

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

	NEVADA STATE HISTORIC PRESERVATION OFFICE	<b>SHPO Use Only</b>
Initials: <u>CC</u> Received: <u>4-29-24</u>		
Postmarked: <u>N/A</u> Delivery Svc: <u>Hand Delivered</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

Applicant Organization: Douglas County - Town of Genoa  
 EIN (Taxpayer Identification Number): 88-6000031  
 Mailing Address: PO Box 14  
 City: Genoa County: Douglas ZIP: 89411  
 Project Contact: Jody Brunz Title: Town Manager  
 Daytime Phone: 775-782-8696 Evening Phone: 775-782-4393  
 Fax: N/A Email: ebrunz@douglasnv.us

Historic Property Name: Genoa Town Hall Date Built: 1886  
 Property Owner Name and Address: Town of Genoa, 2287 Main Street, Genoa, NV 89411  
 Project Address: 2287 Main Street, Genoa, NV 89411  
 City: Genoa County: Douglas ZIP: 89411  
 Property Insured:  Yes; please enclose one copy of policy  No; please explain: \_\_\_\_\_

Project Title: Genoa Town Hall Rehabilitation Project  
 Project Type:  Rehabilitation/Construction  Planning/Construction  
 Architectural/Engineering Study/Construction

**Project Synopsis (Brief):**  
 The Genoa Town Hall Rehabilitation Project will rehabilitate and improve one of Nevada's oldest structures, increasing access and usage through much-needed renovations. The construction of an ADA ramp will increase accessibility to visitors with limited mobility. Improvements to flooring, windows, doors and the facade will both preserve and enhance the historic character of the building. Added insulation will lower energy usage while allowing the facility to be used year-round, in any weather, and a permanent sound system and acoustic improvements will also attract more users. With the support of the CCCHP grant, the Town Hall can be used for more community functions and private events for generations to come.

Proposed Start Date: 12/2/2024

Proposed End Date: 5/29/2026

<b>Project Budget Summary:</b>	
Amount Requested:	<u>\$ 484,435.00</u>
Proposed Match:	
Cash:	<u>\$ 0.00</u>
In-Kind/Donations:	<u>\$ 14,285.00</u>
<b>Total Project Budget:</b>	<u>\$ 498,720.00</u>
If Applicable, Minimum Amount Requested	<u>\$ 352,435.00</u>

  
**Applicant's Authorized Signature\***

Name: Jenifer Davidson

Title: County Manager

Date: 4/25/24

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

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



NEVADA  
STATE HISTORIC  
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

**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: Jenifer Davidson  
Title: County Manager  
Date: 4/25/24

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



NEVADA COMMISSION FOR CULTURAL  
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**GRANT APPLICATION**



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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

- JP Application Cover Page
- JP Handbook Verification Form
- JP Application Checklist

#### 2. Project Narrative

- JP A. Questions (No more than 5 pages)
- B. Supplemental Material**
  - JP A paragraph (200 words maximum) describing the current or intended future use of the property and cultural center programming.
  - JP County Assessor print out showing the current owner of the property with the APN number
  - JP Photographs of all exterior elevations with views and all major rooms and project rooms, identified and keyed to a site plan
  - JP 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

- JP **Detailed Budget**
  - Completed Budget Form
  - Attached itemized lists and/or contractor quotes that break down labor and material costs
- JP **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.
- JP **Insurance**
  - Proof of insurance for the property or a justification for why there is no insurance
- JP **Resumes**
  - All principal professionals involved in planning, design and management of the proposed project
- JP **Initial to confirm that the applicant understands that applications lacking any of the required information listed above are ineligible for review by the Commission.**

# Genoa Town Hall Restoration Narrative Description

## 1) Project Description

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

Genoa Town Hall

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

Built in 1886, Genoa Town Hall is one of the oldest buildings in Nevada and an important community asset to the town, county and state. The Town of Genoa was founded in 1851, making it the oldest settlement in Nevada. Genoa was an important location for Mormon pioneers heading west. Genoa's long history attract thousands of tourists to our town each year, and the Town Hall helps bring that history to life while also serving as a central location for community meetings, weddings, community outreach fundraisers and other events and activities.

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

There are seven (7) critical restoration components with this project.

**1. Flooring.** The current flooring in the building needs to be refinished. The current plans are to sand and refinish the floors to protect the integrity of the original building design. If the flooring is not refinishable, replacement would be requested. The current baseboards were added more recently and do not preserve the historical character. They will be replaced with new wooden baseboards to maintain the historical style.

**2. Windows.** Six (6) Town Hall windows are original and in need of repair. All glass panes are intact but are loose due to some deterioration of the wooden frames and the need for reglazing. The wood frames will be repaired and leaks from the loose glass will be sealed, which should help reduce heat or cold from penetrating. All the original molding for the windows will maintain the historical character of the building. The addition of six (6) storm windows is also part of the project. Today's windows reduce UV rays and weather elements from coming inside a building. Adding storm windows will provide further protection of the historic windows from the elements, as well as increase the energy efficiency by maintaining inside temperatures.

**3. Sound System and Improvements.** Installing a permanent sound system is part of the project, as there currently is not one. In addition, because of the shape of the building, the acoustics are poor. Removable acoustic panels will be added and are the most popular solution for spaces where echo and reverberation create significant ambient noise, making it difficult to hear speakers and conversations. By absorbing sound, acoustic panels minimize sound reflections and create a more comfortable acoustic environment where speech is intelligible and loudness is reduced. These additions will not impact the look of the interior of the building.

**4. ADA Ramp.** Construction of an ADA ramp will replace rotting stairs on a side rear entrance to the building. The ramp will be added to the side of the building to have a minimal visual impact per the SOI standards. The current stairs are not original, nor do they represent the

original style of the building. In order to install the ramp, a large non-working generator and propane tank next to the building will be removed.

**5. Insulation.** Adding insulation under the flooring and in the ceiling will decrease energy usage. The average utility bill for the building in January and February respectively, has been \$1,500 and \$1,000. Reducing the amount spent on utilities makes more long-term funding available, which will have a huge impact on the small town of Genoa's budget. In addition, this improvement will make the building more comfortable in all weather conditions, cooling off the building during the summer heat and keeping in warm air during the winter.

**6. Door.** Restoration of the side door is required. The side entrance door to the building was vandalized in winter 2023. The door and door jam were damaged when the door was kicked in. The contractor is confident that their team can make the necessary improvements while maintaining the original character of the original doors.

**7. Façade.** Replace the existing front façade with a more historical period design and restore the front doors. The doors themselves on the front entrance are in good condition, but the hardware is worn and failing, causing the doors to be difficult to open and close.

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

The Town of Genoa plans to work with Miles Construction, a local contractor that has close to 40 years of experience working on Historical Restoration and Rehabilitation projects. We have already worked with Miles Construction to create a project scope and project budget. The Genoa Company will install the ADA ramp.

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

Once funding is obtained, work for the project is expected to be completed in less than 18 months from the date of the award. The project will begin with the creation of a final design and scope of work. The next steps will include installation of additional insulation in the crawl space and attic. Flooring will be the next step, with non-historical molding replaced with new historical wood base molding. Existing wood floors will be sanded and refinished or, where needed, replaced. The back door and frame will be replaced. Acoustic panels will be hung where needed, and a sound system installed. Six historic windows will be restored and storm windows added. The existing facade will be replaced with a more historically appropriate design and the front doors restored. Finally, a four-foot wide ADA ramp will be installed. The building will remain open to the public as much as possible during the construction.

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

Town of Genoa, Douglas County, Nevada

### **2) Building use/community involvement**

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

The Genoa Town Hall is an important historical community asset. This multipurpose space serves as the central cultural space for the Town of Genoa. The original Genoa Candy Dance and

Dinner fundraiser, held in the Town Hall in 1919, was started to pay for the purchase of streetlights for Genoa. After the lights were purchased, it became necessary to continue the fundraising to cover the cost of the electricity, and in 1974 the Arts & Crafts Faire was added to the event. The Candy Dance and Dinner continue to this day, bringing thousands of visitors from all neighboring states.

Improvements to the Genoa Town Hall will make it an even more ideal space for local events sponsored by the Town, in addition to events hosted by private groups and individuals. Many town events currently take place in the Genoa Town Hall, including monthly meetings for the Genoa Town Advisory Board (GTAB), Candy Dance, Breakfast with Santa, Genoa Country Christmas, Halloween Celebrations and St. Patrick's Day celebrations, among others. The Hall also hosts community outreach activities such as Community Fire Mitigation Workshops and serves as a drop-off ballot and early voting drop-off location. In addition, the Hall is rented for weddings, memorial services, quinceañeras, birthday celebrations and many other private events. The Genoa Town Hall will continue to be an important space for community events in our area, and we hope to be a resource for even more families following these improvements. As stewards of the Town Hall, it is vital that the Town of Genoa and Douglas County maintain the few remaining historical places for future generations. Funding for the improvements requested will help to do that.

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

The Town of Genoa.

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

This project has great community support. The Town of Genoa is extremely small, with just 238 residents within town limits. The town must survive on a very small annual budget, so we rely heavily on local volunteer and nonprofit support for the upkeep and financing of the Genoa Town Hall. The projects mentioned in this application have been discussed many times with local volunteers and local nonprofit organizations during our many activities at the Town Hall. Project goals outlined in this application were determined based on community member surveys, conversations with local nonprofit leaders and local knowledge.

One local nonprofit organization that supports these building improvements is the nonprofit organization *Friends of Genoa*, which helps promote, preserve, and generate interest within Historic Genoa. *Friends of Genoa* helps raise funds for various projects within Genoa. For example, the *Friends of Genoa* organization co-hosted a bingo event on February 10, 2024, to raise funds for future town and Town Hall projects and activities

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

Previous improvements to the Town Hall were achieved through local volunteer labor, and we will continue to look for support from local volunteers. This includes partnering with *Friends of Genoa* and other community organizations. There will also be a public comment period before starting the project so residents are able to review plans for this important community asset.

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

The Town Hall is regularly used for town events, community activities, and private event rentals and will continue to be used by the Town and local residents and organizations. These improvements will make the Town Hall a more appealing location for both community and private rental events. Improving conditions for rentals will provide income to cover building maintenance costs. Our goal is to carry out rehabilitation and construction projects as quickly as possible so our community can continue to utilize this important space.

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

Since the Genoa Town Hall is such an important community asset, rehabilitation of the building will improve the condition of the building to improve residents' experiences. This includes improved isolation of hot and cold within the building, which is especially important in our area's extreme climates.

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

We are proud to say that the Genoa Town Hall is one of the oldest buildings in Nevada, located in the oldest town in Nevada. Located just 25 minutes east of beautiful Lake Tahoe and one hour south of Reno, the Town of Genoa's natural beauty, local wildlife and historic charm attracts visitors year-round. The 129.5-acre Genoa Historic District is listed on the National Register of Historic Places and includes 29 buildings of Late Victorian architecture. Genoa was first settled by Mormon pioneers in what was then the Mexican territory of Alta California. The first permanent settlement in Nevada was established in Genoa in the spring of 1851 by Colonel John Reese, a Mormon, who planned to open a trading post on the overland trail. The nearby Mormon Station State Historic Park commemorates the settlement of this first permanent trading post in Nevada. We believe that a restored Genoa Town Hall can improve visitors' experience while discovering Nevada and Genoa's rich history.

**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?**

Douglas County, a rural county that, like Genoa, also has limited resources for capital improvements, has supported this project by providing a grant writer to assist with the CCCHP Grant application, as well as allotting staff time to prepare the application. Additionally, Douglas County has provided resources to the project manager to obtain application materials. The County has in the past also provided some funds for preservation work done on the town's historic church.

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

General maintenance is provided by the Town of Genoa through their annual budget. The Town of Genoa has not received any outside funding in the last three years for improvements to the

town hall. Proceeds received from rental fees charged for the Town Hall helps to support maintenance, upkeep and utility costs.

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

Douglas County will support this project by providing administrative labor and support.

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

The Genoa Town Hall relies heavily on funding from rental fees of the space for private events. The Town currently charges \$975 per day to use the facility, which is used for the upkeep of the building. Improvements to the facility, including the façade, interior, sound system and acoustic improvements, will preserve and enhance the building's original character will make the Town Hall a more appealing rental space for users. The window repair and insulation will make the building more conducive to hosting events year-round, and the ADA ramp will create accessibility for guests with limited mobility to attend events.

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

The grant will be managed by a team from Douglas County and the Town of Genoa. Debbie Swickard, who has 12 years of experience managing grants and over 20 years in Finance, will be the grant administrator. The project manager will be Jody Brunz, who has close to 20 years of administrative experience, with five years of experience specifically in building administration.

**4) Planning**

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

Planning will take place with the SHPO to preserve the building's historical character. Douglas County and the Town of Genoa have also worked closely with the contractor, who has almost 40 years of experience working with historic buildings.

**Who will participate in the planning?**

The Town Manager will participate in planning along with the Town Advisory Board, which is a five-member board made up of Genoa residents. This committee will accept public comment for plans prior to beginning work.

**Who will coordinate it?**

Jody Brunz, Genoa Town Manager, will be the project manager. Debbie Swickard, Douglas County Grant Administrator, will assist with grant management and reporting.

**How will the community be involved?**

The Town of Genoa will accept public comment for decisions made about the project. In addition, volunteers from the community will be recruited to assist on projects where outside funding will not cover the costs, for instance, the painting of the interior walls.

**If your project is based on previous planning, please describe. N/A**



## Current and Intended Future Use of the Genoa Town Hall



The **Genoa Town Hall** was constructed in 1886 as the Raycraft Dance Hall and is currently the home for many town-sponsored events throughout the year, including town meetings, the Candy Dance, holiday breakfasts and other community celebrations. The Hall is also rented for private events, such as weddings, memorial services, concerts, birthday celebrations and many other types of events. The **Genoa Town Hall** is the “hub” for Genoa and the Carson Valley, bringing local residents and visitors from outside the area

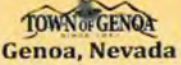
together through these events and celebrations.

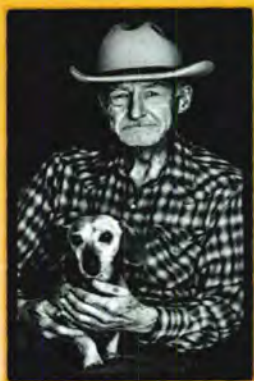
The Hall is a historic treasure cherished by all. The goal of this project is to increase the Town Hall’s usage and accessibility, including increasing the number and diversity of annual events to attract people of all ages and backgrounds. The improvements will also mean the building will be ADA compliant and usable year-round. From the young to the young-at-heart, the **Genoa Town Hall** will continue to be a gathering place for our community for generations to come.



**H. William Brooks**  
*A lifetime of dedication to the Town of Genoa*

*Please join us...*  
in honoring  
**Bill Brooks**  
for his years of honest,  
caring support of and  
dedication to his  
hometown.

  
**TOWN OF GENOA**  
Genoa, Nevada



**Saturday, April 20 • 2024**  
2:00 p.m. at the Genoa Town Office  
Refreshments will be served.





Great People. Great Places.

GOVERNMENT  
DOING BUSINESS  
I WANT TO

RESIDENTS  
VISITORS  
RFP/ BIDS

## Parcel 1319-09-702-012

### Owners

GENOA, TOWN OF  
PO BOX 14  
GENOA, NV 89411

### Parcel Summary

Location	2289 MAIN ST
Use Code	400: General Commercial
Tax District	540: TOWN OF GENOA
Acreage	.2600
Block	14
Subdivision	GENOA TOWN OF
Exemptions	361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)
Plat Maps	1319-09-7.pdf (381kb)
Lineage	0000-17-094-260



### Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$248,152	\$223,017	\$210,049	\$192,640	\$188,517	\$164,014	\$147,360
Total Extra Features Value	\$12,261	\$11,089	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$90,000	\$90,000
Taxable Value	\$365,413	\$339,106	\$315,049	\$297,640	\$293,517	\$254,014	\$237,360
Net Exemptions Value	\$127,895	\$118,687	\$110,267	\$104,174	\$102,731	\$88,905	\$83,076
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

#### Building # 1, Section # 1, GENOA TOWN HALL, Auditorium

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<a href="#">COMM</a>	<a href="#">302</a>	2744	\$491,450	1886	1886	0.00%	75.00%	25.00%	\$122,863

#### Structural Elements

Type	Description	Code	Details
<a href="#">EW_C</a>	EXT WALL-Commercial	1	Default
<a href="#">HEAT_C</a>	HEAT-Commercial	612	Warm/Cool Air
<a href="#">ST</a>	Number of Stories (COMM)	1.00	
<a href="#">WH</a>	Average Wall Height (COMM)	14.00	

#### Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<a href="#">GBA</a>	2,744	100%	2,744

#### Building # 2, Section # 1, GENOA FIRE DEPT, Office Building

Code	Description	Area	Value	Count	Rate	Rate %	Rate %	Rate %	Value
COMM	344	3640	\$501,156	1949	1949	0.00%	75.00%	25.00%	\$125,289

**Structural Elements**

**Subareas**

Code	Description	Count	Rate	Rate %	Rate %	Rate %	Value
EW_C	EXT WALL-Commercial	1	Default	GBA	3,640	100%	3,640
HEAT_C	HEAT-Commercial	1	Default Heat				
ST	Number of Stories (COMM)	1.00					
WH	Average Wall Height (COMM)	12.00					

**Extra Features**

Code	Description	Area	Rate	Rate %	Rate %	Rate %	Value	Value	Value	Description
WCDCR	WOOD COVERED DECK-COMP ROOF-REDWOOD	396.00	\$40	1886	\$15,840	25%	\$3,960	\$3,960	WCD	
WCDCR	WOOD COVERED DECK-COMP ROOF-REDWOOD	184.00	\$40	1949	\$7,360	25%	\$1,840	\$1,840	WCD	
ASP	ASPHALT	3000.00	\$5	1949	\$13,500	25%	\$3,375	\$3,375	ASPHALT	
WELL	WELL	1.00	\$7,600	1949	\$7,600	25%	\$1,900	\$1,900	WELL	09/14/16 removed septic per report from public works. ko WELL
CFW	CONCRETE FLAT WORK	558.00	\$9	1949	\$4,743	25%	\$1,186	\$1,186	CFW	

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

Code	Description	Area	Rate	Rate %	Rate %	Rate %	Value
400	General Commercial	1.00	SITE	0.26	11,326	1.00	\$105,000

**Personal Property**

None

**Disclaimer**

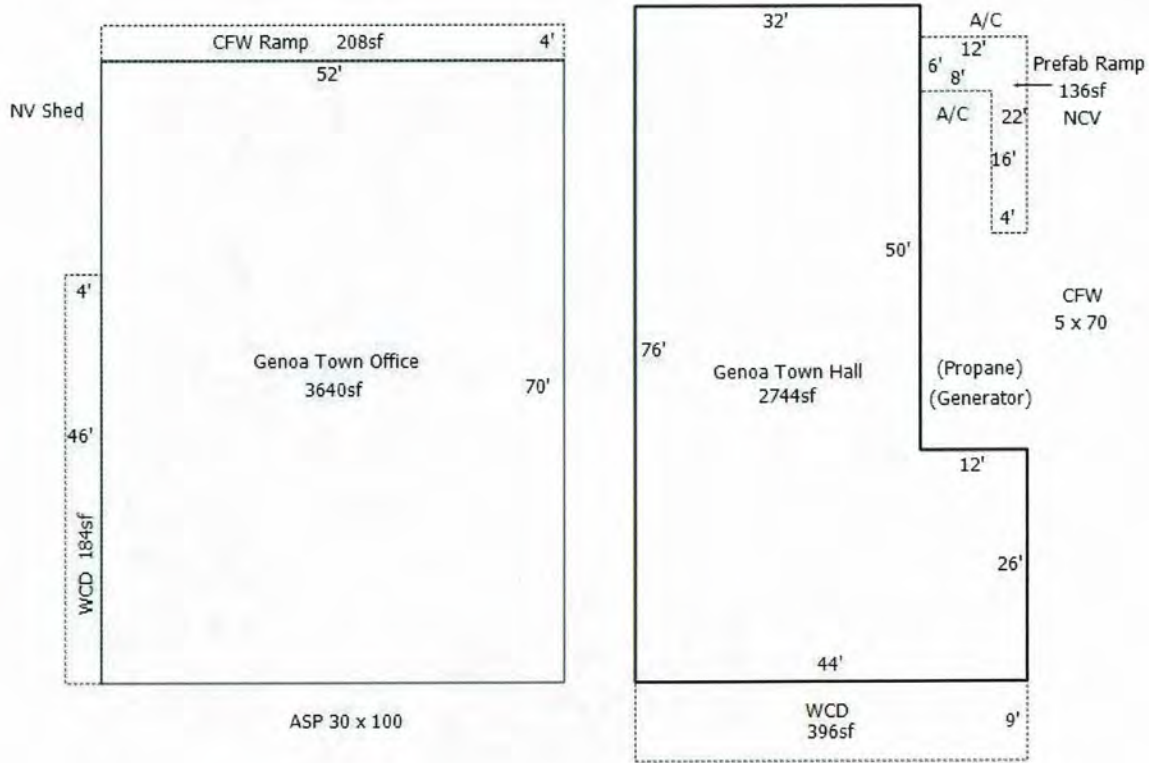
All parcel data on this page is for use by the Douglas County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified 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 Douglas County Assessor's Office as of April 22, 2024.

**Photos**



**Building Sketches**





ASP 30 x 100



### Contact Us

Douglas County  
1594 Esmeralda Av.  
Minden, NV 89423

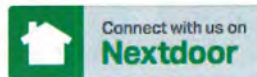
Mailing Address: P.O. Box  
218

Minden, NV. 89423

Contact us by department

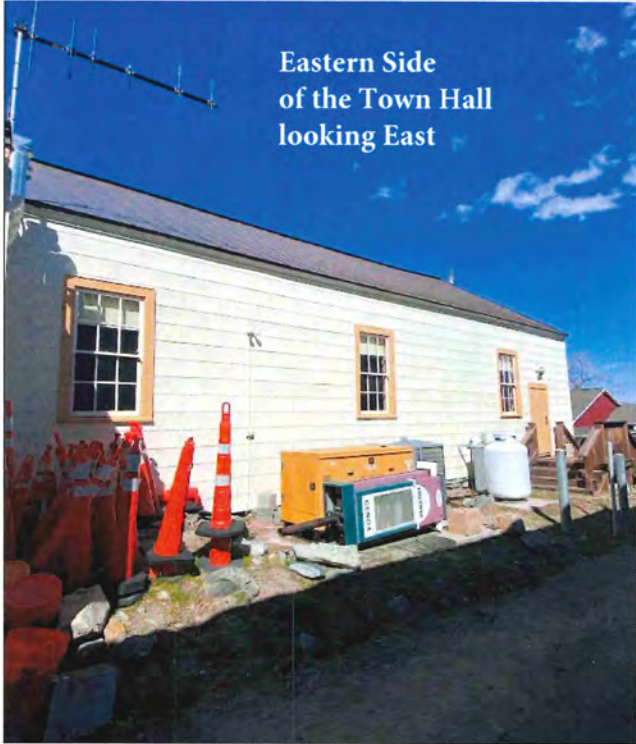
### Useful Links

- [Report a concern](#)
- [Local Weather](#)
- [Submit a photo](#)
- [Website feedback](#)

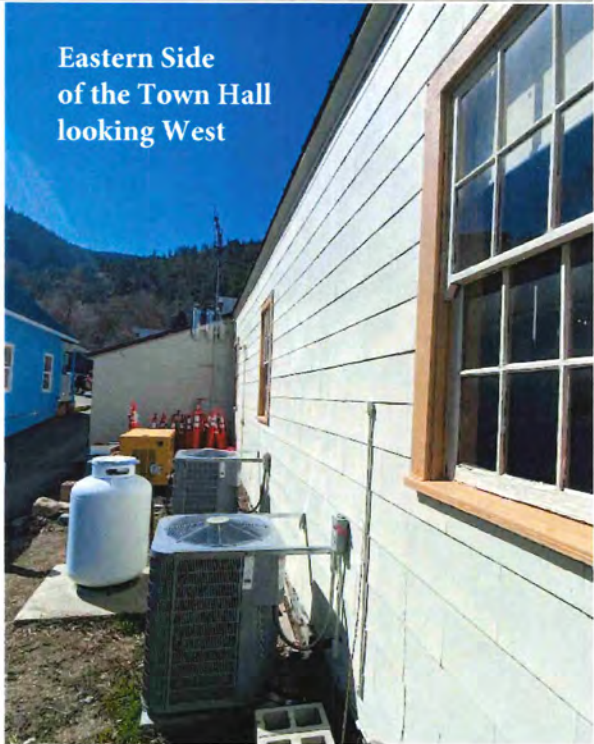




Front Exterior View  
of the Town Hall



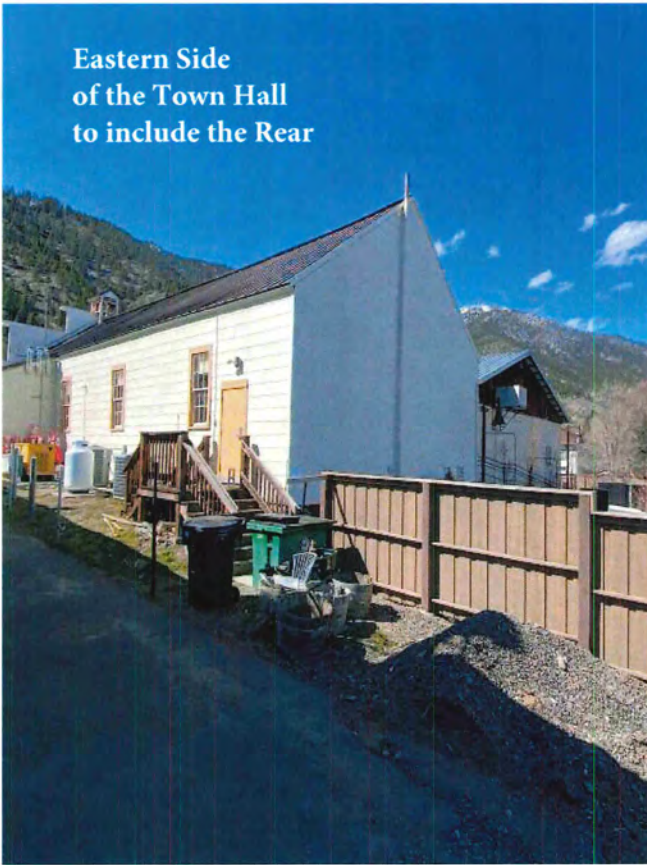
Eastern Side  
of the Town Hall  
looking East



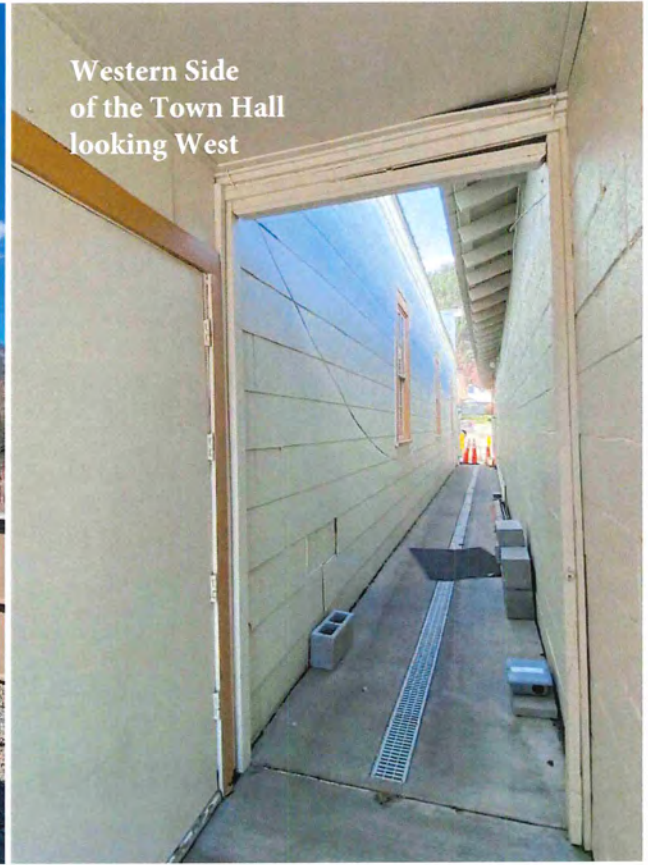
Eastern Side  
of the Town Hall  
looking West



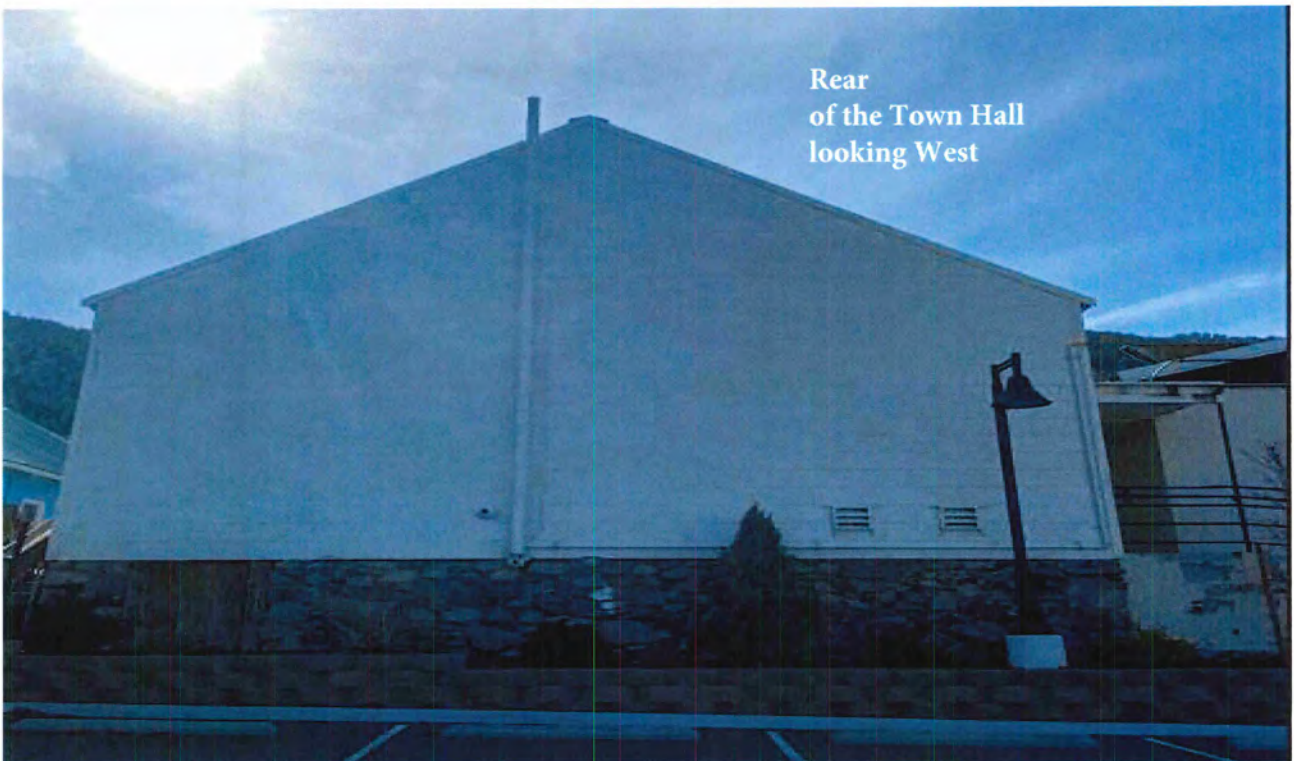
Eastern Side  
of the Town Hall  
to include the Rear

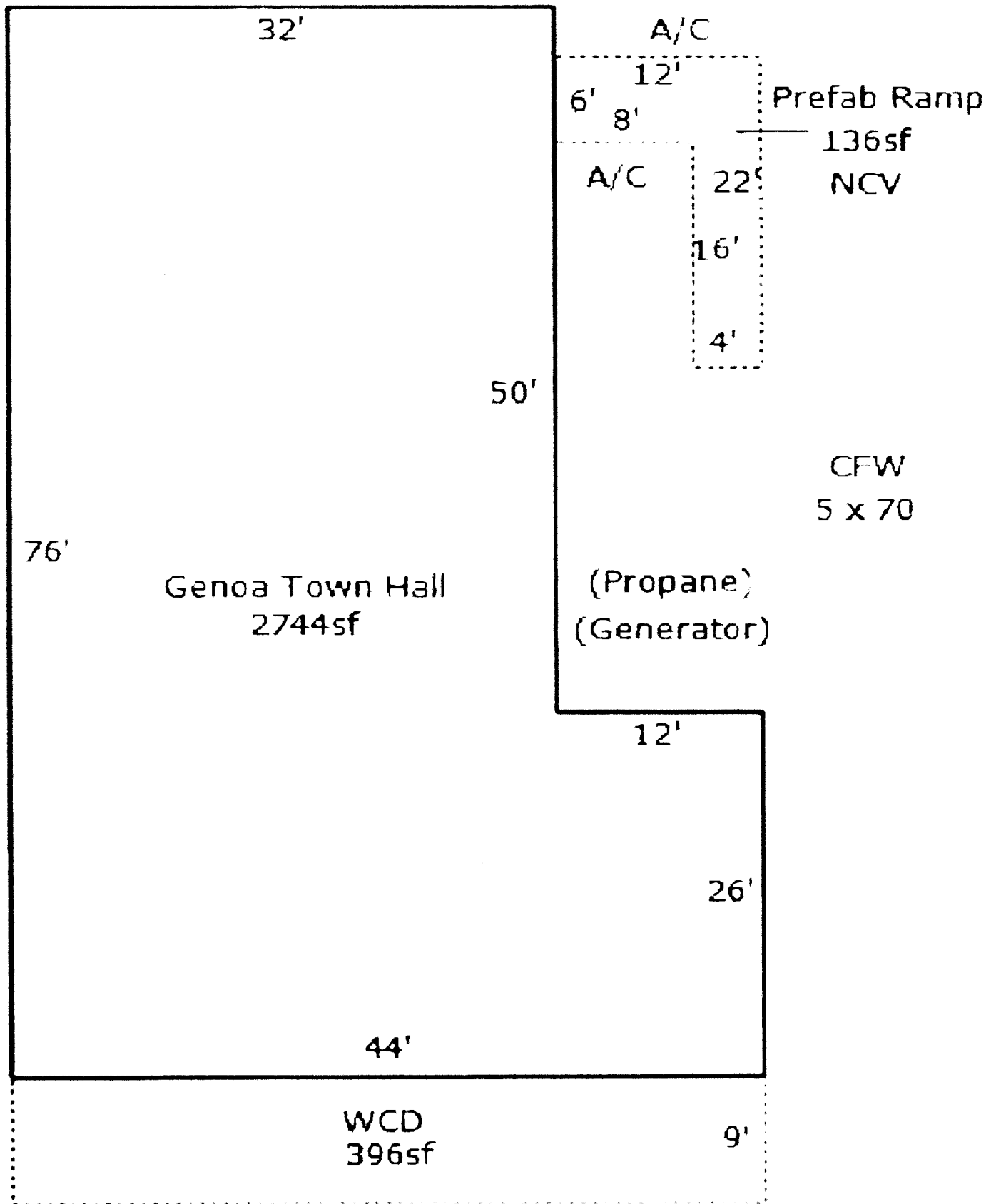


Western Side  
of the Town Hall  
looking West



Rear  
of the Town Hall  
looking West

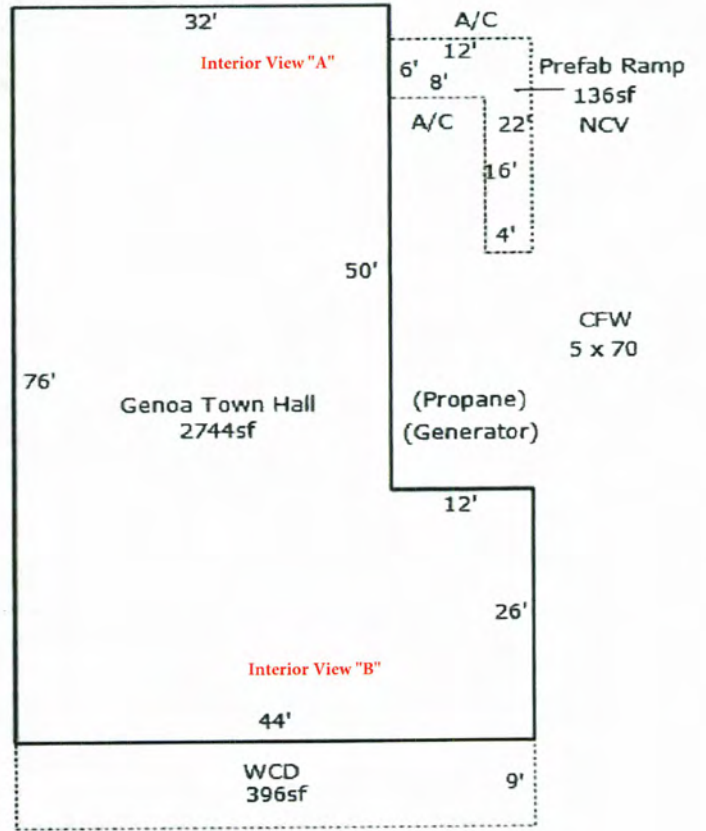








**Interior View - Site Plan Location A**  
*From the back side of the building facing entrance*



**Interior View - Site Plan Location B**  
*From the entrance facing the back of building*

## Douglas County

### **NRS 243.045 Creation—1861; northern boundary redefined 1965; boundary line between Lyon and Douglas Counties redefined 1967.**

1. There shall be a county, to be known as Douglas County, to include all that part of the State of Nevada within the boundaries described as follows: Beginning at Mason's Ranch on the Walker River and running westerly in a straight line to the mouth of Clear Creek; thence along the middle of Clear Creek to its source; thence due west to the California line; thence south and southeasterly along the line to the western boundary of Lyon County; thence northerly along the boundary to the place of beginning.

2. Notwithstanding anything to the contrary in subsection 1, the north boundary line of Douglas County is redefined on March 2, 1965, and such north boundary line is particularly described as follows: Beginning at Mason's Ranch on the Walker River and running westerly in a straight line toward the mouth of Clear Creek to a point where such line intersects the centerline of Eldorado Canyon in section 18, T. 14 N., R. 22 E.; thence northeasterly down the centerline of Eldorado Canyon, a distance of 500 feet, more or less, to its intersection with a point on the north boundary of such section 18 which is also common to a point on the south boundary of section 7, T. 14 N., R. 22 E., the southeast corner of the new south boundary of Carson City and from which point the southeast corner of such section 7 bears S. 89°51' E. a distance of 1,386 feet; thence westerly along the new south boundary of Carson City to the Nevada-California state line. All township and range references are to the Mount Diablo Base and Meridian.

3. Notwithstanding anything to the contrary in subsections 1 and 2, the boundary line between Douglas County and Lyon County is redefined on July 1, 1967, and such boundary line is particularly defined as follows: Beginning at a point on the south boundary of Carson City and the north boundary of Douglas County, which point is in Eldorado Canyon and lies on the south boundary of section 7, T. 14 N., R. 22 E., such point being further described as bearing N. 89°51' W. a distance of 1,386 feet from the southeast corner of section 7, T. 14 N., R. 22 E., this point being a common point to Carson City, Douglas County and Lyon County, Nevada; thence east along the south section line of sections 7, 8, 9, 10, 11 and 12, T. 14 N., R. 22 E.; thence continuing east along the south section line of sections 7, 8, 9, 10, 11 and 12, T. 14 N., R. 23 E.; thence continuing east along the south section line of the unsurveyed sections 7 and 8, to the northeast corner of section 17, T. 14 N., R. 24 E.; thence south along the east section line of the unsurveyed sections 17, 20, 29 and 32, T. 14 N., R. 24 E.; thence continuing south along the east section line of sections 5, 8 and 17 to the east-west quarter section line of section 17, T. 13 N., R. 24 E.; thence west along the quarter line of sections 17 and 18 to the northeast corner of the NW 1/4 of the SW 1/4 of section 18, T. 13 N., R. 24 E.; thence south along the east line of the NW 1/4 of the SW 1/4 of section 18 to the southeast corner of the NW 1/4 of the SW 1/4 of section 18, T. 13 N., R. 24 E.; thence west along the south line of the NW 1/4 of the SW 1/4 of section 18 to the east section line of section 13, T. 13 N., R. 23 E.; thence south along the east section line to the southeast corner of section 13, T. 13 N., R. 23 E.; thence west along the south section line of sections 13, 14 and 15 to the northeast corner of section 21, T. 13 N., R. 23 E.; thence south along the east section line of sections 21 and 28 to the southeast corner of section 28, T. 13 N., R. 23 E.; thence west along the south section line of section 28 to the northeast corner of section 32, T. 13 N., R. 23 E.; thence south along the east section line of section 32, to the southwest corner of section 33 and the south township line of T. 13 N., R. 23 E.; thence continuing south along the east section line of sections 5, 8, 17 and 20 to the southeast corner of section 20, T. 12 N., R. 23 E.; thence west along the south section line of section 20 to the northeast corner of section 30, T. 12 N., R. 23 E.; thence south along the east section line of sections 30 and 31 to the southwest corner of section 32, T. 12 N., R. 23 E.; thence east along the south section line of section 32, T. 12 N., R. 23 E., to the northeast corner of section 5, T. 11 N., R. 23 E.; thence south along the east section line of sections 5 and 8 to the southwest corner of section 9, T. 11 N., R. 23 E.; thence east along the south section line of section 9 to the north-south quarter section line of section 16, T. 11 N., R. 23 E.; thence south along the north-south quarter section line of section 16 to the south section line of section 16, T. 11 N., R. 23 E.; thence east along the south section line of section 16 to the northeast corner of section 21, T. 11 N., R. 23 E.; thence south along the east section line of sections 21, 28 and 33 to the southeast corner of section 33, T. 11 N., R. 23 E.; thence west along the south section line of section 33, T. 11 N., R. 23 E., to the northeast corner of section 4, T. 10 N., R. 23 E.; thence south along the east section line of sections 4, 9 and 16 to the southwest corner of the N 1/2 of the N 1/2 of section 15, T. 10 N., R. 23 E.; thence east along the south line of the N 1/2 of the N 1/2 of section 15 to the east section line of section 15, T. 10 N., R. 23 E.; thence north along the east section line of section 15 to the southwest corner of section 11, T. 10 N., R. 23 E.; thence east along the south section line of sections 11 and 12 to the northeast corner of section 13, T. 10 N., R. 23 E.; thence south along the east section line of sections 13, 24, 25 and 36 to the southeast corner of section 36 and the south township line of T. 10 N., R. 23 E.; thence continuing south along the east line of sections 1 and 12, T. 9 N., R.

23 E., to the southwest corner of section 7, T. 9 N., R. 24 E.; thence east along the south section line of section 7 to the northeast corner of section 18, T. 9 N., R. 24 E.; thence south along the east section line of sections 18, 19, 30 and 31 to the southeast corner of section 31, T. 9 N., R. 24 E.; thence continuing south along the east section line of the unsurveyed sections 6, 7, 18, 19 and 30, T. 8 N., R. 24 E., to the Nevada-California state line. All township and range references are to the Mount Diablo Base and Meridian.

[2:24:1861; B § 4052; cited BH § 5013; cited C § 5101; RL § 1442; NCL § 1866]—(NRS A [1965, 130](#); [1967, 972](#); [1969, 318](#))

Jenifer Davidson  
County Manager

[www.douglascountynv.gov](http://www.douglascountynv.gov)  
775-782-6202



1594 Esmeralda Avenue  
Minden, Nevada 89423

PO Box 218  
Minden, NV 89423

## **Douglas County, Nevada's Mission Statement**

*Working together with integrity and accountability, Douglas County provides essential and cost-effective public services fostering a safe, healthy, scenic, and vibrant community for the enjoyment of our residents and visitors.*

Mailing Address: P.O. Box 218, Minden, NV 89423



## History of Douglas County

Douglas County is a political subdivision of the State of Nevada, operating under provisions of Title 20 of Nevada Revised Statutes (NRS). On November 25, 1861, Douglas County became one of the first nine counties established by the first Nevada Territorial Legislature, with the county seat located in the town of Genoa. The county was retained when the territory became a state on October 31, 1864. Douglas County is named for Stephen A. Douglas, a former United States Senator from Illinois, who opposed Lincoln in the 1860 election for President.



## Early Nevada Development - Genoa

Douglas County is the site of some of Nevada's earliest development. Many small communities are scattered along the base of the Sierra Nevada Mountain Range, remnants of some of the first towns in the state. A good number of these communities were established in the 1850s as trading posts and centers of ranching and farming. Genoa, originally known as Mormon Station, is the oldest of these and was settled in 1851. In 1910, the Douglas County Courthouse in Genoa was badly damaged by fire. This disaster, along with a population decline within the town of Genoa and subsequent growth in the town of Minden, prompted the Nevada legislature to change the location of the county seat during the 1915 session. Today, the county seat is located in the town of Minden.



## Douglas County Board of County Commissioners

The Board of County Commissioners (BOCC) is the governing, legislative body for Douglas County. The 5 members of the Board are elected at large, by district. Commissioners serve 4-year, overlapping terms, and receive limited compensation for their service to the community. Each year, the Board selects one of its members to serve as chairman and preside over public meetings.

- Develop policies guiding the county in the delivery of services and achieving community goals
- Encourage resident awareness and involvement
- Maintain financial stability by overseeing the county budget process and allocations
- Provide County Leadership

### Members

### Incumbent

### Term



#### District 1

Danny Tarkanian, Commissioner  
(775) 781-1503  
[dtarkanian@douglasnv.us](mailto:dtarkanian@douglasnv.us)

2021-2024



#### District 2

Sharla Hales, Vice Chairman  
(775) 781-0818  
[shales@douglasnv.us](mailto:shales@douglasnv.us)

2023-2026



#### District 3

Mark Gardner, Commissioner  
(775) 781-1378  
[mgardner@douglasnv.us](mailto:mgardner@douglasnv.us)

2021-2024





**District 4**  
Wesley Rice, Chairman  
(775) 546-3170  
[wrice@douglasnv.us](mailto:wrice@douglasnv.us)

2019-2026



**District 5**  
Walt Nowosad, Commissioner  
(775) 546-3775  
[wnowosad@douglasnv.us](mailto:wnowosad@douglasnv.us)

2021-2024

## Town of Genoa Advisory Board

**Gordon Pasley, Chair**                      Term Expires: December 31, 2024  
P.O. Box 1296  
Genoa, NV 89411  
Tel: (775) 762-9653

**Brian Crowe, Vice-Chair**              Term Expires: December 31, 2022  
P.O. Box 550  
Genoa, NV 89411  
Tel: (775) 671-1689

**Steven J. Shively**                      Term Expires: December 31, 2024  
PO Box 892  
Genoa, NV 89411-0892  
Tel: (775) 392-3034 [H]; (510) 468-5802 [M]

**R. "Alex" Alexander**                  Term Expires: December 31, 2027  
P.O. Box 912  
Genoa, NV 89411  
Tel: (415) 608-3343

**Caden Gould**                              Term Expires: December 31, 2027  
P.O. Box 232  
Genoa, NV 89411  
Tel: (775) 790-6268



# DOUGLAS COUNTY 2020 MASTER PLAN

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON DECEMBER 9, 2020



## A COMMUNITY TO MATCH THE SCENERY





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## GENOA COMMUNITY PLAN

Nestled at the foot of the Carson Range of the east slope of the Sierra Nevada Mountains, the Genoa Community Plan area includes approximately 6,363 acres along the western edge of Carson Valley. Much of the Town boundary is formed by U.S. Forest Service property. Genoa, which was settled in 1851, is the oldest town in Nevada and holds an important place in the history of Nevada and the West. Explorers and trappers often made their way through this



area when heading west to California. In June of 1851, John Reese and his party built a trading post, and the area began to attract settlers, becoming a permanent settlement known as Mormon Station; it was renamed as Genoa in 1855. Many of the structures in the Town are included on the National Register of Historic Places. The commercial properties along Main Street are within the Genoa Historic District, which includes restrictions on development and strict architectural standards.

### VISION STATEMENT

Genoa will remain a symbol of the early settlement of Douglas County and the State of Nevada, maximizing the opportunities arising from the intersection of historic preservation, heritage tourism, and its potential as a gateway to the Tahoe Basin.

Land Use	Acres	%
Forest & Range	2,232	37%
Agricultural	2,018	33%
Recreation	627	10%
Single Family Estate	449	7%
Rural Residential	395	6%
Commercial	150	3%
Single Family Residential	233	4%
Community Facilities	14	0%



COMMUNITY SPECIFIC POLICIES



Policy 1

Use the Master Plan and development regulations to maintain or enhance the existing rural, agricultural, and historic character of the community.



Policy 2

Support the expansion of commercial development in the Town of Genoa in a manner that is compatible with the Town's existing historic character. Work with the Town to establish appropriate parking requirements for the commercial corridor.



Policy 3

Ensure that development regulations support growth in the bed and breakfast industry in Genoa to preserve existing historic homes and to promote tourism of Genoa's historic resources.



Policy 4

Continue to use design review to ensure that new commercial development is compatible with the historic character of the Town of Genoa. Ensure that this process addresses the amount, scale, design, location, and intensity of development.



Policy 5

Periodically review the advisability of expanding the historic district of the Town of Genoa.



Policy 6

Encourage the displacement of overhead power and communication transmission lines to underground facilities in the Town of Genoa.



Policy 7

Encourage a quiet residential neighborhood and do not approve any development or projects that will unreasonably disrupt the livelihood or peace of the residents.



Policy 8

Ensure that all streets in the Town are designed for slow speeds and safe vehicular and pedestrian routes.



Policy 9

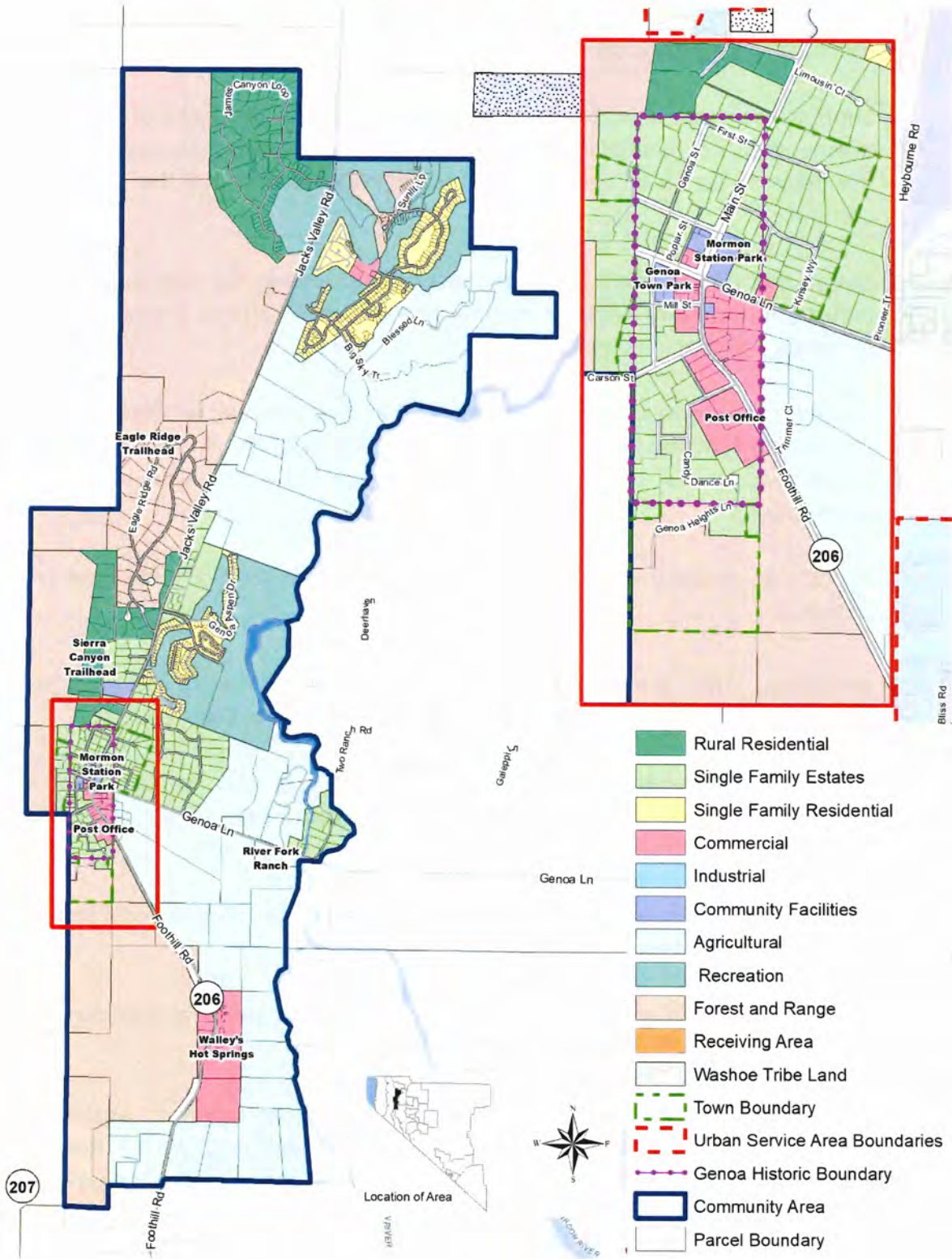
Ensure that local roads in the Town continue to reflect the rural character while controlling dust.



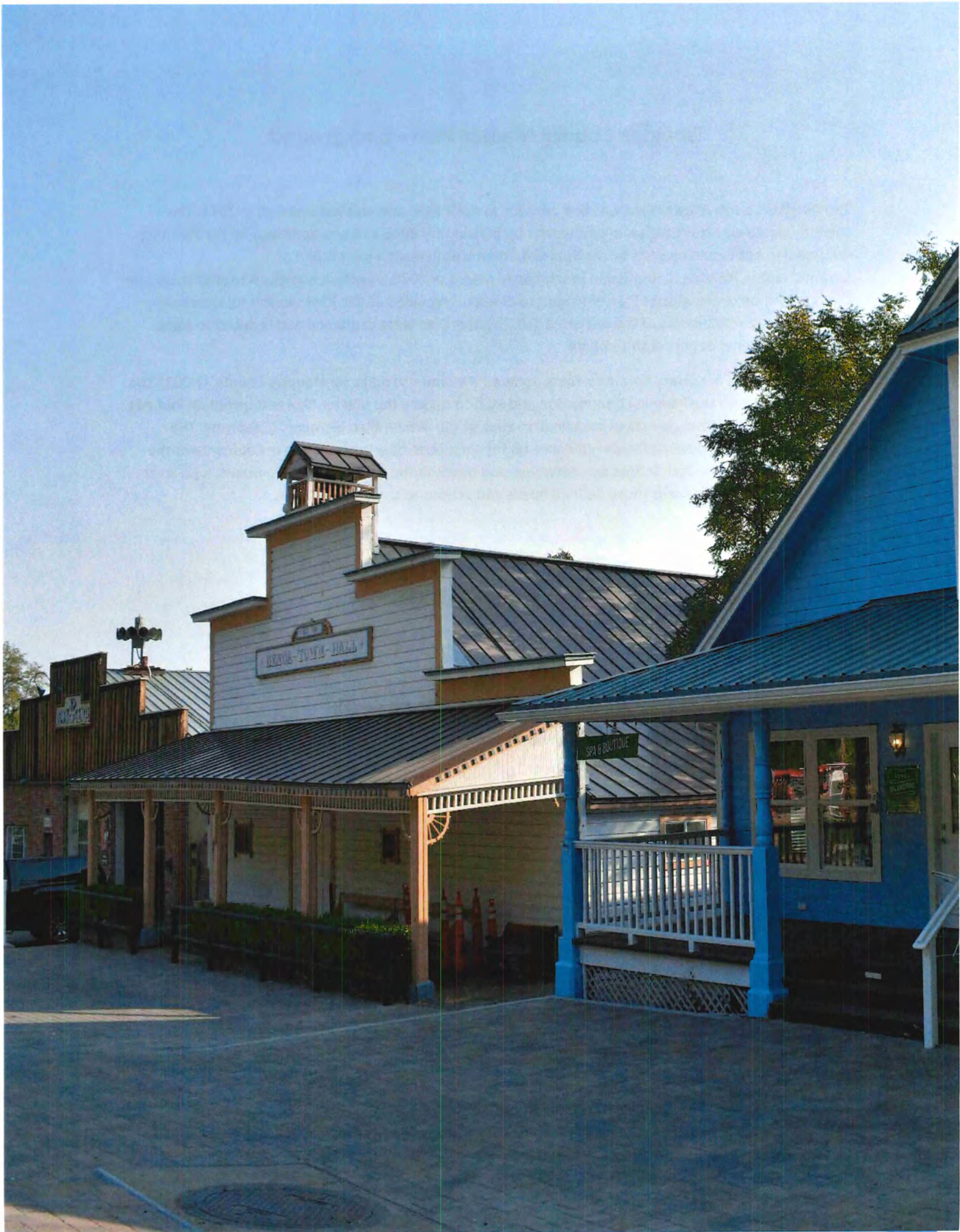
Policy 10

Coordinate with the Nevada Department of Transportation to ensure that modifications to State Route 206, Genoa Lane, and Jacks Valley Road are compatible with the existing character of Genoa and increase the safety or desirability of pedestrian traffic.

DIAGRAM L10 - GENOA COMMUNITY







## **Douglas County Master Plan - Background**

The Douglas County Master Plan was first adopted in April 1996 and was last updated in 2011. The current update was started after a joint workshop in February 2016 and was approved by the Planning Commission but never adopted by the Board of Commissioners. At a joint Board of Commissioners/Planning Commission Workshop in March of 2020, direction was given to staff to update the text portion of the Master Plan. Pursuant to direction provided at this joint workshop, the existing thirteen chapters/elements of the approved 2011 Master Plan were combined and reduced to eight chapters/elements as part of this update.

In 2019 the Board of County Commissioners updated the land use maps for Douglas County. In 2020 the Board worked with the Planning Commission and Staff to update the Master Plan text including, but not limited to, the goals and objectives contained in each of the Master Plan Elements (Chapters). The Master Plan text provides additional guidance on the long-term development of the County (over the next 10-20 years). The text defines current issues and needs in the community and contains high level goals and objectives to meet those defined needs and actions to achieve the same.

FINAL VERSION - 2020 Master Plan

Posted March 26, 2021

Approved by BOCC December 9, 2020

To see the full 2020 Master Plan, please visit

[www.douglascountynv.gov](http://www.douglascountynv.gov)



# Genoa's Activities

Douglas County has dozens of projects taking place during a calendar year, and this includes administering and funding historic projects in the Town of Genoa. Recently Douglas County worked with the Town of Genoa to disperse American Rescue Plan Act (ARPA) funds to improve important historical sites in the Town and Parks and Recreation funds to improve Town of Genoa parks.

Recent projects in Genoa with a community focus or historic nature that have been completed or are in the process of being completed include:

- 1910 Historic 80-person, 17-pew Church foundation project began July 2023 and was completed October 2023. Project cost in excess of \$85,000. Project funded by American Rescue Plan Act (ARPA) funds and Friends of Genoa donations.
- 1910 Historic Church painting project. Project due to begin April 2024 and expected to be completed May of 2024. Project cost \$18,800. Project funded by American Rescue Plan Act (ARPA) funds.
- Genoa Community Park fence, paver and playground project. Project began October 2024 and expected to be completed in April 2024. Project cost in excess of \$123,000. Project funded by Douglas County Parks and Recreation with a portion (\$23,000) being paid for by private donations.
- Candy Dance: The Candy Dance began in 1919, making 2024 the event's 105<sup>th</sup> consecutive year. This yearly event, which is organized by the Town of Genoa, brings in visitors from around the state.
- Candy Dance Craft Faire: This craft faire



Candy Dance Craft Faire and candy sales.

began in 1974, making this year the 50<sup>th</sup> anniversary of the craft faire. This event is organized by the Town of Genoa and helps provide revenue for the town. The candy is handmade by the community members of Genoa. The Genoa Town Hall serves as an



## 2023 Calendar of Events

Date	Event	Location	Time
Friday, March 17 <sup>th</sup>	St Patrick's Day Potluck	Town Hall	5 p.m.
Saturday, April 1 <sup>st</sup>	Foolin' Around in Genoa**	Town Hall	4-6 p.m.
Saturday April 22 <sup>nd</sup>	Town Cleanup	Town of Genoa	8-12 p.m.
Friday/Saturday/Sunday April 28-29-30	Western Heritage Days*	Town of Genoa	All Day
Friday, April 28 <sup>th</sup>	Arbor Day	Genoa Town Park	10 a.m.
Saturday, June 3 <sup>rd</sup>	Genoa Gin & Whiskey**	Town Hall	4-6 p.m.
Saturday, June 17 <sup>th</sup>	Community Garage Sale*	Town of Genoa	8-1 p.m.
Tuesday, July 4 <sup>th</sup>	Genoa Americana Celebration*	Mormon Station State Park	10-6 p.m.
Saturday, September 23 <sup>rd</sup> Sunday, September 24 <sup>th</sup>	Genoa Candy Dance since 1919	Town of Genoa	9-5 p.m.
Saturday, October 14 <sup>th</sup>	Octoberfest**	Town Hall	TBD
Tuesday, October 31 <sup>st</sup>	Halloween Party Community Potluck	Town Hall	5-7 p.m.
Friday, December 1 <sup>st</sup>	Christmas in Genoa Caroling, Tree Lighting, Santa	Town Church & Main Street	5:30 p.m.
Saturday, December 2 <sup>nd</sup>	Breakfast with Santa	Town Hall	8:30-12 p.m.
Saturday, December 9 <sup>th</sup>	A Cowboy Country Christmas	Town Hall	5:30 p.m.

PLEASE NOTE: *Dates are subject to change*

\*Not official Town Sponsored Event

\*\* 1<sup>st</sup> Annual Town Event





## 2024 Calendar of Events

Date	Event	Location	Time
Saturday, February 10 <sup>th</sup>	BINGO**	Town Hall	4 p.m.
Sunday, March 17 <sup>th</sup>	St Patrick's Day Potluck	Town Hall	5 p.m.
Saturday April 20 <sup>th</sup>	Town Cleanup	Town of Genoa	8 a.m. - 12 p.m.
Friday/Saturday/Sunday April 26-27-28	Western Heritage Days*	Town of Genoa	All Day
Friday, April 26 <sup>th</sup>	Arbor Day	Genoa Town Park	10 a.m.
Sunday, June 9 <sup>th</sup>	Concerts on the Green	Genoa Town Park	5 - 7 p.m.
Saturday, June 15 <sup>th</sup>	Genoa Community Garage Sale	Town of Genoa	8 a.m. – 1 p.m.
Thursday, July 4 <sup>th</sup>	Genoa Americana Celebration*	Mormon Station State Park	10 a.m. – 6 p.m.
Sunday, July 14 <sup>th</sup>	Concerts on the Green	Genoa Town Park	5 – 7 p.m.
Sunday, August 11 <sup>th</sup>	Concerts on the Green	Genoa Town Park	5 – 7 p.m.
Sunday, September 8 <sup>th</sup>	Concerts on the Green	Genoa Town Park	5 – 7 p.m.
Saturday, September 28 <sup>th</sup> Sunday, September 29 <sup>th</sup>	Genoa Candy Dance since 1919	Town of Genoa	9 a.m. – 5 p.m.
Saturday, October 20 <sup>th</sup>	Octoberfest	Town Hall	TBD
Thursday, October 31 <sup>st</sup>	Halloween Party Community Potluck	Town Hall	5 – 7:30 p.m.
Friday, December 6 <sup>h</sup>	Christmas in Genoa Caroling, Tree Lighting, Santa	Town Church & Main Street	5:30 p.m.
Saturday, December 7 <sup>th</sup>	Breakfast with Santa	Town Hall	8:30 a.m. – 12 p.m.
Saturday, December 14 <sup>th</sup>	Genoa Country Christmas	Town Hall	5:30 p.m.

PLEASE NOTE: *Dates are subject to change*

\*Not official Town Sponsored Event

\*\* 1<sup>st</sup> Annual Town Event

Memorial Services



Halloween Celebrations



Fundraisers

Board Meetings



Christmas Breakfasts with Santa



# The History of Candy Dance

by Billie J. Rightmire



**Lillian Virgin Finnegan**  
 Founder of the Genoa Candy Dance (picture on cover) and wife of Louis S. Finnegan, a well-known Nevada mining man. He also conducted a brokerage business at Goldfield.

The Genoa "Candy Dance" originated in 1919 as an effort to raise money to purchase street lights for the small but enterprising community of Genoa, Nevada's first settlement. Lillian Virgin Finnegan (on cover), daughter of then prominent Judge Daniel Webster Virgin, suggested the idea of a dance and making candy to pass around during the dance as an incentive for a good "turn-out" of couples. With the help of her aunt, Jane Raycraft Campbell, and the female populous of Genoa, delicious samples of candy really made the evening special. Of course, the midnight supper served at the Raycraft Hotel was, as always, a culinary delight. So, if the candy did not entice people to join in the fun, the midnight supper was surely and incentive.



**Annie Trimmer**  
 The Trimmer family purchased the Frey Ranch in Genoa in 1909. The ranch holdings have stayed in the same family since then, generation after generation, and it remains that way today.

The Genoa community did raise the needed funds for streetlights but realized the monthly electric bill had to be paid. The candy makers were then called upon each year to help promote the "Candy Dance" and pay a year's worth of electricity for the streetlights throughout the town. This annual event became the "Big Event of the Season." Couples came from Reno, Carson City, Minden, Gardnerville and surrounding areas to join in the evening's fun.



**"AUNT" LENA  
 GIARDELLI FALCKE**  
 1883 - 1983

Affectionately known by the towns people, she would be very proud to say "this is my family". She lived to be 100 years old!

The Arts & Crafts Faire was added in the 1970's and later became a two-day event. The first Faire was held on the front lawn of the Sierra Shadows on Genoa Lane with twelve vendors. A few years later the popular Faire was moved to the Mormon Station Historic State Monument grounds. Expanding proved necessary and now Faire exhibitors are also found in the Genoa Town Park located on Nixon Street.



**Bernice Walker Thran**  
 Bernice enjoyed baking and made delicious cakes, pies and cookies served with trays of sandwiches. When everyone was fed there wasn't a crumb left, but no one was hungry.

Generation after generation has continued the candy making and faire tradition. We are about to celebrate the 80th "Candy Dance" - year 2000. The wonderful people pictured here and throughout this publication are just a few who have kept the event alive through the years. We thank them.



**Cerissa Mott Feticc**  
 The name Feticc has long been associated with the Town of Genoa since its early history. "Grandma" Feticc was born in 1862 at Mottsville, a few miles south of Genoa.



**Ione E. Hawkins Feticc**  
 One of nine children born to Theodore and Clara W. Martin Hawkins. Ione's father was a relief rider in the 1860s for the famous Pony Express. His mail run was from Genoa to Dayton.



**Berle Wise Feticc  
 Rasmussen**  
 Berle learned all about the Candy Dance when she married Frank Andrew Feticc. One of her favorite recipes was "Berle's Bon-Bons" which was simple to make.



**Emma Bahl Walker**  
 Emma enjoyed working with her friends on the Candy Dance and called it a "social even" with lots of talking and laughing, but all fingers were always busy making preparations for the dance.



Jenifer Davidson  
County Manager

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## **Previous CCCHP Grant information**

Douglas County has not applied for a CCCHP grant previously. However, different organizations within Douglas County have received CCCHP funding for important buildings within Douglas County.

The Town of Genoa received a CCCHP grant for \$10,000 in 2003 to replace the roof on the Genoa Town Hall. The Town completed the project and satisfactorily completed all covenants. There are currently no covenants for the Genoa Town Hall.

The Douglas County Historical Society was awarded a 2021 CCCHP grant to rehabilitate the former Douglas County High School, now the Carson Valley Museum and Cultural Center.

The Douglas County Historical Society was also awarded a grant in 2019 for the Douglas County Courthouse in Genoa.

## Douglas County Grant Experience

Douglas County has extensive experience managing grants and the county is confident in its ability to successfully manage a CCCHP grant. Just over the last 3 years, the county managed close to 200 state, federal and private grants. Grants are managed by a grant administrator, Debbie Swickard, who has over 12 years of grant management experience. The county also has a qualified team of individuals who will ensure that the grant meets the budget outlines and is completed on time.

The Genoa Town Manager, Jody Brunz, will work closely with the Douglas County grants administration team to manage this CCCHP grant.

Below is a list of the grants Douglas County has managed over the last 3 years:

Grant	Funding Agency	Start	End	Awarded Amount
5311 FY19	State of Nevada, Department of Transportation	10.01.19	9.30.20	706,687
5311 FY20	State of Nevada, Department of Transportation	10.01.20	9.30.21	781,434
5311 FY23	State of Nevada, Department of Transportation	10.01.21	9.30.23	968,609
5311 FY24	State of Nevada, Department of Transportation	10.01.21	9.30.24	694,938
5339 FY21	State of Nevada, Department of Transportation	5.06.21	3.31.23	18,400
5339 FY22	State of Nevada, Department of Transportation	10.01.22	09.30.26	44,426
5339 FY23	Department of Transportation	10.01.21	9.30.25	340,000
AB 321 - Elections	Office of the Secretary of State	3.3.22	6.20.22	101,579
ADSD Congregate Meals	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.21	9.30.22	130,261
ADSD Congregate Meals	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.22	9.30.23	130,261
ADSD Home Delivered Meals Operating	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.22	9.30.23	5,580
ADSD Home Delivered Meals Operating	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.21	9.30.22	6,219

ADSD Home Delivered Meals Personnel	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.21	9.30.22	110,622
ADSD Home Delivered Meals Personnel	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.22	9.30.23	147,148
ADSD Home Delivered Meals Personnel	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.21	9.30.22	106,939
ADSD Congregate Meals	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.23	9.30.24	6,405
ADSD Home Delivered Meals				439,079
ADSD NSIP - Food (Operating)	Department of Health and Human Services, Aging and Disability Services Division	10.1.22	9.30.23	38,638
ADSD NSIP - Food (Operating)	Department of Health and Human Services, Aging and Disability Services Division	10.1.233	9.30.24	13,913
ADSD Home Delivered Meals	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.21	9.30.22	381,309
ADSD Homemaker Services	State of Nevada Independent Living Grant	7.01.22	6.30.23	122,415
ADSD Planning, Advocacy & Community Services Trans - Personnel	State of Nevada Independent Living Grant	7.01.21	6.30.24	39,552
ADSD NSIP	Department of Health and Human Services, Aging and Disability Services Div	10.1.21	9.30.22	71,454
ADSD Planning, Advocacy & Community Services Home	State of Nevada, Department of Health & Human Services, Division of Aging			7,541
ADSD Planning, Advocacy & Community Services Homemaker	State of Nevada, Department of Health & Human Services, Division of Aging	07.01.20	6.30.21	50,276
ADSD Transportation - Personnel	State of Nevada, Dept of Health & Human Services	7.01.22	6.30.23	47,844
ADSD Planning, Advocacy & Community Services Transportation	State of Nevada Independent Living Grant			77,361
ADSD Transportation - Personnel	State of Nevada, Dept of Health & Human Services	7.01.23	6.30.24	47,844
ADSD Planning, Advocacy & Community Services Transportation	State of Nevada, Dept of Health & Human Services	7.01.20	6.30.21	74,811



ADSD Planning, Advocacy & Community Services Transportation	State of Nevada, Dept of Health & Human Services	7.01.21	6.30.23	52,644
ADSD Planning, Advocacy & Community Services Transportation	State of Nevada, Dept of Health & Human Services	7.01.23	6.30.24	52,644
Affordable Housing RU-21-2106	State of Nevada, Department of Health & Human Services, Division of Aging	7.01.20	6.30.24	41,716
Affordable Low-Income Housing RU22-2208	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.1.21	6.30.24	60,000
Affordable Low-Income Housing RU23-2303	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.1.22	6.30.25	40,000
AIP 37 Taxilane Rehab Airport - Design Taxiway A3 & D	FAA Federal Aviation Administration	3.17.21	3.17.25	23,927 6,174
Affordable Low-Income Housing RU24-2447	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.1.22	6.30.25	70,000
AIP 36 Taxiway Z	FAA	7.01.20	6.30.21	3,194,704
AIP 37 Taxilane Rehab	FAA	3.17.21	3.17.25	382,837
AIP Airport - Design Taxiway A3 & D Administration	FAA	5.23.23	5.23.27	98,769
ARPA - Library	LSTA Grants to States	7.01.21	8.30.22	25,000
AIP Airport Taxiway Z	Federal Aviation Administration			174,115
AIP Upgrade AWOS	FAA			187,570
ARPA	US Treasury - Coronavirus State Fiscal Recovery Funds (CSRFR)	3.11.21	6.30.26	9,499,223
ARPA - Airport	FAA	1.22.22	1.22.26	59,000
ARPA China Spring DCFS Community Recovery Grant	American Rescue Plan Act of 2021 US Treasury Coronavirus State Fiscal Recovery Funds	7.1.22	6.30.25	686,994
ARPA China Spring DCFS Community Recovery Grant	American Rescue Plan Act of 2021 US Treasury Coronavirus State Fiscal Recovery Funds	7.1.23	6.30.25	797,698
CASA	US Treasury - Coronavirus State Fiscal Recovery Funds (CSRFR)	7.26.23	7.25.24	63,000
BIL FAA BIL Snow Removal Equipment	FAA	7.8.22	12.31.22	135,662
CCBG - Community Corrections Partnership Block Grant	State of Nevada, Division of Child & Family Services	7.01.22	6.30.23	60,483

CCBG - Community Corrections Partnership Block Grant	State of Nevada, Division of Child & Family Services	7.01.23	6.30.24	30,121
CARES Act - Airport	FAA	4.20.20	9.30.23	69,000
CERT HSGP	NDOT & HEMP	10.01.23	8.31.25	12,000
CERT HSGP	NDOT & HEMP	9.1.22	8.31.24	19,540
CARES Act - Library	NDOT	7.01.20	8.31.21	75,695
Cave Rock Water System Improvement	U.S. Department of Agriculture, Forest Service			500,000
Community Protection Program Grant - Genoa				24,000.00
CERT FY20	NDOT & HEMP	7.01.20	9.30.22	21,200
CERT FFY20 SHSP CERT	NDOT & HEMP	10.01.20	6.30.24	15,000
CERT FY21 CERT HSGP	NDOT & HEMP			17,160
CERT HSGP- DC Services & Supplies	NDOT & HEMP	10.01.23	8.31.25	7,018
Community Protection Program Grant - Genoa	US Forestry Department	1.25.23	12.31.25	217,000.00
Coronavirus Relief Fund	State of Nevada, Coronavirus Aid, Relief, and Economic Security Act	3.27.20	7.31.20	9,499,223
CSBG - Food Pantry	Community Development Block Grant (CDBG) Department of Housing and Urban Development			110,000
CSBG CARES Carryover 1154	Carson City, Nevada Health & Human Services	10.01.20	9.30.21	39,031
CSBG - Food Pantry	Community Development Block Grant (CDBG) Department of Housing and Urban Development			110,000
CSBG 1135	NDHHS	10.01.20	9.30.21	109,952
CSBG 1245	State of Nevada, Department of Health & Human Services	10..01.21	09.30.22	109,952
CSBG 1271 Emergency Homelessness Prevention	Department of Health and Human Services	10.1.21	9.30.22	44,054
CSBG 1314	Department of Health and Human Services	10.1.22	9.30.23	114,838
CSBG 1333	Department of Health and Human Services	10.1.22	9.30.23	10,511
CSBG 1403	Department of Health and Human Services	10.1.23	9.30.24	114,838
CSBG CARES Act 1117	Douglas County	3.01.20	9.30.23	40,439
CSBG Community Services CARES Carryover	State of Nevada, Dept of Health & Human Services	10.01.19	09.30.20	109,952

CSBG Prevention and Treatment of Opioid Abuse	State of Nevada, Dept of Health & Human Services	9.1.19	8.31.20	117,173
DC Campaign Against Speeding	NDOT	10.01.20	9.30.21	55,000
DCSO DUI Program	NDOT	10.01.21	9.30.21	28,000
DEA FY22 Tactical Division Task Force	DEA US Dept of Justice Drug Enforcement Admin	8.01.22	9.30.23	17,075
EF Misdemeanor Treatment	NDPS	7.01.21	6.30.22	12,073
EF Misdemeanor Treatment	Nevada Supreme Court - Specialty Court	7.01.22	6.30.23	12,073
EMPG -- East Fork	State of Nevada Office of the Military Division of Emergency Management	10.01.20	9.30.22	78,186
EMPG -- East Fork	State of Nevada Office of the Military Division of Emergency Management	10.01.22	9.30.23	68,789
EMPG -- East Fork/DC	State of Nevada Office of the Military Division of Emergency Management	10.01.20	9.30.22	56,944
EMPG Emergency Mgmt Grant	NDHS	10.01.20	9.30.22	35,200
EMPG FY 2020 EMPG COVID Supp	FEMA	1.27.20	1.26.22	10,000
EMPG FY20	NDOT	10.01.19	09.30.21	57,239
EMPG FY20 EMPG SVRT Covid Supp East Fork		1.27.20	1.26.22	10,000
EMPG FY23 East Fork Continuing Challenge	NHS			16,132
Family Planning 1080	State of Nevada, Dept of Health & Human Services	11.01.19	06.30.21	169,370
Family Planning 1208	State of Nevada, Dept of Health & Human Services	7.01.21	6.30.23	198,644
Family Planning 2447	State of Nevada, Dept of Health & Human Services	7.01.23	6.30.24	128,397
FEMA Atmospheric Event 2023	FEMA	7.01.23	6.30.25	800,000
Gang Task Force 2022 Douglas County	State of Nevada, Department of Public Safety	1.1.22	12.31.22	71,000
HMEP - East Fork	U.S. Department of Transportation	9.9.21	10.1.21	34,086
HMEP FY21	NDOT	8.26.20	11.30.20	11,644
HMPG DC Animal Services Generator	Federal Emergency Management Agency (FEMA) HMGP DR-4523	2.1.23	2.1.26	126,323



HMPG Hazard Mitigation Plan	State of Nevada, Department of Public Safety	8.14.17	3.22.21	75,000
HMPG Post Fire - DC	State of Nevada Office of the Military Division of Emergency Management	9.28.23	9.28.26	56,700
Homemaker Services	State of Nevada Independent Living Grant 86% NV Dept HHS SS Block Grant Title X 14%	7.01.23	6.30.24	70,000
Homemaker Services	State of Nevada Independent Living Grant	7.01.21	6.30.22	69,349
HRSA Opioid Prevention	State of Nevada, Dept of Health & Human Services	9.1.21	8.31.22	64,983
IFC - Elections 2	Office of the Secretary of State	3.3.22	6.20.22	119,530
Jag Equipment	State of Nevada, Department of Public Safety	5.01.19	7.31.20	5,642
Joining Forces	US Department of Justice	10.01.20	9.30.21	55,000
Joining Forces	US Department of Justice	10.01.21	9.30.22	54,000
Joining Forces	US Department of Justice	10.01.22	9.30.23	37,000
Joining Forces	US Department of Justice	10.01.22	9.30.23	22,000
Joining Forces Community Policing Development - COPS	DOJ US Dept of Justice	8.01.20	09.30.22	55,062
Kahle Complete Street Project	Department of Health & Human Services	6.01.24	8.31.31	1,385,000
Kingslane Sidewalk Extension	NDOT	5.10.12	4.30.23	363,404
Local Assistance and Tribal Consistency Fund (LATCF)	US Treasury Local Assistance and Tribal Consistency Fund	3.15.21	12.31.26	409,224
LSTA- Library	LSTA Grants to States	7.01.21	8.30.22	16,200
LSTA- Library	LSTA Grants to States	1.01.23	8.31.23	5,900
LSTA- Library	LSTA Grants to States	7.01.23	6.30.24	3,000
Martin Slough Shared Use Path	NDOT	10.23.15	6.30.23	1,785,238
MOST	State of Nevada Division of Public and Behavioral Health	10.01.22	6.30.23	8,998
MOST	State of Nevada Division of Public and Behavioral Health	7.01.23	6.30.24	5,010
MOST	State of Nevada Division of Public and Behavioral Health	7.01.2	6.30.21	66,413
NDOT 395 Crosswalk Improvements	NDOT	11.24.15	12.31.22	1,339,458
NonPoint Source Pollution	State of Nevada, Environmental Protection	5.6.21	6.30.23	28,776
NSLP Dept of Agriculture Award China Spring	US Dept of Agriculture Food and Nutrition Services	12.17.22	09.30.24	19,264

NSLP China Springs Emergency	U.S. Department of Agriculture	9.01.21	12.31.21	21,442
NSLP FY21	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.20	9.30.21	43,566
NSLP FY21 China Spring	USDA	7.01.20	6.30.21	113,471
NSLP FY22 China Spring	U.S. Department of Agriculture	7.1.21	6.30.22	113,471
NSLP FY23 China Spring	U.S. Department of Agriculture	7.1.22	6.30.23	113,471
NSLP FY24 China Spring	U.S. Department of Agriculture	7.1.23	6.30.24	50,000
NSLP Local Foods in Schools China Spring	U.S. Department of Agriculture	9.25.23	6.30.24	10,055
NV Public Libraries FY22 State Collection Development	State of Nevada, Dept of Administration NV State Library , Archives and Public Records	11.29.21	6.30.22	9,449
NV Public Libraries FY22 State Collection Development	State of Nevada, Dept of Administration NV State Library , Archives and Public Records	10.07.22	6.30.23	6,711
Patrick Leavy Bulletproof Vest Partnership	US Department of Justice	7.1.23	6.30.24	43,725
Plymouth Dr Grant	State of Nevada, Department of Transportation	7.01.20	6.30.23	603,720
Regional Gang Task Force (FY21)	NDPS	1.01.21	12.31.21	140,000
Regional Gang Task Force Grant	State of Nevada, Department of Public Safety	10.01.19	9.30.20	4,542
Safe Streets Program	State of Nevada, Department of Transportation	8.01.19	Open	18,300
SERC	State of Nevada State Emergency Response Commission	7.01.21	6.30.22	29,000
SERC Fire Shows HMEP Mid-Cycle (FY22)	NHS	8.17.22	9.30.22	19,000
SERC FY21	State of Nevada State Emergency Response Commission	7.01.20	6.30.21	29,000
SERC OPTE FY24	State of Nevada State Emergency Response Commission	7.1.23	6.30.24	33,999
Services Training Officers Prosecutors Program FY19 (STOP)	US Department of Justice, Office on Violence Against Women	7.1.19	6.30.20	25,673
Services Training Officers Prosecutors Program FY20 (STOP)	US Department of Justice, Office on Violence Against Women	7.01.20	6.30.21	25,809
Services Training Officers Prosecutors Program FY21 (STOP)	US Department of Justice, Office on Violence Against Women	7.1.21	6.30.22	27,117

Services Training Officers Prosecutors Program FY22 (STOP)	US Department of Justice, Office on Violence Against Women	7.01.22	6.30.23	29,159
Services Training Officers Prosecutors Program FY23 (STOP)	US Department of Justice, Office on Violence Against Women	7.01.23	12.31.24	17,353
State Route 88 Flood Mitigation Project	NDOT	6.25.21	6.30.24	2,138,000
SVRT - Domestic Violence	US Department of Justice, Office on Violence Against Women	10.01.17	3.30.24	1,450,000
SVRT - Domestic Violence	DOJ US Dept of Justice Office on Violence Against Women	10.01.23	9.30.26	750,000
Title III, Part C-Nutrition Services Congregate - 2019	State of Nevada, Department of Health & Human Services, Division of Aging	10.30.19	9.30.20	123,651
Title III, Part C-Nutrition Services Congregate - FY19	State of Nevada, Department of Health & Human Services, Division of Aging	10.1.20	9.30.21	83,520
Title III, Part C-Nutrition Services Meals on Wheels (FY19)	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.19	9.30.20	131,351
Title III, Part C-Nutrition Services Meals on Wheels FY20	State of Nevada, Department of Health & Human Services, Division of Aging	10.01.20	9.30.21	86,175
Title X Family Planning Services	Carson City, Nevada Health & Human Services	4.01.19	3.31.20	69,573
Title X FY21	Carson City, Nevada Health & Human Services	4.1.21	3.31.23	79,948
Title X FY21	Carson City, Nevada Health & Human Services	4.1.22	3.31.23	34,589
Title X FY21	Carson City, Nevada Health & Human Services	4.1.23	3.31.24	34,589
Topaz Break Water - Contractual	USEPA	4.30.21	12.31.22	393,000
Trial Court Improvement - Cert Spanish Interpreters			12.31.21	2,500
TriNet - Investigator Salary	Edward Byrne Memorial JAG Program	1.1.22	12.31.22	121,000
TriNet - Investigator Salary	Edward Byrne Memorial JAG Program	2.21.23	12.31.23	80,000
Tri-Net Task Force	NDPS	1.01.21	12.31.21	46,000
United We Stand - East Fork Fire Protection District	NHS	7.1.21	6.30.22	26,644
United We Stand (SERC)	State of Nevada State Emergency Response Commission	7.20.23	6.30.24	29,925



United We Stand (SERC)	State of Nevada State Emergency Response Commission	7.14.22	6.30.23	31,915
US Forest Svc Lake Tahoe Basin Mgt	US Department of Agriculture, Forest Service	10.01.20	9.30.21	5,000
USDA Forest - Humboldt Toiyabe Patrol	USDA	12.3.20	OPEN	15,000
USDA Forest - Humboldt Toiyabe Patrol	USDA	1.07.20	12.31.20	5,000
USDA Forest Service - Lake Tahoe	US Department Agriculture, Forest Service	7.1.22	5.30.27	10,000
Welfare Set Aside 2434	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.01.23	6.30.26	24,035
Welfare Set Aside WS21- 2120	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.01.20	6.30.23	20,524
Welfare Set Aside WS22- 2225	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.01.21	6.30.24	18,880
Welfare Set Aside WS23- 2320	State of Nevada, Department of Business and Industry, Nevada Housing Division	7.1.22	6.30.25	14,585
Wilderness Grant		4.1.23	9.29.23	35,000
Zephyr Cove Clean Water State Revolving Loan Fund				14,007,890
Zephyr Water Treatment Plant		7.01.119	6.30.23	25,989

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



NEVADA  
STATE HISTORIC  
PRESERVATION OFFICE

**APPLICATION BUDGET**

**APPLICANT:** Douglas County - Town of Genoa

**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.	Town Manager	240	\$ 54.00	Yes	35.1	\$ 18.96	\$ 12,960.00
b.	Grant Administrator	25	\$ 53.00	Yes	35.1	\$ 18.61	\$ 1,325.00
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>\$ 14,285.00</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>









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



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

**APPLICATION BUDGET Cont.**

**APPLICANT:** Douglas County - Town of Genoa

**6. Section #1- 5 Subtotals:**

		Match	CCCHP Grant	Total Amounts
1.	Personnel	\$ 14,285.00		\$ 14,285.00
2.	Travel	\$ 0.00	\$ 0.00	\$ 0.00
3.	Contractual Services	\$ 0.00	\$ 484,435.00	\$ 484,435.00
4.	Operating	\$ 0.00	\$ 0.00	\$ 0.00
5.	Other	\$ 0.00	\$ 0.00	\$ 0.00
<b>Sub-total</b>		<b>\$ 14,285.00</b>	<b>\$ 484,435.00</b>	<b>\$ 498,720.00</b>

**7. Requested CCCHP Grant Total:** \$ 484,435.00

**8. Potential Match:** \$ 14,285.00

**9. Proposed Project Costs Grand Total:** \$ 498,720.00

**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

# THE GENOA COMPANY, INC.

## GENERAL BUILDING CONTRACTOR

P. O. BOX 77  
GENOA, NEVADA 89411  
NV. LIC.# 3873A

Office (775) 782-2640

Est. 1965

Cell (775) 691-9819

March 28, 2024

Town of Genoa  
Jody Bruns, Town Manager  
Town Hall Handicapped Exit

Dear Jody,

Attached is the proposed scope of work and associated cost to remove the existing deck landing at the Town Hall's southeast exit and install a new composite deck landing with a new ramp which will terminate on the existing asphalt. The landing outside the door will be approximately 8' square. The handicapped ramp will be 4' in width. Both landing deck and ramp will have railing meeting ADA requirements. We will need to relocate the propane tank which feeds the generator. The generator will remain.

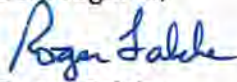
The following details scope and cost estimate.

Any required permitting by Owner.

Demo the existing deck, stairs and concrete. Remove debris.	\$1,250.00
Form and pour new concrete footings and landing at asphalt drive aisle.	\$1,500.00
Relocate existing propane tank onto new concrete slab. Replumb gas line.	\$1,750.00
Labor to frame, install decking and railing.	\$8,000.00
Framing, decking and railing materials.	\$4,500.00
<b>Total</b>	<b>\$17,000.00</b>

No permits.  
No electrical.

Best regards,



Roger Falcke  
The Genoa Company, Inc



3/29/24

Jody Brunz  
 Town of Genoa  
 Town Manager

Re: Genoa Town Hall Restoration – Schematic Budget

Jody:

We are appreciative of this opportunity to provide our services for the above reference project.

We understand the scope of work to be the restoration of the Genoa Town Hall per the job walk.

This proposal is for the restoration of the Genoa Town Hall, but is not necessarily limited to the following basic scope of services:

Scope of Work:

Genoa Town Hall - Budget for Grant	
Row Labels	Sum of Total With GC's
[-] Insulate Crawl Space	\$ 26,400
Spray foam underside of floor	\$ 26,400
[-] Insulate Attic Area	\$ 6,600
Add Blow-In Insulation into Attic	\$ 6,600
[-] New Wood Base	\$ 7,062
Replace existing wood base in main hall room	\$ 7,062
[-] Refinish Floor	\$ 22,176
Sand and re-finish exiting wood floor	\$ 22,176
[-] Acoustical Panels	\$ 18,150
10 @ movable wall- hung acoustical panels	\$ 18,150
[-] Replace HM door and Frame @ back of building	\$ 9,240
Replace HM door and frame	\$ 7,260
Fix / replace wood trim around door as needed	\$ 1,980
[-] New Sound System	\$ 33,000
Install new Sound system with Bluetooth Mic, 10 speakers and audio equip	\$ 33,000
[-] Replace Floor	\$ 66,528
Replaces solid oak flooring with similar, sand and finish	\$ 53,856
Demo Flooring,	\$ 12,672
[-] New Front Façade	\$ 132,000
Replace existing façade and restore it to original look, replace existing wood door with similar to original	\$ 132,000
[-] Windows - Add Storm Windows	\$ 6,336
Add Strom Windows	\$ 6,336
[-] Windows - Minor Restoration	\$ 25,344
Minor Restoration (windows to be restored in place)	\$ 25,344
<b>Total Construction Costs</b>	<b>\$ 352,836</b>
15 % Contingency	\$ 49,599
<b>Allowance for Permit and Fees:</b>	<b>\$ 15,000</b>
<b>Recommended Allowance for Design:</b> Including but not limited to: as-builts, producing a permit set of drawings, coordination with SHPO.	<b>\$ 50,000</b>
<b>Total</b>	<b>\$ 467,435</b>



**Exclusions and Qualifications:**

- Application / permit fees (See Allowance)
- Changes in Assumptions or Scope.
- Asbestos and Lead investigation, testing or abatement is EXCLUDED
- Special Permit Submittals including State Licensing, Utilities, Fire Sprinkler, Fire Alarm, Right of Way, Dust Control, Air Pollution, etc. Research of issues, locations and pertinent information will be performed according to professional standards and included in Construction Documents.
- Upgrades to current building to meet current code.
- Materials Testing and Special Inspections.
- Design Review Documents and Submittals if required by governmental agencies.
- Use Permit Documents and submittals if required by governmental agencies.
- Variance or Board of Adjustment Hearings and preparation.
- Grant Writing, Davis Bacon and/or RFP writing.
- Environmental studies / permits
- All work will be completed within 18 months from start of construction.
- All Structural scope is EXCLUDED. More exploratory demo is recommended to determine structural needs at each phase.
- Design will be required for this project. We will need to get a full as-built of the existing building, and produce a set of drawings of work to be done to submit to SHPO and the city/county for their approval of the work to be done.
- Design allowance includes working with SHPO for this project.
- General Conditions will have to be adjusted once the entire scope of work is determined.
- We will also be adding a 15% contingency to the final amount after the scope of work is defined. (Shown and Included)
- We have an allowance for the front facade of the building to be restored. Further investigative work will be required to define scope of work, as well as defining what is original to the building according to SHPO guidelines.
- It is assumed that the existing floor can be sanded. Replacement of the wood floor is an alternate and will have to meet SHPO requirements.
- This proposal is budgetary based on job walk with Jody on 3/11/24, assumption of scope and existing conditions.
- The scope of work for the restoration of the 6 windows are below. The actual conditions of each window will need to be assessed and the total price for the window restoration will be adjusted accordingly. Full removal and restoration of the windows is excluded.

Product/Service	Description
Exterior Restoration - 6/6 Wood Single Hung Window	Consists of exterior paint stripping, removal of failing putty, treat with tung oil wood conditioner, prime re-glazing sash with Sarco Type M glazing putty on-site. Exterior re-paint. Lower sash to be made operable with banjo-stay lock or similar. Upper to remain fixed.

I hope this proposal meets with your approval. Should you have any questions, require clarification or additional information, or wish to expand or reduce the proposed scope of work, please do not hesitate to contact me.

Thank you for the opportunity to partner on this project.

Respectfully,  
*Kevin Ward*

Kevin Ward PM / Estimator



Federal Awards Reports in Accordance  
with the Uniform Guidance

June 30, 2023

**Douglas County, Nevada**

Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	1
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**Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards**

To the Board of Commissioners and Audit Committee  
Douglas County, Nevada

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Douglas County, Nevada (County), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the County's basic financial statements and have issued our report thereon dated November 30, 2023. Our report includes an emphasis of matter related to the County's adoption of the provisions of Government Accounting Standards Board (GASB) Statement No. 96, *Subscription-Based Information Technology Arrangements*, for the year ended June 30, 2023. Our report also includes an emphasis of matter, describing the County's restatement of beginning net position/fund balance for the recognition of the opioid legal settlement as of June 30, 2022.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the County's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, we do not express an opinion on the effectiveness of the County's internal control.

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 deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. 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.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section 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 have not been identified. We identified certain deficiencies in internal control, described in the accompanying Schedule of Findings and Questioned Costs as item 2023-001 that we consider to be a material weakness.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the County's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **The County's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the County's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The County's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Eric Bailey LLP".

Sacramento, California  
November 30, 2023



**Independent Auditor's Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

To the Honorable Board of Commissioners and Audit Committee  
Douglas County, Nevada

**Report on Compliance for the Major Federal Program**

***Qualified Opinion***

We have audited Douglas County, Nevada's (County) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the County's major federal program for the year ended June 30, 2023. The County's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Qualified Opinion on Coronavirus State and Local Fiscal Recovery Funds***

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion section of our report, the County complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major Federal program identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended June 30, 2023.

***Basis for Qualified Opinion***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the County and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the County's compliance with the compliance requirements referred to above.



*Matter Giving Rise to Qualified Opinion on Coronavirus State and Local Fiscal Recovery Funds*

As described in the accompanying schedule of findings and questioned costs, the County did not comply with requirements regarding Assistance Listing No. 21.027 Coronavirus State and Local Fiscal Recovery Funds as described in finding numbers 2023-002 for Reporting.

Compliance with such requirements is necessary, in our opinion, for the County to comply with the requirements applicable to that program.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the County's federal programs.

***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the County's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the County's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 County's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the County's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

*Government Auditing Standards* requires the auditor to perform limited procedures on the County's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The County's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

### **Report on Internal Control over Compliance**

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below we did identify a certain deficiency in internal controls over compliance that we consider to be a material weakness.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal controls over compliance described in the accompanying schedule of findings and questioned costs as item 2023-002 to be a material weakness.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

*Government Auditing Standards* requires the auditor to perform limited procedures on the County's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The County's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

## Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise County's basic financial statements. We issued our report thereon dated November 30, 2023, which contained unmodified opinions on those financial statements. Our report includes an emphasis of matter related to the County's adoption of the provisions of Government Accounting Standards Board (GASB) Statement No. 96, *Subscription-Based Information Technology Arrangements*, for the year ended June 30, 2023. Our report also includes an emphasis of matter, describing the County's restatement of beginning net position/fund balance for the recognition of the opioid legal settlement as of June 30, 2022. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Sacramento, California  
December 15, 2023



Douglas County, Nevada  
Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
<b>U.S. Department of Agriculture</b>				
Passed through State of Nevada Department of Agriculture				
Child Nutrition Cluster:				
National School Lunch Program - Supply Chain Assistance Funds	10.555	N/A	\$ 10,634	\$ -
National School Lunch Program -  FY20 NSLP China Spring School Meals	10.555	NSLP 2016-36 NSLP 2016-37	56,995	-
Subtotal Child Nutrition Cluster			67,629	-
Direct Program				
Cooperative Fire Protection Agreement - US Forest - Humboldt Toyabe Patrol	10.703	N/A	2,311	-
Passed through Cooperative Fire Agreement Cooperative Fire Protection Agreement - US Forest - Lake Tahoe	10.703	22-LE-11051360- 013	5,000	-
Subtotal Cooperative Fire Protection Agreement			7,311	-
Passed through the State of Nevada Department of Transportation				
Special Evaluation Assistance for Rural Communities and Households - NSLP Equipment	10.759	FND22EQ01	19,264	-
Passed through Forest Services				
Forest Service Schools and Roads Cluster: National Forest Distribution	10.665	N/A	11,000	-
<b>Total U.S. Department of Agriculture</b>			105,204	-
<b>U.S. Department of Housing and Urban Development</b>				
Direct Programs				
Community Development Block Grants, (CDBG) - Entitlement Grants Cluster: HUD Food Closet	14.218	APP 366652	41,623	-
<b>Total U.S. Department of Housing and Urban Development</b>			41,623	-
<b>U.S. Department of Interior</b>				
Passed through State of Nevada Department of Wildlife				
Fish and Wildlife Cluster:				
Sport Fish Restoration - Topaz Break Water	15.605	SG21-07	42,039	-
<b>Total U.S. Department of Interior</b>			42,039	-
<b>U.S. Department of Justice</b>				
Passed through State of Nevada Office of Attorney General				
Violence Against Women Formula Grants	16.588	2021-VAWA-14	27,732	-

Douglas County, Nevada  
Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
<b>U.S. Department of Justice (continued)</b>				
Direct Programs				
Rural Domestic Violence, Dating Violence, Sexual Assault, and Stalking Assistance Program	16.589	2017-WR-AX-0014	\$ 248,833	\$ -
Public Safety Partnership and Community Policing Grants	16.710	15X0406	4,566	-
Passed through Edward Byrne Memorial JAG Program				
Edward Byrne Memorial Justice Assistance Grant Program - Tri-Net	16.738	21-JAG-03	20,620	-
Edward Byrne Memorial Justice Assistance Grant Program - Tri-Net	16.738	22-JAG-03	21,176	-
Passed through State of Nevada Department of Public Safety				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	21-JAG-04	11,179	-
Subtotal Edward Byrne Memorial Justice Assistance Grant Program			52,975	-
<b>Total U.S. Department of Justice</b>			334,106	-
<b>U.S. Department of Transportation</b>				
Direct Programs				
COVID-19 - Airport Improvement Program, COVID-19 Airports Programs, and Infrastructure Investment and Jobs Acts Programs - Airport Snow Plow BIL	20.106	MEV-WPG-3-32- 0013-041-2022	131,507	-
Passed through State of Nevada Department of Public Safety				
Emergency Management Highway Planning and Construction - Martin Slough Shared Use Path	20.205	2015-11	520,562	-
Passed through Nevada Department of Transportation				
Highway Planning and Construction - Town of Gardnerville NDOT 395 - Crosswalk Improvements	20.205	PR056-15-063	13,526	-
Subtotal Highway Planning and Construction			534,088	-
Formula Grants for Rural Areas and Tribal Transit Program - FTA Section 5311 DART				
	20.509	PR387-21-802	524,882	-
Passed through State of Nevada Department of Public Safety				
Highway Safety Cluster: Minimum Penalties for Repeat Offenders for Driving While Intoxicated - Joining Forces Grant	20.608	N/A	13,239	-
<b>Total U.S. Department of Transportation</b>			1,203,716	-

Douglas County, Nevada  
Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
<b>U.S. Department of Treasury</b>				
Direct Programs				
COVID-19 Coronavirus State and Local Fiscal Recovery Fund	21.027	N/A	\$ 1,297,159	\$ 637,326
COVID-19 Coronavirus State and Local Fiscal Recovery Funds - China Spring	21.027	N/A	45,000	-
Subtotal COVID-19 Coronavirus State and Local Fiscal Recovery Funds			1,342,159	637,326
Passed through State of Nevada Department of Wildlife Local Assistance and Tribal Consistency Fund	21.032	N/A	113,731	-
<b>Total U.S. Department of Treasury</b>			1,455,890	637,326
<b>Institute of Museum And Library Services</b>				
Direct Programs				
Grants to States - Tahoe Library	45.310	2022-08	5,900	-
Passed through the Institute of Museum & Library Sciences Digital Collection Library	45.310	APP-000096	16,200	-
Passed through Nevada State Library Archives and Public Records COVID-19 - Library Services and Technology Act, (LSTA) - ARPA	45.310	LS-250224-OLS-21	6,254	-
<b>Total Institute of Museum And Library Services</b>			28,354	-
<b>U.S. Environmental Protection Agency</b>				
Passed through State of Nevada Environmental Protection Nonpoint Source Implementation Grant - NonPoint Source Pollution				
	66.460	DEPS 21-033	9,703	-
Passed through Nevada Department of Conservation & Water Resources				
Drinking Water State Revolving Fund:				
Drinking Water State Revolving Fund - Cave Rock Loan #DW2109	66.468	FS-99996021-0	2,590,338	-
Drinking Water State Revolving Fund - Cave Rock Loan #DW2109	66.468	FS-99996022-0	127,810	-
Subtotal Drinking Water State Revolving Fund			2,718,148	-
<b>Total U.S. Environmental Protection Agency</b>			2,727,851	-



Douglas County, Nevada  
Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Direct/ Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
<b>U.S. Department of Health and Human Services</b>				
Direct Program				
Aging Cluster:				
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-07-1H1-22	\$ 31,962	\$ -
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-04-24-22	10,067	-
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-07-1H1-23	86,614	-
Special Programs for the Aging, Title III, Part C, Nutrition Services	93.045	04-000-04-24-23	<u>75,628</u>	<u>-</u>
Subtotal Special Programs for the Aging, Title III, Part C, Nutrition Services			<u>204,271</u>	<u>-</u>
Nutrition Serices Incentive Program	93.053	04-000-57-NX-23 (9305323)	<u>38,639</u>	<u>-</u>
Subtotal Aging Cluster			<u>242,910</u>	<u>-</u>
Passed through Carson City, State of Nevada Department of Health and Human Services				
Family Planning Services - Title X	93.217	FPHPA006449	25,254	-
Family Planning Services - Title X	93.217	FPHPA006602-01-00	34,589	-
Family Planning Services - Title X	93.217	FPHPA006602-01-00	<u>8,647</u>	<u>-</u>
Subtotal Family Planning Services - Title X			<u>68,490</u>	<u>-</u>
Passed through State of Nevada Department of Health and Human Services				
COVID 19 - Community Services Block Grant	93.569	9356920C	64,226	-
Community Services Block Grant	93.569	G-22-01NVCOSR	10,087	-
Community Services Block Grant	93.569	9356921 DO1271	10,555	-
Community Services Block Grant	93.569	9356923 DO1314	63,878	-
Community Services Block Grant	93.569	9356922 DO1333	<u>3,418</u>	<u>-</u>
Subtotal Community Services Block Grant			<u>152,164</u>	<u>-</u>
Rural Health Care Services Outreach, Rural Health Network Development and Small Health Care Provider Quality Improvement Program	93.912	N/A	<u>8,037</u>	<u>-</u>
<b>Total U.S. Department of Health and Human Services</b>			<u>471,601</u>	<u>-</u>
<b>U.S. Social Security Administration</b>				
Direct Programs				
Disability Insurance SSI Cluster:				
Social Security - Disability Insurance (DI)	96.001	N/A	<u>4,400</u>	<u>-</u>
<b>Total U.S. Security Administration</b>			<u>4,400</u>	<u>-</u>
<b>Total Federal Financial Assistance</b>			<u>\$ 6,414,784</u>	<u>\$ 637,326</u>

**Note 1 - Basis of Presentation**

The accompanying schedule of expenditures of federal awards (Schedule) includes the federal award activity of the Douglas County, Nevada (County) under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the County, it is not intended to and does not present the financial position, changes in net position, or cash flows of the County.

**Note 2 - Summary of Significant Accounting Policies**

Expenditures reported in the Schedule are reported on the modified accrual basis of accounting for the governmental funds and the accrual basis of accounting for the proprietary funds, except for subrecipient expenditures, which are recorded on the cash basis. When applicable, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**Note 3 - Indirect Cost Rate**

The County has not elected to use the 10-percent de minimis indirect cost rate.

**Note 4 - Pass-Through Entities' Identifying Number**

When federal awards were received from a pass-through entity, the Schedule shows, if available, the identifying number assigned by the pass-through entity. When no identifying number is shown, the County has determined that no identifying number is assigned for the program, or the County was unable to obtain an identifying number from the pass-through entity.

**Section I – Summary of Auditor’s Results**

**FINANCIAL STATEMENTS**

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	Yes
Significant deficiencies identified not considered to be material weaknesses	None Reported
Noncompliance material to financial statements noted?	No

**FEDERAL AWARDS**

Internal control over major program:	
Material weaknesses identified	Yes
Significant deficiencies identified not considered to be material weaknesses	None Reported
Type of auditor's report issued on compliance for major program:	Qualified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	Yes

**Identification of Major Programs:**

Name of Federal Program	Federal Financial Assistance Listing
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes



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Section II – Financial Statement Findings

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2023-001      **Financial Reporting**

**Type of Finding: Material Weakness in Internal Control over Financial Reporting**

*Criteria:*

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein and for the fair presentation of the financial statements in conformity with U.S. Generally Accepted Accounting Principles (GAAP). This requires management to work through the financial reporting process to accumulate, reconcile, and summarize information for inclusion in the annual financial statements. A good system of internal control contemplates an adequate system for recording and processing adjusting journal entries significant to the financial statements.

*Condition found:*

During the audit, we noted a prior period adjustment was recorded to the One Nevada fund to correct the recognition of revenue related to an opioid legal settlement. Accordingly, a restatement has been made to the Nevada One fund balance and Governmental Activities net position as of June 30, 2022, to correct the error.

*Context:*

A prior period adjustment was recorded for the correction of an error.

*Effect:*

A prior period adjustment was recorded to the financial statements.

*Cause:*

The County did not accurately detect the understatement of the opioid legal settlement receivable as of June 30, 2022.

*Recommendation:*

We recommend that the County implement procedures ensuring all opioid related legal settlements balances are properly recorded on the financial statements.

*Views of Responsible Officials:*

Management agrees with the finding. See the County's separately issued Corrective Action Plan.

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Section III – Federal Award Findings and Questioned Costs

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**2023-002**      **Program:** COVID-19 Coronavirus State and Local Fiscal Recovery Funds  
**Federal Financial Assistance Listing:** 21.027  
**Federal Agency:** U.S. Department of the Treasury  
**Passed-through:** N/A  
**Award Year:** 2022-2023

**Compliance Requirement:** Reporting

**Grant Award Number:** Applies to all awards with findings and no specific grant award.

**Type of Finding:** Material Instance of Noncompliance, Material Weakness in Internal Controls over Compliance.

*Criteria:*

Per 2 CFR 200.303, the non-Federal entity must establish and maintain effective internal control over the Federal award that provides reasonable assurance that the non-Federal entity is managing the Federal award in compliance with Federal statutes, regulations, and the terms and conditions of the Federal award. This includes internal controls over maintaining records of the preparer and approver of required reports.

2 CFR 200.329(b) requires that reports submitted to the federal awarding agency include all activity of the reporting period, are supported by applicable accounting or performance records, and are fairly presented in accordance with program requirements.

The County must submit an annual *Project and Expenditure Report* that contains costs incurred during the covered period.

Critical information pertaining to the annual *Project and Expenditure Report* specifically includes:

- Subawards
- Detailed information on any loans issued; contracts and grants awarded; transfers made to other government entities; and direct payments made by the recipient that are greater than \$50,000. For amounts less than \$50,000, the recipient must report in the aggregate for these same categories of loans issued; contracts and grants awarded; transfers made by the recipient.

*Condition found:*

As a result of audit procedures, we identified that the annual *Project and Expenditure Report* had 3 instances where the project expenditure category and subcategory was not correctly classified. The project category of, (6-Revenue Replacement) and the subcategory of, (6.1-Provision of Government Services) were reported for projects that were either related to capital projects or other COVID-19 related projects that would result in this being classified incorrectly within the annual report. A different classification should have been used to report these project expenditures in the annual report.

*Context:*

The County filed the annual *Project and Expenditure Report* under project expenditure category, (6-Revenue Replacement) and subcategory, (6.1-Provision of Government Services). We identified expenditures for subrecipient awards in the amount of \$629,387 and \$7,939, respectively, and COVID-19 economic assistance expenditures in the amount of \$60,000. All 3 instances should have been reported under a different category and subcategory in the report and not (6.1-Provision of Government Services). While the expenditures were deemed to be allowable under the terms and conditions of the award, the expenditures were not for general government services; therefore, they were not classified correctly.

*Cause:*

The County's procedures did not ensure that the classification of expenditures was reported correctly in the annual *Project and Expenditure Report*.

*Effect:*

The County did not comply with the requirements of 2 CFR 200.303 and inaccurate information was reported to the federal awarding agency.

*Repeat Finding from Prior Year(s):*

This is not a repeat finding.

*Recommendation:*

We recommend the County enhance internal controls to ensure that the annual *Project and Expenditure Reports* are prepared in accordance with program requirements.

*Views of Responsible Officials and Corrective Action:*

Management agrees. See the County's separately issued Corrective Action Plan.



Douglas County, Nevada  
 Summary Schedule of Prior Audit Findings  
 Year Ended June 30, 2023

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Summarized below is the current status of all audit findings reported in the prior year audit's schedule of audit findings and questioned costs.

<b>Finding No.</b>	<b>Program Name/Description</b>	<b>CFDA No.</b>	<b>Compliance Requirement</b>	<b>Status of Corrective Action</b>
2022-001	Review of Financial System User Roles	N/A	N/A	Implemented
2022-002	Capital Assets (Repeat Finding)	N/A	N/A	Implemented
2022-003	Budget	N/A	N/A	Implemented
2022-004	Budget Monitoring	N/A	N/A	Implemented
2022-005	Town of Gardnerville - Generation Process	N/A	N/A	Implemented
2022-006	Town of Gardnerville - Accounts Payable Vouchers	N/A	N/A	Implemented

**CERTIFICATE OF COVERAGE**

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE FORMS ISSUED TO THE COVERED MEMBER**

<b>AGENT</b> Nevada Risk Pooling, Inc. 201 S Roop St, Suite 102 Carson City, NV 89701	<b>DATE OF ISSUANCE</b> 03/25/2024
<b>COVERED MEMBER</b>  Town of Genoa	<b>COVERAGE TO MEMBER PROVIDED BY AGREEMENT WITH:</b>  Nevada Public Agency Insurance Pool 201 S. Roop St., Suite 102 Carson City, NV 89701-4790  A POOL FORMED PURSUANT TO THE INTERLOCAL COOPERATION ACT CHAPTER 277 OF THE NEVADA REVISED STATUTES

**COVERAGES:**  
  
THIS IS TO CERTIFY THAT THE COVERAGES IN EFFECT AS LISTED BELOW HAVE BEEN ISSUED TO THE POOL MEMBER NAMED ABOVE FOR THE TIME PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE OF COVERAGE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE COVERAGE FORMS DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH FORMS.

TYPE OF COVERAGE	COVERAGE FORM NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMIT
LIABILITY INCLUDING AUTO LIABILITY, LAW ENFORCEMENT LIABILITY AND WRONGFUL ACTS LIABILITY	NPAIP20232024	7/1/2023	7/1/2024	\$1,000,000
PROPERTY INCLUDING ALL REAL AND PERSONAL PROPERTY, AUTOMOBILES, AND EQUIPMENT				
OTHER				
ADDITIONAL ASSURED per Section I.2 of POOL COVERAGE FORM:				

**DESCRIPTION OF OPERATIONS\LOCATIONS\VEHICLES\SPECIAL ITEMS**  
  
Proof of Coverage

<b>CERTIFICATE HOLDER</b> Town of Genoa 2289 Main Street Genoa, NV 89411	<b>CANCELLATION:</b>  SHOULD ANY OF THE ABOVE DESCRIBED COVERAGE FORMS BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE PROVISIONS OF THE FORMS.
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AUTHORIZED REPRESENTATIVE  \_\_\_\_\_

# Emily 'Jody' Brunz

## TOWN MANAGER

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(775) 782-8696

ebrunz@douglasnv.us

Genoa, Nevada 89411

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*Dynamic leader with proven expertise in infrastructure management and community engagement, honed across roles from Building Department Counter Technician at Douglas County to Town Manager of Genoa. Achieved significant improvements in financial analysis and staff supervision, ensuring sustainability initiatives were met with innovative solutions. Excelled in fostering robust community relations and enhancing organizational efficiency.*

## SKILLS

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- Emergency Management
- Land Use Planning
- Community Engagement
- Financial Analysis
- Contract Negotiation
- Grant Writing
- Infrastructure Management
- Human Resources
- Sustainability Initiatives
- Staff Supervision
- Social Media Management
- Performance Measurement

## EXPERIENCE

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### TOWN MANAGER

Town of Genoa

**Genoa, NEVADA**

*November 2023 - Present*

- Organized and guided activities such as town sponsored events requiring coordination with other department managers.
- Coordinate and direct financial or budget activities to fund operations, maximize investments or increase efficiency.
- Prepare staff work schedules and assign specific duties.
- Establish and implement departmental policies, goals, objectives and procedures in conjunction with board members, organization officials and staff members.
- Review financial statements or activity reports, and other performance data to measure productivity.
- Demonstrate and support continuous improvement and growth mindset.
- Reconcile general ledger accounts for various departmental accounts, fixed assets and event revenues and expenditures.
- Identify ways to improve efficiency in finance operations and implemented process changes.
- Conduct staff meetings, as well as, volunteer coordination meetings to relay general information or to address specific topics.
- Participate in ongoing training to enhance own job skills and knowledge.
- Provide efficient and courteous service to customers at all times.

### OFFICE SPECIALIST

Town of Genoa

**Genoa, NEVADA**

*August 2021 - November 2023*

- Researched and gathered information for reports, abstracting specialized or technical data.



- Scheduled appointments, maintaining calendars for personnel.
- Updated employee and department directories to properly refer visitors or callers.
- Examined documents and forms for accuracy, enforcing conformance to company rules and regulations.
- Operated variety of standard office equipment to complete high-volume administrative projects.
- Maintained composure in dealing with conditions of urgency and in pressure situations.
- Mobilized office operations by sorting deliveries and ordering and organizing supplies.
- Conducted research and data collection, spearheading special assignments.
- Supported staff, performing data entry and administrative duties.
- Composed letters and other correspondence, fostering external communications on behalf of leadership.
- Improved workflow and created efficiencies using automated systems and technology.
- Participated in team meetings, providing input and suggestions on organizational practices.
- Compiled, copy, sort and file records of office activities, business transactions and other activities.
- Operated office machines, such as photocopiers and scanners, facsimile machines, voice mail systems and personal computers.
- Delivered messages and ran errands.

#### **BUILDING DEPARTMENT COUNTER TECHNICIAN**

Douglas County

**Minden, NEVADA**

*August 2019 - August 2021*

I handled all aspects of Building Plan Permit submittals with support to Planning Permit submittals.  
I interpreted Building Code requirements to the public.  
I scheduled Building Permit Inspections.

#### **FINANCE AND HUMAN RESOURCES ASSISTANT**

Bently Nevada

**Mnden, NEVADA**

*February 1995 - May 2003*

- Partnered with human resources manager on research and special projects.
- Performed customer service functions by answering employee requests and questions.
- Used HR management databases, applying skills in computer applications.
- Supported day-to-day operations of HR functions and duties.
- Prepared and set up for new employee orientations.
- Explained company personnel policies, benefits and procedures to employees and job applicants.
- For 3 years, I served on the SAP team assisting the creation of the Bently Nevada world-wide software.
- Tracked U.S. Capital Assets.

# Debra Swickard

1594 Esmeralda Ave  
Minden, NV 89423

Tel: 775-782-9029  
Email: [dswickard@douglasnv.us](mailto:dswickard@douglasnv.us)

## PROFESSIONAL EXPERIENCE

Douglas County Finance, Minden, Nevada - <b>Grants Administrator/Title VI Coordinator</b>	<b>2021-Present</b>
Stark Area Regional Transit Authority, Canton, Ohio	2012 - 2021
<b>Grants Manager</b>	(2014 - 2021)
<b>General Accounting Manager</b>	(2012 - 2014)
Goodwill Industries, Canton, Ohio - <b>Accounting Supervisor/IT Manager</b>	2010 - 2012
Midwest Industrial Supply, Inc - <b>Financial and Operational Analyst</b>	2007 - 2010
<b>Independent Financial Accountant</b> , Dixon, California	1999 - 2006
USAF, Bitburg, Italy	1990 - 1998
<b>U.S. Air Force Assistant Budget Analyst</b>	
<b>Officer Mess Operational Manager</b>	
<b>U.S. Air Force Contractor</b>	

## EDUCATION & PROFESSIONAL DEVELOPMENT

Bachelor of Science, 2004 Cum laude - Kent State University, Kent, Ohio - Major: Finance, Minor: Business Administration

## PROFESSIONAL ASSOCIATION

Government Finance Officers Association, 2016 -2025  
National Grants Management Association 2022 - 2025  
DOT Transit Asset Management Roundtable Steering Committee, Speaker, 2017  
APTA SGR TAM Standards Working Group 2017-2019  
Grants Professional Association 2018 - 2019  
DOT Transit Asset Management Roundtable, Moderator/Speaker, 2019



Miles Construction has been serving as a critical construction management partner for clients in the Nevada / California region since our inception in 1986. As the balance of our portfolio will demonstrate, the majority of our projects have been performed in the negotiated Design-Build/Assist and Construction Management arena. Our typical project keeps us involved in pre-construction, design review/coordination, code review/analysis, value engineering, constructability and management through completion and beyond.

Once selected as a construction management partner, we work diligently to ensure that the client's goals are clearly identified and that the expectations our clients have for all critical team members is understood and agreed upon. *Our goal is to deliver on the budget, design, quality level and schedule that exceeds our clients' expectations.*

With 90% of our projects being negotiated, the employees of Miles Construction understand the value of working as a team. We start every project with a "Team Collaboration" meeting to reinforce the client's standards and milestones for every team member. We regularly meet with our team throughout the construction to verify our progress and success in meeting the project's end goals. Throughout the design and construction process, we place the client's interest first. We review alternate construction methods and/or materials that may accelerate the schedule, decrease cost (not only initial cost but also life cycle costs), and allow for better maintenance options or a combination of all. Throughout the project, we regularly meet with clients to confirm their satisfaction with all construction as it progresses. We start strong and finish even stronger to deliver top quality on every job. It's one of the reasons that client referrals are behind most of our workload.

We encourage you to review our company profile and check individual references. We maintain that referring to past and current clients regarding a company's performance is one of the best measures of a firm's true qualifications.

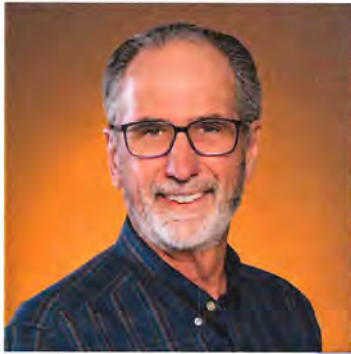
We look forward to working with you on your upcoming project and helping you find long term business success from our partnership.

Very truly,  
Miles Construction

Cary Richardson  
President







CEO

**William D. Miles**

In 1986, Bill founded Miles Brothers Construction in Carson City, Nevada. He founded the company to be a multifaceted construction and design-build solution for clients throughout Nevada. Bill founded the company based on two simple principles: Integrity and solid relationships. Bill started out with humble beginnings and built up what is today, Miles Construction, a more than 30-person company serving all of the Western United States and beyond and will be celebrating 37 years in business in March of 2023. The company's project experience is vast and diverse and includes general contracting, construction management, design build, pre-engineered steel and sustainable construction. A leader in advanced manufacturing facilities.

Email: [wdmiles@milesconst.com](mailto:wdmiles@milesconst.com)  
Cell: (775) 230-6013

Years with Miles Construction 38



President

**Cary Richardson**

As a partner in Miles Construction, Cary is responsible for managing all project management, estimating and business operations. Cary has been instrumental in the over seven-fold growth of Miles Construction since he joined the Miles team. The controls and procedures that have been implemented allow Miles Construction to perform a wide variety and scale of construction projects. Cary's national construction experience coupled with his degree in Civil Engineering provides him with a broad range of construction knowledge and problem solving techniques. His ability to assemble and lead a team from project conception through completion is one of his key attributes. His attention to detail and ability to understand the owners' perspective provides Miles Construction with an advantage in our field.

Email: [crichardson@milesconst.com](mailto:crichardson@milesconst.com)  
Cell: (775) 230-6009

Years with Miles Construction 21





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## VP Business Operations

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### Jim Magrogan

As Vice President of Business Operations, Jim is responsible for coordination of all key personnel. With his educational background in architecture, Jim understands the needs of Architect and Owner, and is able to balance those with the real-world constraints of field work.

Prior to Miles, Jim worked for one of the largest general contractors in the Northern Nevada region as the Director of Project Management, and in the San Francisco area for a nationally ranked general contractor specializing in high-rise residential construction.

Email: [jmagrogan@milesconst.com](mailto:jmagrogan@milesconst.com)  
Cell: (775) 230-9906

Years with Miles Construction 10



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## VP Field Operations

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### John Burr

John has 36 years of professional construction experience. This experience includes a wide variety of projects. He has excellent communication skills, is extremely organized, dependable, energetic, and has high expectations of himself and his surrounding staff. In addition, John has excellent computer skills and an outstanding safety record. His ability to lead, problem solve, and manage every aspect of construction has not only served the company well, but has ensured positive outcomes for clients and projects. John is responsible for managing all field personal, subcontractors, project safety, and keeping project on time and on schedule.

Email: [jburr@milesconst.com](mailto:jburr@milesconst.com)  
Cell: (775) 230-6020

Years with Miles Construction 19

# COMPANY INFORMATION

## Miles Construction

61 Industrial Parkway  
Carson City, Nevada 89706  
775.246.3722  
milesconst.com

Contact: Cary E. Richardson  
President  
775.246.3722 ext. 122  
crichardson@milesconst.com

Year Established: 1986 - Previously Miles Brothers Construction

Headquarters: Moundhouse, NV since 1986

Incorporated: Miles Construction - July, 2001 - SubS Corporation

Number of Employees: Average 35 Full Time Personal

### Principals:

William D. Miles, CEO  
775-246-3722, extension 114  
wdmiles@milesconst.com

Jim Magrogan, V.P. Business Operations  
775-246-3722, extension 131  
jmagrogan@milesconst.com

Cary E. Richardson, President  
775-246-3722, extension 122  
crichardson@milesconst.com

John Burr, V.P. Field Operations  
775-246-3722, extension 117  
jburr@milesconst.com





# LICENSING/BONDING

## LICENSING

### State License Number

Nevada 0023686A B-

Nevada 0063354 C14-

Nevada 0065971 A-

Arizona 274660 KB-1-

California 899189 A-

B-

C51-

Idaho RCE-22116

Georgia 21224586

Dakota 43961 Class A-

Kentucky 0164121178

Montana 265213

New York 4321498

Oregon 185735

Pennsylvania 7139205

Texas 804156316

Utah 7370938-5501 B-100 -

S322-

Washington MILESCI919CJ

Small Business Administration

SBA Customer ID # P0903499

MSHA Contractor's ID #: Q356

Nevada Mining Association Member MSHA Certifications: (4) ManagersBrowz.Com

Organization ID #: 22B11

### Classification

General Building - Unlimited

Steel Reinforcing & Erection - Unlimited

General Engineering - Unlimited

Dual Building Contractor

General Engineering

General Building

Steel, Structural

Contracting Business

Contracting Business

Contractor - Unlimited

Contracting Business

Contracting Business

Contracting Business

Commercial General

Contracting Business

Contracting Business

Contractor

General Building

Metal Building Erection

General Contracting

HUB Zone

HUB Zone Certification #: 35582

## INSURANCE

Workers Compensation & Employers' Liability Insurance:

Current Experience Modification Rate (EMR) = 0.77

a. \$1,000,000.00 Bodily Injury by Accident Each Accident

b. \$1,000,000.00 Bodily Injury by Disease Policy Limit

c. \$1,000,000.00 Bodily Injury by Disease Each Employee

Commercial General Liability Insurance:

a. \$1,000,000.00 Each Occurrence

b. \$2,000,000.00 General Aggregate

Excess Liability Insurance: \$15,000,000.00

Business Automobile Liability Insurance: \$1,000,000.00 Each Accident

Professional Liability Insurance: \$2,000,000.00

## BONDING

Single Projects: \$50,000,000.00

Aggregate Uncompleted Backlog:

\$75,000,000.00

Note: Zurich will consider a larger request on a case by case basis.