

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

	NEVADA <b>STATE HISTORIC                  PRESERVATION OFFICE</b>	<i>SHPO Use Only</i>
Initials: <u>CC</u> Received: <u>4-29-24</u>		
Postmarked: <u>4-26-24</u> Delivery Svc: <u>USPS</u>		

**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) 2024-2025

Applicant Organization: Arts for All Nevada  
 EIN (Taxpayer Identification Number): 94-3030518  
 Mailing Address: 250 Court St.  
 City: Reno County: Washoe ZIP: 89501  
 Project Contact: Jacqueline Clay Title: Executive Director  
 Daytime Phone: 775-826-6100 Evening Phone: 776-342-9574  
 Fax: \_\_\_\_\_ Email: jclay@artsforallnevada.org

Historic Property Name: Lake Manion Date Built: 1877  
 Property Owner Name and Address: Arts for All Nevada  
 Project Address: 250 Court St  
 City: Reno County: Washoe ZIP: 89501  
 Property Insured:  Yes; please enclose one copy of policy  No; please explain: \_\_\_\_\_

Project Title: Lake Mansion Roof Replacement  
 Project Type:  Rehabilitation/Construction  Planning/Construction  
 Architectural/Engineering Study/Construction

**Project Synopsis (Brief):**

The current wood shake. roof, put on in 1998, is in serious disrepair and needs to be replaced. In keeping with its significance as a historic place, the Lake Mansion roof will be replaced with architectural shingles that match the original in appearance. The current roof will be removed, the plywood inspected, new underlayment put down (if warranted) and new architectural shingles installed.

Proposed Start Date: 1/12/2025

Proposed End Date: 3/1/2025

<b>Project Budget Summary:</b>	
<b>Amount Requested:</b>	\$ 96,925.00
Proposed Match:	
Cash:	\$ 10,000.00
In-Kind/Donations:	_____
<b>Total Project Budget:</b>	\$ 106,925.00
If Applicable, Minimum Amount Requested	\$ 75,000.00


<b>Applicant's Authorized Signature*</b>
Name: <u>Jacqueline Clay</u>
Title: <u>Executive Director</u>
Date: <u>4/26/2024</u>

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

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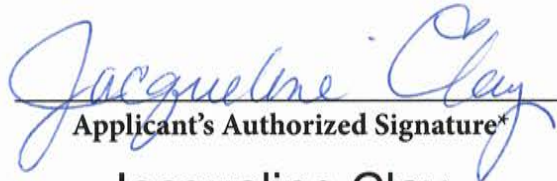
NEVADA  
STATE HISTORIC  
PRESERVATION OFFICE

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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.

  
Applicant's Authorized Signature\*

Name: Jacqueline Clay

Title: Executive Director

Date: 4/24/2024

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

NEVADA COMMISSION FOR CULTURAL  
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NEVADA  
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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

JC Application Cover Page

JC Handbook Verification Form

JC Application Checklist

#### 2. Project Narrative

JC A. Questions (No more than 5 pages)

##### B. Supplemental Material

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

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

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

JC Organization's information including:

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

#### 3. Budget

JC Detailed Budget

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

JC 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.

JC Insurance

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

JC Resumes

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

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

## Arts for All Nevada- CCCHP Grant Application 2024-2025

### Application Part 2: Narrative Description

#### Narrative Description Part A: Questions

##### 1. Project Description:

**What building(s), prehistoric feature, historic feature, or culturally significant feature are you restoring/habilitating?**

The Lake Mansion, located at 250 Court Street, Reno, NV 89501

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

The Lake Mansion is listed on the City of Reno, the State of Nevada, and the National Registers of Historic Places. It is significant as the last surviving building associated with Myron Lake who is generally considered the founder of Reno. Lake owned the present town site of Reno and worked with the Central Pacific Railroad on the route the transcontinental railroad would take through the Truckee Meadows, deeding 40 acres to the Railroad in return for the location of a railroad station and the laying out of the town site. The house was built by the Jerome Marsh family in 1877 on land purchased from Myron Lake. Although Lake did not live in the house, he purchased it for his wife, Jane Lake, two years after it was built. Lake owned the house for 10 years, renting it out. After his death in 1884, Jane Lake, and their son, Charles, lived in the house from 1888-1902, selling the house in 1902 to Reno jeweler Otto Herz.

The home retains integrity of design, materials, workmanship, feeling, and association from its period of significance (1877-1902). The building was relocated twice. In the 1970s, to avoid demolition, the structure was moved to the northeast corner of what is now the Reno Tahoe Convention Center property at South Virginia St and Kietzke Lane. It was moved to its current location at the southeast corner of Arlington Avenue and Court Street in 2004. An amendment to the Lake Mansion listing on the National Register of Historic Places argued that the integrity of location and setting was restored to the Lake Mansion because it is near its original location (the northwest corner of California Avenue and South Virginia Street) and in the vicinity of the oldest residential neighborhood south of the Truckee River in Reno.

The following specific features contribute to the building's historical significance:

1. Square, box-shaped, two-story house design and ground level bay window on east façade
2. Low-pitched, wood shingle, simple hipped roof with widow's walk
3. Widely overhanging eaves with decorative cornice brackets; paired brackets at the corners
4. Tall narrow, segmental arched windows with elaborate framed window crowns
5. Paired windows, one over one
6. Single-story, wrap-around porch with turned balusters, chamfered porch supports, and elaborate folk Victorian brackets.
7. Paired door front entry, single transom window over front entrance and over single door side entrance on east facade
8. Quoins with painted redwood cladding
9. Single story addition on the rear façade

## **Arts for All Nevada- CCCHP Grant Application 2024-2025**

### **How do you propose to restore/rehabilitate it?**

The wood shingle roof, installed in 1998, is deteriorating. The Washoe County Building Department does not allow wood shakes on reroofing project for fire safety reasons. While SHPO prefers a cedar wood shingle with a mineral cap underlayment for the Lake Mansion roof, they have indicated that a second acceptable option is an architectural shingle product that is thicker than regular asphalt shingles and replicates the appearance of wood. This is the product we that are proposing to use in the reroofing of the Lake Mansion, along with a synthetic underlayment. We have consulted with several roofing companies and have found East Fork Roofing to be the most knowledgeable and experienced in working with historic properties. Their proposed scope of action is attached.

### **Who will be doing the work?**

The roof will be replaced by East Fork Roofing LLC., 2400 Tampa St, Suite 101, Reno, NV 89512. NV Lic No 81744

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

The East Fork Roofing, LLC has been very understanding of both the timeline of this potential grant funding and the desperate condition of the roof. To that end, they have guaranteed the validity of their proposal as long as the project starts before February 28, 2025 and are ready to start the project once we have approval from the CCCHP/SHPO to begin based on the grant awarded. We would like to start as soon as the award is announced as possible, dependent on the roofer's calendar and the weather. We estimate that once the project is started it will be completed within one month.

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

Arts for All Nevada, 250 Court Street, NV 89501

## **2. Building Use/Community Involvement**

### **How and by whom will the facility be used?**

In 1996, at the invitation Washoe Landmark Preservation, Arts for All Nevada (formerly Very Special Arts Nevada (VSA Nevada)), moved to the Lake Mansion. In 1998, Arts for All Nevada formerly took over all operation and care of the Mansion. Arts for All Nevada was responsible for raising the funds and for the logistics of moving the Lake Mansion to its current location, 250 Court Street, in Reno, in 2004. All Arts for All Nevada operations continue to run out of the Lake Mansion. The responsible stewardship of the Lake Mansion is a part of the organization's mission statement.

The facility functions as the headquarters for Arts for All Nevada. All administrative offices are in the Mansion, and over 70 art classes and Creativity Camps run out of the basement classroom, with some classes taking place in the adjacent Horan Pavilion. In 2022, the Arts for All Nevada Board of Directors created an annual, signature fundraiser called *A Night at the Mansion*. This event was designed around the unique setting of the Lake Mansion and features a cocktail competition (themed as a Lake Mansion

## **Arts for All Nevada- CCCHP Grant Application 2024-2025**

signature cocktail), an art-focused silent auction, live music, and an art project station in the classroom comprise the event.

### **Who will be responsible for management of the buildings and its programs/activities?**

Arts for All Nevada has been responsible for managing the Lake Mansion for almost 28 years. All programs and activities that occur at the Lake Mansion do so under the programming goals of Arts for All Nevada

### **How has the community been involved in your project?**

The Lake Mansion is an integral part of Arts for All Nevada's public programming. A classroom in the basement of the Mansion is a place for a variety of Creativity Camps offered during every school break, as well as over 70 art classes offered to the public annually. Three free, family art festivals are hosted at the Mansion every year, with an average attendance per festival of over 500 people. Patty Caffareta, author of the book, *The Lake Mansion*, attends every Festival, making herself available to answer questions about the history of the Lake Mansion and the City of Reno. The community is invested in the Lake Mansion, both as a historic property and as a place to take advantage of art and creativity opportunities.

### **How will the community continue to be involved in your project?**

Arts for All Nevada will continue offer art camps and classes out of the Mansion, the Festivals will continue, and other community-based programs – both new and continuing – will always find a place at the Lake Mansion.

### **How will the community continue to be involved in the use of the building?**

Through attending classes, camps, and festivals at the Lake Mansion, as well as periodic tours of the Mansion, including nine tours offered in the month of July as part of the Artown Festival.

### **How are your restoration/rehabilitation plans related to the uses of the building?**

In order for the Lake Mansion to be a sound, safe building, the roof needs to be in good shape and able to protect the building's interior. The current state of the roof is starting to bring into question the physical stability of the building. If the roof is leaking, it is not a safe, healthy environment for staff, let alone for those attending our public programming.

### **What importance to tourism (cultural or otherwise) will the facility have?**

After its second move in 2004, the Lake Mansion is now located in the heart of downtown Reno. The presence of the building contributes to the neighborhood it is located in, a neighborhood that enjoys a fair number of historical structures as well as the Great Basin Co-op and several restaurant/bars. Most of the historic structures in our neighborhood are private residences and businesses, not accessible to the general public. While the Lake Mansion does not have regularly scheduled tours, there are periodic tours and limited access by the public throughout the year, as well as access by attendees of the art classes, Creativity Camps, Family Art Festivals, and the *A Night at the Mansion* fundraiser. To counter the lack of regularly scheduled tours, a full schedule of tours are offered in July during the City of Reno's

## **Arts for All Nevada- CCCHP Grant Application 2024-2025**

city-wide celebrations of the arts, Artown. Historic Reno Preservation Society (HRPS) members volunteer to lead the July tours.

### **3. Project Support/Financial**

**What specific contributions (cash, land, labor, materials, etc.) have been provided toward the project from the community and/or other sources?**

The Arts for All Nevada Board of Directors has earmarked \$10,000 in funds for the roof replacement. Inquiries have been made, through the Western Nevada Community Foundation, for potential donors who are interested in contributing to the historic preservation of one of Reno's architectural treasures, but we have yet to locate other historic-preservation specific funding.

**What grants and additional funding (last three years), including amounts, has the organization received or will receive for this project?**

We have not currently secured any additional funds for this project. In addition to the roof project, the house exterior is in dire need of repainting. The Board of Directors has chosen to focus on raising funds for the roof through this grant application and are looking to local foundations and organizations to assist in the repainting of the building. We have received \$15,000 from the E. L. Cord Foundation and there are pending grant requests to the Nell J. Redfield Foundation and HRPS (Historic Reno Preservation Society).

**What additional contributions are projected to complete the project?**

No additional contributions are pending for this project. Should this be unsuccessful or the funding obtained come up short, we will continue to seek foundation and grant funding to complete the project. Should we have to resort to a more piecemeal form of funding it will, however, delay the time line and potentially put the house at risk of major damage.

**How will your facility sustain itself financially in the future?**

Arts for All Nevada has a robust history of financial independence. Through grants, offering art classes and camps at an affordable fee to the public, contracting with PTA/PTOs and other organizations to provide arts education workshops in both public and private school classrooms, and other sources of income, the organization has maintained and nurtured the Lake Mansion for almost three decades, as well as run a thriving community arts education program.

**Please provide evidence that you can implement the project and maintain a viable program in the future.**

Arts for All Nevada had been the steward of the Lake Mansion since 1996. In that time, we have moved the Lake Mansion to its current location and implemented a series of restoration projects at the Lake Mansion, in coordination with State Historic Preservation Office. Arts for All Nevada continues, to this day, to maintain and care for the Lake Mansion, funding it through our arts education programs as well as with foundation and corporate grant funds. Responsible stewardship is a component of our institutional mission and our record of accomplishment shows that we take it seriously.

**Arts for All Nevada- CCCHP Grant Application 2024-2025**

**4. Planning**

**If your project includes planning, please describe the process**

The planning phase has consisted of receiving an assessment of the roof's condition from a roofing professional, understanding the large scale of the project, and seeking out roofing companies that could take on a large job that takes into account the historic nature of the property.



**Arts for All Nevada- CCCHP Grant Application 2024-2025**

**B. Supplemental Material**

## Arts for All Nevada- CCCHP Grant Application 2024-2025

### Application Part 2: Narrative Description

#### Part B: Supplemental Material List

- 1. Paragraph describing the current or intended future use of the property and cultural center programming.**

Since 1986, Arts for All Nevada has placed teaching artists in special education classrooms, providing arts education free of charge. The program has expanded to include mainstream classrooms (funded by school PTA/PTOs) and into afterschool programs (parent paid). Since 2004, Arts for All Nevada's administrative offices and the *E. L. Cord Art Happens Here Classroom* have been located in the Lake Mansion. At the Mansion, we offer a full range of public art classes for children, adults, and families, as well as Creativity Camps for children during every school break. The Mansion, as well as the adjacent Horan Pavilion, makeup our facility. We plan to continue to expand our arts programming both at the Mansion and in schools into the future.

Arts for All Nevada's mission is to provide quality arts opportunities for all, with special emphasis on those who have a disability, are disadvantaged, at-risk, or underserved by the arts. Arts for All Nevada provides responsible stewardship for the preservation and interpretation of the historic Lake Mansion while expanding its role in the community to serve as a center for the exploration of arts and culture.

**Arts for All Nevada- CCCHP Grant Application 2024-2025**

**Narrative Description B: Application Description**

**Part B: Supplemental Material List**

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

The land under the Lake Mansion is owned by the City of Reno and rented to Arts for All Nevada. The Lake Mansion is owned by and is the sole responsibility of Arts for All Nevada

The land lease is attached in this section

Home » Assessor » Real Property Assessment Data

**Owner Information**

<b>APN</b> 011-155-08	Card 1 of 1
<b>Situs 1</b> 250 COURT ST	Bld # 1
RENO NV 89501	
<b>Owner 1</b> RENO CITY OF	OWNER
<b>Mail Address</b> C/O PROPERTY MANAGEMENT	
PO BOX 1900	
RENO NV 89505	

**Building Information** XFOB SUBAREA

<b>Bld #1 Situs</b> 250	<b>Property</b> LAKE
COURT ST	<b>Name</b> MANSION
<b>Quality</b> R30	<b>Building</b> Conversion
Average	<b>Type</b>
<b>Stories</b> 2 Story	<b>2nd</b>
	<b>Occupancy</b>
<b>Year Built</b> 1877	<b>WAY</b> 1877
<b>Bedrooms</b> 1	<b>Square Feet</b> 3205
<b>Full Baths</b> 0	<b>Finished</b> 1881
	<b>Bsmt</b>
<b>Half Baths</b> 3	<b>Unfin Bsmt</b> 0
<b>Fixtures</b> 13	<b>Basement</b> SEE XFOB
	<b>Type</b> ABOVE
<b>Fireplaces</b> 2	<b>Gar Conv Sq</b> 0
	<b>Feet</b>
<b>Heat Type</b> FA/AC	<b>Total Garage</b> 0
	<b>Area</b>
<b>2nd Heat</b>	<b>Garage Type</b>
<b>Type</b>	
<b>Exterior</b> SIDING	<b>Detached</b> 0
<b>Walls</b> ON	<b>Garage</b>
FRAME	
<b>2nd Ext Walls</b>	<b>Basement</b> 0
	<b>Gar Door</b>
<b>Roof Cover</b> WOOD	<b>Sub Floor</b> WOOD
SHINGLE	
<b>% Complete</b> 100	<b>Frame</b> FRAME
<b>Obso/Bldg</b> 0	<b>Units/Bldg</b> 1
<b>Adj</b>	
<b>Construction</b>	<b>Units/Parcel</b> 1
<b>Modifier</b>	

**Parcel Information**

<b>Keyline Desc</b> RIVERSIDE HEIGHTS FR BLK 1
<b>Subdivision</b> RIVERSIDE HEIGHTS
<b>Section</b> Township 19
<b>Range</b> 19
<b>Record of Survey Map</b> : <b>Parcel Map#</b> : <b>Sub Map#</b> 103
<b>Special Property Code</b> 020
<b>2024 Tax</b> 1002 <b>Prior</b>
<b>District</b> <b>APN</b>
<b>2023 Tax</b> 1002 <b>Tax Cap</b> Use does not qualify
<b>District</b> <b>Status</b> for Low Cap, High Cap Applied
<b>PERMITS</b>

**Land Information**

LAND DETAILS

<b>Land Use</b> 400	<b>DOR Code</b> 400	<b>Sewer</b> Municipal	<b>Neighborhood</b> AJAQAJ Neighborhood Map
<b>Size</b> 17,555 SqFt	<b>Size</b> 0.403 Acres	<b>Street</b> Paved	<b>Zoning Code</b> MD-RD
<b>CAGC</b> -		<b>Water</b> Muni	

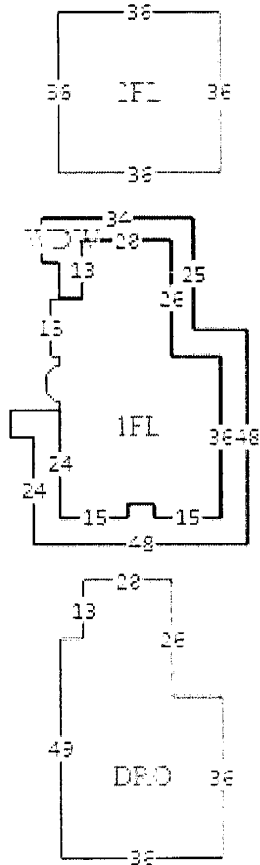
**Sales and Transfer Records**

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
	RENO CITY OF	297320		01-16-1959			0	

**Valuation Information** The 2024/2025 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2024/25 NR	429,902	0	416,735	0	846,637	150,465	145,857	296,323	296,323
2024/25 VN	429,902	0	416,735	0	846,637	150,465	145,857	296,323	296,323
2023/24 FV	429,902	0	368,322	0	798,223	150,465	128,912	279,378	279,378



011-155-08 06/17/2022

All parcel data on this page is for use by the Washoe 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 Washoe County Assessor's Office as of 01-28-2024

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.gov](mailto:exemptions@washoecounty.gov)

February 1, 2022

City of Reno  
Lori Miles  
P.O. Box 1900  
Reno, NV 89505

Dear Ms. Miles:

In accordance with Article II of the April 7, 2004 ground lease between the City of Reno and Arts for All Nevada, formerly VSA arts of Nevada, this letter shall confirm our desire to extend the lease for an additional 3-year term, beginning June 1, 2022 and ending May 31, 2025.

Also, in accordance with Article III (A) of the lease, enclosed is our check for \$1,865.43 for the advance rent during the new extended term, calculated at the current base rent. Please advise if the City will be electing to adjust the annual rent for inflation as provided in Article III (B), and if so, the amount of any such adjustment. We will then immediately pay the adjustment.

As the new Executive Director, I want to personally thank you for your assistance in this matter. If you have any questions, please contact me at 826-6100 (Ext. 1), or Tom Burton our attorney, who is assisting us in this matter, at 785-5433.

Sincerely,

Jacqueline Clay  
Executive Director

cc: Tom Burton, Jonathan Shipman

B2395 47-04  
5L

**FIRST AMENDMENT OF LEASE AGREEMENT**

THIS AMENDMENT OF LEASE AGREEMENT is made and entered into this 7<sup>th</sup> day of June 2004, by and between **CITY OF RENO**, a Nevada municipal corporation ("Lessor"), and the VSA Arts of Nevada, a non-profit organization, ("VSA"), and Washoe Landmark Preservation Inc., a non-profit corporation (collectively, "Lessee").

**RECITALS:**

WHEREAS Lessor and Lessee entered into a Lease Agreement dated May, 2004, (the "Lease") and;

WHEREAS on April 7, 2004, the City Council of Lessor approved the Lease, subject to the condition that the parking lot to be constructed by Lessee upon the Premises be made available to use by Lessor during non-operation hours of the Premises, and;

WHEREAS Lessor and Lessee now wish to enter into this AMENDMENT of the Lease for the use of the parking lot to be constructed upon the Premises during non-operation hours of the Premises.

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party hereto, the parties hereto hereby agree as follows:

1. Capitalized Terms. Capitalized terms used in this amendment and not otherwise defined shall have the meanings ascribed to such terms in the Lease.


2. Parking. Lessor shall have the right, during any non-operation hours of Lessee, to use the parking lot to be constructed by Lessee upon the Premises for parking by Lessor of official Lessor vehicles. For purposes of this Lease, "non-operation hours" shall mean any hours other

than (i) the normal business hours of Lessee and (ii) those specific hours during which Lessee is conducting or assisting in the conduction of an event involving the Premises. "Official Lessor vehicles" shall mean those motor vehicles owned by Lessor and marked accordingly. In order to prevent conflicting parking use of the Premises, Lessee shall advise Lessor in advance whenever Lessee desires to use the Premises as contemplated by this Section. In addition, Lessor shall indemnify and hold Lessee harmless from any claims or damages arising out of such permitted use of the Premises by Lessor.

3. Other Terms. Except as modified by this amendment, all the other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first herein written.

Lessor: CITY OF RENO

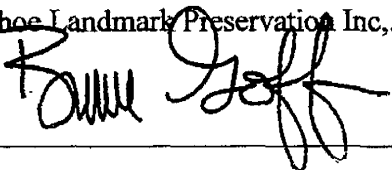
By 

Lessee:

VSA Arts of Nevada

By   
Executive Director

Washoe Landmark Preservation Inc.,

By 

Address:

135 N Sierra Street

Reno, NV 89501,



## Second Amendment of Lease Agreement

Amendment of lease agreement dated as of March 1, 2024 between the City of Reno, a Nevada municipal corporation ("Lessor") and Arts for All Nevada, a Nevada nonprofit corporation, formerly known as VSA arts of Nevada ("Lessee").

### Recitals

(a) Lessor and Lessee, along with WLP entered into a certain lease agreement dated as of April 7, 2004 (the "Lease");

(b) By amendment dated as of June 7, 2004, the parties to the Lease agreed to the use by Lessor of the parking lot located on the Premises during non-operation hours of the Premises;

(c) By a certain title assignment agreement dated as of September 1, 2006, WLP assigned all of its interest in the Mansion to Lessee; and

(d) Lessor and Lessee desire to clarify and further amend the Lease.

It is therefore agreed:

1. Capitalized Terms. Capitalized terms used in this second amendment and not otherwise defined shall have the meanings ascribed to such terms in the Lease.

2. Term. Confirm that the commencement date of the Lease was May 1, 2004.

3. Parking. Delete the fourth sentence in Section 2 of the first amendment in its entirety and replace it with the following: "In order to prevent conflicting parking use of the Premises, Lessor shall advise Lessee in advance whenever Lessor desires to use the Premises as contemplated by this Section."

4. Assignment of Interest. Confirm, in accordance with Article V(A) of the Lease, that (i) as of September 1, 2006, WLP assigned all of its interest in the Mansion to Lessee and (ii) WLP no longer has any interest in the Mansion or under the Lease.

5. Destruction of the Mansion. In the event the Mansion is damaged or destroyed and cannot be repaired, Lessee shall have the right to repair or construct new improvements on the Premises and continue to operate under the Lease, so long as the Premises continue to be used for charitable or civic purposes as contemplated under the Lease.

6. Controlling Document. To the extent the provisions of the Lease are inconsistent

with the provisions of this second amendment, the terms of this second amendment shall control.

7. Other Terms. Except as modified by this second amendment, all of the terms and conditions of the Lease shall remain in full force and effect.

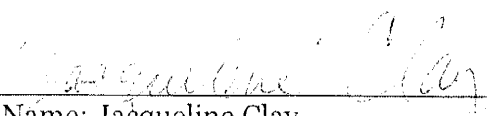
Lessor

Lessee

City of Reno

Arts for All Nevada

By: \_\_\_\_\_

By:  \_\_\_\_\_

Name: Doug Thornley  
Title: City Manager

Name: Jacqueline Clay  
Title: Executive Director

## Agreement

Agreement dated as of October 17, 2006 between Washoe Landmark Preservation, Inc., a Nevada nonprofit corporation, ("WLP"), and VSA arts of Nevada, a Nevada nonprofit corporation ("VSA").

### Recitals

(a) WLP was formed in part for the purpose of owning and preserving what is known as the Lake Mansion, now located under a ground lease with the City of Reno on certain real property located at 250 Court Street, Reno, Nevada, 89501, more particularly described on attached Exhibit A;

(b) WLP desires to transfer to VSA all of its interest in the Lake Mansion and all related improvements and attached fixtures (collectively, the "Lake Mansion") on the terms contained in this Agreement; and

(c) VSA desires to accept the transfer of the Lake Mansion on the terms contained in this Agreement.

It is therefore agreed:

1. Title Transfer. WLP transfers and assigns to VSA all of its interest in the Lake Mansion.
2. Title Acceptance. VSA accepts the transfer and assignment from WLP of all of its interest in the Lake Mansion.
3. Use Restrictions. This transfer is made with the understanding that the Lake Mansion shall only be permitted to be used for charitable, educational or similar purposes.
4. Use Protection. VSA shall exercise reasonable efforts to protect and preserve at all times the Lake Mansion for the uses required in this Agreement.

5. Binding Effect. This Agreement shall be binding upon the successors and assigns of the parties.

Washoe Landmark Preservation, Inc.

VSA arts of Nevada

By: \_\_\_\_\_  
Name: Bruce Goff  
Title: President

By: \_\_\_\_\_  
Name: Mary Ellen Horan  
Title: Executive Director

State of Nevada  
County of Washoe

State of Nevada  
County of Washoe

This instrument was acknowledged  
before me on \_\_\_\_\_  
by Bruce Goff as president  
of Washoe Landmark Preservation, Inc.

This instrument was acknowledged  
before me on \_\_\_\_\_  
by Mary Ellen Horan as executive director  
of VSA arts of Nevada.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Notary

## Jackie Clay

---

**From:** Lori Miles <milesl@reno.gov>  
**Sent:** Wednesday, April 20, 2022 11:12 AM  
**To:** Jackie Clay  
**Subject:** Re: City of Reno Ground Lease

Hi Jackie - Here is the CPI increase breakdown for the next three year rent term.

Current CPI            301.158    Feb 2022

Previous CPI            266.215    Feb 2019

34.943

Index Point Change    34.943

Divided by prev CPI    266.215

Equals                    .131

Percent change X 100   13.10

Rounded to nearest 1/2 % 13.10%

Previous base rent      \$675.91

Times CPI increase     1.131

New Base Rent          \$764.45 X 3 years = \$2,293.35

City is in receipt of your check #21954 in the amount of \$1,865.43 leaving a balance of \$427.92. Please let me know if you have any questions. You can forward this amount to my attention. I will make sure it is applied to your account.

Also, it was just brought to my attention that there has been an Assessment for the Downtown Reno Business Improvement District that was created in 2018. City has just paid these assessments in the yearly tax billing.. However, according to the lease agreement any taxes or assessments are to be paid by the Lessee. So I need to discuss this matter with you on how to proceed going forward. Let me know when would be a good time to reach out to you.

Memorandum of Ground Lease

Memorandum of ground lease dated as of February 29, 2024, between the City of Reno, a Nevada municipal corporation ("Lessor"), and Arts for All Nevada, a Nevada nonprofit corporation, formerly known as VSA arts of Nevada ("Lessee").

1. Lease Date. April 7, 2004
2. Property Leased. See attached Exhibit A.
3. Current Term. June 1, 2022 and May 31, 2025.
4. Extension Rights. Lessee has options to extend for six additional 3-year terms, the last one ending on May 31, 2043.

Lessor

Lessee

City of Reno

Arts for All Nevada

By: [Signature]

By: Signed in Counterpart

Name: Doug Thornley

Name: Jacqueline Clay

Title: City Manager

Title: Executive Director

State of Nevada County: Washoe

This instrument was acknowledged before me on April 3, 2024 by Doug Thornley as City Manager of the City of Reno. Assistant

This instrument was acknowledged before me on \_\_\_\_\_, 2024 by Jacqueline Clay as executive director of Arts for All Nevada.

*JW  
Hodge*

[Signature]  
Notary

\_\_\_\_\_  
Notary



Memorandum of Ground Lease

Memorandum of ground lease dated as of February 29, 2024, between the City of Reno, a Nevada municipal corporation ("Lessor"), and Arts for All Nevada, a Nevada nonprofit corporation, formerly known as VSA arts of Nevada ("Lessee").

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- 4. Extension Rights. Lessee has options to extend for six additional 3-year terms, the last one ending on May 31, 2043.

Lessor

Lessee

City of Reno

Arts for All Nevada

By: \_\_\_\_\_  
Name: Doug Thornley  
Title: City Manager

By: Jacqueline Clay  
Name: Jacqueline Clay  
Title: Executive Director  
State of Nevada County Washoe

This instrument was acknowledged before me on \_\_\_\_\_, 2024 by Doug Thornley as City Manager of the City of Reno.

This instrument was acknowledged before me on Mar. 26th, 2024 by Jacqueline Clay as executive director of Arts for All Nevada.

\_\_\_\_\_  
Notary

Jackie Moritzky  
Notary

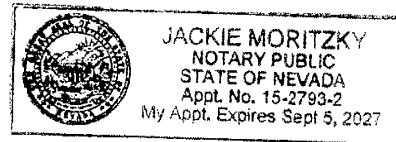


EXHIBIT "A"

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Commencing at the intersection of the southerly line of Court Street with the westerly line of Flint Street, said point of beginning being the northeast corner of Lot 1 in Block 1 as shown on the map of BLOCKS 1, 2 AND 3 OF RIVERSIDE HEIGHTS, RENO, NEVADA, filed in the Office of the County Recorder of Washoe County, State of Nevada, on September 16, 1902; thence southerly along the westerly line of Flint Street a distance of 138 feet; thence westerly parallel with the northerly line of Ridge Street a distance of 163 feet, more or less, to the easterly line of Belmont Road; thence northeasterly along the easterly line of Belmont Road to its intersection with the southerly line of Court Street; thence Easterly along the southerly line of Court Street a distance of 90 feet to the point of beginning; said premises being a portion of lots 1,6,7 of Block 1 of said Riverside Heights, according to said official map thereof; said premises being sometimes designated as Lots 1,2, 3 in Block 1, Riverside Heights, as shown upon a plat of said Block 1, which was never filed for record in the Office of the County Recorder of Washoe County, Nevada.

Pursuant to NRS 111.312(6) the above legal description was taken from the previously recorded Deed, Bk 500 of Deeds, Pg 197, recorded in the Official Records of Washoe County, State of Nevada, on January 16, 1959.

[APN 011-155-08]



**Arts for All Nevada- CCCHP Grant Application 2024-2025**

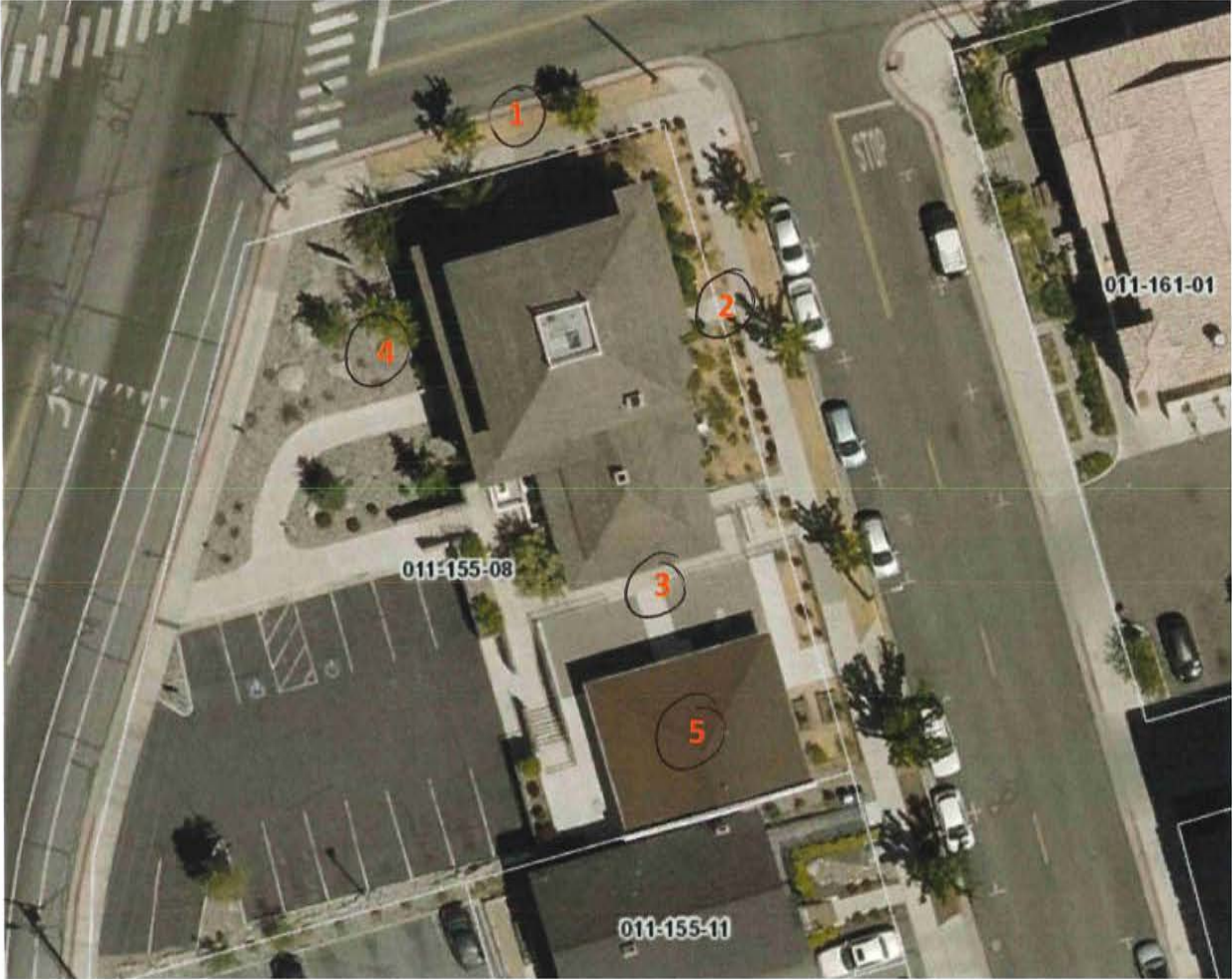
**Narrative Description B: Application Description**

**Part B: Supplemental Material List**

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

Arts for All Nevada- CCCHP Grant Application 2024-2025

Lake Mansion Exterior Site Plan



Aerial view of the Lake Mansion, at the top of the photo. Arlington Avenue to the left (east), Court Street at the top (north), Flint Street to the right (east)

1) North elevation of the Lake Mansion

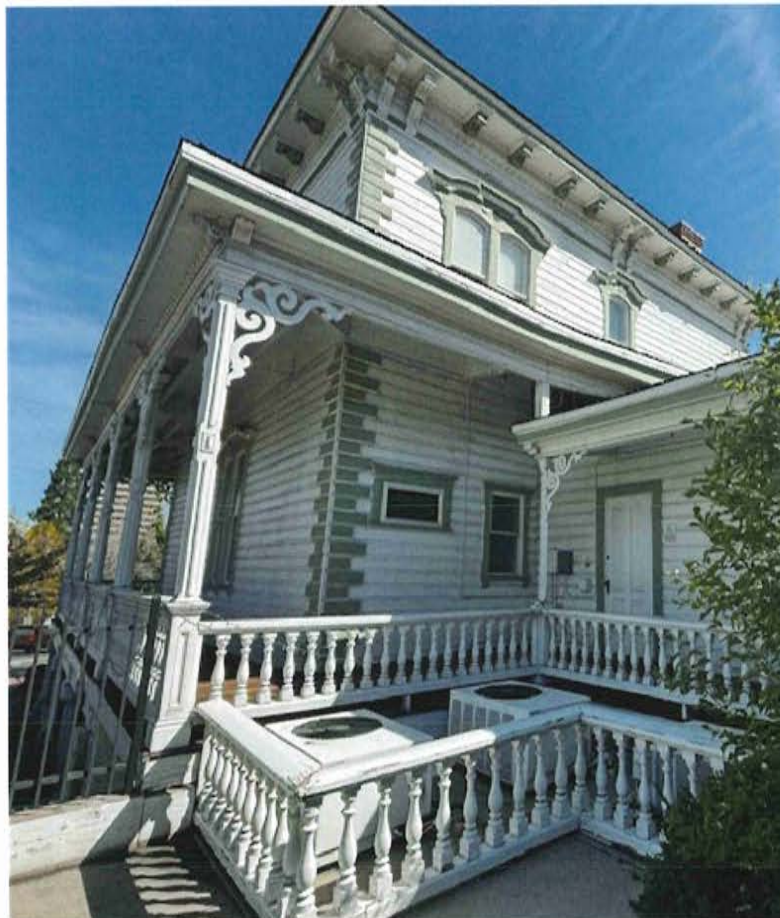
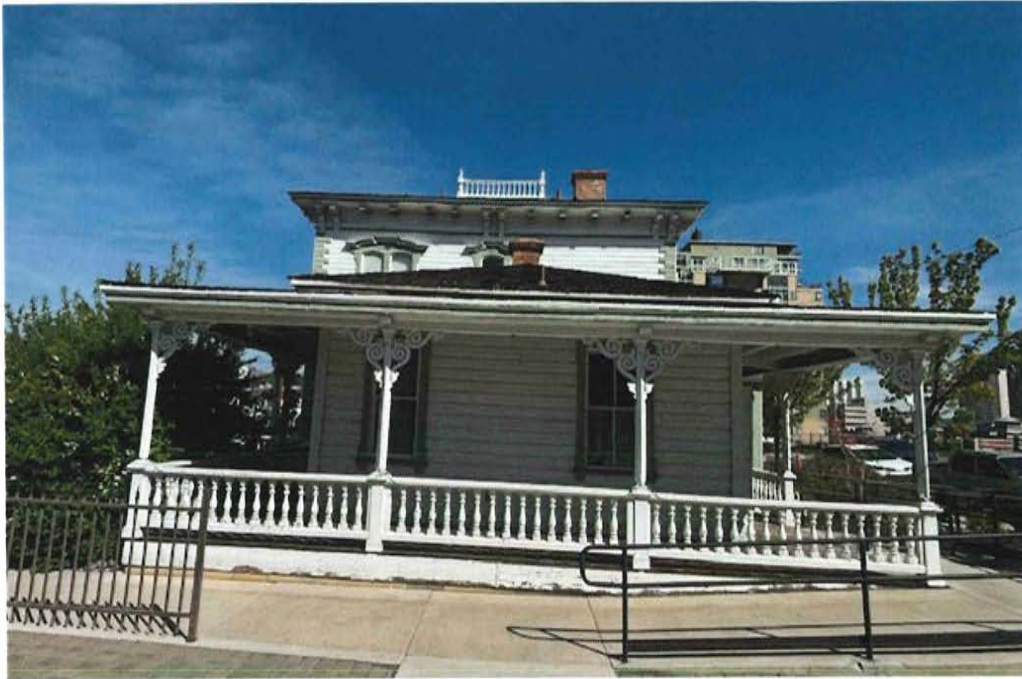


The Lake Mansion, looking south. Arlington Avenue on the right (west), Flint Street on the left (left), Flint Street on the bottom (north).

2) Eastern Elevation of the Lake Mansion



3) Southern Elevation of the Lake Mansion



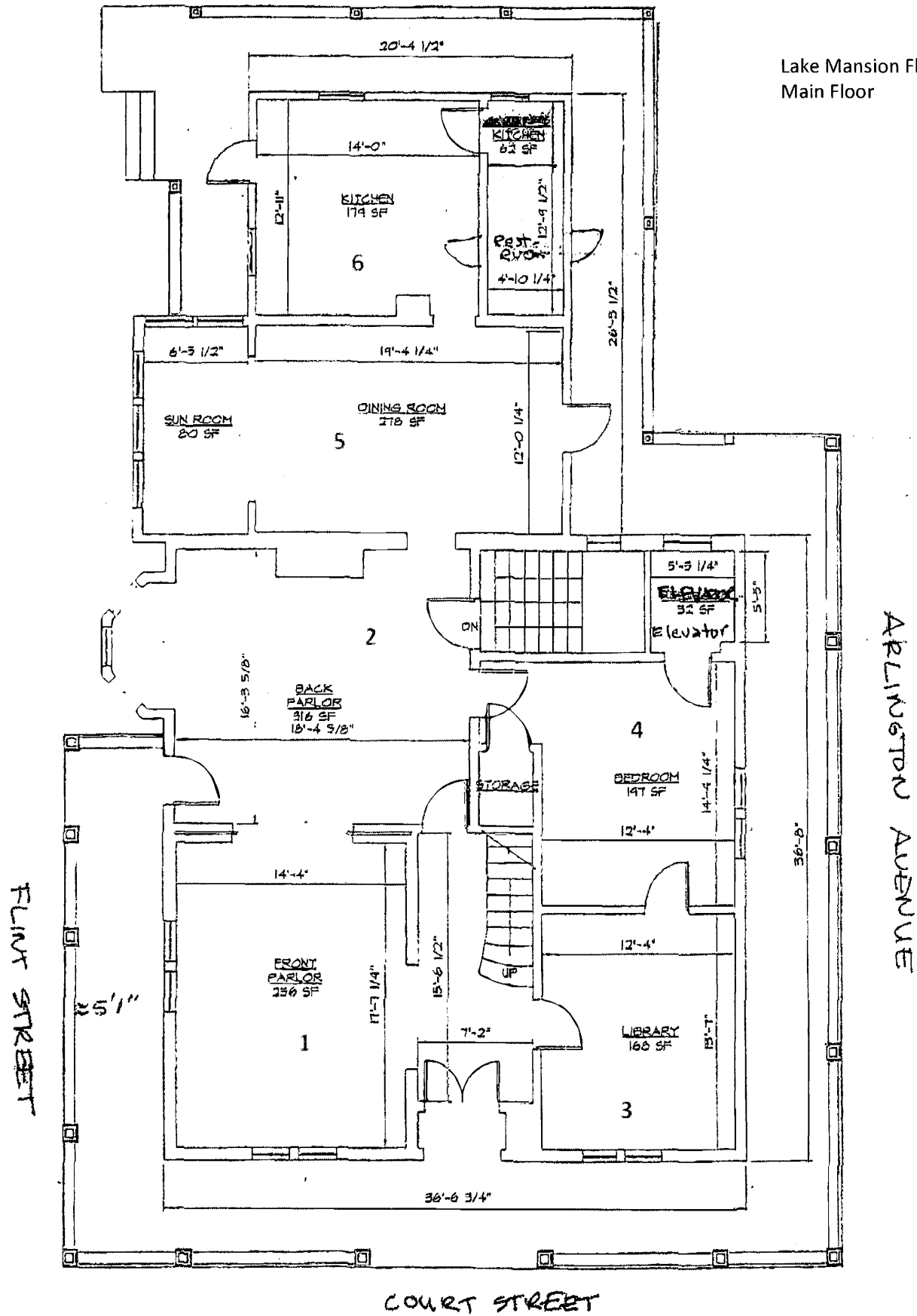
4) Western Elevation of the Lake Mansion



5) Horan Pavilion, south of the Lake Mansion (not part of the grant project)



Lake Mansion Floor Plan  
Main Floor



**B** 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

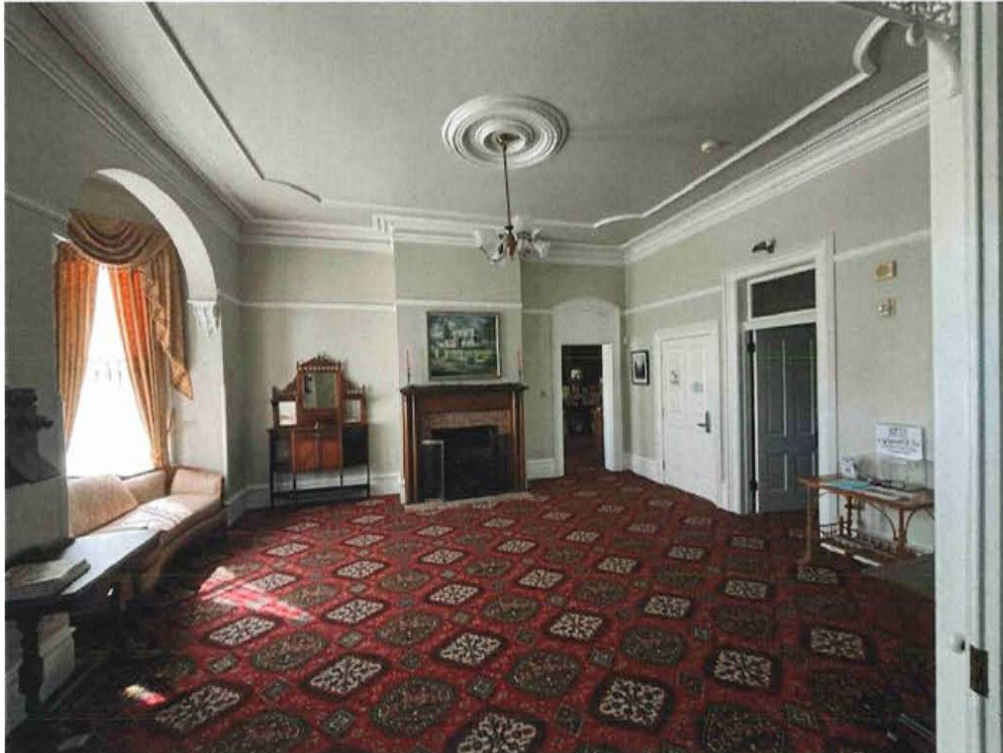


Lake Mansion – Main Floor

1) Main (front) Parlor



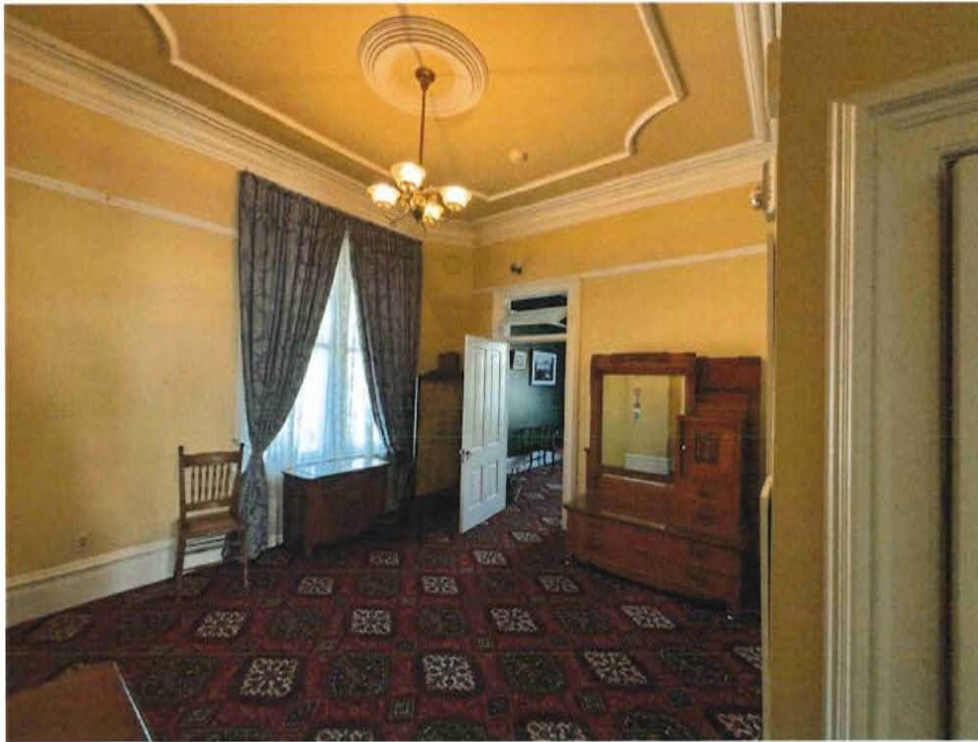
2) Secondary (back) parlor



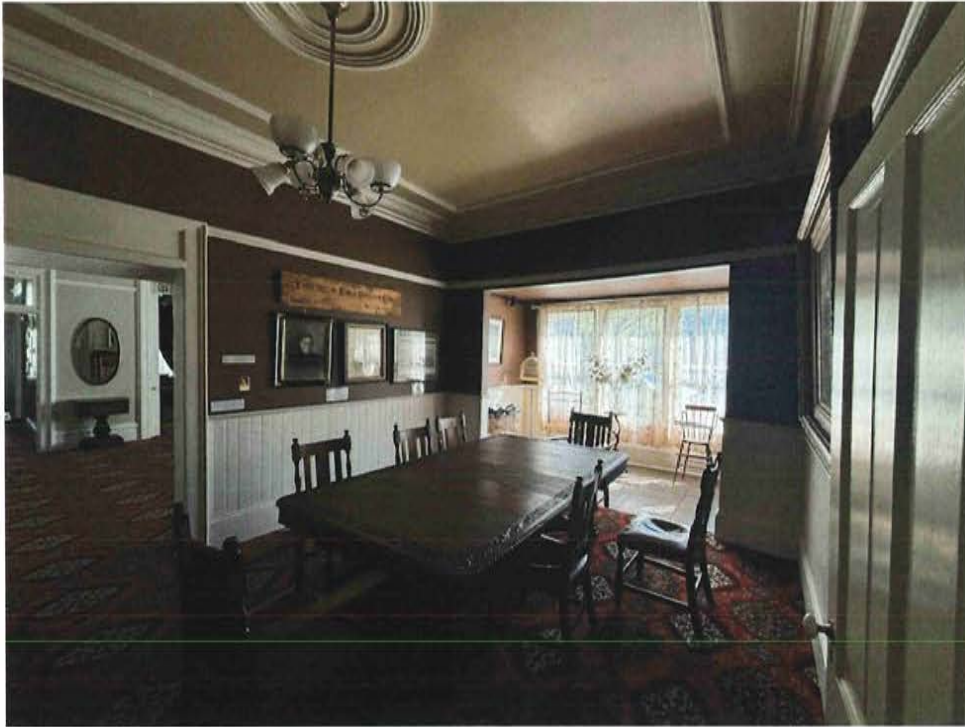
3) Library – Lake Mansion



4) Main Floor Bedroom



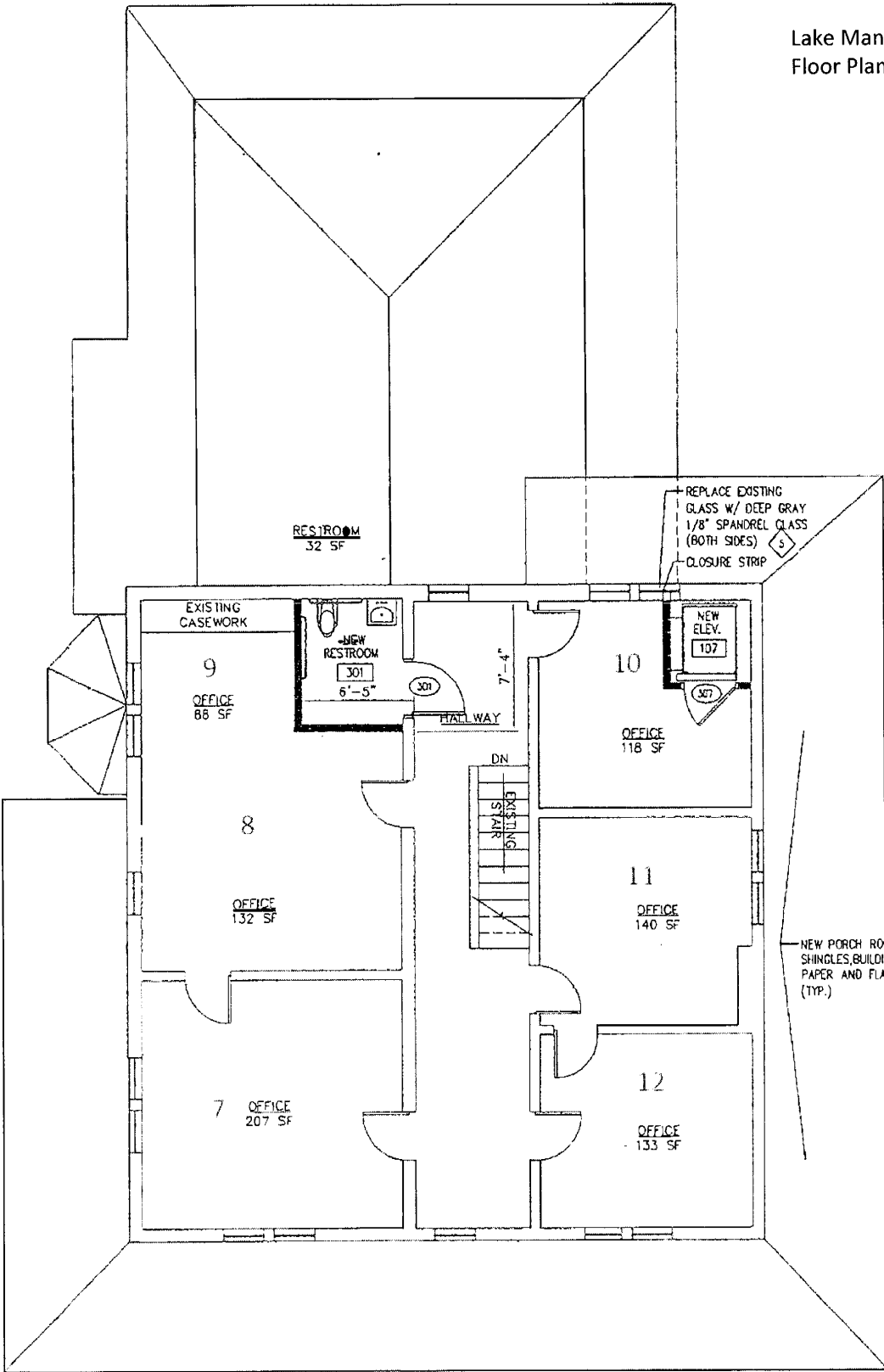
5) Dining Room – Lake Mansion



6) Kitchen



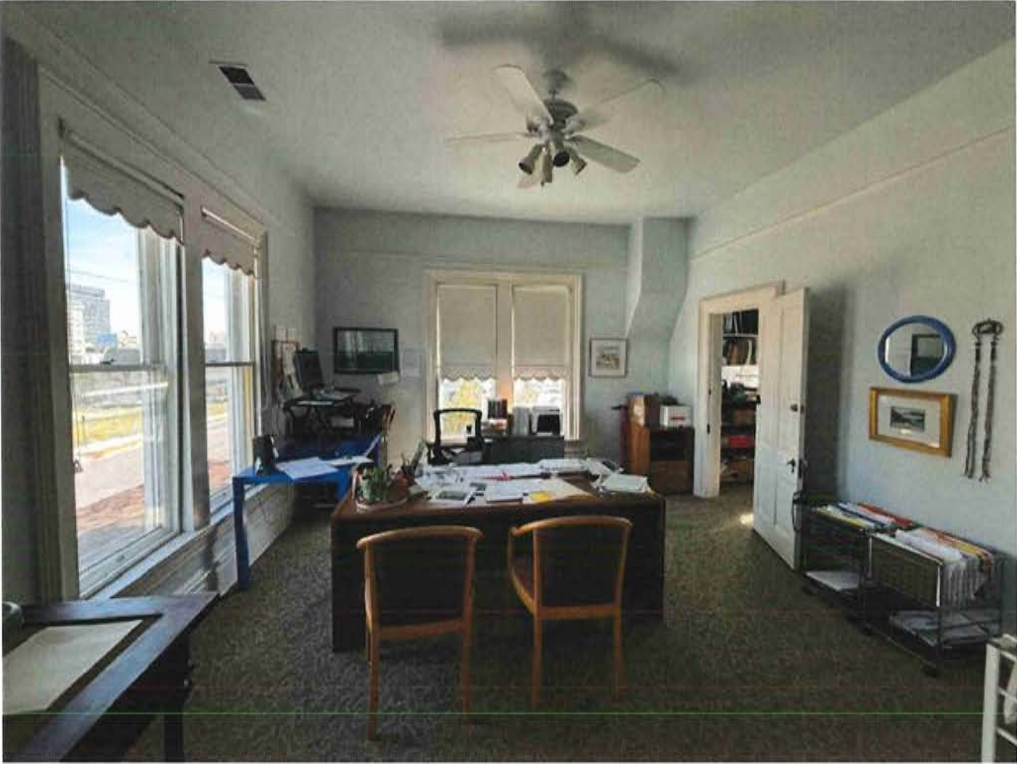
Lake Mansion Second Floor Plan



A 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



7) Office, formerly the master bedroom of the Lake Mansion



8) Copier room, formerly a bedroom at the Lake Mansion

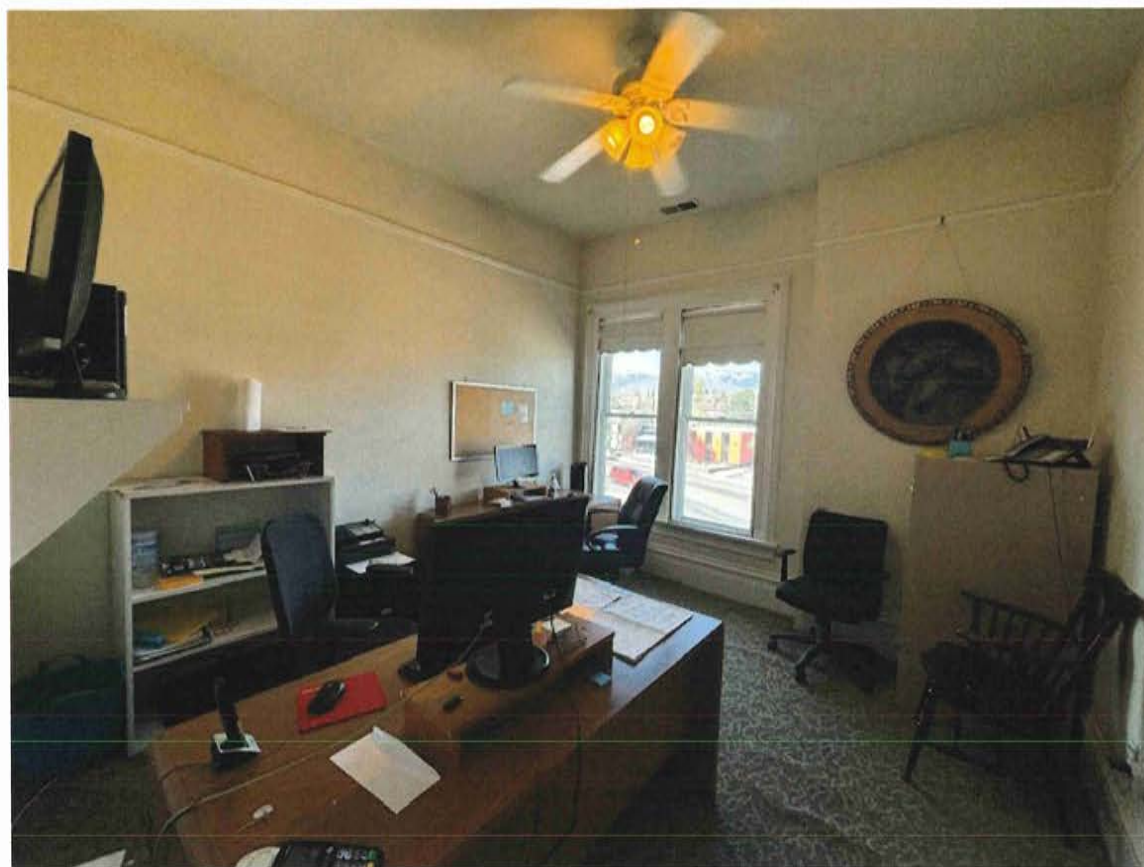
9) Office, formerly a bedroom in the Lake Mansion



10) storage room and elevator access, formerly a bedroom at the Lake Mansion



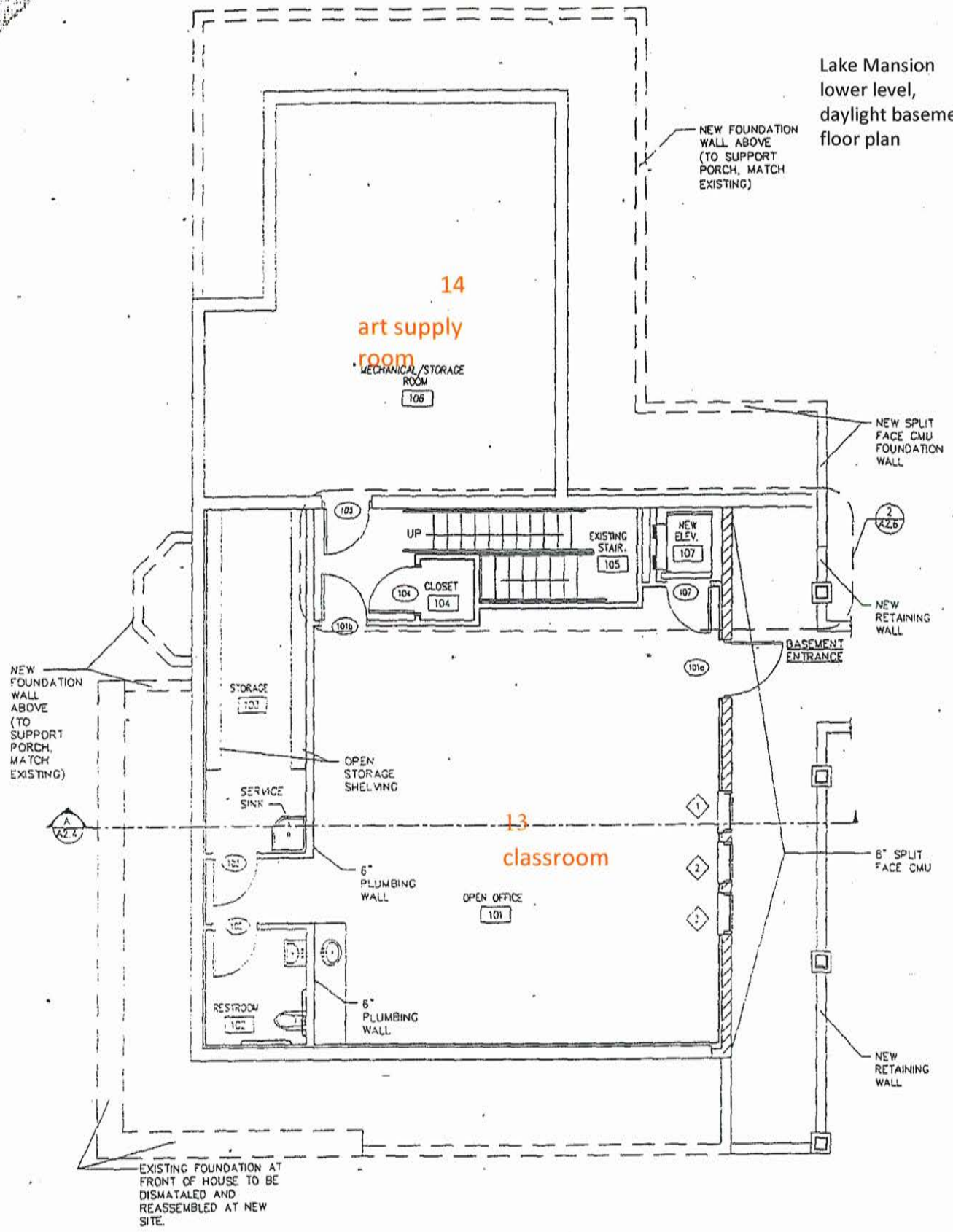
11) Office, formerly a bedroom



12) Conference Room, formerly a bedroom



Lake Mansion  
lower level,  
daylight basement  
floor plan



EXISTING FOUNDATION AT  
FRONT OF HOUSE TO BE  
DISMATALED AND  
REASSEMBLED AT NEW  
SITE.

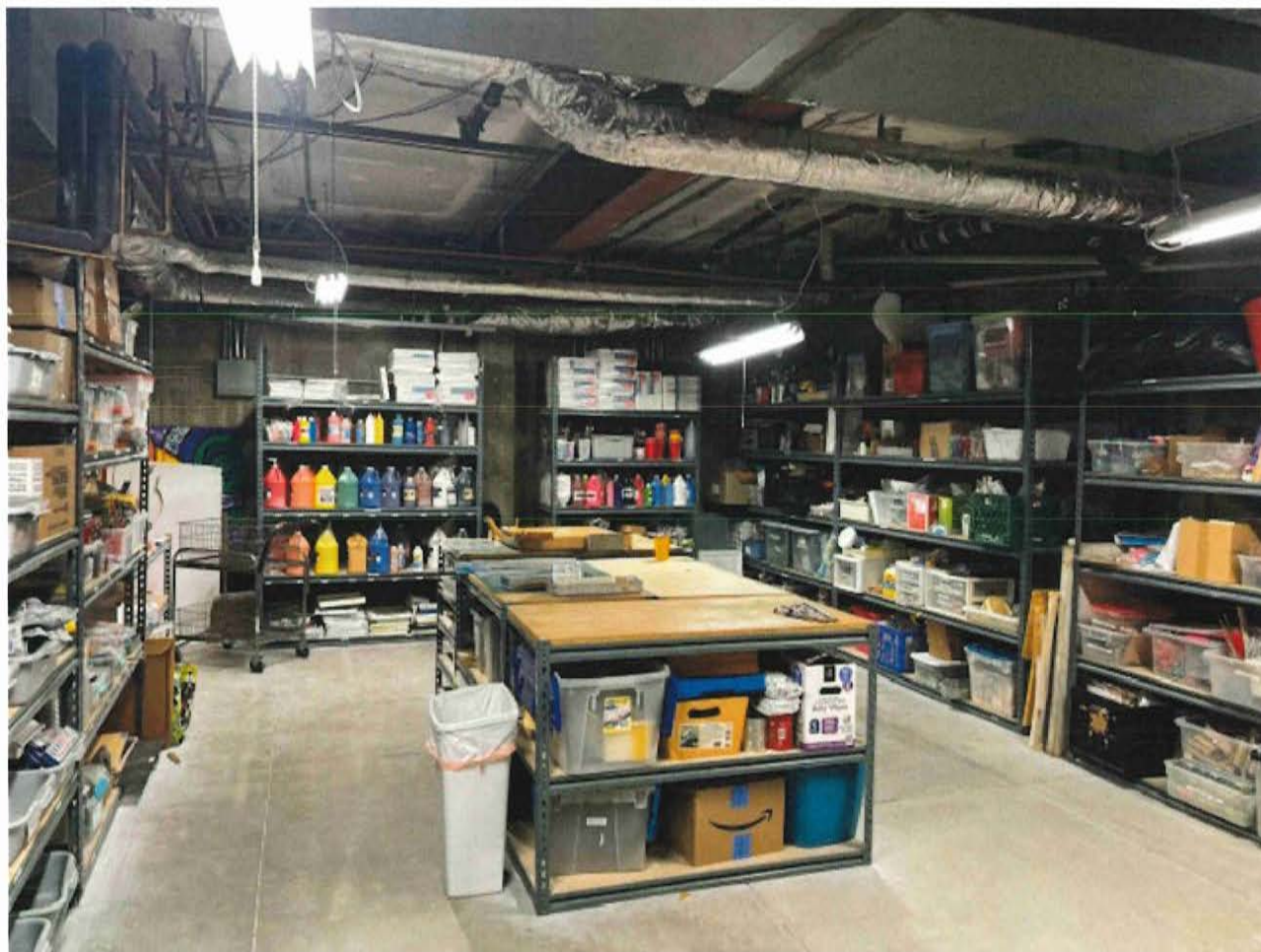
**A** NEW BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



13) E.L. Cord Art Happens Here Classroom—daylight basement of the Lake Mansion



14) Art Supply Room in the daylight basement of the Lake Mansion





## Roof Inspection Report

**250 Court St, Reno**

Prepared by

East Fork Roofing, LLC

2400 Tampa St - Suite 101

Reno, NV 89512

775-800-ROOF(7663)

## Inspection Findings

### **Recommendation: Recommend Full Replacement**

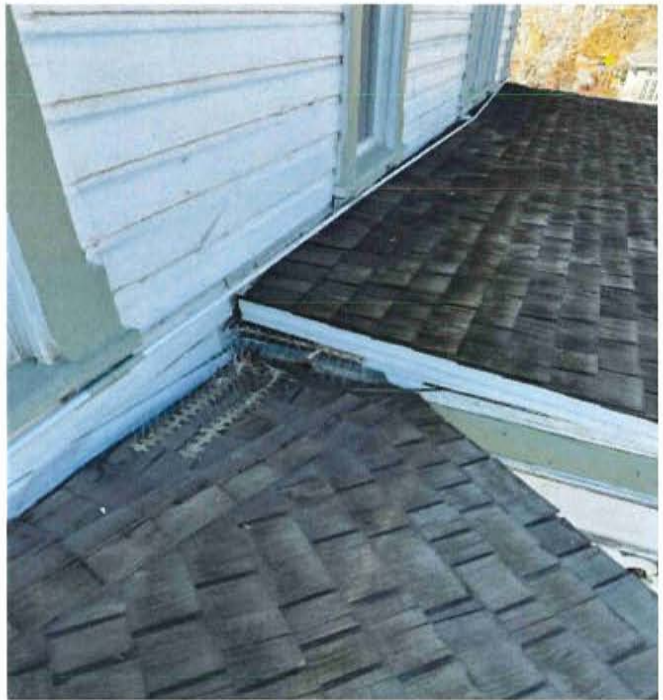
Full roof replacement is recommended, roof materials are past its serviceable life. (See pictures and descriptions attached)

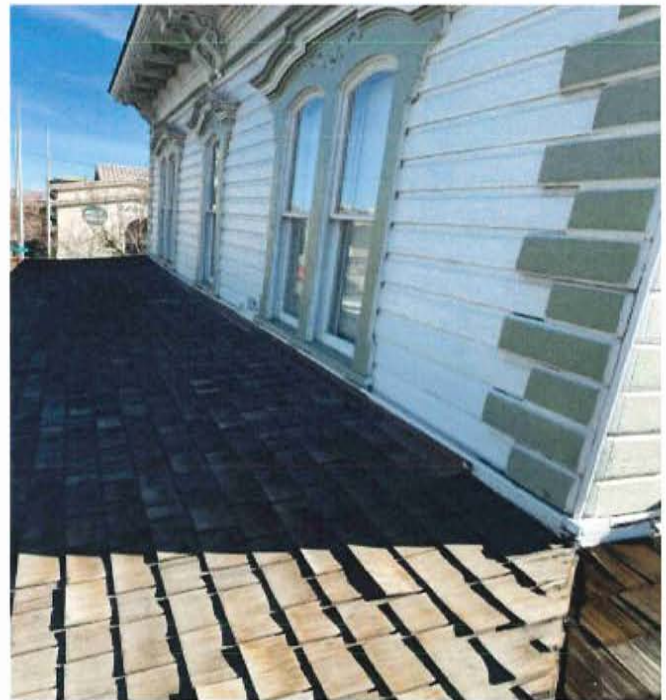
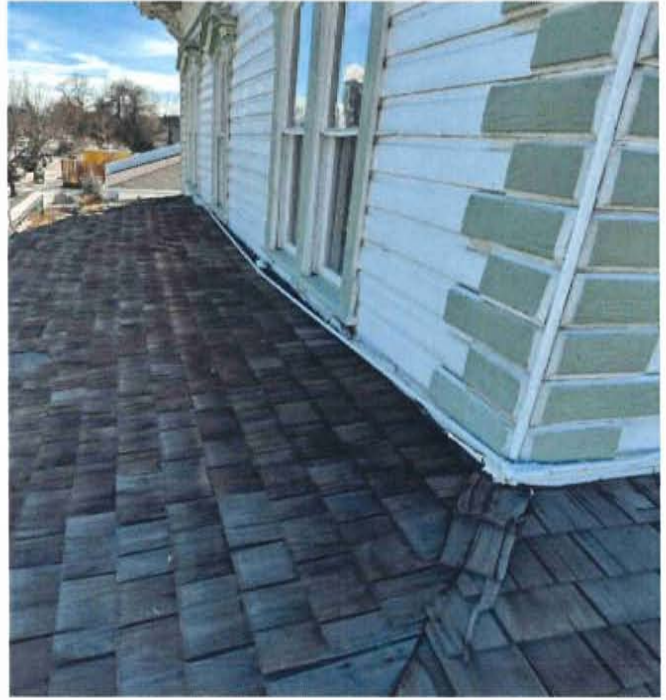
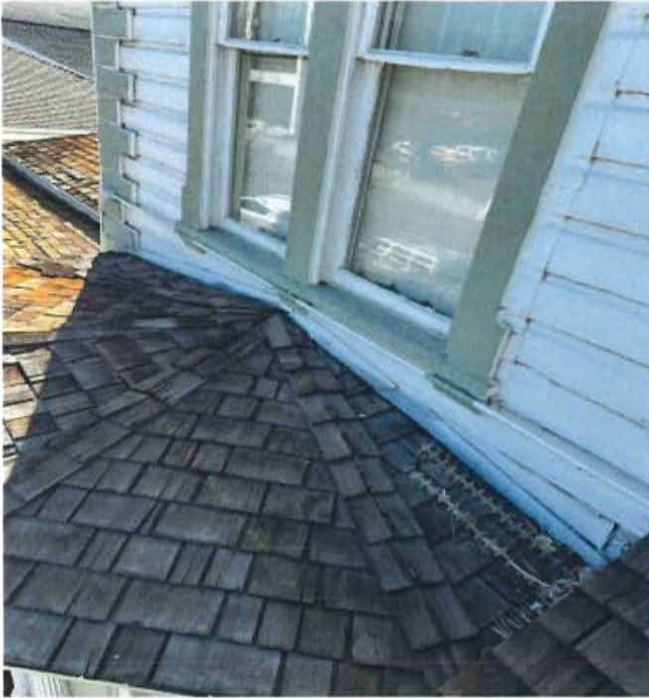
If the recommendation above includes repair or replacement. Proposal(s) will be sent to you as soon as possible. **Our average time to quote is 1-3 business days depending on the details of the proposal.**

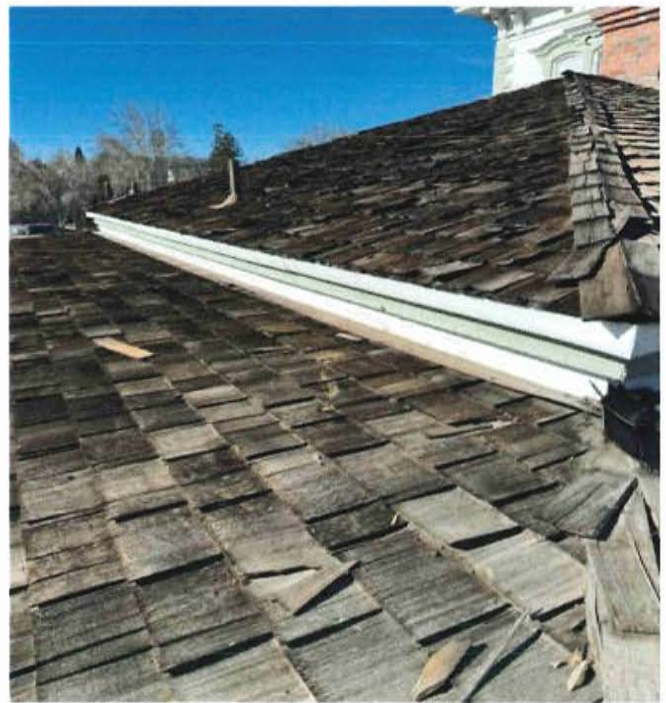
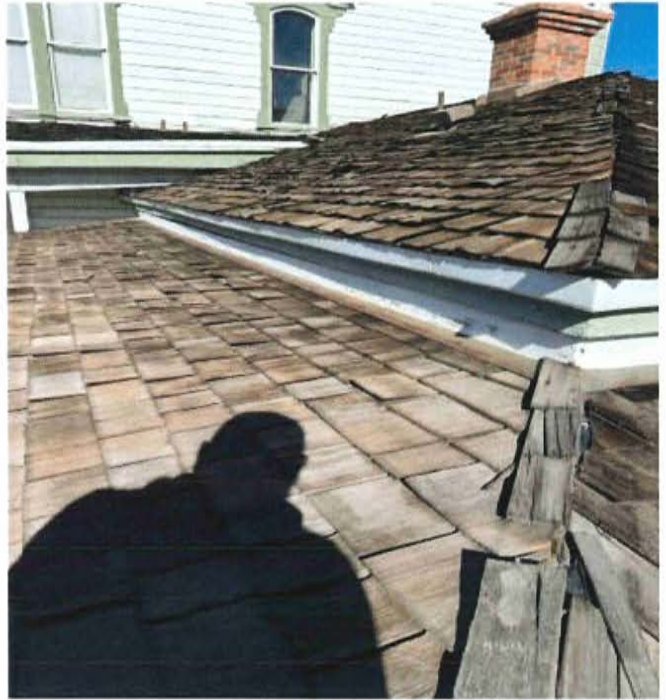
## Items of Note

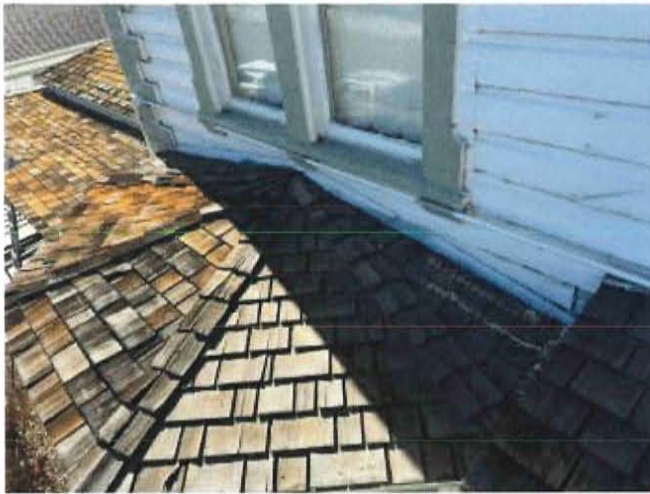
The following items were noted in the following pictures:

Name	Description
Missing shakes/ridge	As shake roofs age, the wood dries out, the ridge separates and the shakes come apart. Missing shakes or ridge is a common sign that roof is reaching the end of its life and will need regular maintenance or complete replacement.
Obsolete roofing materials	Materials used are no longer made and have no substitute for repairs
Beyond Useful Life	







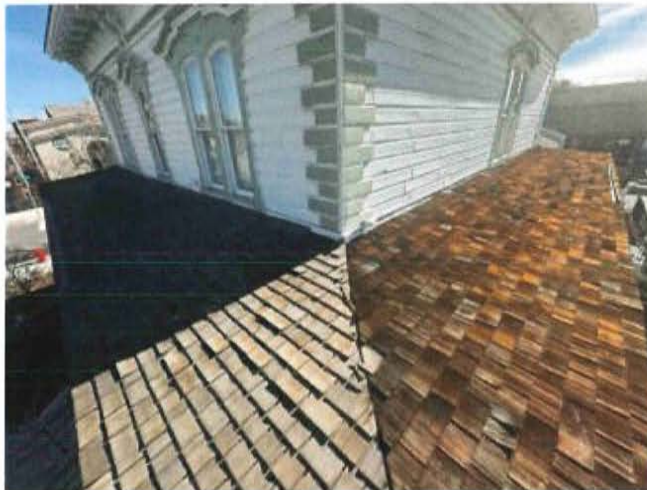


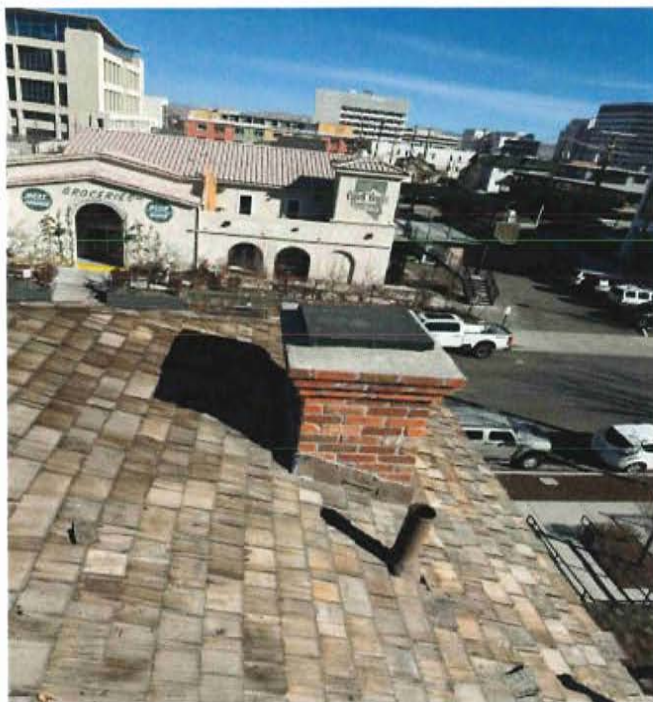


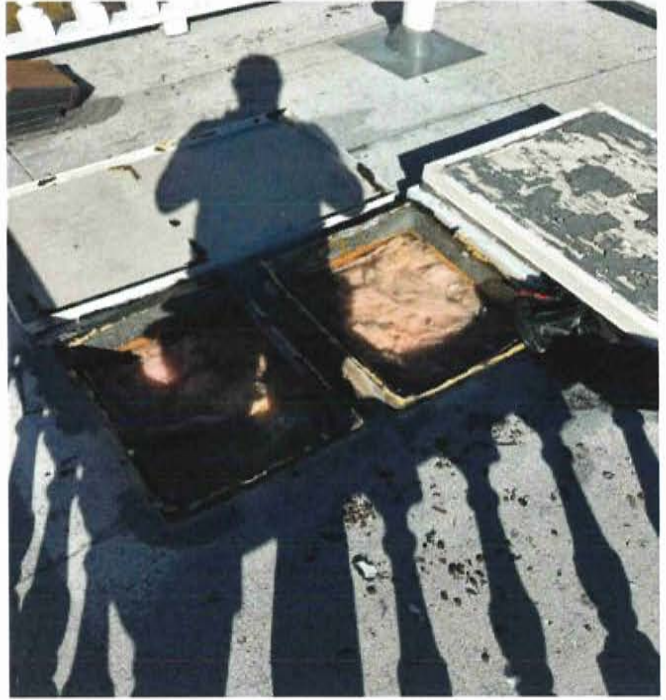


## General Roof Images

Included below are general images of the inspected roof:







**Arts for All Nevada- CCCHP Grant Application 2024-2025**

**Narrative Description B: Application Description**

**Part B: Supplemental Material List**

**Organization's information including:**

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

## **Arts for All Nevada- CCCHP Grant Application 2024-2025**

### **Narrative Description B: Application Description**

#### **Part B: Supplemental Material List**

**Articles of Incorporation – attached**

**Mission Statement – attached**

**Length of Time Established: 38 years**

**History:** Arts for All Nevada started in 1986 as Very Special Arts Nevada (VSAN), the Nevada state affiliate of VSA (Very Special Arts), an international program of the Kennedy Center, placing teaching artists in residencies in special education classrooms throughout the state. A shortage of art teachers in public schools led to the spread of the program into mainstream classrooms (funded by school PTA/PTOs) and into afterschool programs (parent paid). The demand for teaching artists spread to other organizations that wanted to bring art to their constituents, including hospitals and other non-profit organizations. With the acquisition of the historic Lake Mansion, Arts for All Nevada began to offer a full range of public art classes for children and adults, as well as Creativity Camps for children during every school break. The organization's administrative offices and the *E. L. Cord Art Happens Here Classroom*, located in the Lake Mansion, as well as the adjacent Horan Pavilion, makeup Arts for All Nevada's Lake Mansion Arts and Cultural Center. In early 2015, the name VSA Nevada was changed to Arts for All Nevada to better represent our mission and programs.

**FILED**  
IN THE OFFICE OF THE  
SECRETARY OF STATE OF THE  
STATE OF NEVADA

OCT 27 1986

PAUL SWANHAMMER SECRETARY OF STATE

*Michael J. ...*

757886

ARTICLES OF INCORPORATION

OF

VERY SPECIAL ARTS NEVADA

The undersigned natural persons acting as incorporators of a non-profit corporation, under the provisions of Chapter 81 of the Nevada Revised Statutes, and specifically Sections 81.290 through 81.340 thereof, do hereby certify and adopt the following articles of incorporation:

FIRST: The name of the corporation is VERY SPECIAL ARTS NEVADA (the "Corporation").

SECOND: The Corporation is to have perpetual existence.

THIRD: The Corporation is organized exclusively for educational, scientific, charitable and eleemosynary purposes within the meaning of §501(c)(3) of the Internal Revenue Code of 1954, as amended, (the "Code") and in this connection, subject to the restrictions set forth below, and without limiting the foregoing, the specific objects and purposes for which the Corporation is organized are to provide disabled individuals in the State of Nevada equal opportunity to participate in programs which demonstrate the value of arts in the lives of all individuals and to provide opportunities for the integration of disabled people into society.

FOURTH: In furtherance of the preceding objects and purposes, the Corporation shall have and may exercise all the

rights, powers, privileges, and immunities now or subsequently conferred upon a non-profit corporation organized under the laws of the State of Nevada relating to non-profit corporations and more specifically, Chapter 81 of the Nevada Revised Statutes and specifically, §§81.310 and 81.312 thereof.

FIFTH: Notwithstanding any other provisions of these articles of incorporation, the powers of the Corporation are restricted as follows:

A. The Corporation shall not conduct or carry on activities not permitted to be conducted or carried on by (i) an organization exempt from federal income taxation under §501(c)(3) of the Code; or (ii) by an organization that the contributions to which are deductible under §§§§ 170, 642, 2055, or 2522 of the Code.

B. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to members, directors, officers, or any trustee of the Corporation or any other private individual (except that reasonable compensation may be paid for, and reimbursement may be made for reasonable expenses incurred in connection with, services rendered to or for the Corporation in effecting one or more of its purposes and except that payments other than for the reasonable compensation of officers and the reimbursement of reasonable expenses to officers and trustees, may be made to a private individual other than a trustee or officer of the corporation in furtherance of the purposes and objects set forth in Article THIRD), and no



trustee or officer of the Corporation or any other private individual shall be entitled to share in the distribution of any corporate assets on dissolution of the Corporation.

C. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate or intervene in (including the publication, or distribution of statements) any political campaign on behalf of any candidate for public office; nor shall the Corporation engage in any activities that are unlawful under applicable federal, state, or local laws.

SIXTH: Notwithstanding any other provisions of these articles of incorporation, if the Corporation at any time is a "private foundation", as defined in §509 of the Code, the following provisions shall apply:

A. The Corporation shall distribute its net income for each taxable year at such time in such manner as not to subject the Corporation to tax imposed under §4942 of the Code;

B. The Corporation shall not engage in any "act of self-dealing" itself, as defined in §4941(d) of the Code;

C. The Corporation shall not retain any "excess business holdings", as defined in §4943(c) of the Code;

D. The Corporation shall not make any investments in such a manner to subject the Corporation to tax imposed under §4944 of the Code;

E. The Corporation shall not make any "taxable expenditures" as defined in §4945(d) of the Code.

F. The Corporation will not accept any donation, grant, bequest, or contract payment which will interfere with the Corporation's exempt status under §509(1)(2) of the Code.

SEVENTH: The Corporation shall have no capital stock. The Board of Trustees shall constitute the Corporation and the Corporation shall not have a membership distinct from the Board of Trustees.

EIGHTH: The affairs and management of the Corporation shall be under the control of a governing board styled "Board of Trustees". The Board of Trustees of the Corporation shall consist of at least three (3) and no more than twelve (12) trustees, each one of whom shall be appointed by a majority vote of the members of the Board of Trustees, to serve for a term of three (3) years until his successor has similarly appointed and shall have qualified, except that the terms of the initial directors shall be indefinite in duration. The names and addresses of the persons who shall serve as the initial trustees of the Corporation, are as follows:

Names and Addresses

The name and address of each person who shall serve as the initial trustees of the Corporation is the same as the Incorporators listed in Paragraph EIGHTEENTH page 8.

NINTH: The Board of Trustees shall have the power to make such Bylaws (the "Bylaws") that it may deem proper for the management affairs of the Corporation provided that the initial Bylaws of the Corporation and any substantive amendments thereto, alterations of, changes in, or repeal of the Bylaws shall not become effective unless they have been submitted to the approval by a majority of the members of the Board of Trustees. The Bylaws shall further prescribe the authority under which conveyance or encumbrance of all or any part of the Corporation's property may be made, and the persons who shall be authorized to execute the instruments of conveyance or encumbrance.

TENTH: The Corporation shall have such officers as may from time to time be prescribed by the Bylaws. The term of office and the manner of their designation or selection shall be determined according to the Bylaws then in effect.

ELEVENTH: The principal office for the transaction of business of the Corporation in the State of Nevada shall be in Reno, Washoe County, Nevada. The name and address of the initial resident office of the Corporation is 135 North Sierra Street,  
Reno, Nevada 89501

TWELFTH: The Board of Trustees may delegate to a finance committee the power exclusively to control, manage, invest, and dispose of property of the Corporation for the purposes of earning income, as distinguished from application of such property and its income for the accomplishment of charitable or educational objects and purposes of the Corporation. Said

committee shall consist of not less than three (3) members of the Board of Trustees.

THIRTEENTH: The Corporation shall make its services, research, facilities, funds, and programs available to all persons regardless of race, color, creed, religion, national origin, sex, or disability, and the corporation shall not in any way discriminate against any person on the bases of race, color, creed, religion, national origin, sex, or disability.

FOURTEENTH: The members of the Board of Trustees of the Corporation shall have the right from time to time to propose or recommend that the Corporation be dissolved or that any provision of these articles of incorporation be amended, altered, changed, or repealed, provided that no such plan or dissolution or amendment, alteration, change, or repeal shall become effective unless it has been submitted to and approved by a majority of the Board of Trustees, and provided that no such amendment, alteration, change, or repeal shall be made which:

A. Amends, alters, changes, or repeals the restrictions set forth in Articles FIFTH and SIXTH unless the Code changes so that all amending, altering, changing or repealing such restrictions would not disqualify the Corporation for federal income tax exemption under §501(c)(3) of the Code or as an organization the contributions to which are deductible under §§§§170, 642, 2055, or 2522 of the Code.

B. Operates to permit the use, application or disbursement of any of the principal or income of all or any part of

the Corporation's property for any purpose other than those expressly provided for in these articles of incorporation, or other than exclusively for educational, scientific, charitable and eleemosynary purposes.

C. Operates to permit the principal or income of any bequest, devise, grant or gift to the Corporation to be used contrary to the conditions, limitations or restrictions contained in any such bequest, devise, grant or gift.

FIFTEENTH: The property of the Corporation is irrevocably dedicated to educational, scientific, charitable and eleemosynary purposes and no part of the assets of the Corporation shall ever inure to the benefit of any trustee, officer, or private person.

SIXTEENTH: Upon any liquidation, dissolution, or winding-up of the Corporation, after paying or adequately providing for the payment of all the obligations and liabilities of the Corporation, the Board of Trustees shall dispose of all the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for educational, scientific, charitable and eleemosynary purposes as shall at the time qualify as an exempt organization or organizations under §501(c)(3) of the Code (or the corresponding provision of any future United State's Internal Revenue Law), as the Board of Trustees shall determine. Any assets not so disposed of shall be disposed of by the District Court of the County in which the

principal office of the Corporation is then located exclusively to such §501(c)(3) organization or organizations as said Court shall determine, which are organized and operated exclusively for such educational, scientific, and charitable purposes on a petition therefor by the Attorney General or by any person concerned in the liquidation of the Corporation, in a proceeding to which the Attorney General in the State of Nevada is a party.

SEVENTEENTH: All references herein to the Code herein shall be deemed to mean the Internal Revenue Code of 1954, as it is presently constituted, as it may be amended, or any successor statute of similar purpose.

EIGHTEENTH: The names and addresses of the persons constituting the initial incorporators are:

Name and Address

Audree Druen  
2568 La Fortuna  
Las Vegas, Nevada 89121

Rosemary McMillan  
P.O. Box 859  
Reno, Nevada 89504

Caren Jenkins  
Brewery Arts Center  
449 West King Street  
Carson City, Nevada 89701

Joan Dyer  
1540 Lillian Way  
Reno, Nevada 89509

Mr. Chris Priaulx  
Dept. of Human Resources  
685 Walnut  
Elko, Nevada 89801

Cecelia Gable Nanna  
P.O. Box 207  
Golconda, Nevada 89414

IN WITNESS WHEREOF, we have hereunto set our hands and  
executed these Articles of Incorporation this 14 day of  
October, 1986.

INCORPORATORS:

<u>Audrey P. Brown</u>	<u>Joan L. Dyer</u>
<u>Rosmary M. Miller</u>	<u>Chris Priaulx</u>
<u>Caren Jenkins</u>	<u>Cecelia Gable Nanna</u>

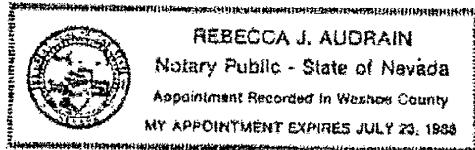
STATE OF NEVADA }  
COUNTY OF WASHOE }

On this 14<sup>TH</sup> day of OCTOBER, 1986 before me,  
a notary public, duly commissioned and sworn, personally  
appeared ROSEMARY McMILLAN, known to me to be  
the person whose name is subscribed to the within instrument  
and acknowledged to me that SHE executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official stamp in the County of Washoe the day  
and year in this certificate first above written.

July 23, 1990  
My Commission Expires:

Rebecca J. Audrain  
NOTARY PUBLIC





Original Articles filed 10/27/86

CERTIFICATE OF AMENDMENT TO  
ARTICLES OF INCORPORATION OF  
VERY SPECIAL ARTS NEVADA

We the undersigned as President and Secretary of Very Special Arts Nevada do hereby certify:

That the Board of Directors of said corporation at a meeting duly convened and held on the 23rd day of September, 1988, adopted a resolution to amend the original Articles as follows

To add "Nineteenth A director or officer of the corporation shall not be personally liable to this corporation or its members for damages for breach of fiduciary duty as a director or officer, but this provision shall not eliminate or limit the liability of a director or officer for (i) any acts or omissions which involve intentional misconduct, fraud or a knowing violation of law or (ii) the payment of dividends in violation of NRS 78.3000."

Article 8 shall be amended to read as follows Eighth "The affairs and management of the Corporation shall be under the control of a governing board styled "Board of Trustees". The Board of Trustees shall consist of at least three (3) and no more than fifteen (15), each one of whom shall be appointed by a majority vote of the members of the Board of Trustees, to serve for a term of two (2) years until his successor has similarly appointed and shall have qualified."

Article 12 shall be amended to read as follows Twelfth "The Board of Trustees may delegate to a finance committee the power exclusively to control, manage, invest, and dispose of property of the Corporation for the purposes of earning income, as distinguished from application of such property and its income for the accomplishment of charitable or educational objects and purposes of the Corporation. Said committee shall consist of at least one (1) member of the Board of Trustees."

Signed by Caren Jenkins  
Caren Jenkins, President

Kathy Olson  
Kathy Olson, Secretary

STATE OF NEVADA  
COUNTY OF WASHOE

On 9/22/88 personally appeared before me a Notary Public. Caren Jenkins and Kathy Olson who acknowledged that they executed the above instrument.

Carole A. Bratton  
Signature, Notary Public



CAROLE A. BRATTON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
MY APPOINTMENT EXPIRES MAY 5, 1991



DEAN HELLER  
Secretary of State

101 North Carson Street, Suite 3  
Carson City, Nevada 89701-4786  
(775) 684 5706

**Nonprofit  
Amendment**  
(PURSUANT TO NRS 81.010,  
81.410, 81.170 and 82.356)

Office Use Only:

**FILED**  
CLERK'S OFFICE OF THE  
SECRETARY OF STATE OF THE  
STATE OF NEVADA

JUN 28 2000

Important: Read attached instructions before completing form.

Certificate of Amendment to Articles of Incorporation  
For Nonprofit Corporations

(NRS Chapters 81.010, 81.410, 81.170 and 82.356 - After First Meeting of Directors)  
- Remit in Duplicate -

No. C7578-86  
*Dean Heller*  
DEAN HELLER, SECRETARY OF STATE

1: Name of corporation: Very Special Arts Nevada

2. The articles have been amended as follows (provide article numbers, if available):

1. FIRST - the name of the corporation has been changed to VSA arts of Nevada.

2. ELEVENTH - the principal office has been changed to 4598 South Virginia Street, Reno, Nevada 89502-6013.

3. The directors (or trustees) and the members, if any, and such other persons or public officers, if any, as may be required by the articles have approved the amendment. The vote by which the amendment was adopted by the directors and members, if any, is as follows: directors 6, and members n/a.\* (60%)

4. Signatures (Required):

David A. Kern

Chairman, President or Vice President  
(President or Vice President must sign if corporation is governed by NRS 81.010 or 81.410)

Wendy P. Altick

Secretary or Assistant Secretary

\*A majority of a quorum of the voting power of the members or as may be required by the articles, must vote in favor of the amendment. If any proposed amendment would alter or change any preference or any relative or other right given to any class of members, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of a majority of a quorum of the voting power of each class of members affected by the amendment regardless of limitations or restrictions on their voting power.

FILING FEE: \$25.00

IMPORTANT: Failure to include any of the above information and remit the proper fees may cause this filing to be rejected.

NS/JB/2608 11:48A  
S235  
FV88-888-74851  
10587-8887

AMENDED ARTICLES OF INCORPORATION  
OF  
VSA arts of Nevada

1. The name of the Corporation shall be VSA arts of Nevada.
2. The resident agent shall be Mary Ellen Horan, 4598 South Virginia Street, Reno, Nevada 89502-6013.
3. The mailing address for the Corporation shall be VSA arts of Nevada, 4598 South Virginia Street, Reno, Nevada 89502-6013.
4. All other provisions of the original Articles of Incorporation of Very Special Arts Nevada, filed October 27, 1986 remain in full force and effect.

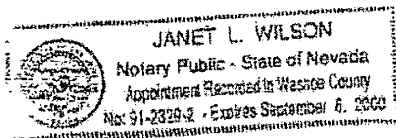
Dated this 27<sup>th</sup> day of April, 2000.

Gayle A. Kern

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on April 27, 2000, by Gayle A. Kern, president of VSA arts of Nevada, a Nevada nonprofit corporation.

Janet L. Wilson  
NOTARY PUBLIC





\*090905\*



BARBARA K. CEGAVSKE  
Secretary of State  
202 North Carson Street  
Carson City, Nevada 89701-4201  
(775) 684-6708  
Website: www.nvsos.gov

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number <b>20150082194-82</b> Filing Date and Time <b>02/23/2015 8:38 AM</b> Entity Number <b>C7578-1986</b>
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**Nonprofit Amendment  
(After First Meeting)**  
(PURSUANT TO NRS CHAPTERS 81 AND 82)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Amendment to Articles of Incorporation**  
**For Nonprofit Corporations**  
**(Pursuant to NRS Chapters 81 and 82 - After First Meeting of Directors)**

1. Name of corporation: \_\_\_\_\_  
VSA arts of Nevada

2. The articles have been amended as follows: (provide article numbers, if available)

1. The name of the Corporation shall be Arts for All Nevada.

3. The directors (or trustees) and the members, if any, and such other persons or public officers, if any, as may be required by the articles, have approved the amendment. The vote by which the amendment was adopted by the directors and members, if any, is as follows: \*

Vote of Directors: 100%      Vote of Members:

4. Effective date and time of filing: (optional)      Date: \_\_\_\_\_      Time: \_\_\_\_\_  
(must not be later than 90 days after the certificate is filed)

5. Signature: (required)

**X** *Jacqueline Louise*      President  
Signature of Officer      Title

\* A majority of a quorum of the voting power of the members, or as may be required by the articles, must vote in favor of the amendment. If any proposed amendment would alter or change any preference or any relative or other right given to any class of members, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of a majority of a quorum of the voting power of each class of members affected by the amendment regardless of limitations or restrictions on their voting power. An amendment pursuant to NRS 81.210 requires approval by a vote of 2/3 of the members.

**FILING FEE: \$50.00**

**IMPORTANT:** Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

*This form must be accompanied by appropriate fees.*

Nevada Secretary of State Amend Nonprofit -After  
Revised: 1-5-15

## Our Mission:

Arts for all Nevada provides quality arts opportunities for all by facilitating access to the arts at the community level, with special emphasis on those who have a disability, are disadvantaged, at-risk, or underserved by the arts. Arts for All Nevada provides responsible stewardship for the preservation and interpretation of the historic Lake Mansion while expanding its role in the community to serve as a center for the exploration of arts and culture.

## Our Values:

**ACCESSIBILITY** The freedom to make and appreciate art, regardless of age, ability, or circumstance, should be given to all. Arts For All Nevada prioritizes making art accessible to anyone, no matter what obstacles they might face.

**EXPRESSION** Artists should have the freedom to express themselves authentically through imagination, creation, and exhibition. Art has the power to give everyone a voice, a means of self-expression, and the power to grow themselves and the world around them.

**EMPOWERMENT** The arts can give individuals the opportunity to grow their skills, self-esteem, and creativity - a chance to focus on ability rather than disability. Not only do we value acceptance here at Arts For All Nevada, but we take it a step further and intentionally encourage those involved in our programs.

**DIVERSITY** We understand that a complete appreciation of the arts requires a complete appreciation of diversity in histories, cultures, and experiences. Arts For All Nevada seeks diversity in our staff, board, art educators and students alike, recognizing that our art forms, expressions, and artistic interpretations are stronger when we acknowledge many perspectives.

# ARTS FOR ALL NEVADA

775-826-6100  
250 Court Street  
Reno, NV 89501  
ArtsForAllNevada.org

## Programs

**Artist in Residency Program :** Annually, Arts for All Nevada places Teaching artists in over 50 special education classrooms in the Washoe County School District, serving over 600 students annually — all at not cost to the schools. Teaching Artists are also placed in over 50 mainstream classrooms throughout the District for a minimal fee. Teaching Artists teach visual arts, as well as movement and drama.

**Adults with Disabilities:** Currently, 2 free weekly art classes are available, free of charge, to adults with disabilities. Monday Art Makers, sponsored in part by the City of Reno's Access Committee, takes place at the Lake Mansion in Reno, and Weekly Wonders, sponsored in part by the City of Sparks, takes place at the Larry B. Johnson Recreation Center in Sparks. A thirds class will be taught at the Reno Public Market starting in late 2021/early 2022.

**Art Classes at the Lake Mansion:** Low cost art classes exploring a variety of mediums are offered throughout the year including Creativity Camps for kids scheduled during school breaks, painting classes for adults, a series of Family Art classes offered in the summer, and many more.

**Family Arts and Culture Festival Series:** Annually, Arts for All Nevada produces three free Family Arts and Culture Festivals focused on creating a place where families can come and participate in making art, face painting, storytime, and other activities.

**Art Adventures After School Program:** Art Adventures brings art enrichment programs to after school programs throughout the area.

**The Lake Mansion: Arts and Cultural Center:** Built in 1877, the historic Lake Mansion serves as the headquarters for Arts for All Nevada , providing a unique setting for arts classes and camps, Family Arts and Culture Festivals, Victorian Teas and event rentals. Arts for All Nevada is responsible for the preservation and interpretation of this important piece of Reno history.

## Arts for All Nevada Board of Directors, Advisors, Staff

<b>BOARD MEMBERS</b>		
Jeanne Nichols 5778 Simons Dr. Reno, NV 89523	President	Retired, volunteer for Boy Scouts of America, Junior League, NV Historical Society Joined the Board 2019
Joyce Thompson 1875 Caughlin Creek Rd. Reno, NV 89519	Secretary	Ronald McDonald House Scholarship Committee, KUNR Citizen's Advisory Committee Joined the Board 2019
Leah Wittler 2985 Cahal Ct Reno, NV 89523	Board Member	Commercial Banker Umpqua Bank Joined the Board 2018
Daniel Maffett 4116 Big Bang Ct. Sparks, NV 89436	Board Member	Branch Manager, US Bank Joined the Board 2020
Glennis Bishop 1766 Rainbow Ridge Rd. Reno, NV 89523	Board Member	Retired, past board member Lutheran Church of the Good Shepard Joined the Board 2022
Kendall Nolan 2521 Lake Ridge Shores Circle Reno, NV 89519	Board Member	Director, Credit Elemental LED Joined the Board 2023
Mara Langer 10788 Stone Hollow Dr. Reno, NV 89521	Board Member	Community Engagement Director, Jewish Nevada Joined the Board 2023
<b>ADVISORY MEMBERS</b>		
Tom Burton	Legal Advisor	Attorney, Reno Law Offices of Snell and Wilmer
Gayle Kern	Legal Advisor	Attorney, Kern and Associates, Ltd.

# ARTS FOR ALL NEVADA

## Strategic Plan for 2024-2028:

### Mission Statement:

Arts for all Nevada provides quality arts opportunities for all by facilitating access to the arts at the community level, with special emphasis on those who have a disability, are disadvantaged, at-risk, or underserved by the arts. Arts for All Nevada provides responsible stewardship for the preservation and interpretation of the historic Lake Mansion while expanding its role in the community to serve as a center for the exploration of arts and culture.

### Summary:

1. Expand Programmatic Outreach
2. Expand and Diversify Marketing and Community Outreach
3. Create an organization that values diversity, stability and longevity in staffing, teaching artists and board members
4. Create Procedural Plan

### Detail:

#### Goal 1: Expand Programmatic Outreach

##### Action Plan:

- a. Annual review by the Board of the institutional mission, vision, and values at the annual meeting in September.
- b. Annual review by staff of current programming, including awareness of programming offered by other community arts and culture organizations
- c. Expand the Program Manager position to full-time
- d. Develop plan to expand Artist in Residency Program into rural communities through strategic partnerships

#### Goal 2: Expand and Diversify Marketing and Community Outreach

##### Action Plan:

- a. Develop Social Media schedule
- b. Identify opportunities to participate in cross-organizational community events
- c. Build collaborative partnerships with other non-profit organizations that serve the same or similar populations, such as tabling events, programming opportunities, etc.
- d. Expansion of Communications and Community Outreach Coordinator position

775-826-6100  
250 Court Street  
Reno, NV 89501  
ArtsForAllNevada.org

**Goal 3: Create an organization that values diversity, stability, and longevity in staffing, teaching artists, and board members**

Action Plan:

- a. Review By-Laws annually at the September meeting
- b. Explore potential to offer employee benefits including health insurance, retirement plans (401(k)), paid holidays for part time staff

**Goal 4: Create a Procedural Plan**

Action Plan:

- a. Create first draft of the Procedural Plan at the Board Retreat
- b. Develop a running list of procedures to create a more systematic approach to day to day issues. These more granular procedures will adhere to, but fall outside of, the By-Laws, which deal with larger, structural issues.

The plan is reviewed once a year and updated every four years.



Arts for All Nevada was established in 1986 as Very Special Arts Nevada and the Nevada state affiliate of the international organization Very Special Arts in association with the John F. Kennedy Center for the Performing Arts in Washington, DC. In 2015, VSA Nevada's name changed to Arts for All Nevada, better reflecting our mission to provide arts opportunities for all ages and abilities.

Annually, Arts for All Nevada conducts approximately 1,000 art workshops and camps for children and adults throughout the state in schools, hospitals, after-school programs, and a variety of other venues. Arts for All Nevada owns and operates the historic Lake Mansion and is responsible for the preservation and year-round use of the structure as a cultural and historic site. The Mansion houses the Arts for All Nevada administrative offices and the *E. L. Cord Art Happens Here Classroom*. The adjacent Horan Pavillion, is utilized for classes and special events.

## **SUMMARY OF ARTS FOR ALL NEVADA'S PROGRAMS**

**Artist Residency Program - Arts in Special Education** : Arts for All Nevada's teaching artists conduct 10 hours of art workshops in over 50 Pre-Kindergarten to 12th grade special education and Comprehensive Life Skills classrooms in more than 23 schools in Washoe and Storey Counties every year. This is our largest program, and heart and soul of the organization. The Program is furnished free of charge. Funds for the Program come through grants.

For the 2023-2024 school year, this program was supported by grants from NV Energy, the John Ben Snow Memorial Trust, Charles H. Stout, the Nell J. Redfield Foundation, City of Reno Arts and Culture Commission, the Nevada Arts Council, the Matley Foundation, Renown, the Bretzlaff Foundation, the Teichert Foundation, the Carol Franc Buck Foundation, US Bank Foundation, the Independent Educational Consultants Association, and Umpqua Bank.

**Art Adventures**: After-school visual arts classes are offered on a weekly basis at ten elementary schools during the school year. These include Hunsberger, Brown, Rollan Melton, and Lenz. An Art Adventures session also takes place at the Lake Mansion. Partial scholarships are available based on financial need.

**Art Classes for Adults**: Throughout the year, Arts for All Nevada offers a variety of affordable classes for adults of all ages and all abilities. Classes can include Art Exploration, Thursday Painting Class, Tuesday Watercolors, Drawing, etc. Partial scholarships are available based on financial need.

**Art Classes for Families:** Throughout the year, Arts for All Nevada offers classes that engage families in making art together. These classes can include Family Paint You Pet, Family Impressionist Paper Painting, Magical Unicorns, and Family Drawing Class. Partial scholarships are available based on financial need

**Art Classes for Kids:** Throughout the year, Arts for All Nevada offers a variety of affordable classes for youth of all ages and all abilities. Classes include 2-D and 3-D mediums. These classes are affordable and partial scholarships are available based on financial need.

**Art Festivals (open-to-the-public) for Families:** Every March for “Youth Art Month”, in July during Artown and in November to kick off the holidays, Arts for All Nevada produces free family-focused art festivals at the Lake Mansion with eight hands-on art workshops, a free book give away to every child and other arts and culture activities. Often one of our non profit colleagues joins us. These have included the Washoe County Library, Spread the Words Nevada, and Sierra Nevada Journeys.

**ARTOWN Summer Arts Festival’s Discover the Arts:** As part of the Artown Summer Arts Festival’s “Discover the Lake Mansion” in Reno each July, Arts for All Nevada invites children to participate in several visual arts workshops. The workshop are free and funded by Artown.

**City of Reno’s holiday party for youth who are in transition or homeless:** Each December, Arts for All Nevada collaborates with the City of Reno’s fire fighters to produce a one-day party for these youth with Santa, presents, art workshops, face painting, and more.

**Creativity Camp:** During the seasonal school breaks, Arts for All Nevada offers affordable, themed Creativity Camps for students ages 6-10 years with an emphasis on visual. Creativity Camps are offered during every school break at the Lake Mansion. Partial scholarships are available based on financial need. Camps for preteens were also added to the Camp schedule this year.

**Lake Mansion Tours by Historic Reno Preservation Society Tours:** In conjunction with Historic Reno Preservation Society (HRPS), Arts for All Nevada welcomes the public to the Lake Mansion to learn about Reno’s unique history during an interactive guided tour of the 1877 structure. Tours are offered twice a week through July as part of the Artown activities.

**Lake Mansion Preservation:** Arts for All Nevada moved into the historic Lake Mansion in Reno in January 1996.. The Mansion was built in 1877 by the March family and later The Mansion was owned by Myron Lake, one of the founders of Reno, the main floor of the mansion bears some resemblance to the way it looked post 1900 and is periodically open to the public. Arts for All Nevada renovated the Mansion, making it more accessible in the process. Arts workshops and creativity camps are conducted in the Mansion’s classroom and adjacent Horan Pavilion. The organization’s administrative offices are located on the top floor of the Lake Mansion. Arts for All Nevada is currently working with the Nevada State of Office of Historic Preservation to obtain funds through the legislature to put a new roof on the Lake Mansion.

**License Plate:** Arts for All Nevada, in conjunction with Nevada Arts Council, developed the “Rich in Art” Nevada license plate to help support arts programs for Nevada’s youth. Plates are available through the DMV and a small portion of the fee provides on-going program support.

**Little Library:** Arts for All Nevada stocks a “Little Library” on the Flint St. side of the Lake Mansion with a supply of children and adult books for visitors to “take and leave”.

**Mainstream Classrooms:** At the request of the school, Arts for All Nevada conducts art workshops for several mainstreamed (typical) classrooms throughout the district. For 2022-2023, these Washoe County schools include Westergard, Agnes Risley, Jesse Hall, Poulakidas, Bernice Matthews, Whitehead, and Hillside Elementary in Storey County. Arts for All Nevada also offers weekly art classes to several home school groups.

**Memberships:** Arts for All Nevada/Lake Mansion is currently a member of the Reno-Sparks Chamber of Commerce, the Riverwalk Merchant's Association, Reno Arts Consortium, Nevada Arts Educators, American Association for State and Local History, Truckee Meadows Tomorrow, and the Regional Alliance for Downtown (RAD).

**Scholarships:** Based on financial need, Arts for All Nevada provides scholarships for children and adults to participate in Arts for All workshops/camps at the Lake Mansion, Larry D. Johnson Community Center or at one of our after-school programs

**Scholarships for artists who have a disability:** Arts for All Nevada provides scholarships based on need to for art supplies, equipment or other art related needs for professional artists with a disability.

**Sierra Nevada Journeys** (SNJ): For high school students with special needs, Arts for All Nevada partners with the non-profit Sierra Nevada Journeys to turn STEM into STEAM, supplementing their science-based field trip program at Grizzly Creek Ranch near Portola, CA, with quality arts instruction. The three day, two-night camp held in November 2023 accommodated 60 students.

**Title I School:** In Spring 2022, the Artist in Residency program was expanded to include at-risk, underserved Title I schools in our community. We started with two school in the 2022-2023 school year and have expanded to three in the 2023-2024 school year. The elementary schools we support with 5 hours of art workshops for every student are Alice Risley, Bernice Mathews, and Veterans Memorial. All are at-risk schools, with 100% student participation in the free lunch program. This program is provided free of charge

**Weekly Wonders: Art for adults who have a disability:** Year-round, Arts for All Nevada conducts Weekly Wonders, weekly visual art workshops at four locations, Mondays at the Lake Mansion, Wednesdays at the Douglas County Community Center in Gardnerville, Thursdays at Larry D. Johnson Community Center in Sparks, and Fridays at the Reno Public Market. These 90-minute workshops are for adults who have a disability to gain important social skills while enjoying and improving their artistic skills. They are offered free of charge.

## **Arts for All Nevada- CCCHP Grant Application 2024-2025**

### **Narrative Description B: Application Description**

#### **Part B: Supplemental Material List**

##### **A detailed report on current CCCHP grant status as well as the outcome of previous CCCHP grants**

Currently, Arts for All Nevada has no active CCCPH grants.

Previous CCCHP grants:

All grant funds listed below were awarded to VSA of Nevada/Washoe Landmark Preservation. The Washoe Landmark Preservation Group disbanded and turned over all responsibility for the Lake Mansion to VSAN (now Arts for All Nevada) in 1999).

**1996** - \$75,000 and **1997** \$100,000 funds received for the complete renovation of the Lake Mansion basement including accessible restroom, ramps, elevator, and storage space. The Lake Mansion was still located at the corner of Kietzke Avenue and Virginia Street.

**1998** - \$62,316 awarded for the restoration of the exterior of the building, replacement of the roof, and the installation of a fence around perimeter.

**1999** - \$110,935 in grant funds assisted in the restoration and rebuilding of the exterior including brackets, corbels, ornaments, soffits and fascia, siding board, cornices and railings. Existing windows were removed, dismantled, rebuilt, replaced (where necessary with antique glass), and re-glazed. The floor over the elevator was rebuild with waterproof membrane and exterior porch lights installed.

**2001** - \$32,000 grant received to begin the planning and architectural design in anticipation of moving the Lake Mansion.

**2002, 2003** a total of \$594,632 in grant funding was received to assist with moving the Lake Mansion to its current location at 250 Court Street.

**2005** - \$98,381 was awarded for porch renovations of the Lake Mansion in its current location. The covenant on the property will end December 31, 2024.

## Arts for All Nevada- CCCHP Grant Application 2024-2025

### Narrative Description B: Application Description

#### Part B: Supplemental Material List

A current list (the last three fiscal years: 2021-2022, 2022-2023, 2023-2024) of all grants and additional funding, including amounts the organization has or will receive.

#### Fiscal year 2021-2022

NV Energy Foundation \$5,000 (Artist in Residency Program)

City of Reno Arts and Culture Commission \$3987 (Youth Art Month Family Festival)

City of Reno Rescue Act funds \$15,994 (general operating/programming)

Renown Health Foundation \$5,000 (Artist in Residency Program)

Robert Z. Hawkins Foundation \$15,000 (art supplies)

Marshal J Matley Foundation \$8,000 ( Artist in Residency Program)

E.L. Cord Foundation \$15,000 (general operating)

Nell J. Redfield Foundation \$15,000 (general operating/programming)

John Ben Snow Foundation \$10,000 (Artist in Residency)

Charles H. Stout Foundation \$2,500 (scholarships)

William H. and Mattie Wattis Harris Foundation \$4,500 (Artist in Residency)

Las Vegas Raiders Foundation \$10,000 (Artist in Residency)

Umpqua Bank Foundation \$3,500 (Artist in Residency)

US Bank Foundation \$2,500 (Artist in Residency)

Westaf (Western States Art Federation) Rescue Act funds \$12,038 (general operating)

Nevada Arts Council Operating Funds Grant \$7,700 (general operating)

Haws Corporation \$500 (programming)

Edwards Family Foundation \$1,000 (general operating)

Bretzlaff Foundation \$5,000 (Artist in Residency)

Robert S. and Dorothy J. Keyser Family Foundation \$10,000 (Artist in Residency)

**Total grant funds received: \$147,219**

**Additional gross income:**

rentals: \$35,935

Individual donations: \$16,697 (general operating and Artist in Residency, including a new program providing arts education in 2 Title I schools)

Service Group donations: \$2,000 (general operating/ programming)

Interest: \$1000 (general operating/programming)

Cash Back Rewards: \$ 890 (general operating/programming)

Misc Income: \$425 (general operating/programming)

License Plate: \$22,807 (Artist in Residency) ( When someone purchases a “Rich in Art License “ from the DMV, \$7 of the registration funds is split between the Nevada Arts Council and Arts for All Nevada. All funds go toward education programming for children)

Sales Income: \$2,538 (general operating/programming) (A pop store is created for each of the Festivals carrying local history books, children’s books, etc.)

Special Event: \$11,470 (Artist in Residency) (from *A Night at the Mansion*, fundraiser)

Contracted Income: \$80,937 (programming) (We have contracts with several schools to provide teaching artists to their general education classrooms. We work with our contract teaching artists to fulfill these contracts. Teaching artist fees, as well as art supply costs come out of this income)

**Total Additional Income: \$174,699**

**Total Gross Income: \$321,918**

**Fiscal year 2022-2023**

NV Energy Foundation \$10,000 (Artist in Residency)

City of Reno Arts and Culture Commission \$15,054 (Artist in Residency Program and Youth Art Month Family Festival)

Robert Z. Hawkins Foundation \$12,000 (art supplies)

John Ben Snow Foundation \$12,000 (Artist in Residency)

Marshal J Matley Foundation \$10,000 (Artist in Residency)

E.L. Cord Foundation \$25,000 (general operating/programming and iPads)

Nell J. Redfield Foundation \$15,000 (general operating and Artist in Residency)

Umpqua Bank Foundation \$5,000 (Artist in Residency)

US Bank Foundation \$2,500 (Artist in Residency)

Nevada Arts Council Operating Funds Grant \$15,000 (general operating/programming)

Kennedy Center for the Performing Arts \$14,400 (Artist in Residency)

Teichert Foundation \$4,000 (Artist in Residency)

Edwards Family Foundation \$1,000 (general operating)

Carol Franc Buck Foundation \$10,000 (Artist in Residency)

**Total grant funds received: \$150,945**

**Additional gross income:**

rentals: \$12,020 (the public events rental program was phased out in August 2022 due to concerns about the wear and tear on the facility. We continue to rent the Horan Pavilion to other community non-profits)

Individual donations: \$16,494 (general operating and Artist in Residency, including a new program providing arts education in 2 Title I schools)

Interest: \$7,365 (general operating/programming)

Cash Back Rewards: \$507 (general operating/programming)

Misc Income: \$141 general operating/programming)

License Plate: \$28,005 (Artist in Residency) ( When someone purchases a "Rich in Art License " from the DMV, \$7/plate of the registration funds is split between the Nevada Arts Council and Arts for All Nevada. All funds go toward education programming for children)

Sales Income: \$1,883 (general operating/programming) (A pop store is created for each of the Festivals carrying local history books, children's books, etc.)

Special Event: \$10,607 (Artist in Residency) (from *A Night at the Mansion*, fundraiser)

Contracted Income: \$136,659 (programming) (We have contracts with several schools to provide teaching artists to their general education classrooms. We work with our contract teaching artists to fulfill these contracts. Teaching artist fees, as well as art supply costs come out of this income)

**Total Additional Income: \$213,681**

**Total Gross Income: \$364,626**

#### **Fiscal year 2023-2024**

NV Energy Foundation \$10,000 (Artist in Residency)

City of Reno Arts and Culture Commission \$9,699 (Artist in Residency Program and Youth Art Month Family Festival)

Robert Z. Hawkins Foundation \$12,000 (art supplies)

E.L. Cord Foundation \$25,000 (general operating (\$10,000) and repainting the Lake Mansion (\$15,000))

Nell J. Redfield Foundation \$15,000 (general operating and Artist in Residency)

Nevada Arts Council Operating Funds Grant \$16,500 (general operating)

IECA (Independent Education Consultants Association) \$4,000 (Artist in Residency)

Edwards Family Foundation \$1,000 (general operating)

Marshal J Matley Foundation \$6,548 (Artist in Residency)

Community Fund of Northern Nevada \$1,000 (Artist in Residency)

Pending:

John Ben Snow Foundation \$12,000 (Artist in Residency)

Umpqua Bank Foundation \$5,000 (Artist in Residency)

US Bank Foundation \$2,000 (Artist in Residency)

WestSaf ArtsHere Program Grant \$75,000 (Artist in Residency in Title I Schools)

**Total grant funds received to date: \$100,747**

**Total additional grant requests pending: \$94,000**



**Additional gross income (10/1/2023-4/30/24):**

Rentals: \$1,400 (projected for the year: \$3,000); (general operations/programming); (the public events rental program was phased out in August 2022 due to concerns about the wear and tear on the facility. We continue to rent the Horan Pavilion to other community non-profits)

Individual donations: \$12,469 (projected for the year: \$15,000); (general operating and Artist in Residency, including a new program providing arts education in 2 Title I schools)

Interest: \$4,573 (projected for the year: \$8,000); (general operating/programming)

Cash Back Rewards: \$427 (projected for the year: \$600); (general operating/programming)

License Plate: \$19,380 (projected for the year: \$38,000);(Artist in Residency); ( When someone purchases a "Rich in Art License " from the DMV, \$7/plate of the registration funds is split between the Nevada Arts Council and Arts for All Nevada. All funds go toward education programming for children)

Sales Income: \$1,093 (projected for the year: \$2,000); (general operating/programming); (A pop store is created for each of the Festivals carrying local history books, children's books, etc.)

Special Event: \$275 (projected for the year: \$15,000); (Artist in Residency); (from *A Night at the Mansion*, fundraiser)

Contracted Income: \$87,932 (projected for the year: \$135,000); (programming); (We have contracts with several schools to provide teaching artists to their general education classrooms. We work with our contract teaching artists to fulfill these contracts. Teaching artist fees, as well as art supply costs come out of this income)

**Total additional Income received to date: \$127,549**

**Total projected additional income for the 2023-2024 fiscal year: \$216,600**

**Total gross Income received to date: \$228,296**

**Total projected gross income for the fiscal year: \$411,347**

## Arts for All Nevada- CCCHP Grant Application 2024-2025

### **3. Budget**

-Detailed Budget: completed budget form

-attached contractor quote

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



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

**APPLICATION BUDGET**

**APPLICANT:** Arts for All Nevada

**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
						<b>Sub-total:</b>	<b>\$ 0.00</b>

**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
	<b>Sub-total:</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>



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



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

**APPLICATION BUDGET Cont.**

**APPLICANT:** Arts for All Nevada

**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
b.	Film and Processing					\$ 0.00
c.	Maps					\$ 0.00
d.	Postage					\$ 0.00
e.	Telephone					\$ 0.00
f.	Utilities					\$ 0.00
g.	Supplies (specify)					\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
h.	Other (specify)					\$ 0.00
						\$ 0.00
						\$ 0.00
				<b>Sub-total:</b>	\$ 0.00	\$ 0.00

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

	Rate	Match	CCCHP Grant	Total Amount
a.			\$ 0.00	\$ 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
		<b>Sub-total</b>	\$ 0.00	\$ 0.00

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



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

**APPLICATION BUDGET Cont.**

**APPLICANT:** Arts for All Nevada

**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	\$ 10,000.00	\$ 96,925.00	\$ 106,925.00
4.	Operating	\$ 0.00	\$ 0.00	\$ 0.00
5.	Other	\$ 0.00	\$ 0.00	\$ 0.00
	<b>Sub-total</b>	<b>\$ 10,000.00</b>	<b>\$ 96,925.00</b>	<b>\$ 106,925.00</b>

**7. Requested CCCHP Grant Total:** \$ 96,925.00

**8. Potential Match:** \$ 10,000.00

**9. Proposed Project Costs Grand Total:** \$ 106,925.00

**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

**East Fork Roofing, LLC**

2400 Tampa St - Suite 101  
Reno, NV 89512  
NV Lic No 81744  
775-800-ROOF(7663)  
office@eastforkroofing.com

For: Jacqueline Clay

**Project Scope**

We propose to provide the following services:

All areas outlined in photo included

1. Homeowner grants full access to property for a minimum of 10 business days
2. Homeowner to coordinate with HOA and our company and complete all HOA paperwork
3. Customer accepts all liability for any driveway cracking
4. Coordinate trash removal plan with homeowner and acquire dumpster from local vendor.
5. Structure owner affirms this quote does not include any structural or fascia work
6. If satellite dish is present in roofing, customer to contact satellite provider to move dish prior to project.
7. Owner acknowledges a possibility of an increase in attic and structure temperature when transitioning from wood shake to asphalt shingle roofing.
8. Homeowner accepts that splintering may occur on overhang
9. Install tarps to protect landscaping
10. Remove existing roofing. Clean and haul away all debris.
11. Inspect roof sheathing for defects. Replace as needed @ \$65 per 4'x8' sheet or per 8 lf of 1"x8"
12. Assess all other exposed wood for dry rot. Notify customer of any additional costs to remedy.
13. Assess endwall and sidewall flashings. Replace if needed.
14. Install new drip edge metal on perimeter of roof as required by building code.
15. Install new 15 or 30 lb underlayment as selected
16. Install starter shingles as required by manufacturer for wind warranty.
17. Install new composition roofing with 6 nails per shingle.
18. Install new high profile hip and ridge pieces as required for wind warranty.
19. Install new attic vents for adequate ventilation as required by building code
20. Replace and paint pipe flashings
21. Acquire necessary permit as required by local code. Order all inspections
22. Register warranty with manufacturer upon completion. Provide registration receipt to owner.
23. Provide 5 year service warranty certificate
24. Install Ice and Water Shield Areas between 2 and 4/12
25. Install Smooth flat roofing product on all areas below 2/12. Weld shingles to smooth layer
26. Upgrade underlayment to 2 ply underlayment at 18" laps on all areas from 2 in 12 to 3.5 in 12

Porch

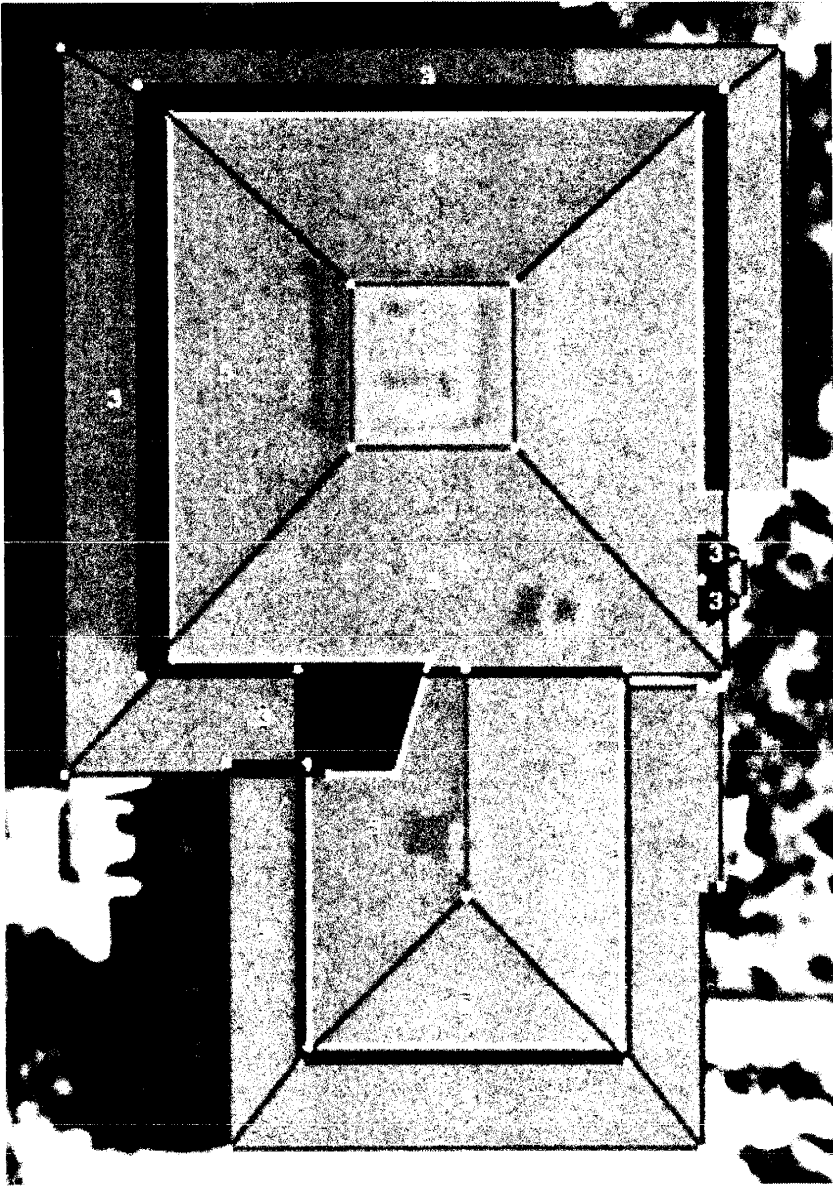
27. Siding Work Install new wall flashings and wood trim. Owner to paint.
28. Transport trash from building to dumpster location, if access is limited
29. Remove roof, inspect plywood and install new 60 mil TPO roofing system according to building code Flat roof
30. Install new 15/32" OSB over existing board sheathing @ \$25 per sheet labor plus cost of plywood, if exists. Estimated
31. Prepare chimney masonry flashings for new roof, if masonry chimney is present
32. Collect samples to complete asbestos testing. Acquire regulatory approvals for commercial work.
33. Coordinate safety plan with owners representative and tenants. Setup safety precautions on site.
34. Upgrade to synthetic underlayment Certaineed RoofRunner



**Payment Terms**

1/3 Down Full Payment Upon Completion

**Roofing Areas Included**



## Pricing Options

Below is a custom price for your home across all of the material product lines we offer. **All of these shingles, as priced, come with a 130 mph wind warranty.** There are minor differences in warranty terms. **Please note that this quote is only valid for 30 days.** After 30 days, we will gladly reevaluate pricing for you.

**Prices below include all labor for service items included above, materials and taxes. Additional options are provided on next page, if applicable.**

Material Option	Estimated Life	Weight per 100 sq ft	Total Price	Price per year*	Estimated Payment**
Malarkey Legacy featuring Flexor polymers	50 yrs	260 LBS	73160.00	1463.20	1214.16
Certainteed Presidential Shake	50 yrs	355 LBS	80380.00	1607.60	1333.99
Certainteed Carriage House	50 yrs	355 LBS	97250.00	1945.00	1613.96

\*Price per year is the total price/estimated life. It is designed to provide a method of measuring and comparing the long term value of the shingle.

\*\*Estimated Payment column is monthly payment based on 7 year, 9.99% financing. Loans provided by EnerBank USA (1245 Brickyard Rd., Suite 600, Salt Lake City, UT 84106) on approved credit, for a limited time. Repayment terms vary from 12 to 144 months depending on loan amount. with rates as low as 8.99% APR, effective as of June 1, 2019 subject to change. The first monthly payment will be due 30 days after the loan closes.

To apply for financing, contact Enerbank at 1-866-405-7600 (Dealer #9823, Code #DEL2622)

## **Optional Upgrade Items**

- 1. Replace all wall flashings by removing and replacing siding. Recaulk. Painting by homeowner. \$18750**
- 2. Custom Metal - Copper Drip Edge around the perimeter of the roof \$12500**
- 3. Install new Ridge Vent \$1680**
- 4. Malarkey Emerald Pro Shingle Warranty Upgrade (50 year) with Synthetic Underlayment \$2150**
- 5. Upgrade to 30 lb felt \$880**

## **Scenario-Based Items**

Scenario Items are those items that cannot be determined if they will apply until an on-site inspection is made or by looking at comparable proposals by other vendors to see if they apply.

- 1. Install new 7/16" OSB over existing board sheathing @ \$25 per sheet labor plus cost of plywood, if exists. Estimated \$8600**
- 2. If more than 1 layer is present, remove and dispose of additional roofing, per layer \$2580**

**Arts for All Nevada- CCCHP Grant Application 2024-2025**

**3. Budget**

--Audit: most recent audit for the organization

# ARTS FOR ALL NEVADA

2023 AUDIT REPORT PRESENTATION

## YOUR ENGAGEMENT TEAM

Melvin L. Williams, CPA	Shareholder	<a href="mailto:mlw@cupit.com">mlw@cupit.com</a>	(775) 827-5055 ext. 11
Sarah M. Crumby, CPA	Senior Audit Manager	<a href="mailto:smc@cupit.com">smc@cupit.com</a>	(775) 827-5055 ext. 16
Dawn E. Scotvold, CPA	Audit Senior	<a href="mailto:des@cupit.com">des@cupit.com</a>	(775) 827-5055 ext. 35

## AUDIT ADMINISTRATION

- The audit was conducted in accordance with generally accepted auditing standards.
- Conducted to provide reasonable assurance that the financial statements are free of material misstatement.
- The scope and timing of our audit was as planned.
- The audit does not relieve management or the board of their responsibilities.
- We complied with all relevant ethical requirements.
- We perform non-attest services to AFAN which creates a threat to our independence. We are satisfied that the threat has been reduced to an acceptable level.

## FINANCIAL STATEMENTS AND DISCLOSURES

- Management is responsible for the accounting policies.
- No new accounting policies were adopted and none were changed.
- We found no unusual transactions or matters requiring application of controversial or emerging standards.
- The most significant estimates were those related to the allocation of expenses which was based on management's estimate of time devoted to each program and supporting service. We noted no management bias and found estimates to be reasonable.
- We noted no sensitive disclosures or any significant risks, exposures or uncertainties that would require separate disclosure.

## AUDIT RESULTS

- Full cooperation was received from management.
- There were no difficulties or disagreements with management.
- Six adjustments were proposed by us and recorded by management
- One adjustment related to lease accounting was not recorded. The effect was determined to not be material.
- Three significant deficiencies were reported related to recognition of insurance recoveries, compliance with the capitalization policy and the completeness of accounts payable.
- An Unmodified Opinion was issued on the FY-2023 Financial Statements.

THANK YOU! WE APPRECIATE THE OPPORTUNITY TO SERVE ARTS FOR ALL NEVADA.

# ARTS FOR ALL NEVADA

2023 AUDIT REPORT PRESENTATION

## Statement of Financial Position

- Do we have enough cash to protect us in the event of an economic downturn?
  - At year end cash was \$321,662 which represents 10.7 months of operating cash reserves based on monthly cash expenses of ~\$30,100. Best practice is at least 3 months.
- What is our working capital?
  - Working capital was \$509,104 at year end and indicates the ability to meet short-term obligations.

Overall Assessment – The balance sheet appears healthy.

## Statements of Activities and Functional Expenses

- Do we have any concentration risks with respect to revenue sources?
  - No, revenues are earned from several sources including contracted income, donations, rents, special events and grants.
- Are changes in the levels of revenues and expenses consistent with each other and reasonable?
  - Revenues increased by 24%. Increases related to contracted income and other income (insurance recovery).
  - Expenses increased by 14%. Significant areas of increase included contracted services/teacher artists, art supplies and repairs and maintenance due to the water damage.

Overall Assessment – The Organization had a net loss of \$21,914; however, depreciation and amortization expenses totaled \$37,717.

## Statement of Cash Flows

- What is the overall change in cash?
  - Cash decreased \$3,691 during the current year.
- Do we have positive cash flow from operations?
  - Yes. Cash provided by operating activities was \$6,149.

Overall Assessment – Positive operating cash flows indicates that AFAN can fund operations without selling certificates of deposit or obtaining debt.

THANK YOU! WE APPRECIATE THE OPPORTUNITY TO SERVE ARTS FOR ALL NEVADA.

**Cupit, Milligan,  
Ogden & Williams**  
*Certified Public Accountants*

**Shareholders**

*Edward R. Cupit, CPA (1943-2010)  
Ronald A. Milligan, CPA (1949-2022)  
Melvin L. Williams, CPA*

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*1695 Meadow Wood Lane, Suite 100  
Reno, Nevada 89502  
(775) 827-5055  
Fax (775) 827-6356*

To the Board of Directors  
Arts for All Nevada

We have audited the financial statements of Arts for All Nevada for the years ended September 30, 2023 and 2022 and have issued our report thereon dated December 14, 2023. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated November 14, 2023, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with the accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Arts for All Nevada solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding significant control deficiencies and other matters noted during our audit in a separate letter to you dated December 14, 2023.

**Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

**Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding compliance.

We perform non-attest services for the Organization which creates a threat to our independence. We are satisfied that the threat has been reduced to an acceptable level based on safeguards that have been applied.

**Significant Risks Identified**

In accordance with generally accepted auditing standards, we are required to identify significant risks related to the audit of the Organization. A significant risk is a risk that requires special audit consideration because of the likelihood and magnitude of a potential misstatement. Significant risks often relate to material unusual transactions and judgmental matters and may include fraud risks.

We identified the following significant risks related to the audit of the Organization:

- Improper revenue recognition including completeness of in-kind donations;
- Management override of controls; and
- Improper accounting for transactions related to the water damage.

We did not detect any instances of management override of controls or improper revenue recognition. We did propose adjustments to correct the accounting of transactions related to the water damage, as further discussed below.

### **Qualitative Aspects of the Organization's Significant Accounting Practices**

#### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Arts for All Nevada is included in Note 2 to the financial statements. There has been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year ended September 30, 2023. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are the allocation of expenses.

Expenses are allocated based on management's estimate of time devoted to each program and supporting service. We evaluated the key factors and assumptions used to allocate expenses and determined that they are reasonable in relation to the basic financial statements taken as a whole.

#### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. We noted no particularly sensitive disclosures affecting the financial statements.

### **Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Corrected and Uncorrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements taken as a whole. The following uncorrected financial statement misstatement whose effect in the current year, as determined by management, is immaterial, to the financial statements taken as a whole:

- ASC 842, Leases, which requires all leases longer than 12 months to be reflected on the Organization's Statement of Financial Position was not adopted. If ASC 842, Leases, was adopted, the Organization would have recognized a right-of-use lease asset of \$9,464 and right-of-lease liabilities of \$9,574 on the Statement of Financial Position as of September 30, 2023.



Arts for All Nevada  
Communication to Board of Directors  
December 14, 2023

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. The following material misstatements were identified as a result of audit procedures and were corrected by management:

- Insurance receivable – We proposed one adjustment to recognize an insurance receivable for recovery of expenses related to restoration and repair of water damage.
- Fixed assets – We proposed one adjustment to expense items that did not meet the standard for capitalization and one adjustment to reclassify costs to prepaid expense.
- Accounts payable – We proposed one adjustment to accrue an invoice for water restoration services.

#### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Arts for All Nevada's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

#### **Representations Requested from Management**

We have requested certain representations from management that are included in the attached management representation letter dated December 14, 2023.

#### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

#### **Other Significant Matters, Findings or Issues**

In the normal course of our professional association with Arts for All Nevada, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating conditions affecting the Organization, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Arts for All Nevada's auditors.

This report is intended solely for the information and use of the Board of Directors and management of Arts for All Nevada and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



Cupit, Milligan, Ogden & Williams, CPA's  
Reno, NV  
December 14, 2023



# ARTS FOR ALL NEVADA

775-826-6100  
250 Court Street  
Reno, NV 89501  
ArtsForAllNevada.org

December 14, 2023

Cupit, Milligan, Ogden & Williams  
Certified Public Accountants  
1695 Meadow Wood Lane, Suite 100  
Reno, Nevada 89502


Dear Mel,

This representation letter is provided in connection with your audits of the financial statements of Arts for All Nevada (AFAN) which comprise the statements of financial position as of September 30, 2023 and 2022, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

Except where otherwise stated below, immaterial matters less than \$11,500 collectively are not considered to be exceptions that require disclosure for the purpose of the following representations. This amount is not necessarily indicative of amounts that would require adjustment to or disclosure in the financial statements.

We confirm, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of December 14, 2023:

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated November 14, 2023, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
  - We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
  - We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
  - Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
  - Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- 

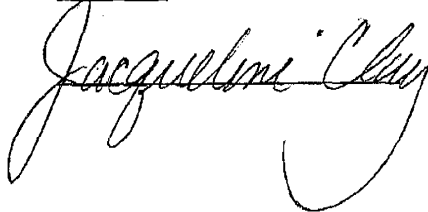
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- We have complied with all contractual agreements, grants, and donor restrictions.
- We have maintained an appropriate composition of assets in amounts needed to comply with all donor restrictions.
- We have accurately presented the entity's position regarding taxation and tax-exempt status.
- The bases used for allocation of functional expenses are reasonable and appropriate.
- We have included in the financial statements all assets and liabilities under the entity's control.
- We have designed, implemented, and maintained adequate internal controls over the receipt and recording of contributions.
- Reclassifications between net asset classes are proper.
- Guarantees, whether written or oral under which the entity is contingently liable, have been properly recorded or disclosed in accordance with U.S. GAAP.
- With respect to the financial statement services, tax return preparation and any other non-attest services performed by you, we have:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the results of services performed; and
  - Established and maintained internal controls. Including monitoring ongoing activities.
- We have adhered to the five components of revenue recognition under Accounting Standards Codification (ASC) 606, Revenue from Contracts with Customers to the best of our ability.

**Information Provided**

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters;
  - Additional information that you have requested from us for the purpose of the audit; and

- Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All minutes of board of directors' meetings for the year ended September 30, 2023 and the subsequent period through the date of this letter.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others when the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.
- We have no knowledge of any noncompliance or suspected noncompliance with laws, regulations, contracts, and grant agreements whose effects should be considered when preparing financial statements.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements and we have not consulted legal counsel concerning litigation, claims, or assessments.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- AFAN has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us.
- AFAN is an exempt organization under Section 501(c)(3) of the Internal Revenue Code. Any activities of which we are aware that would jeopardize the Organization's tax-exempt status, and all activities subject to tax on unrelated business income or excise or other tax, have been disclosed to you. All required filings with tax authorities are up-to-date.

Signature



Title

Executive Director

Schedule of Passed Adjustments

Account	Description	Debit	Credit
<b>Passed Adjustment #1</b>			
<b>To record right-of-use lease assets and liabilities as required under ASC 842, Leases</b>			
	Right-of-use lease asset	9,464.00	
	Right-of-use lease liability		9,574.00
	Rent expense	110.00	
<b>Total</b>		<b>9,574.00</b>	<b>9,574.00</b>

**Cupit, Milligan,  
Ogden & Williams**  
Certified Public Accountants

**Shareholders**

Edward R. Cupit, CPA (1943-2010)  
Ronald A. Milligan, CPA (1949-2022)  
Melvin L. Williams, CPA

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1695 Meadow Wood Lane, Suite 100  
Reno, Nevada 89502  
(775) 827-5055  
Fax (775) 827-6356

To Management and the Board of Directors of Arts for All Nevada

In planning and performing our audit of the financial statements of Arts for All Nevada ("AFAN") for the year ended September 30, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of AFAN's internal control. Accordingly, we do not express an opinion on the effectiveness of Arts for All Nevada's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a significant deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of AFAN's financial statements will not be prevented or detected and corrected on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

- *Reasonably possible* – the chance of the future event or events occurring is more than remote but less than likely.
- *Probable* - the future event or events are likely to occur.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in AFAN's internal control to be significant deficiencies:

*Accounting for Insurance Recoveries*

Based on our audit procedures, we proposed an adjustment to recognize an insurance recovery receivable and related income. Without adjustment, other receivables and other income would have been understated. Receivables for insurance recoveries should be recognized in the period of the insured event when realization of the claim is probable and only to the extent of the expenses incurred. We recommend that management review the requirements for accounting for gain contingencies.

*Compliance with Capitalization Policy*

Based on our audit procedures, assets that were initially capitalized were determined to be expenses. Without adjustment, fixed assets would have been overstated and expenses would have been understated. Capitalization should be based on the cost of individual items and not the invoice as a whole. Only individual items with a cost of \$2,500 or more should be capitalized. We recommend that invoices for potential capital assets be analyzed against the capitalization policy to determine the proper accounting treatment.

*Accounts Payable*

Based on our audit procedures, we found one invoice that was not included in accounts payable even though the services were performed before year end. Without adjustment, accounts payable and expense would have been understated. We recommend that invoices received after year end be analyzed to determine recognition in the proper year.

This communication is intended solely for the information and use of the Board of Directors and management of Arts for All Nevada and is not intended to be and should not be used by anyone other than these specified parties. This letter does not affect our report dated December 14, 2023, on the financial statements of Arts for All Nevada.



Cupit, Milligan, Ogden & Williams, CPAs  
Reno, Nevada  
December 14, 2023

# **ARTS FOR ALL NEVADA**

**Financial Statements**

**September 30, 2023 and 2022**



**Arts for All Nevada**  
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September 30, 2023 and 2022

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Shareholders

Edward R. Cupit, CPA (1943-2010)  
Ronald A. Milligan, CPA (1949-2022)  
Melvin L. Williams, CPA

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**Independent Auditor's Report**

To the Board of Directors of  
Arts for All Nevada

**Opinion**

We have audited the financial statements of Arts for All Nevada (a nonprofit organization), which comprise the statements of financial position as of September 30, 2023 and 2022, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Arts for All Nevada as of September 30, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Arts for All Nevada and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Arts for All Nevada's ability to continue as a going concern for one year after the date that the financial statements are issued.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Arts for All Nevada's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Arts for All Nevada's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

*Cusit, Gilligan, Ogdan & Sullivan*

Reno, Nevada  
December 14, 2023

**Arts for All Nevada**  
**Statements of Financial Position**  
**September 30, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
<b>Assets</b>		
<i>Current Assets</i>		
Cash and cash equivalents	\$ 321,662	\$ 325,353
Certificate of deposit	189,730	186,690
Accounts receivable	5,415	3,072
Insurance receivable	13,889	-
Inventory	2,000	2,000
Prepaid insurance	1,469	620
Prepaid rent and other	7,282	2,039
<i>Total Current Assets</i>	<u>541,447</u>	<u>519,774</u>
<i>Fixed Assets</i>		
Furniture and equipment	76,688	73,728
Lake Mansion improvements	1,144,262	1,144,262
Accumulated depreciation	<u>(609,372)</u>	<u>(580,562)</u>
<i>Net Fixed Assets</i>	<u>611,578</u>	<u>637,428</u>
<i>Intangible Assets</i>		
Website	15,200	15,200
Accumulated amortization	<u>(9,711)</u>	<u>(4,644)</u>
<i>Net Intangible Assets</i>	<u>5,489</u>	<u>10,556</u>
<b>Total Assets</b>	<u><u>\$ 1,158,514</u></u>	<u><u>\$ 1,167,758</u></u>
<b>Liabilities and Net Assets</b>		
<i>Current Liabilities</i>		
Accounts payable	\$ 26,358	\$ 7,177
Accrued payroll liabilities	1,725	1,461
Deferred revenue	<u>4,260</u>	<u>11,035</u>
<i>Total Liabilities</i>	<u>32,343</u>	<u>19,673</u>
<i>Net Assets</i>		
Without Donor Restrictions		
Undesignated	1,073,419	1,099,333
Board designated	35,752	35,752
With Donor Restrictions	<u>17,000</u>	<u>13,000</u>
<i>Net Assets</i>	<u>1,126,171</u>	<u>1,148,085</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 1,158,514</u></u>	<u><u>\$ 1,167,758</u></u>

The accompanying notes are an integral part of these financial statements.

**Arts for All Nevada**  
 Statements of Activities  
 For the years ended September 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
<b>Changes in Net Assets Without Donor Restrictions:</b>		
Revenue and Other Support		
Contributions of cash	\$ 131,500	\$ 141,341
Contributions of nonfinancial assets	2,800	6,246
Grant income	30,054	27,681
Total grants and contributions	<u>164,354</u>	<u>175,268</u>
Special events revenue	11,607	11,471
Special events expense	(2,621)	(2,633)
Net special event revenue	<u>8,986</u>	<u>8,838</u>
Contracted income	151,060	80,938
Rent income	12,021	35,935
Total fee for service revenue	<u>163,081</u>	<u>116,873</u>
Loss on disposal of assets	-	(11,369)
Other	16,420	5,343
Interest income	7,366	858
Total other (loss) income	<u>23,786</u>	<u>(5,168)</u>
Net assets released from restrictions	<u>13,000</u>	<u>11,000</u>
Total Revenue and Other Support Without Donor Restrictions	<u>373,207</u>	<u>306,811</u>
Expense		
<i>Program Services</i>		
Education	214,815	167,895
Lake Mansion	50,289	67,604
Total Program Services	<u>265,104</u>	<u>235,499</u>
<i>Supporting Services</i>		
General and administrative	81,859	69,616
Development	52,158	45,971
Total Supporting Services	<u>134,017</u>	<u>115,587</u>
Total Expense	<u>399,121</u>	<u>351,086</u>
Changes in Net Assets Without Donor Restrictions	<u>(25,914)</u>	<u>(44,275)</u>
<b>Changes in Net Assets With Donor Restrictions:</b>		
Donations	17,000	8,000
Net assets released from restrictions	(13,000)	(11,000)
Changes in Net Assets With Donor Restrictions	<u>4,000</u>	<u>(3,000)</u>
<b>Total Change in Net Assets</b>	<b>(21,914)</b>	<b>(47,275)</b>
<b>Net Assets, Beginning of Year</b>	<b><u>1,148,085</u></b>	<b><u>1,195,360</u></b>
<b>Net Assets, End of Year</b>	<b><u>\$ 1,126,171</u></b>	<b><u>\$ 1,148,085</u></b>

The accompanying notes are an integral part of these financial statements.

Arts for All Nevada  
Statements of Functional Expenses  
For the years ended September 30, 2023 and 2022

	2023						Total Expense
	Program Services			Supporting Services			
	Education	Lake Mansion	Total Program Services	General and Administrative	Development	Total Supporting Services	
Advertising	\$ -	\$ -	\$ -	\$ -	\$ 5,661	\$ 5,661	\$ 5,661
Amortization	1,824	1,115	2,939	1,115	1,013	2,128	5,067
Art supplies	28,008	-	28,008	-	-	-	28,008
Art workshops	48,487	-	48,487	-	-	-	48,487
Bank fees	-	-	-	5,920	-	5,920	5,920
Conferences	-	-	-	300	-	300	300
Contracted services	55,912	-	55,912	-	-	-	55,912
Depreciation	11,754	7,183	18,937	7,183	6,530	13,713	32,650
Dues and subscriptions	-	-	-	3,539	-	3,539	3,539
Insurance	7,682	4,694	12,376	4,694	4,268	8,962	21,338
Lake Mansion rent	-	-	-	-	764	764	764
Office supplies	1,824	1,115	2,939	1,115	1,014	2,129	5,068
Payroll taxes	3,362	2,055	5,417	2,055	1,868	3,923	9,340
Postage	110	67	177	67	61	128	305
Printing	362	221	583	221	201	422	1,005
Professional fees	-	-	-	18,505	-	18,505	18,505
Rent	117	-	117	23	16	39	156
Repairs and maintenance	8,221	5,024	13,245	5,024	4,567	9,591	22,836
Salaries and wages	42,670	26,076	68,746	26,076	23,705	49,781	118,527
Telephone	1,574	962	2,536	962	875	1,837	4,373
Travel	-	-	-	3,283	-	3,283	3,283
Utilities	2,908	1,777	4,685	1,777	1,615	3,392	8,077
<b>Total Expense</b>	<b>\$ 214,815</b>	<b>\$ 50,289</b>	<b>\$ 265,104</b>	<b>\$ 81,859</b>	<b>\$ 52,158</b>	<b>\$ 134,017</b>	<b>\$ 399,121</b>

The accompanying notes are an integral part of these financial statements.

**Arts for All Nevada**  
**Statements of Functional Expenses**  
**For the years ended September 30, 2023 and 2022**

	<b>2022</b>						
	<b>Program Services</b>			<b>Supporting Services</b>			
	<b>Education</b>	<b>Lake Mansion</b>	<b>Total Program Services</b>	<b>General and Administrative</b>	<b>Development</b>	<b>Total Supporting Services</b>	<b>Total Expense</b>
Advertising	\$ -	\$ -	\$ -	\$ -	\$ 6,601	\$ 6,601	\$ 6,601
Amortization	1,913	1,488	3,401	1,063	850	1,913	5,314
Art supplies	12,847	-	12,847	-	-	-	12,847
Art workshops	31,605	-	31,605	-	-	-	31,605
Bank fees	-	-	-	4,693	-	4,693	4,693
Contracted services	36,266	-	36,266	-	-	-	36,266
Depreciation	11,216	8,723	19,939	6,231	4,984	11,215	31,154
Dues and subscriptions	-	-	-	2,403	-	2,403	2,403
Insurance	6,519	5,070	11,589	3,621	2,897	6,518	18,107
Lake Mansion rent	-	-	-	-	705	705	705
Office supplies	1,173	912	2,085	651	521	1,172	3,257
Payroll taxes	4,162	3,237	7,399	2,312	1,851	4,163	11,562
Postage	88	69	157	49	39	88	245
Printing	405	315	720	225	181	406	1,126
Professional fees	-	-	-	12,912	-	12,912	12,912
Rent	255	-	255	51	33	84	339
Repairs and maintenance	4,490	3,492	7,982	2,495	1,996	4,491	12,473
Salaries and wages	53,395	41,529	94,924	29,664	23,731	53,395	148,319
Telephone	1,417	1,102	2,519	787	629	1,416	3,935
Travel	-	-	-	1,268	-	1,268	1,268
Utilities	2,144	1,667	3,811	1,191	953	2,144	5,955
<b>Total Expense</b>	<b>\$ 167,895</b>	<b>\$ 67,604</b>	<b>\$ 235,499</b>	<b>\$ 69,616</b>	<b>\$ 45,971</b>	<b>\$ 115,587</b>	<b>\$ 351,086</b>

The accompanying notes are an integral part of these financial statements.

**Arts for All Nevada**  
**Statements of Cash Flows**  
**For the years ended September 30, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
<b>Cash Flows from Operating Activities</b>		
Changes in net assets	\$ (21,914)	\$ (47,275)
<i>Adjustments to reconcile changes in net assets to net cash provided by operating activities</i>		
Depreciation	32,650	31,154
Amortization	5,067	5,314
Contributed website development costs	-	(6,080)
Loss on disposal of website	-	11,369
<i>Net change in assets and liabilities</i>		
Accounts receivable	(2,343)	(1,532)
Insurance receivable	(13,889)	-
Prepaid insurance	(849)	7,217
Prepaid rent and other	(5,243)	(1,589)
Accounts payable	19,181	6,257
Accrued payroll liabilities	264	(73)
Deferred revenue	(6,775)	2,355
<b>Net Cash Provided by Operating Activities</b>	<u>6,149</u>	<u>7,117</u>
<b>Cash Flows from Investing Activities</b>		
Interest income reinvested	(3,040)	(284)
Purchase of property and equipment	(6,800)	(18,448)
Website development costs	-	(5,010)
<b>Net Cash Used by Investing Activities</b>	<u>(9,840)</u>	<u>(23,742)</u>
<b>Net Change in Cash and Cash Equivalents</b>	(3,691)	(16,625)
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>325,353</u>	<u>341,978</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 321,662</u>	<u>\$ 325,353</u>
<b>Supplemental Disclosure of Cash Flow Information</b>		
<i>Cash paid during the year for</i>		
Interest	<u>\$ -</u>	<u>\$ -</u>
Income taxes	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes are an integral part of these financial statements.



## **1. Nature of Operations**

### Organization

Arts for All Nevada (AFAN) was incorporated in 1986 as a non-profit corporation under Nevada law. AFAN is generally exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. AFAN seeks to integrate the exploration of arts and culture into the lives of all, starting with the local community. AFAN offers a variety of quality fine art classes to the public, implements art programs in school systems, and stewards the historic Lake Mansion responsibly as a community center for exploration of arts and culture. AFAN's emphasis is on those who have a disability, are disadvantaged, at-risk, or underserved by the arts, but also recognizes that every individual in the community has a role to play in the arts.

### Description of Program and Supporting Services

#### *Program Services*

- Education

The mission of AFAN is the development of quality programs throughout the state of Nevada, integrating all the arts into the lives and education of children, youth, and adults, especially those who are disabled, disadvantaged, at risk, or underserved by the arts. For children, programs include arts in education workshops and residencies throughout the state for students in special education and general education classrooms, art workshops in a hospital's Pediatric Care Unit, and after school workshops for children who are at-risk of becoming involved with gangs or drugs or who are disadvantaged. For adults, AFAN conducts programs at several facilities including in hospital settings for people experiencing challenges with addiction, and twice a week free open-to-the-public workshops for adults who have a disability.

For adults and children, AFAN provides an extensive offering of open-to-the-public workshops that are accessible to all. Based on attendees' financial need and AFAN's current financial position, 100% scholarships may be provided for these workshops. AFAN also provides sign language interpreters for cultural performances. AFAN partners with several other non-profit entities to provide arts for events throughout the year.

- Lake Mansion

AFAN owns and operates the Lake Mansion, once known as "Reno's First Address." The mansion was built in 1877 and is listed on the State and National Registers of Historic Places.

The mansion houses AFAN's administrative offices on the top floor, a historic main floor with period furnishings, and a two room "Arts Access Gallery" and the "Art Happens Here" art studio on the lower level. An adjacent enclosed pavilion houses additional programs, workshops and events.

The mansion is an active and integral component of Reno's Arts District with year-round art workshops, camps, exhibits, and programs.

#### *Supporting Services*

- General and Administrative

These services include functions necessary to maintain an equitable employment program, ensure an adequate working environment, provide coordination of the Organization's programs, and manage the financial and budgetary responsibilities of AFAN.

### *Development*

The board of directors and executive director are responsible for all development efforts including activities related to applying for grants, securing corporate and individual donations and executing special events.

## **2. Summary of Significant Accounting Policies**

### Financial Statement Presentation

AFAN follows the recommendations of the Financial Accounting Standards Board in its Accounting Standards Codification (ASC) No. 958, Not for Profit Entities. Under ASC No. 958, AFAN is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions as follows:

- Net Assets Without Donor Restrictions - Net assets that are not subject to donor-imposed stipulations.
- Net Assets With Donor Restrictions - Net assets subject to donor imposed stipulations that may be maintained permanently or will be met either by actions of AFAN or the passage of time. When a restriction expires, net assets with donor restrictions are reclassified to net asset without donor restrictions and reported in the statement of activities as net assets released from restrictions.

In preparing these financial statements, AFAN has evaluated events and transactions for potential recognition or disclosure through December 14, 2023, the date the financial statements were available to be issued.

### Use of Estimates

The preparation of the financial statements requires management of AFAN to make a number of estimates and assumptions relating to the reported amount of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expense during the period. Actual results could differ from those estimates.

### Cash and Cash Equivalents

Cash and cash equivalents include all cash balances and highly liquid investments with an initial maturity of three months or less. The Organization places its temporary cash investments with high credit quality financial institutions.

### Accounts Receivable

Management of AFAN expects the receivable balances to be fully collectible and accordingly an allowance for uncollectible accounts has not been established. Past due balances are reviewed individually for collectability and are written off to bad debt when collection is determined to be unlikely. AFAN does not have any off-balance sheet credit exposure related to its receivables.

### Inventory

AFAN's inventory is valued at lower of cost or net realizable value, using the first-in, first-out method.

### Fixed Assets

Furniture and equipment with an acquisition cost in excess of \$2,500 and with an expected useful life of more than one year are capitalized at cost. Furniture and equipment are depreciated over their estimated useful lives of five to ten years using the straight-line method. Lake Mansion improvements represent expenditures for the renovation of the Lake Mansion and are depreciated over their estimated useful lives of 39 years.

**Arts for All Nevada**  
Notes to Financial Statements  
September 30, 2023 and 2022

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Maintenance costs, including expenses related to planned major maintenance activities, are recognized in the financial statements in the period during which the costs are incurred. The board of directors has conducted a reserve study to help anticipate the cost of major maintenance activities that will need to be performed on the Lake Mansion. A reserve fund has been established for such activities and is reported as board designated net assets.

Intangible Assets

Intangible assets consist of AFAN's website. Website development costs are amortized over a three-year period. Amortization expense will be as follows for the years ending September 30,

2024	\$ 5,067
2025	422
Thereafter	<u>-</u>
	<u>\$ 5,489</u>

The Organization evaluates the recoverability of identifiable intangible assets whenever events or changes in circumstances indicate that an intangible asset's carrying amount may not be recoverable. Identification of these events or changes requires significant judgment and actual results may differ from assumed and estimated amounts. During the year ended September 30, 2022, the website was replaced and a loss of \$11,369 was recognized.

Grants and Contributions

Grants and contributions are received from state and local agencies, foundations, corporations and individuals. Grant funds are recognized dependent on the terms of the agreement. AFAN has not been awarded any expense reimbursement grants. Contributions are recognized as revenue upon receipt.

All contributions are considered to be available for general use unless specifically restricted by the donor. Contributions received that are designated for future periods or restricted for specific purposes are reported as support with donor restrictions. When a donor restriction is met, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported on the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as support without donor restrictions.

Contributions of Nonfinancial Assets

Contributions of services are recognized as contributions of nonfinancial assets when the services received create or enhance nonfinancial assets or require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation in accordance with ASC No. 958-605-25-16, Not for Profit Entities – Contributions Received. Contributions of services are measured at their fair market value. Time donated by volunteers, including those serving on the board of directors, has not been recognized as it does not meet the criteria established by the ASC.

Revenue Recognition

Revenue from contracts with customers consists of contracted income and special event registrations. Revenues are recognized when control of the promised goods or services is transferred to customers, in an amount that reflects the consideration AFAN expects to be entitled to in exchange for those goods or services.

*Performance Obligations and Significant Judgments*

A performance obligation is a promise in a contract to transfer a distinct good or service to the customer. A contract's transaction price is allocated to each performance obligation identified in the arrangement based on the relative

**Arts for All Nevada**  
Notes to Financial Statements  
September 30, 2023 and 2022

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standalone selling price of each distinct good or service and recognized as revenue when, or as, the performance obligation is satisfied.

Special event revenues are recognized at a point in time when the related event is held. Contracted income is considered to have a single performance obligation and is recognized when the services are complete.

*Payment Terms and Contract Balances*

Payment terms depend on the nature of the revenue. Special event registrations are paid in advance of the event. Contracted income is generally billed monthly and due within 30 days.

The timing of billings, cash collections, and revenue recognition result in contract assets and liabilities reported in the statements of financial position as accounts receivable and deferred revenue. Accounts receivable are recognized only to the extent that it is probable that AFAN will collect substantially all of the consideration to which it is entitled in exchange for the services provided. Opening and closing balances of contract assets and liabilities were as follows for the years ended September 30,

	<u>2023</u>	<u>2022</u>
Accounts receivable		
Opening balance	\$ 3,072	\$ 1,540
Ending balance	5,415	3,072
Deferred revenue		
Opening balance	11,035	8,680
Ending balance	4,260	11,035

Expense Allocation

Functional expenses, which are not directly attributable to a specific function, are allocated between programs and supporting services based on the employees involved, the amount of time spent, the percentage of their salary associated with that time, and management estimates. Functional expenses are considered an expense in the year incurred and, accordingly, are charged to operations on a current basis.

**3. Liquidity and Availability of Resources**

The following reflects the AFAN's financial assets as of September 30, 2023, reduced by amounts not available for general use because of a contractual or donor-imposed restrictions within one year of the statement of financial position:

Financial assets at year end	\$ 530,696
Less those unavailable for general expenditure within one year due to:	
Donor-imposed restrictions:	
Restricted for specific purpose or program	(17,000)
Board designations:	
Restricted for maintenance of the Lake Mansion	<u>(35,752)</u>
Financial assets available to meet cash needs for general expenditure within one year	<u>\$ 477,944</u>

Funds restricted by donors include contributions and grants that have either time or purpose restrictions that were not met at year end. Funds restricted by the board are to be used for the maintenance of the Lake Mansion.

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due.

#### **4. Contributions of Nonfinancial Assets**

For the years ended September 30, 2023 and 2022, AFAN recognized revenue of \$2,800 and \$6,246 from contributed services which primarily consisted of donated audit and website development services, respectively. Contributed services are valued at estimated fair value based on current rates for similar services.

#### **5. Employee Benefit Plan**

AFAN maintains a retirement plan under Internal Revenue Code Section 403(b). At present, only voluntary employee contributions are being made to the plan.

#### **6. Operating Lease Commitments**

On June 1, 2004, AFAN signed a ground lease with the City of Reno. The lease is renewable in three-year terms up to a total of thirty-nine years. Written request for renewal must be submitted by AFAN to the City of Reno at least 60 days prior to the expiration of any three-year term. After each three-year term, the lease rate may be increased up to the percentage rate of the Consumer Price Index.

The lease was renewed during the year ended September 30, 2022 and requires annual payments of \$764 for a three-year term ending May 31, 2025. Total rent expense was \$764 and \$705 for the years ended September 30, 2023 and 2022, respectively. No in-kind revenue was recognized related to this agreement as the fair market value of the lease could not be established.

**Arts for All Nevada- CCCHP Grant Application 2024-2025**

**3. Budget**

--Proof of Insurance for the property



ARTSFOR-02

SZUDERHAVENS

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Maury, Donnelly & Parr, Inc. 24 Commerce St. Baltimore, MD 21202	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): <b>(410) 685-4625</b> FAX (A/C, No): <b>(410) 685-3071</b> E-MAIL ADDRESS:  <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : <b>Philadelphia Insurance Company</b></td> <td style="text-align: center;"><b>18058</b></td> </tr> <tr> <td>INSURER B : <b>Employers Compensation Insurance Company</b></td> <td style="text-align: center;"><b>25402</b></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : <b>Philadelphia Insurance Company</b>	<b>18058</b>	INSURER B : <b>Employers Compensation Insurance Company</b>	<b>25402</b>	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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<b>INSURED</b>  <b>Arts for All Nevada</b> 250 Court Street Reno, NV 89501															

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																
<b>A</b>	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			<b>PHPK2607760</b>	<b>10/1/2023</b>	<b>10/1/2024</b>	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>3,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>3,000,000</b> \$																
<b>A</b>	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			<b>PHPK2607760</b>	<b>10/1/2023</b>	<b>10/1/2024</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$																
<b>A</b>	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			<b>PHUB883334</b>	<b>10/1/2023</b>	<b>10/1/2024</b>	EACH OCCURRENCE \$ <b>1,000,000</b> AGGREGATE \$ <b>1,000,000</b> \$																
<b>B</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)    Y / N <input type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below			<b>EIG4616238</b>	<b>10/1/2023</b>	<b>10/1/2024</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 10%;">PER STATUTE</td> <td style="width: 10%;">OTH-ER</td> <td style="width: 25%;"></td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td></td> <td></td> <td style="text-align: right;">\$ <b>1,000,000</b></td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td></td> <td></td> <td style="text-align: right;">\$ <b>1,000,000</b></td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td></td> <td></td> <td style="text-align: right;">\$ <b>1,000,000</b></td> </tr> </table>		PER STATUTE	OTH-ER		E.L. EACH ACCIDENT			\$ <b>1,000,000</b>	E.L. DISEASE - EA EMPLOYEE			\$ <b>1,000,000</b>	E.L. DISEASE - POLICY LIMIT			\$ <b>1,000,000</b>
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Insured's Copy

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



**PHILADELPHIA  
INSURANCE COMPANIES**

A Member of the Tokio Marine Group

One Bala Plaza, Suite 100  
Bala Cynwyd, Pennsylvania 19004  
610.617.7900 Fax 610.617.7940  
PHLY.com

**Philadelphia Indemnity Insurance Company  
A Stock Company (Nonparticipating)  
COMMON POLICY DECLARATIONS**

**Policy Number:** PHPK2607760

**Named Insured and Mailing Address:**

Arts for All Nevada  
250 Court St  
Reno, NV 89501-1808

**Producer:** 952

MAURY DONNELLY & PARR, INC.  
24 Commerce Street  
BALTIMORE, MD 21202

**Policy Period From:** 10/01/2023 **To:** 10/01/2024

(410)685-4625

at 12:01 A.M. Standard Time at your mailing  
address shown above.

**Business Description:** Non Profit Organization

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	<b>PREMIUM</b>
<b>Commercial Property Coverage Part</b>	1,912.00
<b>Commercial General Liability Coverage Part</b>	5,575.00
<b>Commercial Crime Coverage Part</b>	
<b>Commercial Inland Marine Coverage Part</b>	
<b>Commercial Auto Coverage Part</b>	1,000.00
<b>Businessowners</b>	
<b>Workers Compensation</b>	
Professional Liability	1,348.00
Sexual/Physical Abuse	1,235.00
<b>Total</b>	<b>\$ 11,070.00</b>
Total Includes Federal Terrorism Risk Insurance Act Coverage	<b>60.00</b>

CPD-PIIC-CW (02/21)

Includes copyrighted material of Insurance Services Office, Inc., with its permission.



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**FORM (S) AND ENDORSEMENT (S) MADE A PART OF THIS POLICY AT THE TIME OF ISSUE**  
**Refer To Forms Schedule**

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\*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations



**Secretary**



**President and CEO**

## Philadelphia Indemnity Insurance Company

## Locations Schedule

**Policy Number:** PHPK2607760**Premis. Bldg.****No. No. Address**

---

0001 0001 250 Court St  
Reno, NV 89501-1808

0001 0002 250 Court St  
Reno, NV 89501-1808

Philadelphia Indemnity Insurance Company  
Form Schedule – Policy

**Policy Number:** PHPK2607760

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
BJP-190-1	1298	Commercial Lines Policy Jacket
PI-FEES-NOTICE 1	1119	Notice Late/Non-Sufficient Funds/Reinstatement Fee
PP2020	0220	Privacy Notice For Commercial Lines
CPD-PIIC-CW	0221	Common Policy Declarations
PI-LOC-SCH	0820	Location Schedule
PI-BELL-1	1109	Bell Endorsement
PI-CME-1	1009	Crisis Management Enhancement Endorsement
IL0017	1198	Common Policy Conditions
IL0021	0908	Nuclear Energy Liability Exclusion Endorsement
IL0110	0907	Nevada Chgs - Concealment, Misrepresentation or Fraud
IL0115	0110	Nevada Changes - Domestic Partnership
IL0251	0907	Nevada Changes - Cancellation and Nonrenewal
IL0952	0115	Cap On Losses From Certified Acts Of Terrorism
PI-ACL-001	1218	Absolute Cyber Liability And Electronic Exclusion
PI-ARB-1 NV	0214	Nevada - Removal Of Mandatory Arbitration
PI-CLD-CU NV	0322	Nevada Changes - Domestic Partnership
PI-HS-029	0220	Exclusion - Adoption and Foster Care Operations
PI-PROF-002	0620	Absolute Communicable Disease Exclusion - Prof Liab
PI-SAM-018	0519	Absolute Abuse or Molestation Exclusion
PI-TER-DN1	0121	Disclosure Notice Of Terrorism Ins Coverage Rejection

**Philadelphia Indemnity Insurance Company**  
**COMMERCIAL GENERAL LIABILITY COVERAGE PART**  
**SUPPLEMENTAL SCHEDULE**

Policy Number: PHPK2607760

Agent # 952

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./ Ops.	Prod./ Comp. Ops.	Prem./ Ops.	Prod./ Comp. Ops.
NV PREM NO. 001 HALL-NFP  PROD/COMP OP SUBJ TO GEN AGG LIMIT	44277	4,340  AREA	127.727	INCL	556	INCL
NV PREM NO. 001 YOUTH RECREATION PROGRAM-FP  PROD/COMP OP SUBJ TO GEN AGG LIMIT	49890	500  REGISTRANT	8.062	INCL	4,047	INCL
NV PREM NO. 001 MUSEUM-NFP  PROD/COMP OP SUBJ TO GEN AGG LIMIT	46427	3,000  AREA	155.120	INCL	467	INCL
NV LIABILITY DELUXE	44444				505	

## Arts for All Nevada- CCCHP Grant Application 2024-2025

### 3. Budget

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

## **JACQUELINE L. CLAY**

2030 Olympic Circle  
Reno, NV 89509  
[Jclay1850@att.net](mailto:Jclay1850@att.net)  
775-342-9574

### **EXECUTIVE SUMMARY**

Accomplished Manager with extensive experience in administration and management customer based operations. Proven ability to foster and create a vibrant environment designed to create successful programs highlighting education and creativity.

### **EXPERIENCE**

#### **EXECUTIVE DIRECTOR**

Arts for All Nevada

January 2019 – present

Directs and administers all programs, operations and policies including working with the Board of Directors, Advisory and Executive Boards, staff, and contract workers. Communicates the value of the arts in improving our quality of life, promotes community support of the arts, and manages all operations, programs and projects at Arts for All Nevada.

Responsible for all fiscal operations, including fiscal and budgetary management and reporting, grant writing and other forms of fund raising.

Responsible for guiding educational programming both in schools and from the Arts for All Nevada facility, addressing arts opportunities for both children and adults, with emphasis on access for all.

Responsible for the on-going preservation and stewardship of the historic Lake Mansion. Oversees the rental program for both the Lake Mansion and the Horan Pavilion.

#### **DIRECTOR OF RETAIL AND RECEPTION SERVICES**

Nevada Museum of Art

May 2009 – February 2018

Management of the "front of the house" at the Nevada Museum of Art includes management of the museum store and the admissions desk, including budgetary oversight.

Store management includes making all buying decisions, attending to all merchandising needs, working in collaboration with the curatorial and education departments to insure the store is supporting the on-going mission and programs of the museum, and supervising both the volunteer and paid staff who work in the store.

Oversight of the admissions desk includes supervising paid staff and on-going training in customer service.

The Museum is recently undergoing a radical change in its computer systems institution-wide and this position was responsible for training staff and volunteers, and implementing that new system through all the processes that involve all aspects of interaction with the public.

**CO-OWNER**

ClayNichols

April 2005 – April 2008

Co-creator and owner of ClayNichols, a home décor, gift and art boutique.

Responsible for creation and implementation of six art shows a year featuring local artists.

Responsible for all marketing, public relations and press functions for the store, including writing of press releases and marketing pieces to the media, bi-monthly store newsletter and e-mail pieces to the customer base.

Responsible for all merchandising, and the majority of all inventory choices.

Conversant in QuickBooks and QB POS.

Represented the CalAve merchants association on the City of Reno's Arts District Committee.

Worked with the CalAve merchants association to create special events designer to highlight the California Avenue shopping corridor.

**CURATOR OF HISTORY**

Nevada Historical Society

January 2000- January 2005

Responsible for the development and implementation of the educational programming for both the adult and juvenile audiences.

Responsible for raising funds for educational and public programs.

Facilitated the publications program including the Nevada Historical Society Quarterly as Managing Editor and the periodic publications series.

Staff liaison to the Docent Council.

Supervised the registrar and management of the artifact collections.

Played a key role in the planning and implementation of exhibitions.

Maintained the annual calendar of events, performed a variety of community outreach functions.

**CURATOR OF COLLECTIONS**

George E. Ohr Arts and Cultural Center

February 1997-July 1997

Responsible for the creation, development, and implementation of all policies relating to the acquisition and care of the permanent and temporary collections.

Also responsible for the refurbishing of the George E. Ohr Gallery exhibitions and interpretive labels.

Worked, in collaboration with other staff, on the educational programming relating to the permanent collections.

**DIRECTOR/CURATOR**

Community Memorial Museum of Sutter County  
April 1986- June 1996

Appointed by the Sutter County Board of Supervisors as a department director to plan, implement, and promote the activities of the Museum.

Administrative duties and responsibilities included direct oversight of a department of county government, fiscal and budgetary management, board development, staff and volunteer supervision, fund raising, and grant writing.

Educational responsibilities included development of educational outreach programs and structuring of a two-pronged, on-site educational program targeted at both juvenile and adult audiences.

Programmatic responsibilities included extensive community outreach as well as the development and installation of exhibitions created both in-house and obtained through traveling exhibition programs.

**EDUCATION** | University of California, Riverside; Historic Resources Management;  
Master of Arts Degree, June 1985

University of California, Davis; History and Political Science  
Bachelor of Arts Degree, June 1980

**REFERENCES** | Chelsey Lundin, Director of Human Resources, Volunteer and Visitor Services Nevada  
Museum of Art  
775-398-7114; [Chelsey.lundin@nevadaart.org](mailto:Chelsey.lundin@nevadaart.org)

Julie Stark, Director Emeritus, Community Memorial Museum of Sutter County  
530-301-4858; [ims1671@yahoo.com](mailto:ims1671@yahoo.com)

Jean Nichols, Board Chair, Arts for All Nevada  
775-530-9099; [rubyreno@sbcglobal.net](mailto:rubyreno@sbcglobal.net)



## East Fork Business Statement and History

Welcome to East Fork Roofing, a premier family-owned roofing service provider that has been a beacon of reliability and professionalism in Reno since 2005. At the heart of our company is a rich tradition of excellence, passed down through generations of expertise and dedication. Founded by the local veteran roofer, Clay Davis, we have set a standard in the roofing industry that is unmatched. Clay's vision was simple yet profound: to offer roofing services that not only meet but exceed customer expectations in every possible way.

In 2011, we welcomed Mike Davis into our family, marking a significant milestone in our journey. Mike's addition to the team heralded a new era, bringing fresh ideas and energy, and attracting a wave of talented new team members. Under Mike's stewardship and with the day-to-day operations handled by the dedicated East Fork Roofing Team, we have continued to flourish, building upon our legacy of trust, professionalism, and unmatched service.

### Our Philosophy

Our core philosophy is rooted in delivering unparalleled workmanship, backed by outstanding customer service. We understand that roofing is more than just a job; it's about creating safe, durable, and beautiful homes for our clients. This is why quality is not just a goal but our primary ethos. From the moment you reach out to us for a quote to the final inspection of your newly installed roof, our focus is on providing a seamless and transparent experience.

### What Sets Us Apart

**Expertise and Training:** Our team's foundation is built on rigorous training and licensing, ensuring that we bring only the most skilled professionals to your project. All of our foreman and superintendents have been working for East Fork Roofing for the past 5-10 years. All of them have at least 10+ years of experience in roofing prior to working for our company. Having experienced professionals direct our training ensures you're always getting the highest quality work possible.

**Simplified Estimating:** Our innovative estimating system streamlines the process, making it incredibly easy to get a precise quote quickly.

**Proactive Communication:** Expect daily updates and proactive outreach from our team. We believe in keeping you informed every step of the way, ensuring peace of mind and satisfaction.

**Open Dialogue:** We encourage our clients to ask questions and provide feedback. Your insights make us better, and we're always here to listen and adapt.

### Commitment to Excellence

At East Fork Roofing, we are driven by a commitment to excellence. This commitment extends beyond the technical aspects of roofing to encompass every interaction we have with our clients.

Whether it's your first time replacing a roof or you're a seasoned property owner, we strive to make the process as informative, straightforward, and stress-free as possible.

#### Looking Forward

As we continue to grow and evolve, our mission remains the same: to provide top-tier roofing services with integrity, expertise, and a personal touch. Your home is your sanctuary, and we're here to ensure it remains protected, come rain or shine.