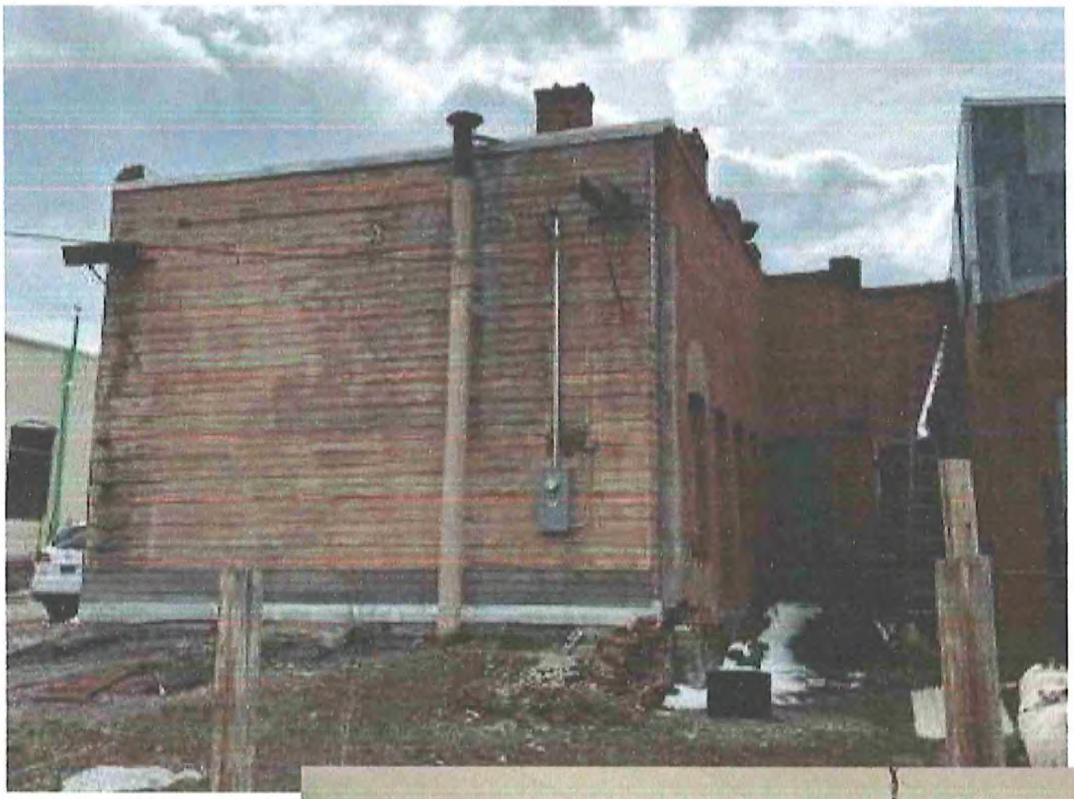

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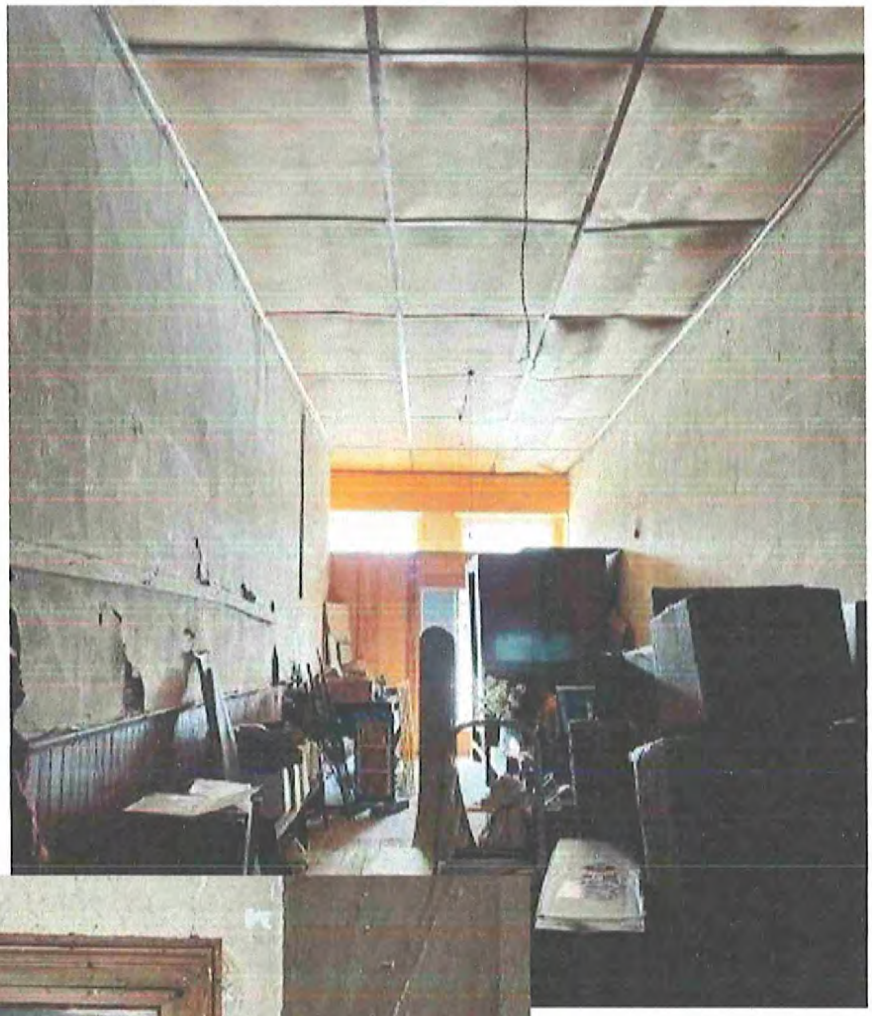

R6

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION

NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION BUDGET

APPLICANT: Eureka Restoration Enterprise

1. Personnel: CCCHP Grant funds cannot be used to compensate personnel. Match is limited to work related to the grant project.

	Position Title	Hours	Hourly Rate (HR)	Does HR include fringe benefits?	% of HR that is fringe benefit	Amount of fringe benefit	Match (Non-CCCHP Grant)
a.							$ 0.00
b.							$ 0.00
c.							$ 0.00
d.							$ 0.00
e.							$ 0.00
f.							$ 0.00
g.							$ 0.00
h.							$ 0.00
i.							$ 0.00
j.							$ 0.00
						Sub-total:	$ 0.00

2. Travel: CCCHP Grant funds only cover travel for contracted service providers. This can be companies or individuals. Travel expenses must follow U.S. General Service Administration (GSA) rates.

	Contracted service provider	Match	CCCHP Grant	Total Amount
a.				$ 0.00
b.				$ 0.00
c.				$ 0.00
d.				$ 0.00
e.				$ 0.00
f.				$ 0.00
g.				$ 0.00
h.				$ 0.00
i.				$ 0.00
j.				$ 0.00
	Sub-total:	$ 0.00	$ 0.00	$ 0.00

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION

NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION BUDGET Cont.

APPLICANT: Eureka Restoration Enterprise

3. Contractual Services: Attach itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items. If contractor is billing travel use travel section to record costs.
***When listing materials, break out by type *When listing labor, define specific activities.**

		Type of Material or Specific Activity	Match	CCCHP Grant	Total Amount
1.	*AB Roofers*				
	Roofing Labor	*Install*	*$1,000*	*$2,000*	*$3,000*
	Roofing Materials	*Shingles*	*$0*	*$5,600*	*$5,600*
1.	All American Masonry	Exterior Brick Restoration	$ 81,212.00		$ 81,212.00
2.	All American Masonry	Interior Brick Wall Restoration		$ 18,460.00	$ 18,460.00
3.	Reyman Bros. Construction	Floor Repairs		$ 174,648.00	$ 174,648.00
4.	Reyman Bros. Construction	Interior Wall Repair		$ 161,952.00	$ 161,952.00
5.	Alex Crouch Millrite	Install wd plank ceiling,rm 2	$ 40,625.00		$ 40,625.00
6.	Alex Crouch Millrite	Install wd plank ceiling,rm 3	$ 40,625.00		$ 40,625.00
7.	Gust Electric Inc.	Install electrical	$ 15,400.00		$ 15,400.00
8.	Redz Roofing	Install roof	$ 15,500.00		$ 15,500.00
9.	Chester Plumbing	install plumbing rough in	$ 18,557.50		$ 18,557.50
10.	Kip McAlexander	construction of restroom	$ 28,360.00		$ 28,360.00
11.	Materials	Doors	$ 7,250.00		$ 7,250.00
12.	Materials	Windows	$ 3,077.63		$ 3,077.63
13.	Mt. Rose Heating & Air Conditioning	Install heating/cooling system	$ 65,000.00		$ 65,000.00
14	Materials	Flooring for Room 3	$ 4,118.00		$ 4,118.00
15	Materials	Light Fixtures	$ 5,140.00		$ 5,140.00
16	Kip McAlexander	Restore Wood Fl Room 2	$ 6,000.00		$ 6,000.00
17	Kip McAlexander	Paint interior walls & ceiling	$ 14,000.00		$ 14,000.00
18	Kip McAlexander	Install windows & doors	$ 10,000.00		$ 10,000.00
19	Kip McAlexander	Install flooring in Rm 3	$ 5,000.00		$ 5,000.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
					$ 0.00
		Sub-total	$ 359,865.13	$ 355,060.00	$ 714,925.13

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION

NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION BUDGET Cont.

APPLICANT: Eureka Restoration Enterprise

4. Operating: List estimated operating expenses relating to the proposed project.
Note: CCCHP Grant funds cannot be used for administrative costs.

		# of	Rate	Flat Rate	Match	CCCHP Grant	Total Amount
a.	Photocopying				$ 0.00	$ 0.00	$ 0.00
b.	Film and Processing				$ 0.00	$ 0.00	$ 0.00
c.	Maps				$ 0.00	$ 0.00	$ 0.00
d.	Postage				$ 0.00	$ 0.00	$ 0.00
e.	Telephone				$ 0.00	$ 0.00	$ 0.00
f.	Utilities				$ 0.00	$ 0.00	$ 0.00
g.	Supplies (specify)						
	Paint & Misc supplies			$ 5,000.00	$ 5,000.00		$ 5,000.00
							$ 0.00
							$ 0.00
							$ 0.00
							$ 0.00
h.	Other (specify)						
	Architectural drawing for restroom			$ 3,500.00	$ 3,500.00		$ 3,500.00
	Engineer Report for floor beam repair			$ 3,500.00	$ 3,500.00		$ 3,500.00
				Sub-total:	$ 12,000.00	$ 0.00	$ 12,000.00

5. Other (please specify or attach detailed budget):

		Rate	Match	CCCHP Grant	Total Amount
a.	Demolition - remove damage floor / misc.	Flat	$ 7,000.00		$ 7,000.00
b.					$ 0.00
c.					$ 0.00
d.					$ 0.00
e.					$ 0.00
f.					$ 0.00
g.					$ 0.00
h.					$ 0.00
i.					$ 0.00
		Sub-total	$ 7,000.00	$ 0.00	$ 7,000.00

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION

NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION BUDGET Cont.

APPLICANT: Eureka Restoration Enterprise

6. Section #1- 5 Subtotals:

		Match	CCCHP Grant	Total Amounts
1.	Personnel	$ 0.00		$ 0.00
2.	Travel	$ 0.00	$ 0.00	$ 0.00
3.	Contractual Services	$ 359,865.13	$ 355,060.00	$ 714,925.13
4.	Operating	$ 12,000.00	$ 0.00	$ 12,000.00
5.	Other	$ 7,000.00	$ 0.00	$ 7,000.00
	Sub-total	$ 378,865.13	$ 355,060.00	$ 733,925.13

7. Requested CCCHP Grant Total: $ 355,060.00

8. Potential Match: $ 378,865.13

9. Proposed Project Costs Grand Total: $ 733,925.13

Note: For assistance with completing the budget, please refer to the CCCHP Grant Handbook.

Topics

- ☐ Match
- ☒ Procurement of Goods, Services, & Contracts

Forms

- ☒ Value of Donated Material
- ☐ Value of Donated Equipment
- ☐ Value of Donated Labor

X

ALL AMERICAN MASONRY

1650 Newport Lane

RENO NV 89506

1-775-673-8516

Neveda Contractors License Number 0057635

Monetary Limit $100,000

Date: 4/23/24

Contractor: N/A

Owner Name: Masonic Lodge

Physical Adress: 101 N Main St Eureka Nv

Mailing Address: Po box Eureka Nv 89316

Owner Phone Contact Garney Damele/ Eureka Restorations 775-318-0305

Owner Email Contact Eurekarestorationenterprise@gmail.com

Project Name: Masonic Lodge

Project Adress 101 N main St Eureaka

Contract Price: $ 81,212.00

Deposit Required: Yes

Payment Schedule: 50% deposit ☒ 25% due upon completion ☒ 25 % Progress payment ☒

Payment Source? Owner Funds ☐ Bank Financing ☐ Insurance ☐

Estimated Start Date: May 2025

Estimated Completion Date: July 2025

SCOPE OF WORK

All agreed upon work is limited to what is outlined in the box below.

We will Start by building Scaffolding at front and grind and tuck point the areas in need. We will then address the top and parapet walls fixing and filling the gaps capping it flat for future metal work by others. We will then come down the long side grinding and tuckpointing as well as fixing large cracks in the brick. In the back of the building, we will lay missing brick and do some grind and tuck pointing as well.
We do not intend to rework any work that has been previously done. There is more that could be done for aesthetics, but we are going to focus on work that needs to be completed because of missing mortars or loose or damaged bricks. Finally, we will seal the entire building with GlaseNSeal Penetrating Sealer Natural Look
We are open to using mortar products recommended by you for this project.
Owner Responsibilities for our success, beyond payment
#1 Take down signage or anything you want us to not work over or around.
#2Provide Power and water to site
#3 See if you can get some local matching bricks for us to fill in the missing ones.
#4 Communicate with adjacent property owners to make sure our working on property is not a problem.
#5 Communicate with us about any questions or concerns in this Proposal and as the project progresses.

Exclusion: All work to be accomplished is written above

☐This project is new construction.

☒This Project is solely for repairs.

Drawing and specifications if new construction?

Any changes to the scope of work after this contract is signed will need to be done with a change order issued and will most likely change the Contract Price. *All Change orders are due and payable in the next installment.

_____ The Owner/General Contractor has examined the Scope of Work. The Owner/General Contractor has had an opportunity to ask questions of the Contractor and understands what is included and what is not included in the Contract Documents. The Owner/General Contractor hereby approved the Scope of Work. No sales commission will be paid to anyone.

Contract Price/Payment Schedule

_____Contract Price of $_____shall be paid as follows: at completion.

Installment	Amount	When Due
Deposit	$ 40,606.00	At Start
Progress	$ 20,303,00	When 50% complete
Progress		
Final	$ 20,303.00	At completion

Project Schedule

_____The contractor will work diligently to complete the Project by the Estimated Completion Date listed above. Owner understands that the estimated completion date is a good faith estimate and there will be no penalty to Contractor if the estimated completion date is not achieved. The contractor is not responsible for work delays beyond the contractor's control.

Unknown and Abnormal Conditions

The contractor may encounter unknown, abnormal, or non-code complaint conditions at the Project site such as:

At this time, we are unaware of anything that would change our plans like plumbing or electrical etc... Anything not described in scope of work is not included.

These found conditions could cause a Change Order to be necessary.

Changes and Change Orders

_____All changes in the Work shall be memorialized by a Change Order. The Change Order shall set forth the agreed changes to the Project and Work, the cost of those changes, any adjustments to the, and be signed by both Parties.

Contractor shall obtain all Permits necessary to perform the Scope of Work. The Permit costs are included in this contact price. Yes ☐ N/A ☒

Governing Law

This agreement shall be governed by, construed, and interpreted in accordance with the laws of the State of Nevada, without giving effect to principles to the conflicts of law.

The Contract Documents constitute the entire agreement, and the parties are not bound by any oral expression or representation by either party.

If any provision of this Agreement shall be deemed invalid, it is agreed that such invalidity shall affect only such provision and that the remainder of this contract shall remain in force and effect.

_____Contractor has provided to the Owner a copy of the disclosures required by NRS 624.600.

_____Contractor has provided the Owner a copy of Residential Recovery Fund Notice required by NRS 624.520.

This proposal is valid for 30 days from the above date.

Owner:

_____

Signature

_____

Print Name

General Contractor

_____

Signature

Contractor:

_____

Signature

_____

Print Name

_____

Print Name

Required Disclosures

NRS 624.600 Required disclosures by general building contractor. A general building contractor shall provide in writing to the owner of a single-family residence with whom he or she has contracted:

1. The name, license number, business address and telephone number of:

(a) All subcontractors with whom he or she has contracted on the project; and

(b) All persons who furnish material of the value of $500 or more to be used in the project.

2. A notice that a person described in subsection 1 may record a notice of lien upon the residence of the owner and any building, structure, and improvement thereon pursuant to the provisions of NRS 108.226.

3. An informational form, whose contents must be prescribed by the Board, regarding:

(a) Contractors pursuant to this chapter; and

(b) Mechanics' and materialmen's liens pursuant to chapter 108 of NRS.

(Added to NRS by 1997, 2686) -(Substituted in revision for NRS 624.321)

RESIDENTIAL CONSTRUCTION RECOVERY FUND

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 and filing a claim for recovery from the Recovery Fund, you may contact the State Contractors' Board at the following locations:

State Contractors' Board State Contractors' Board

9670 Gateway Drive, Suite 100 2310 Corporate Circle, Suite 200

Reno, Nevada 89521 Henderson, Nevada 89074

Telephone number: (775) 688-1141 Telephone number: (702) 486-1100

2. The Board may impose upon a contractor an administrative fine:

(a) Of not more than $100 for the first violation of subsection 1; and

(b) Of not more than $250 for a second or subsequent violation of subsection 1.

3. The Board shall deposit any money received pursuant to this section in the account established pursuant to NRS 624.470.

X

ALL AMERICAN MASONRY

1650 Newport Lane

RENO NV 89506

1-775-673-8516

Neveda Contractors License Number 0057635

Monetary Limit $100,000

Date: 4/23/24

Contractor: N/A

Owner Name: Masonic Lodge

Physical Adress: 101 N Main St Eureka Nv

Mailing Address: Po box Eureka Nv 89316

Owner Phone Contact Garney Damele/ Eureka Restorations 775-318-0305

Owner Email Contact Eurekarestorationenterprise@gmail.com

Project Name: Masonic Lodge

Project Adress 101 N main St Eureka

Contract Price: $ 18,460..

Deposit Required: Yes

Payment Schedule: 50% deposit ☒ 50% due upon completion ☐ 25 % Progress payment ☒

Payment Source? Owner Funds ☐ Bank Financing ☐ Insurance ☐

Estimated Start Date: 2025

Estimated Completion Date: 2025

SCOPE OF WORK

All agreed upon work is limited to what is outlined in the box below.

We will Start by removing loose and damaged brick on the inmost layer of the wall, more to the right side and corner area. We will then rebuild the area and do some tuckpointing as well.
We are open to using mortar products recommended by you for this project.
Owner Responsibilities for our success, beyond payment
#1 Take down signage or anything you want us to not work over or around.
#2Provide Power and water to site
#3 See if you can get some local matching bricks for us to fill in the missing ones.
#4 Communicate with adjacent property owners to make sure our working on property is not a problem.
#5 Communicate with us about any questions or concerns in this Proposal and as the project progresses.

Exclusion: All work to be accomplished is written above

☐This project is new construction.

☒This Project is solely for repairs.

Drawing and specifications if new construction?

Any changes to the scope of work after this contract is signed will need to be done with a change order issued and will most likely change the Contract Price. *All Change orders are due and payable in the next installment.

_____ The Owner/General Contractor has examined the Scope of Work. The Owner/General Contractor has had an opportunity to ask questions of the Contractor and understands what is included and what is not included in the Contract Documents. The Owner/General Contractor hereby approved the Scope of Work. No sales commission will be paid to anyone.

Contract Price/Payment Schedule

_____Contract Price of $_____shall be paid as follows: at completion.

Installment	Amount	When Due
Deposit	$ 9,230.00	At Start
Progress		When 50% complete
Progress		
Final	$ 9,230.00	At completion

Project Schedule

_____The contractor will work diligently to complete the Project by the Estimated Completion Date listed above. Owner understands that the estimated completion date is a good faith estimate and there will be no penalty to Contractor if the estimated completion date is not achieved. The contractor is not responsible for work delays beyond the contractor's control.

Unknown and Abnormal Conditions

The contractor may encounter unknown, abnormal, or non-code complaint conditions at the Project site such as:

At this time, we are unaware of anything that would change our plans like flooring, plumbing , electrical etc... Anything not described in scope of work is not included.

These found conditions could cause a Change Order to be necessary.

Changes and Change Orders

_____All changes in the Work shall be memorialized by a Change Order. The Change Order shall set forth the agreed changes to the Project and Work, the cost of those changes, any adjustments to the, and be signed by both Parties.

Contractor shall obtain all Permits necessary to perform the Scope of Work. The Permit costs are included in this contact price. Yes ☐ N/A ☒

Governing Law

This agreement shall be governed by, construed, and interpreted in accordance with the laws of the State of Nevada, without giving effect to principles to the conflicts of law.

The Contract Documents constitute the entire agreement, and the parties are not bound by any oral expression or representation by either party.

If any provision of this Agreement shall be deemed invalid, it is agreed that such invalidity shall affect only such provision and that the remainder of this contract shall remain in force and effect.

_____Contractor has provided to the Owner a copy of the disclosures required by NRS 624.600.

_____Contractor has provided the Owner a copy of Residential Recovery Fund Notice required by NRS 624.520.

This proposal is valid for 30 days from the above date.

Owner:

_____

Signature

_____

Print Name

Contractor:

_____

Signature

_____

Print Name

General Contractor

_____

Signature

_____

Print Name

Required Disclosures

NRS 624.600 Required disclosures by general building contractor. A general building contractor shall provide in writing to the owner of a single-family residence with whom he or she has contracted:

1. The name, license number, business address and telephone number of:

(a) All subcontractors with whom he or she has contracted on the project; and

(b) All persons who furnish material of the value of $500 or more to be used in the project.

2. A notice that a person described in subsection 1 may record a notice of lien upon the residence of the owner and any building, structure, and improvement thereon pursuant to the provisions of NRS 108.226.

3. An informational form, whose contents must be prescribed by the Board, regarding:

(a) Contractors pursuant to this chapter; and

(b) Mechanics' and materialmen's liens pursuant to chapter 108 of NRS.

(Added to NRS by 1997, 2686) -(Substituted in revision for NRS 624.321)

RESIDENTIAL CONSTRUCTION RECOVERY FUND

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 and filing a claim for recovery from the Recovery Fund, you may contact the State Contractors' Board at the following locations:

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Reno, Nevada 89521 Henderson, Nevada 89074

Telephone number: (775) 688-1141 Telephone number: (702) 486-1100

2. The Board may impose upon a contractor an administrative fine:

(a) Of not more than $100 for the first violation of subsection 1; and

(b) Of not more than $250 for a second or subsequent violation of subsection 1.

3. The Board shall deposit any money received pursuant to this section in the account established pursuant to NRS 624.470.

10/23/23, 6:34 AM Room at the Masonic Lodge in Eureka - eurekarestorationenterprise@gmail.com - Gmail

Compose

1 of many

Alex Crouch Thu, Oct 12, 8:33 PM (11 days ago)
to me

Hello Garney,
Thanks for the photos. I would say that if this ceiling needs that same treatment as the last, (level and flatten the ceiling before installing ceiling) and we use the same profile of tongue and groove material, I would be about $27,500 to $32,500 for the ceiling which would incl hotels in the numbers. I would need to look at it closer but that at least gives you a ball park to work with.

Alex Crouch
831-331-8507

On Oct 9, 2023, at 1:42 PM, Alex Crouch <alexraycrouch@gmail.com> wrote:

Hey Garney, so are you wanting to do the same type of ceiling that we did in the other building?

Sounds good, thanks! | When would you be able to start? | Thank you for getting back to me!

Ceiling, Room 2: 32,500 × 1.25 = $40,625

Ceiling, Room 3 32,500 × 1.25 = $40,625

I used the higher estimate and I also increased the cost by 25% to account for inflation.

We will use the same style and construction for both Room 1 & Room 2.

X

1123 Great Basin Blvd
Ely, Nevada 89301
gustelectric@sbcglobal.net

GUST ELECTRIC INC.
Ely Nevada

(775) 289-6272 Office
(775) 289-3919 Fax
www.gustelectricinc.com

July 6, 2023

NV Lic # 45240 & F 388

Proposal

Eureka Restoration Enterprise
Masonic Lodge
Electrical Proposal

Wiring to include:

1. (18) receptacles in main room.
2. (1) receptacle and (1) light switch in bathroom.
3. 200 amp 120 / 240 indoor main panel.
4. New meter loop, as per Mt. Wheeler spec.
5. Wiring for lighting in main room, (8) fixtures furnished by Eureka Restoration.
6. All switching for main room included.
7. Emergency lighting and exit lighting.

$12,320.00 X 1.25 =
(inflation estimate) = $15,41

Quote is good for (30) days.

WE PROPOSE to furnish labor and material complete in accordance with above specifications for the sum of:

Twelve Thousand Three Hundred Twenty — dollars ($12,320.00)

Payment to be made as follows:

ACCEPTED. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	Respectfully Submitted, Gust Electric, Inc.
By Date	By Deborah Jarson Date 7-6-23

Y

INVOICE

Redz Roofing
7665 DESPERADO ST
LAS VEGAS, NV 89131

campbellkirk1987@gmail.com
+1 (702) 902-9855

Eureka NV

Bill to
Eureka NV

Invoice details
Invoice no.: 1087
Invoice date: 12/26/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Eureka Nv** Tear off old roof and install new rolled base sheet as well as new rolled torch. Delivery and hotel stay are included in price. 7 days to complete the job. Would need a deposit of $7,500 to start and the remaining $8000 upon completion. Cashier's check and zelle accepted		0	$15,500.00	$15,500.00

Total **$15,500.00**

Note to customer

Thank you for your business.

X

CHESTER
Charles Chester Plumbing & Heating
Phone: (775) 738-6125 • Fax: (775) 738-6954
Nevada Contractors License #7377CDE Unlimited

Proposal

3/27/23

Eureka Restoration Enterprise
PO Box 742
Eureka, NV 89316

RE: Rough In Restroom and Utility sink

Via email: eurekarestorationenterprise@gmail.com

Below is a cost to rough in waste with auto vent and cold water only to restroom water closet, lav, and utility sink.

Owner to provide access to work areas and remove debris from the same.

Base bid: $14,846.00 x 1.25 = $18,557.50 (inflation)

Bid excludes finish or fixtures, water heater labor or material.

Submitted by:

Chris J. Johnson
President Charles Chester Plumbing & Heating Inc.

P.O. Box 278 • Mountain City Highway • Elko, Nevada 89803

X

Kip McAlexander

Unit 689 Box 6, 3605 Lupine, Elko NV 89801

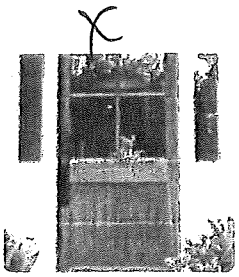
INVOICE # 100
Date:March 30, 2023

BILL TO
Garney Damele Eureka Restoration Enterprise
P O Box 742 Eureka NV 89316
775.318.0305

FOR
Masonic Lodge Restroom

ITEM DESCRIPTION	AMOUNT
Restroom in Back Room (Side Room)	
Build and finish a 7'x12' restroom	
sand and finish floor, frame, drywall, plaster, and finish	
walls, remove ceiling tiles back 15' and replace with drywall	
prime, and paint, and install door	
quote includes supplies, materials, labor	
does not include electrical and plumbing rough-ins	$28,360.00

Subtotal	**$28,360.00**
Tax rate	



3 new doors
pre-hung

22 minutes ago

Slab unfinished door: $1850 per door
Pre-hung door: $2250 per door

Total shipping for order: $500

21 minutes ago

$ 2,250
× 3
6,750
500 shipping
7,250

If there is another design you like, even if it isn't our own, I am happy to help quote you out for it!

1 minute ago

Thank you!!

Make sure to always message sellers and complete purchases on Etsy. Keep in mind: Only items bought on our site can be eligible for Etsy's Purchase Protection program.

Type your reply

Artisan Glass Works, Inc

1609 Union Avenue • Baltimore, MD 21211
info@agwglass.com • agwglass.com • 410-366-0300

Old Style AGW Window Glass
MADE IN USA
Since 1983

QUOTATION

For: Eureka Restoration Enterprise
eurekarestorationenterprise@gmail.com

Job Name / P.O.#:

2/19/2024

Old Style Window Glass - 1/8"- Type C

16 pcs @ 15" x 37"	Tempered for Door
4 pcs @ 22" x 14"	16 pcs @ 22" x 14"

157	sq ft @	$ 9.05	$ 1,420.85
36	cut @	$ 7.50	$ 270.00
16	temper @	$ 22.50	$ 360.00
		SubTotal	$ 2,050.85
		Packing	$ 180.00
		Shipping	$ 846.78
		Sample Box Credit	$ -
		TOTAL	$ 3,077.63

Crate on Pallet
Shipped by LTL Carrier

Special Notes:
• Four Week Lead Time for Tempering
* Limited Access Delivery with Liftgate

Ship To:
400 9th St, Eureka, NV 89316

We Care about the Environment and use Reclaimed and Reused materials for shipping whenever possible.

• This Quotation is Valid for 60 Days • Your Payment Will Confirm This Order •
• It is the Customer's Responsibility to Confirm the Quantities, Sizes, Shipping Address and Other Details Shown Above are Correct •
• LTL Charges May Change Due to Carrier •

WPA WINDOW PRESERVATION ALLIANCE MEMBER

Mt. Rose Heating & Air Conditioning Inc.

January 2, 2024

Eureka Restoration Enterprises
91 N Main St
Eureka NV

Attn: Garney Damele
Job: HVAC @ 91 N Main Street

We are pleased to offer the following HVAC proposal for your consideration;

FURNISH AND INSTALL

- *Option 1 – 1-120,000 BTU Oil Fired Furnace to replace existing.
  For The Total Budget Of: $13,900.00

- *Option 2 – 2-42,000 BTU Mini Split Systems complete with 7 Indoor wall mount units with wall mounted thermostats.
  For The Total Budget Of: $65,000.00

We specifically Include: Startup & Adjustment, Electrical power wiring, Refrigeration/Condensate piping, Oil Piping as needed.

We specifically exclude: Demolition/Removal of Existing mechanical System.
Please Budget $2,900.00 For Demolition.

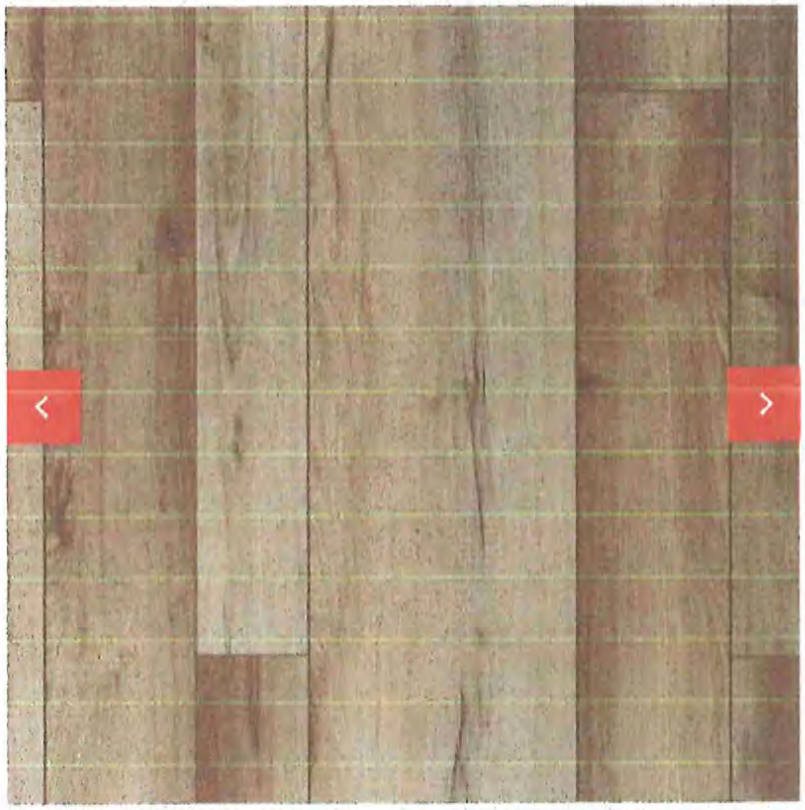
Pricing valid for 30 days, then subject to material and equipment price increases.

If you have any questions please call.

Respectfully,

Joe Bingham
Vice President
Mt. Rose Heating & Air-Conditioning

310 Sunshine Lane Reno, NV 89502
Phone: (775) 329-8384
NV Lic. #32146 – CA Lic. #770238 – ID Lic. #RCE - 22367



VISUALIZE IT! SEE THIS PRODUCT IN A ROOM

AquaGuard PERFORMANCE

TAWNY OAK WATERPROOF LAMINATE

Hilliard's everyday low price!

$4.49 / sqft

SKU: 100961853 View Specifications

Size: 12mm

CALCULATE MY SQUARE FOOTAGE

FEEDBACK

Size Of Your Project:

900 **40 boxes**

Quantity of boxes

— 40 +

$102.96 / box
1 box = 22.93 sqft
| $102.96

Flooring back room

☐ Add 10% for contingency (F
in-store returns) Return Polic

TOP

Flooring for back room

SUBTOTAL **$4118.40**

PayPal As low as $213.51/mo. Learn more

IN-STORE PICKUP

DELIVERY

Item will be **shipped** and should arrive in **7-14 days.**

Shipping charges may apply. Items may arrive in multiple shipments.

Delivery details

Calculate Estimated Shipping + Handling Cost

Enter Destination Zip Code

89316 CALCUL

Estimated Shipping + Handling Cost **Not Av**

FREE In-Store Returns Learn More

ADD TO CART

ORDER SAMPLE - $3.00

Add To My Projects

Print Copy Link

TOP

PRODUCT DETAILS

Protect your home with waterproof wood-based laminate flooring. Exclusive to Floor & Decor, AquaGuard Performance Tawny Oak Waterproof Laminate is a premier laminate option with ultimate durability. Not only

X

Cart

Cart #82-486041376

14 items, Cart Total: **$5,140.00**

Secure Checkout

Progress Lighting Vast 72" 8 Blade Indoor / Outdoor Ceiling Fan with LED Light Kit and Remote Control

Model: P2550-2030K

Finish: Antique Bronze

514 In-Stock

$2,875.20

($479.20 each)

Estimated Delivery by Wednesday, May 1st

Remove − 6 +

Extend Your Warranty

1 Year - $69.99 | 2 Years - $100.39

Bellevue Stabler Single Light 15" Wide Pendant with Metal Shade

Model: EP8020ORB

Finish: Oil Rubbed Bronze

31 In-Stock

$2,264.80

($283.10 each)

Leaves the Warehouse in 1 to 2 business days

Remove − 8 +

Cart Tools

Ship to: Eureka, NV (89316) Change

Shipping policy

Subtotal:	$5,140.00
Shipping:	FREE
Estimated Tax:	$0.00

K

Kip McAlexander

Unit 689 Box 6, 3605 Lupine, Elko NV 89801

INVOICE #Quote for work

Date: April 2024

BILL TO

Garney Damele Eureka Restoration Enterprise
P O Box 742 Eureka NV 89316
775.318.0305

FOR

Masonic Lodge
101 N Main Street

ITEM DESCRIPTION	AMOUNT
Restore, Repair, and Refinish existing Wood Flooring	$6,000.00
in Room #2, 624 square feet	
Paint and repair walls,as needed in Room 2 and 3	
and Paint ceilings in Room 2 and 3	$14,000.00
Install Flooring in Room 3	$5,000.00
Install windows and doors	$10,000.00

Quote includes labor, materials and supplies are separate

Subtotal **$35,000.00**

R[illegible] Bros. Construction
[illegible]1 Sou[illegible] Street
[illegible]park[illegible] Neva[illegible] 89431

Division Pri[illegible]
#1578 Eureka NV Masonic Lodge Bldg Floor Structure R[illegible]ai
04/[illegible]24

Description	Quantity	Unit	Unit Price	Total Price
1 General Requirements				
Architectural Fees	0.00	LS	0.00	0.00
Structural Engineering	0.00	LS	0.00	0.00
Plans and Blueprints	0.00	LS	0.00	0.00
Permit Fees	0.00	LS	0.00	0.00
Temporary Electricity	0.00	LS	0.00	0.00
Temporary Lighting	0.00	LS	0.00	0.00
Temporary Heating	0.00	LS	0.00	0.00
Temporary Toilets	0.00	LS	0.00	0.00
Scaffold	0.00	LS	0.00	0.00
Shoring	0.00	LS	0.00	0.00
Daily Clean Up	0.00	LS	0.00	0.00
Debris Containers	0.00	LS	0.00	0.00
Final Clean-up	0.00	LS	0.00	0.00
				0.00
2 Sitework				
Asbestos Testing	0.00	LS	0.00	0.00
Asbestos Abatement	0.00	LS	0.00	0.00
Lead Paint Abatement	0.00	LS	0.00	0.00
				0.00
6 Wood and Plastics				
1 FLOOR REPAIRS 2 flr	0.00	LS	0.00	0.00
1 Shoring Basement	1.00	LS	29,448.00	29,448.00
2 Prior Removal of dirt and debris by others	0.00	LS	0.00	0.00
3 Removal of existing floor framing	1.00	LS	18,336.00	18,336.00
4 Drill and Epoxy anchors for Rim Joists	1.00	LS	23,136.00	23,136.00
5 Install of Floor Framing	1.00	LS	84,672.00	84,672.00
6 Install of 3/4" T&G Subfloor	1.00	LS	19,056.00	19,056.00
7 Install of Finish Floors by others	0.00	LS	0.00	0.00
				174,648.00
9 Finishes				
1 NORTH ROOM WALL REPAIRS 2 flr	0.00	LS	0.00	0.00
2 Plaster Wall Repairs	1.00	LS	36,672.00	36,672.00
3 BACK ROOM WALL REPAIRS 2 flr	0.00	LS	0.00	0.00
4 Plaster Wall Repairs	1.00	LS	55,008.00	55,008.00
5 LOWER CEILING REPAIRS 1 flr	0.00	LS	0.00	0.00
6 Lower Ceiling Demo and Repairs	1.00	LS	70,272.00	70,272.00
				161,952.00
			Total Price	$336,600.00

Gmail

ERE Damele <eurekarestorationenterprise@gmail.com>

quote

Jace Callender <jcallender@reymanbrothers.com> Wed, Apr 24, 2024 at 1:25 PM
To: Eureka Restoration Enterprise <eurekarestorationenterprise@gmail.com>
Cc: Elizabeth Callender <ecallender@reymanbrothers.com>, Gatlon Reyman <greyman@reymanbrothers.com>, Keven Olsen <kolsen@reymanbrothers.com>, Darrell Linscott <dlinscott@reymanbrothers.com>

Good afternoon Garney,

Attached is the breakdown of budgets for the structural floor repair work, which includes the shoring of the space below prior to the demolition of flooring and removal of dirt etc(both by others). Finish floors are also figured to be by others. We have included what we think will be required for the structural floor framing to be engineered by others. We have included the removal of the wood ceilings below and replacing with new. Paint and paint prep by others. We have included the plaster wall repairs in the north room and the wall and ceiling repairs in large back room after the structural floor repairs are done. No painting is included in this proposal. All work to conform to the historical standards that may apply

Thank You,

Jace E. Callender

REYMAN BROTHERS CONSTRUCTION INC

"Your Project Starts With Us"

O 775.356.0150

C 775.848.6446

jcallender@reymanbrothers.com

[Quoted text hidden]

Eureka Masonic Lodge Interior Repairs.pdf
7K

april 24, 2024

Budget Part B. Audit

Eureka Restoration Enterprise does not have an audit to provide. Our bookkeeping is currently completed by myself, as president of the organization.

My tax accountant is McMullen McPhee & Co. LLC and I file a 990 EZ Form yearly.

I can provide copies of these if needed.

Thank you,

Garney Damele

Garney Damele
President
Eureka Restoration Enterprise

April 24, 2024

Budget Part C. Insurance Policy

Eureka Restoration Enterprise is currently in communication with EH Hursh, Inc. from Fallon on obtaining insurance for the building.

There is currently no insurance as the local Masonic Lodge felt they did not need insurance because the building is vacant and in disrepair.

There will be insurance on the building as of June 2024 as we realize this is a requirement of the grant.

Garney Damele

Garney Damele
President
Eureka Restoration Enterprise

E.H. HURSH, INC.

Insurance Since 1919

April 24, 2024

To Whom This May Concern,

Eureka Lodge #16 F & AM is currently in the application process of getting an insurance quote for property coverage at 101 N Main St., Eureka, NV 89316.

While we cannot provide an active policy at this time, we can provide a copy of the quote once we have it available.

Should you have any questions, please do not hesitate to give me a call.

Thank you,

Taylor McQueen
E.H. Hursh Inc.
taylor.mcqueen@ehhursh.com
P: 775-423-6501
F: 775-423-7539

GARNEY DAMELE

EUREKARESTORATIONENTERPRISE@GMAIL.COM

JDDAMELE@GMAIL.COM

(775)318-0305

P.O. BOX 784
EUREKA, NV 89316

EUREKARESTORATION.ORG

SKILLS

I am skilled in the use of Microsoft Word, Microsoft Excel, Quickbooks Office

EXPERIENCE

OWNER/OPERATOR EUREKA DEPOT
JULY 1, 2021 – JULY 1, 2023
I opened a coffee shop in the historic building ERE renovated; sold business to pursue other interests

SENIOR APPRAISER/EUREKA COUNTY ASSESSOR'S OFFICE
November 1989 – January 2021
As senior appraiser for the Eureka County Assessor's Office. I am responsible for the completion of the annual property tax roll. I oversee that all aspects of the roll are completed per NRS.

PRESIDENT/EUREKA RESTORATION ENTERPRISE
October 2014 – present
Our non-profit aims to help revitalize and beautify Main Street, Eureka, Nevada. I oversee the annual budget, schedule of events, and maintain an inventory at our gallery on Main Street. I manage the building at 91 N. Main Street, helping attract new tenants.

EDUCATION

BACHELOR'S OF SCIENCE - JOURNALISM
Oregon State University, 1989

VOLUNTEER EXPERIENCE OR LEADERSHIP

Medical Clinic Advisory Committee, Chair, 2012 – 2019
Eureka County Insurance Committee, Co-Chair, 2010 – 2012
Volleyball Coach, Eureka County Jr. High School, 2010 – 2012

Organized a fundraiser for community member in need, raising $45,000 from a community of 600 people - 2014

Winnona Eversgerd
PO Box 887
Eureka, NV 89045
Cell (775) 761-4282
Home (775) 237-5650

Education

Doctor of Philosophy – Northcentral University – Prescott, AZ
Educational Leadership
December 2014

Master of Arts in Psychology – Regis University – Denver, CO
September 1998-August 2000
36 credit earned – 3.677 GPA

Bachelor of Science in Education – New Mexico State University – Las Cruces, NM
Language Arts Endorsement
January 1990-December 1994
142 credits earned – 3.353 GPA

Work Experience

Guidance Counselor – August, 2006 – July, 2022
Eureka County School District, Eureka, NV

- Work closely with principal on all school activities
- Provide individual and group counseling for students in Grades K-12 in areas that include bullying, victims of bullying, anger management, sexual harassment, abuse, suicide, grief, crisis, career exploration, financial aid, college, and scholarship opportunities
- Testing Director – includes organizing and/or administration of NHPE, CRT, ITBS/ITED, PLAN, AMC, PSAT, ACT, NAEP, Terra Nova, Standard Master, and ASVAB
- Audit student grades and credits, calculate GPAs, and review transcripts to ensure all state graduation requirements are met
- Organize registration, orientation, and transitional programs
- Chairperson of the intervention committee
- Reviewed all IEPs before meeting with entire IEP team

Guidance Counselor – July, 1999 – August, 2006
Round Mountain Schools K-12
Nye County School District, Tonopah, NV

- Provided individual and group counseling for students in Grades K-12 in areas that include bullying, victims of bullying, anger management, sexual harassment, abuse, suicide, grief, crisis, career exploration, financial aid, college, and scholarship opportunities
- Testing Director – included organizing and/or administration of NHPE, CRT, ITBS/ITED, PLAN, AMC, PSAT, ACT, NAEP, Terra Nova, Standard Master, and ASVAB
- Audited student grades and credits, calculate GPAs, and review transcripts to ensure all state graduation requirements were met
- Organized registration, orientation, and transitional programs
- Tutored adults and seniors for math proficiency exams
- Chairperson of the Northwest Accreditation Steering Committee for three years

- Chairperson of the intervention and retention committees for all three schools
- Sat in on all IEP meetings for all three schools
- Chairperson of the scholarship committee
- National Honor Society Advisor, 2005-06, 2003-04
- Student Council Advisor, 1999-2003
- Senior Class Advisor, 2002-2003
- Junior Class Advisor, 2001-2002
- Sophomore Class Advisor, 2000-2001
- Freshman Class Advisor, 1999-2000

English Teacher – March, 1995 – July 1999

Tonopah High School

Nye County School District, Tonopah, NV

- Developed lesson plans that met state standards, on a wide range of topics and varying levels of academic ability
- Maintained classroom management techniques
- Developed behavior and attendance contract
- Evaluated student performance
- Student Council Advisor, 1995-1999
- Freshman Class Advisor, 1995-1996
- Senior Class Advisor, 1997-1999
- Newspaper Advisor, 1997-1999
- Nye County School District language Arts Curriculum Development Committee Grades 6-8 & Grades 9-12, 1997
- Nye County School District Language Arts Textbook Selection Committee, 1998
- Nevada State Student Council Advisor of the Year Nominee, 1998
- Tonopah High School Teacher of the Year, 1997

Student Teacher – August, 1994 – December, 1994

Ruidoso High School

Lincoln County School District – Ruidoso, NM

- Worked under the direct supervision of Certified English Teacher for one semester
- Began the transition of taking responsibility of each English class, one week at a time, until responsibility of all six classes was taken in three weeks
- Designed lesson plans according to New Mexico State standards
- Maintained respect and appreciation for the diverse student population
- Managed grade records and issued report cards

Cash Office Manager – September, 1988 – January, 1992

Wal-Mart – Ruidoso, NM

- Managed an office of three employees
- Supervised twenty to thirty checkers and customer service managers
- Managed checker productivity
- Maintained accurate accounting records of incoming monies
- Assisted with loss prevention procedures

Bookkeeper – December, 1987 – October, 1988

The Hay Depot, Ruidoso, NM

- Responsible for accounts payable, accounts receivable, bank reconciliation, and office management

Tax Preparer – January, 1985 – April, 1987

H & R Block, Chama, NM

- Assisted in preparing taxes

Licenses

State of Nevada License for Education Personnel

- Administrator – K-12
- Counselor – K-12
- English Teacher –7-12

References

Tate Else, Superintendent
Eureka County School District
(406) 925-0312

Ken Fujii
(775) 849-0303

Deborah Watts
(903) 707-1844

NNRDA
NORTHEASTERN NEVADA
Regional Development Authority

Northeastern Nevada Regional Development Authority
1500 College Pkwy, McMullen Hall #103 · Elko, NV 89801
775-738-2100 · www.nnrda.com

December 05, 2023

To whom it may concern,

This letter is being provided to express the Northeastern Nevada Regional Development Authority's (NNRDA) support for the Eureka Restoration Enterprise's (ERE) application requesting funding to assist in the restoration of the historic Masonic Lodge building in Eureka County, Nevada. Eureka County has had a longstanding membership with NNRDA; and as such, has exposed us to the great work of the ERE. Without a doubt, the ERE have proven themselves capable of identifying, implementing, and completing projects that stimulate development and growth within their community.

Preserving and restoring historic buildings plays a pivotal role in maintaining a community's cultural identity and sense of continuity. These structures often serve as tangible links to the past, embodying the history, architectural styles, and craftsmanship of bygone eras. As symbols of a community's heritage, historic buildings contribute to a shared narrative that fosters a sense of pride and belonging among residents. When these structures are neglected or demolished, a part of the community's identity is lost, and the unique character that historic buildings bring to neighborhoods can be irreplaceable. By investing in the restoration of such buildings, communities actively engage in the preservation of their history, ensuring that future generations have the opportunity to connect with and appreciate the roots of their local culture.

Beyond their cultural significance, restored historic buildings also play a crucial role in fostering economic and community development. These structures often become focal points for tourism, drawing visitors interested in the charm and authenticity of well-preserved historic districts. The revitalization of historic buildings can spur economic growth by creating opportunities for small businesses, cultural events, and tourism-related enterprises. Additionally, the restoration process itself generates employment and stimulates local industries involved in construction, renovation, and the preservation of historical elements. Thus, the restoration of historic buildings becomes not only a means of preserving the past but also a catalyst for economic revitalization and sustainable community development.

Restoration and revitalization of the Eureka Masonic Lodge will undoubtedly check of the historical, economic, and community development boxes listed above. It is for these reasons that NNRDA encourage you and your team to seriously consider the Eureka Restoration Enterprise as a recipient for this year's funding.

Sincere Regards,

Sheldon Mudd
Executive Director

Country Cottage

101 N Main Street, Eureka NV 89316
countrycottage101@yahoo.com
(775) 318-0392 or (775) 761-4282

February 12, 2024

Eureka Restoration
180 N. Main Street
Eureka, NV 89316

Dear Garney:

First and foremost, we need to thank you for allowing us to partner with you on the Masonic Lodge Renovation Project. This project has allowed us to open up Country Cottage, which was an idea we had to open a small gift shop with local artists' products as well as a classroom-style workshop to work on quilting projects. We were able to move into the renovated main room of the Masonic Lodge in the middle of September. The opening was very well received from our community and after only three months, we had 33 local vendors and scheduled classes every week. The unforeseen problem with having so many venders is that it limits the shop space. This means that we have to limit the number of attendees and types of classes because they are held in the middle of the store. Whenever we have classes, we have to remove merchandise that is displayed on tables so we have cutting and ironing stations for the class.

With this in mind, we would like to request that we continue the work on the Masonic Lodge so that additional space can be used as dedicated classroom space, which will be separate from the store. The adjoining room toward the back of the building is a perfect spot for a dedicated classroom/workshop area. The economic impact of our store was greater that we originally anticipated. We hoped that we would have about a dozen local vendors providing handmade merchandise. This business plan was designed to help stimulate the economy of our local, talented artists by providing a service that allows them to sell their goods. We currently have 33 vendors and many others have expressed interest. We predict that this business concept will continue to grow, thus supporting the artistic community in rural Nevada.

We anticipate future economic growth through job creation of various types, including increased artistic vendors, store clerks, and artistic instructors. We currently offer classes after store hours. Having a sperate, dedicated space will allow us to offer classes during regular business hours. The additional space will also allow us to add a long-arm quilting machine, hand quilting frames, weaving looms, and cutting and ironing stations. We can also properly store and display materials needed for quilting projects as well as other arts and crafts endeavors. The exact measure of the added economic stimulus is unknown, but our success this far indicates positive growth for our community and we anticipate the growth to continue. In the short time that our store has been open, we have created real positive energy within the community. People are excited to learn when we have new merchandise or promote a new class. This trend has also inspired people to share their art with the public when before it was just a little hobby the did at home. We believe the increased energy is limitless, as we never anticipated that our dream could actually become this well received.

Sincerely,

Winnona & Darlene

Country Cottage

101 N Main Street, Eureka NV 89316
countrycottage101@yahoo.com
(775) 318-0392 or (775) 761-4282

February 12, 2024

Eureka Restoration
180 N. Main Street
Eureka, NV 89316

Dear Garney:

As business partners, we are writing to update you on the business venture we started with your help last year. As you know, initially, we intended to open a store that would provide a place to purchase household wares, gifts, souvenirs, etc. that are handmade locally by talented community members. We also wanted to expand on this effort by providing space to learn and create these items. We wanted to have a space that encouraged and engaged the community in different artistic opportunities by offering a variety of classes.

With the renovation efforts that started last June, we were able to open Country Cottage in September. We have had an overwhelmingly positive response since our grand opening. We initially developed a list of some known local artists and hoped that ten to twelve people would be interested in putting their items in our store. By the end of the year, we had 33 vendors with items in the store and have had several new people express interest. We held several quilting classes, which had a lot of interest from new and experienced quilters. We have since scheduled additional classes, including stained glass, sewing, and ceramics. Student groups, such as 4H, have approached us with interest in attending craft classes.

The positive response to classes has highlighted a need for a dedicated classroom space. With our initial vision, we did not anticipate having so many venders. We planned to use the front half of the space for the store and the back half for the classroom. However, due to the amount of vendors/artists we have displaying in the store, we do not have the space needed for classes. This requires us to constantly move product to create space for tables and chairs needed in the classes.

For these reasons, we would like to express our commitment to continuing the Masonic Lodge Restoration Project. We would like to continue using the current space, as well as work with Eureka Restoration to restore the additional areas in the building to use as dedicated classroom space.

We are incredibly grateful for the opportunity to continue exploring this business venture with the help of Eureka Restoration. The tremendously positive response received has encouraged us to continue to expand our business ideas in ways that we originally could not have imagined. We are excited and dedicated to continuing with the renovation efforts of this wonderful building.

Sincerely,

Winnona & Darlene

NEVADA PRESERVATION
FOUNDATION

April 24, 2024

Garney Demale
Eureka Restoration Enterprise
180 N. Main Street
Eureka, Nevada 89801

Dear Garney:

I am writing to give support to your restoration efforts of the historic Eureka Masonic Lodge in Eureka, Nevada. On behalf of the Board of Directors of the Nevada Preservation Foundation, I am happy to endorse your efforts. This is an important building for Eureka and the whole state and we are delighted your working to save it.

The Nevada Preservation Foundation would be happy to assist the Eureka Restoration Enterprise with anything we can to make the complete restoration a success. NPF assists in documentation, and funding opportunities for any worthy project throughout Nevada. We believe your project deserves any funding available and would be happy to assist in securing that funding. We will be happy to provide a proposal for services at your request.

The Nevada Preservation Foundation strives to preserve and protect historic buildings all over the state and would be happy to include another one in Eureka.

Thanks for your efforts in this worthy endeavor. We look forward to working with you.

Sincerely,

Tom Clark,
NPF President

EUREKA #16 F&AM MASONIC LODGE

P O Box | Eureka, NV 89316 | 101 N. Main St. |

FEBRUARY 9, 2024

EUREKA RESTORATION ENTERPRISE:

Our local Lodge agree that we are in full support of the collaboration formed between Eureka Restoration Enterprise, the local Masonic Lodge, and Country Cottage, a new small business, to restore and renovate the 1880 Masonic Lodge.

Eureka Lodge #16 of F&AM was founded in 1872 and is presently a 501C8, a fraternal organization operating under the larger umbrella of the Reno Grand Lodge.

Our Lodge holds the unique distinction of being the only Lodge in America that still meets underground utilizing the basement of the building for our monthly meetings.

The local Lodge members admit that time has taken its toll and the building is in need of restoration. We want to see the building restored and occupied.

The Lodge members have reviewed the proposed use of the main floor rooms and agree to the planned occupancies. We believe that the use of the room adjacent to Country Cottage's space will indeed provide a much-needed classroom once renovated. We like the idea that a second room would be a brick-and-mortar Farmer's Market.

The Lodge is committed to the collaboration formed. We agree that any grant money obtained should be used to help restore this historic building, including major restoration on the exterior brick and parapet, the floor structure, and other areas, as needed. The Lodge has the same goal of restoration and use of the building of those working on this project. The Masonic Lodge understands that ERE is solely responsible for grant applications, grant reporting, and grant completion, as required, and will handle any funds that they may receive.

Sincerely,

Larry McMasters, Secretary
Eureka Lodge #16 F&AM

EUREKA
-COUNTY-

EUREKA COUNTY BOARD OF COMMISSIONERS

Rich McKay, Chairman ◆ Mike Sharkozy, Vice Chair ◆ Marty Plaskett, Member

PO Box 540, 10 South Main Street, Eureka, Nevada 89316

Phone: (775) 237-7211 ◆ Fax: (775) 237-4610 ◆ www.co.eureka.nv.us

December 5, 2023

RE: Eureka Restoration Enterprise

To Whom It May Concern,

We are pleased to write a letter of support for the local nonprofit, Eureka Restoration Enterprise (ERE). Eureka County officials have been first-hand witnesses of Garney Damele's interest in preserving, sustaining, and beautifying downtown Eureka, as well as fostering new businesses on Main Street, which led her to found ERE in April 2016.

We admire what ERE, under the leadership of Ms. Damele, has accomplished in its seven-plus years, beginning with "One-Eighty," a storefront and gallery at 180 N. Main Street that features artisans and goods from all 17 Nevada counties, and which regularly sponsors art-related classes for all ages.

With fundraising, grants, and dedication, ERE is responsible for purchase and renovation of the old Nevada State Bank building which now houses a busy pharmacy and "The Depot" coffee shop and bakery, and more. (Local jobs and economic opportunities seem to follow ERE in its wake.)

ERE-hosted projects have included a seasonal farmers' market, and a downtown beautification project that graced the town with plants and flowers and provided fundraising opportunities and community interaction for local youth. ERE's Art, Wine & Music Festival each September has become a successful annual event that *fills* our town with visitors, which supports *all* of our local businesses.

Ms. Damele has shared ERE's interest in working in collaboration with the Masons to reform the Masonic Lodge, which has been a quiet figure on Eureka's Main Street for some time. ERE is seeking grants to renovate two rooms in the Lodge. One will serve as a sewing/quilting area, with plenty of room for equipment and classroom/workshop opportunities.

The second room will provide a brick-and-mortar space for a farmers' market for area growers and producers.

Eureka County has supported ERE's activities, but our assistance is limited to smaller discretionary grants since our budgets focus on the task of local government in providing statutory services to our constituents.

This letter speaks to the success of this nonprofit in the betterment of our local economy, services (including health related services), community involvement, and educational opportunities for all ages. I'm sure you can see why Eureka County encourages you to consider Eureka Restoration Enterprise as worthy of your support.

Respectfully,

EUREKA COUNTY BOARD OF COMMISSIONERS

_____

Rich McKay, Chairman

To: Eureka Restoration Enterprise
PO Box 742
Eureka, NV 89316

February 20, 2024

From: Lynn Conley
Diamond C, LLC
HC 62 Box 62646
Eureka, NV 89316

RE: Letter of Commitment

To Whom it May Concern,

My name is Lynn Conley and I am the owner of a local nursery greenhouse, growing summer plants for our area. I also raise cut flowers for bouquets and vegetable produce. Along with this, my husband and I farm quality alfalfa and timothy hay that is sold to buyers across the United States. I am writing this letter to inform Eureka Restoration of my willingness to commit to sell locally produced items at the future farm store. A Farm store would be an excellent spot for locally grown produce and flowers to be available to the citizens of Eureka in a centralized location. This "grocery" style type store would provide me with an opportunity to sell my locally grown produce and flowers in a more centralized location to the populus of Eureka. I also would like to express my willingness to man this store as one of the vendors at least once a month. I am excited for the possibility of this opportunity!

Respectfully,

Lynn Conley

To: Eureka Restoration Enterprise
PO Box 742
Eureka, NV 89316

February 20, 2024

From: Lynn Conley
Diamond C, LLC
HC 62 Box 62646
Eureka, NV 89316

RE: Grant Support

To Whom it May Concern,

My name is Lynn Conley and I am the owner of a local nursery greenhouse, growing summer plants for our area. I also raise cut flowers for bouquets and vegetable produce. Along with this, my husband and I farm quality alfalfa and timothy hay that is sold to buyers across the United States. I am writing this letter in support of Eureka Restoration Enterprise (ERE) to restore the Masonic Lodge in Eureka, NV, where a Farmers Market store could be held in the future. ERE has been committed to the restoration of Main Street Eureka, and has been crucial in the resurrection of businesses and economic opportunities in Eureka.

A Farmers Market store would be an excellent spot for locally grown produce and flowers to be available to the citizens of Eureka in a centralized location. Because of our small town, a traditional farmers market has been difficult to establish. The majority of people raising local produce, also have additional jobs or businesses, and because of our small population, the timing is difficult to attract a crowd needed in the traditional farmers market model, based upon other conflicting activities that might be occurring.

Owning a business in Eureka has its own set of challenges, given the small rural community, and the very cyclical season of tourism. The majority of businesses in Eureka are diverse in their offerings, rather than the specialization you would see in a larger city. A Farm Store would be an excellent fit for Eureka, providing a "grocery" style type store that would be open during set hours. It would provide vendors the opportunity to mingle with customers as they voluntarily take turns manning the store. This farm store would also provide an opportunity for locally grown and fresh produce, something that is always a struggle in our community, given the proximity away from larger metropolitan areas. The town of Eureka has also not had a local florist for many years. Though I have been raising flowers for the Eureka area for the last few years, a farm store would open opportunities for not only myself, but other flower growers to sell bouquets in a centralized location.

Again, I am very supportive of Eureka Restoration Enterprise to restore the Masonic Lodge. If you have any questions or need to reach out to me, my cell phone is 775-340-3797. Thank you.

Respectfully,

Lynn Conley

Dana Lee Fruend
Main Street Eureka
Executive Director
Eureka Tourism Director
danaleefruend@gmail.com
775.230.2232

Main Street
Eureka Nevada

To whom it may concern

Greeting from Main Street Eureka!
I am happy to write this letter of support for Garney Damele and the Eureka Restoration Enterprise non-profit organization. As the Executive Director for the new Main Street Eureka program and the Director of Tourism, I am so grateful for the contributions of Eureka Restoration Enterprise. These efforts have and continue to help Eureka County and our Main Street plans for economic growth, diversification and sustainability.
The ERE is an important vital asset and resource to Eureka County! This organization under the direction of Garney Damele has helped to restore several historic buildings in our downtown area. The outcome of these projects have made it possible for several businesses to invest and occupy these restored spaces. Currently the ERE is working on our 1880 Masonic Lodge. This restoration project has already attracted several new businesses to occupy this beautiful space. My organizations and myself personally support all of the projects and efforts of the Eureka Restoration Enterprise.
Please contact me if you have any questions.

Kindest Regards,

Dana Lee Fruend

EXTENSION
College of Agriculture,
Biotechnology & Natural Resources

University of Nevada, Reno White Pine County Extension
950 Campton Street
Ely, Nevada 89301

April 24, 2024

Garney Demaele
Eureka Restoration Enterprise
P.O. Box 742
Eureka, Nevada 89316

Dear Garney,

It is with pleasure that I write this letter of support for your project to start a permanent farmer's market in Eureka, Nevada. As the Admirative Assistant of the White Pine County Extension, I get inquiries regularly on available farmers markets in the area. Since we don't have any farmer's markets in our area, I am excited at the possibility of a permanent space for a farmer's market.

I feel that a place for growers and artisans to sell their goods would be very beneficial to people in the region. Even though we are in the neighboring county, people would be willing and able to travel to Eureka for this purpose as well as to shop at a farmer's market if it were available. I would be happy to refer growers to a place that they could sell their produce and flowers as well producers of baked goods and other products.

I wish you luck in your pursuit of restoring the building in Eureka for a farmer's market.

Warm Regards,

Angela Bellander
Administrative Assistant,
University of Nevada, Reno White Pine Extension