

**Commission for Cultural Centers and Historic Preservation
June 9, 2020
Meeting Minutes**

Video conferenced: (via Join.me) and Conference Calling

- 1. Call to order by Chairman Robert Ostrovsky, (*the Chair*) at 9:03 am.**
- 2. Roll Call & Determination of a Quorum:**

Commissioners:

Robert Ostrovsky, Chairman (Board of Museums and History, Governor’s Appointee) **Present**
Robert Stoldal, *Vice Chair* (Board of Museums and History) **Present**
Judy Michaels Simon (State Council on Library and Literacy) **Present**
Patricia Olmstead (At-Large, Governor’s Appointee) **Present**
Bill Marion (Nevada Humanities) **Will Join at 11:30 am**
Gail Rappa (Nevada Arts Council) **Present**
E’sha Hoferer (Native American Representative) **Not present**

Chair determined a quorum was present.

Staff Present:

Rebecca Palmer, Historic Preservation Office
Craig Burkett, Senior Deputy, Attorney General’s Office
Kristen Brown, Historic Preservation Office
Carla Hitchcock, Historic Preservation Office
Shana Johnson, Historic Preservation Office

Public:

Susan Wetmore and Carol Makenzie – White Pine Choir Community Association
Margo Memmott – Fourth Ward School Foundation
Candace Wheeler – Comstock Cemetery Foundation
Garney Damele and Laurel Marshall – Eureka Enterprise Foundation
J.M. Brewster “Brew” – Nevada State Prison Preservation Society
Jay Howard – Nevada Division of State Parks
Mike Wiencek – Director of Operations, Brewery Arts Center
Gina Hill – Executive Director, Brewery Arts Center
Mike Berney – Fallon Community Theatres
Mark Jensen – Friends of Dangberg Ranch
Ron Applegate, Barbara Trimmer and John Helmreich – Reno First United Methodist Church
Melvyn Green – Melvyn Green & Associates Inc.
Arika Perry – St. Mary’s Art Center
Douglas Little – Douglas County Historical Society
Janice Beerwinkle – Douglas County Historical Society
Dana Toth – North Central Nevada Historical Society

Linda Clements – Lyon County Historical Society
John Crowley – Lyon County Historical Society
Ann Carpenter – Tonopah Historic Mining Park
Steven Tibbals– Tonopah Historic Mining Park
Nathan Robison and team members – Robison Engineering
Chris Mulkerns – Tonopah Historic Mining Park, Town Manager
Mark Bassett – Nevada Northern Railway Foundation
Mayor Nathan Robertson – City of Ely
John Eckman – Goldfield Historical Society
Russ McMillen – Western Folklife Center
Bill Lee – Neon Museum
Jennifer Kleven – Neon Museum
Bill Watson – Thunderbird Lodge Preservation Society
Heidi Swank – Western Missionary Museum Corporation
Tia Mittelstadt - Western Missionary Museum Corporation
Madison Mahon – City of Carlin

The Chair comments, just to review quick notes from our last meeting, we have 25 requests; 9 of those are new. Total requests of \$5,0862,00.00. We've got \$2,850,000 of grants available. Which leaves us about \$3,000,000 short, so the grant applicants on board should understand that funding will be spread appropriately. Some will be fully funded, some may not be funded, but clearly we cannot meet everyone's needs today. AS I said last week, be sure to take note that because today we will grant funds and recommend those funds to the Division for funding. Please do not expend any money until the funds have been released by the Treasures Office and you have signed a funding agreement with the Division. The Commission doesn't look kindly to folks who spend money prior to that. You can celebrate when you win, but you can celebrate more when you have signed a funding agreement and Rebecca is in a position to disburse money to you. Hopefully those things will happen. We are all aware the state's financial situation is under review, but the treasures office has indicated that the bond sales are still on schedule. Whether that changes are something we can't control. We can do our effort and do the best job we can, get these grants approved by this board and hopefully funded in the future. But again, remember, that money is not there until its actually released and Rebecca is actually in to be able to sign a funding agreement with you. As we indicated last meeting, if there is a technical issue with a Commissioner, I will pause the meeting until it is resolved. If there is a technical issue with one of the presenters that we are going to question, I may pass on you and then come back. You will not be left out, but if you have significant technical issues, we will come back. As an effort to try not to delay this meeting which usually takes all day to start with, we have done some things to shorten the meeting a bit because of the technical issues involved we are not taking presentations from each of the applicants, however each of the applicants will have an opportunity in the question and answer

period to talk a little bit about their project, but please stay on point when the Commissioner asks you a question please try to be succinct and stay to the issue at hand. We understand that you didn't get an opportunity to make your normal presentation, but I assure you that we have received thousands of pages of documents This Commission has looked at those very carefully as you will tell when we get to the questions and answers. The process will be that we will take the question and answer period, we will take a break and probably continue with the question and answers after the break and then the Commissioners will submit their budgets to staff. We have never done this before remotely and hopefully we have a system set up to allow us to do that. Once staff compiles all that information it will be fed back to us and to the applicants so we can have an open discussion and hopefully reach an agreement of the appropriate funding levels that we will recommend. Do any of the Commissioners have any questions or comments or housekeeping issues that they would like to recommend before taking public comment.

Commissioner Judith Simon comments we received an email; some revisions to some of the applicants and I think there was one that actually had a revision in the amount requested, is that reflected any place or are we going to do that? Does that make the \$5,862,535.89 a smaller number? I think it was White Pine, but I am not sure.

The Chair comments, normally we take them as we come to them.

Commissioner Judith Simon replies, we can do that.

The Chair comments that it makes it smaller, but not significantly smaller.

Vice Chair Stoldal asks the Chair if he plans on formally taking a break in the morning and afternoon as well as a lunch break.

The Chair responds, Yes I am.

Vice Chair Stoldal continues, okay, one other thing, we all received the note from Bill Watson regarding his offer. I am wondering if Mr. Watson is on the line yet? My only question from Mr. Watson was that he indicated that he had two \$10,000 grants and a number of \$5,000 grants. I was wondering if we knew how many \$5,000 grants he had available. Some of these grants that we are looking at, the five and ten thousand would be helpful of reaching our goal of \$2,850,000. But if he is not on the line, we can deal with that at a later date. Thank you Mr. Chairman.

The Chair comments that if he is not able to get on the line then he can send an email to Carla or Rebecca with that information and then they can relay that to us.

Carla Hitchcock states that she received an email from Mr. Watson saying he will be joining us after 9:30am.

3. Public comment:

The Chair asked for any public comment and asked Carla or Rebecca how the participants will identify themselves? How will we know they are on?

Rebecca Palmer states that if they are in the Zoom meeting on their computer, they can raise their hand. If they are on the phone they will have to email Carla.

The Chair asks that Carla's email address is on the agenda

Rebecca Palmer replies, yes, it is on the bottom of page 3.

The Chair states he wanted to make sure the public knows how they can come forward to make comment.

Vice Chair Stoldal asks if those who are on the phone if they can reply via chat.

Carla Hitchcock replies that anyone on the phone will not be able to chat if they are not on their computer. They could also call me at 684-2750 and I can take their comment.

The Chair asks if it accepts text messages.

Carla Hitchcock responds it does not.

The Chair proceeds, hearing no public comment at this time, we will move onto the agenda.

4. Discussion of Commission scoring method, grant review process, and review of statutory responsibilities of the Commission (FOR POSSIBLE ACTION).

The Chair begins with stating that each Commissioner will eventually create a budget which will expend the total amount available. That will be returned to staff, congregated and returned to the Commissioners for review. The scoring method includes a review for historic preservation issues, community impact and accountability.

Each Commissioner will be looking at those three items in general and the need, to determine their budget request. Any questions from the Commissioners about how we are going to do the scoring? Hearing none we will move on.

5. Discussion and awarding of grants (FOR POSSIBLE ACTION).

CCCHP Application # Building Name Organization

5a) 1 Ely Latter Day Saints Stake Tabernacle White Pine Community Choir Association

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|--------|---|--|
| 5b) 2 | Fourth Ward School Historic | Fourth Ward School Foundation |
| 5c) 3 | Miner’s Cabin, Virginia City Cemetery | Comstock Cemetery Foundation |
| 5d) 4 | Lani and Repetto Saloon and Eureka Brewery | Eureka Restoration Enterprise |
| 5e) 5 | Nevada State Prison | Nevada State Prison Preservation Society |
| 5f) 6 | Red House Historic Site | Nevada Division of State Parks |
| 5g) 7 | Carson Brewing Company | Brewery Arts Center |
| 5h) 8 | St. Teresa of Avila Catholic Church | Brewery Arts Center |
| 5i) 9 | Fallon Theatres | Fallon Community Theatre, Inc |
| 5j) 10 | Dangberg Home Ranch | Friends of Dangberg Home Ranch |
| 5k) 11 | Reno First United Methodist | Reno First United Methodist |
| 5l) 12 | St. Marie Louise Hospital | St. Mary's Art Center |
| 5m) 13 | Cumley-Richardson House, Greinstein Building, and St. Mary's Episcopal Church | St. Mary's Episcopal Church |
| | | North Central Nevada Historical Society |
| 5n) 14 | Douglas County Courthouse Genoa | Douglas County Historical Society |
| 5o) 15 | Carson & Colorado Railroad Depot | Lyon County |
| 5p) 16 | Tonopah Historic Mining Park | Tonopah Historic Mining Park Foundation |
| 5q) 17 | Transportation Building | Nevada Northern Railway Foundation, Inc |
| 5r) 18 | McGill Depot | Nevada Northern Railway Foundation, Inc |
| 5s) 19 | Ely City Hall | City of Ely |
| 5t) 20 | Goldfield High School | Goldfield Historical Society |
| 5u) 21 | The Pioneer Hotel Building | Western Folklife Center, Inc. |
| 5v) 22 | Carlin School House | Carlin Historical Society |
| 5w) 23 | La Concha Motel Lobby | Neon Museum |
| 5x) 24 | George Whittell Jr. Estate Thunderbird Lodge | Thunderbird Lodge Preservation Society |
| 5y) 25 | St. Paul's Episcopal Church | Western Missionary Museum Corporation |

The Chair opens with the White Pine Community Choir Association, Ely Latter Day Saints Stake Tabernacle. Asks if anyone from the association is available and on the line.

Carla Hitchcock brings Susan Whitmore on the line.

Susan Wetmore introduces herself and the President of the Association, Carol McKenzie.

The Chair acknowledges Susan and Carol and opens the opportunity for Commissioners to ask questions of the White Pine Choir Association.

Commissioner Judith Simon states that she is wondering how it would affect the project if they did not fund the elevator. It is about half of the grant amount they are requesting.

Susan Wetmore addresses Commissioner Simon and states that I the revised budget that was submitted, we took the elevator out, that’s item 7, in phase C. What we are planning to do is to build the infrastructure for the elevator and we will put the elevator itself in further on down the road. So, the infrastructure, the accessible entrance will be built but the elevator will be put in later. So that is eliminated. I’m hoping you have our revised budget. Our revised budget was for \$225,280.

Commissioner Judith Simon states I do, but it is on another screen, so thank you telling me what it is.

Susan Wetmore responds okay, yes, we took that out because the architect said that we could safely do that later.

Commissioner Judith Simon asks, so the amount you are requesting is \$225,208? Is that correct?

Susan Wetmore replies, \$225,280.

Vice Chair Stoldal asks, Overall, are you doing the seismic stabilization work in advance? Just walk us through that real quick, more or less and answer yes or no.

Susan Wetmore replies that the seismic stabilization work should begin at the end of this summer through the Brownfield Coalition.

Vice Chair Stoldal also comments, under item 14, under the new budget, \$35,000 you are requesting from the CCCHP for landscaping. Help me understand the definition of landscaping that you are using. As a rule, the landscaping doesn't qualify.

Susan Wetmore responds, this is from the architect. This item is concerned mostly with the west yard and plaza. So, it involves finishing the land, not planting living green trees and shrubs. It may also include curb in a section north of the vestibule. What that means is that the front yard that is there now, all that dirt needs to be removed, there needs to be the plaza put down, the concrete plaza. It's not shrubs and trees sir.

Vice Chair Stoldal thanks Susan. Mr. Chairman, that is all for me, thank you.

The Chair asks if there are any other questions from the Commission. Thanks Susan.

Susan Wetmore Thanks the commission and appreciates the efforts made to make this work.

The Chair comments that he will take a couple minutes after each question and answer period for commissioners to make notes or adjustments to their budgets.

The Chair begins with agenda item #2, The Historic Fourth Ward School. Asks if anyone from the Fourth Ward is on the line.

Margo Memmott introduces herself as the President of the Board of Directors of the Fourth Ward School. Lara Mather has been our Executive Director, she has recently moved on to work for Storey County, so that is why you get me today rather than Lara. She has helped out me out in some phone calls over the past couple weeks, giving me some

background on how she had planned the restoration work that we are asking you guys to help us out with, and we really appreciate your time today.

The Chair thanks Margo and opens it up to the Commissioners with questions.

Commissioner Rappa introduces herself and states, one of her questions is that there is a cash match and is that coming from previous CCCHP funding?

Margo Memmott That is \$5,930. That is carryover from, as I understand, there was some funding that couldn't be used in the last funding cycle, so we did receive some of that, and that what that is. We were told we would be allowed to carry that over and apply it to this particular one. It's not part of our original ask from the last grant cycle, it's that additional that wasn't able to be spent from what I understand. Not us, but another grant was given to someone else and it was not able to be spent, so it got distributed late.

Rebecca Palmer states it really shouldn't show up in this application because it is from the last grant cycle, but we agreed rather than just write an amendment to her FY17 funding agreement, for \$5,000 which would be difficult for the Fourth Ward to expend because the cost for bringing in equipment there to do the work is greater than \$5000, so it wasn't economical. We agreed because these proceeds have a longer life than we give the applicants, we could roll this over into the next grant cycle, so that \$5000 plus the \$10,000 that was not allowed to be reimbursed by the Washoe County Library, will go to the Fourth Ward School. Along with any other prevent by any of the remaining grantees or by my office for administrative costs.

Vice Chair Stoldal comments and asks, clearly all sides of the building need to be restored. Is there one particular side that needs to be stabilized or fixed to preserve that building? Is there one of the particular ones; it's like picking your children, but what side of the building would you pick?

Margo Memmott replies, I asked that specifically in discussions with Lara Mather, and she typically would be there most every day. She is most familiar with some of the damage that has happened over the years, just through the weathering process. She indicated and I have seen some of the damage myself as a board member, that the bell tower entry elevation, that area would be our top priority that has to do with for one, its where people first enter the school, it's their first impression, but most importantly is we are very concerned about the water that has been getting into the walls along the mansard roof area. It has definitely been coming into the walls in the bell tower area. It's one of those areas that you don't know how bad it is until you actually open it up. With our last grant cycle, when we did open up some of the mansard roof, it was worse than we suspected, so that is telling me and our board that there are really more problems than we thought. We really want to focus on the bell tower for sure, but like the Vice Chairman said, it is hard to pick just one of your children, so we appreciate that.

Vice Chair Stoldal asks, in looking at your report, it indicates the bell tower is at \$110,800.00. Is that correct?

Margo Memmott replied, \$110,769.60.

Vice Chair Stoldal asks the Chair, as they put the numbers in, is okay to round up or down?

The Chair replied, yes, I rounded mine as I found it was easier to do the math. I rounded to the nearest thousand, but you can round it to the nearest hundred if you want. Using the excel spreadsheet, I found it pretty easy because it does the totaling for you. If everyone is using that appropriately, by the time it gets to staff it will make life easier. We are not counting pennies here.

Vice Chair Stoldal comments, Mr. Chair, one of the questions I meant to ask at the beginning of the process, is that as we go through, most often than not we are faced with the challenge that as much as we like the projects, we just don't have the fund, but there may be some smaller projects, do we have the authority, and maybe it's a question for Rebecca, to increase, let's say somebody is asking for \$15,000 and we see that its planned out and there is maybe another \$5,000 in the second year, can we increase the number? If we can decrease it, I assume that we can increase it?

Rebecca Palmer replied, there isn't anything in statue that prevents you from increasing beyond their ask.

Vice Chair Stoldal replies, thank you, Mr. Chairman, that is all my questions.

The Chair asks for other Commissioner comment.

Commissioner Judith Simon can I ask Margo to repeat that amount for the bell tower. I didn't get it written down.

Margo Memmott replied the amount for the bell tower is \$110,769.60 or \$110,800.00 if you wish.

Commissioner Judith Simon thanks Margo.

The Chair comments, after not hearing any other questions, I'll take a minute to let you take your notes and if someone from the Comstock Cemetery Foundation could be brought on the line, that would be helpful. Does staff know if someone is available.

Carla Hitchcock allows Candace Wheeler to speak.

Candace Wheeler introduces herself, Candace Wheeler, Executive Director, Comstock Cemetery Foundation

The Chair comments we will be right with you and then opens up questioning to the Commissioners.

Vice Chair Stoldal comments that it was nice reading the great report on the cemetery. As a general question, given that the report, the document is 17 years old, I believe it was produced in 2003, has there been any informal or formal update to this document.

Candace Wheeler asks, are you talking about the master plan?

Vice Chair Stoldal answers yes.

Candace Wheeler replies, there has been a review of ongoing processes, but I would say not a formal review. Every time we execute something, in the actual master plan, it is reviewed by the Board of Directors and then we conduct public survey's.

Vice Chair Stoldal comments that it is a wonderful starting point and I would just hope that at some point that after almost 20 years, some funding could go to update the progress. He continues, on page 7 of the report, it shows 6 sites in and around Virginia City and 2 in Gold Hill. Have there been additional sites located within the, I will just call the Virginia City Gold Hill general area and is anyone else working on any other sites for example the Jewish Cemetery?

Candace Wheeler comments, to answer your question the Comstock Cemetery foundation basically supports 65 acres of cemetery lands within the Comstock area. What we use as our guideline, is any cemetery land that is located within the Virginia City landmark, is for us to support. We have a director on our board for any one of those locations. We believe we have identified all the cemeteries, both original, abandoned, and Jewish, we have a director for the Jewish cemetery, the Chinese, and then there was about three or four different false starts for cemeteries. The Catholics were very confused, they had about six false starts, but we believe we have located them all. In some cases, we have done archeological studies on the ones that were abandoned.

Vice Chair Stoldal comments, my hats off to all the wonderful work you are doing over the years with this important work. You indicated in the report that a couple hundred people are going thru and sort of finding their own paths. Are there more defined paths so they are not walking over graves?

Candace Wheeler answered, keep in mind that there is only 25% of our material culture remaining on the cemetery due to theft and vandalism. The identification of where graves are and where they are not, was largely done using some old mapping and ground penetrating radar. That was done about 10 years ago. Our master plan calls for

us to identify pathways for people. And the Fireman's cemetery has undergone that treatment, and we are currently evaluating if that was done appropriately on the ground.

Vice Chair Stoldal thanks the Chair and Candace for all the work that she is doing.

The Chair asks for other questions of other Commissioners.

Commissioner Gail Rappa states, I wasn't super clear on what still needs to be done to make the building usable in terms of your ask. What is the least amount you will need to make the building useable?

Candace Wheeler responds, this grant is specifically for a story platform, which involves some infrastructure having to do with electricity. It also does about six or seven different instantaneous goals for us including tourism and immediate public use, sustainability and momentum going forward. As far as the whole entire unit, building included, that is not part of the grant. We did not yet go into the infrastructure of the wiring and the water; specific things for the building. We felt it was a little too costly. We do a lot of public survey's. Getting something on the ground for immediate tourists and public use is what we want to do.

Commissioner Gail Rappa thanks Candace.

Vice Chair Stoldal comments, the budget presentation does in fact include the house, and secondly, I'm not sure creating a platform is within what this commission can do. Are you saying the information we got regarding the electricity and the plumbing and so forth for the house is not part of the budget?

Candace Wheeler answers, I don't believe there was any plumbing but absolutely yes, the electrical aspect for the house is part of the grant. One of the biggest parts of course is dealing with NV Energy who has to bring that from the corner of the parking lot to the house in of itself.

Vice Chair Stoldal states, what I see is for the house itself is F: NV Power for 7, power to the center, lights for \$10,000 and then part two it says, internal wiring, cabinets, ceiling restoration and floor as far as I am reading this is for that visitors center.

Candace Wheeler answers, correct.

Vice Chair Stoldal comments, okay thank you.

The Chair asks if other Commissioners have questions. None heard, thanks Candace. Make your notes and we will move on to Eureka Restoration Enterprise. If someone could

signal Carla, she can get your brought up. And by the way, this system is working much better than the one we had last week.

Garney Damele introduces herself, and Laurel Marshall as representing the Eureka Restoration

The Chair thanks Garney and opens up questions to the Commissioners.

Judith Simon comments, I am trying to locate your budget, but my question was about the cost for the mural and the painting interior, and the light fixtures, are those broken out in the budget? I will try to locate it. Wondering if the mural could be delayed.

Garney Damele responds, the mural is something that we added just because our non-profit, we feel that art is very important to the tourist part of our town. As a non-profit, this would be our fourth mural that we've added since 2016. We've had quite a lot of tourist through town, and it's a way to draw people, explain about our history. Every mural that we've have had has been historic. Yes, to answer that is, it is not part of the infrastructure, that needed part of the building. The light fixtures I believe I had put down that the fixtures themselves for the very back room, it is broken out separately, under retrospect lighting. Its approximately \$5,000 for those light fixtures. That is something that we could end up covering ourselves in the end. We feel everything else is necessary. This is a room in the very back that hasn't been open to the public since 1930. Since 1930 it's been a storage room and never been improved. It's really the wood restoration, the electrical, the plumbing, the heating and the walls that really need the work. We want to open this to the public for the very first time basically, and the wood that's in there is from 1879. Its original wood and wood doors. Those are the parts; all of the infrastructure of that back room is what's necessary and this allows us an opportunity to restore that and get that available to the public and community.

Vice Chair Stoldal asks to speak and is granted by the Chair. If you could help me understand a little bit of what I am seeing in the basement photographs, which really makes me nervous; one of the filters that I use is stabilization of the building, the roof, weatherization so-to-speak of the structure to make sure these structures are stabilized before we move forward. When I see those 2x4's so-to-speak and holding up the floor, especially when we are going to be putting a dance studio above this and there is going to be an additional floor on top of that, and all I see is \$9,450 for dirt basement, clean up and repairs. Clearly those poles holding up the floors, give me some understanding of what I am seeing and what I don't understand.

Garney Damele responds, we have had people look at those. We have done some reinforcements. Probably I've just shown you what needs to be reinforced and we have talked to people about what they would do, how they would do that. That is included, basically some concrete pads, which we have done before, so some of it has been done and then some posts with some structural securing that, so we have looked that and we

done a little bit of it, so some of it has been done and so it is included. We have talked about it. The walls previously before we purchased this, have all been, the walls in the basement specifically, have all been gunited which is what the mines use for their underground, so the walls are secure, that's all been done. What you've looked is just basically I think the posts is what I provided pictures of. So, it is in consideration, we know about it.

Vice Chair Stoldal comments, also the walls are leaking. You can see, the pictures that you showed. I am just concerned with the foundation of the building that we make sure that is solid before we do what I would call non-restoration work on the second floor. You answered my question, I appreciate it. Thank you Mr. Chairman.

Garney Damele comments, in addition we did have a structural engineer look at the project too.

The Chair comments, just to follow on Mr. Stoldal's comment, if you had to phase in this project, what would be your priorities?

Garney Damele replies, hopefully you can see that we have done quite a bit of work to it already. We have done the front half. We were able to purchase it and were able to put quite a bit of money into the restoration, actually get a business in there. So, we are now focused on what would be the second half, the rear portion, which is basically the rear room. We could do the mural later. Some of the other things that I didn't put in the budget, that I plan to look at a federal grant, I know they have a grant out there for upgrading or changing the heating system. So that's not included. That something I could look at later with another grant in addition to insulation of the roof or the ceiling. Those are the things that I didn't include, but a different phase too to a different source of revenue.

The Chair thanks Garney and asks for other Commissioners questions.

Commissioner Rappa asks, so the pharmacy, the, tenant is in there right now?

Garney Damele responds, yes, the tenant is in there. They started March 1st. They are a full-service pharmacy which we have not had in Eureka since say the early 1920's. We have never had a pharmacy in our town. We worked and collaborated with the pharmacist from Ely, it's a satellite pharmacy. It's the second satellite pharmacy in the State of Nevada. The first one I believe was in Alamo. It is open, it's a full-service pharmacy open five days a week.

Commissioner Rappa responds, as we are moving forward, and you may have discussed it before I got on the meeting Chairman, when we are looking at tenants and alternative funding in the face of Covid and potential future shutdowns, I think that a pharmacy is a pretty secure tenant so I wanted to be sure they were open and operating. Thank you.

The Chair states they will take a moment to make notes. Do we have someone from the Nevada State Prison Preservation Society with us today?

J.M Brewster “Brew” introduces himself as representing the Nevada State Prison Preservation Society and wrote the application.

The Chair thanks Brew for taking the time to be with us and opens the floor to questions from the Commissioners.

The Chair asks if this grant has been coordinated with State Lands. As I understand they still hold the property. Have you guys actually have gotten title? What is the status of that right now?

Brew answers, the status is we are in three parts of the State. The Department of Corrections is the administrative arm that owns the property. Everything that we do we work with them. We send in a request and you have a copy of that in your package. We also work with the State Historic Preservation Office, specifically Ms. Brown, and that project has been approved. We have had conversations with Rick Cobel with the State Public Works board, and he has given us some hints on how to do this project, so the answer to this question I think is yes.

The Chair comments, I guess, my questions surround’s, this is not a public works project, I don’t know all the ins and outs of public works...

Brew states, we have to go to public works for a permit, but we have to fund the work. There are no state funds available for this project.

The Chair confirms, so you get a permit from them to do the work as you have outlined, as long as you can obviously raise the funds from us?

Brew confirms, yes.

The Chair thanks Brew and asks for any other questions from the Commissioners.

Commissioner Gail Rappa comments, you are only asking for a little over \$23k. If the commission enters into a covenant with this project, do you foresee coming back very year and having that number increase exponentially?

Brew replies, no, we have done a fairly decent job of getting everything we need to get open. This may be a one-time deal with us with you guys, commissioner.

Commissioner Gail Rappa thanks Brew.

The Chair asks for further questions and thanks Brew. The next applicant is Nevada Division of State Parks, Bunkhouse Restoration. Is someone from the parks division online? Identify yourself to Carla.

Jay Howard introduces himself happy to answer any questions you may have.

Vice Chair Stoldal asks if State Parks has gone before the legislature and asked for this money in the past?

Jay replies, no we have not. This project thus far has been the overall restoration efforts of the main house and now we are moving on to the bunkhouse. This has all been done with in-house funds as well as another federal grant that we secured back in 2015.

Vice Chair Stoldal, states, he appreciates that but why wouldn't you put this on the list of requests for funding from the primary source of funds for State Parks.

Jay replies, that type of decision is up to our administrator and I can only tell you sir, that each time the agency puts together the budget request for the legislature, there is a number of priorities as you can imagine for the operation of all 26 parks across the state. Typically, these types of restoration projects that we get into are not always what we call capital improvement projects that are funded through the State of Nevada. The agency has other funding sources they can tap into for such projects, and of course we try to enhance that effort with perusing grants as much as possible.

Vice Chair Stoldal comments, a couple of other points. Am I correct in reading that the Red House has not been occupied since the state took possession in 1963? I'm just trying to get a sense of what, it looks like a very interesting site. The other question was, it says the bunkhouse was rebuilt using modern techniques, a new porch was added, a new roof was added in 1997. We see the photographs, but are we restoring or are we building something here?

Jay answers, to start with the first part of your question, to our knowledge the building has not been occupied since probably the 1950's. The state took possession in 1963 but it was owned by another company that took ownership from the water company back in 1957. So, it would have been at least since 1957 since a flume tender and their family stayed at the Red House flume tender station. What we are hoping to do with this grant money and whatever other funds we can secure for this project is to stabilize this bunkhouse just like we did with the main house. Of course, you have read, that includes from the bottom up, a foundation, and exterior restoration of the board and batten siding that is rotting quite badly. We really just want to stabilize the building so it doesn't collapse again like it has in the past and can remain for future generations to enjoy. The work that was done back in the early 90's or late 80's, was to bring the building back up after it did collapse. The roof of the bunk house did cave in from what I can imagine would be snow load and maybe leaking water coming through and destabilizing everything.

At that point in time, the State of Nevada used their existing maintenance staff to just rebuild the building. When I say modern techniques, it's basically that 2x4 stud construction on 16-inch centers. And then the existing exterior siding was put on to maintain the look of a historic building. The original board and batten siding.

The Chair asks for other questions.

Commissioner Gail Rappa asks, this might actually be a question for SHPO staff, but when I was looking at the budget, you have anticipated funding assistance from Thunderbird Lodge Preservation Society, and then from the commission and then from the Nevada State Parks as needed, Rebecca, there is \$123,000 from the Thunderbird Lodge Preservation Society. I guess my question is, if we fund an agency and then they give a sizable amount to another applicant, is that a conflict of interest or is that an issue that we need to be concerned about because the Thunderbird Lodge is one of our applicants.

Jay Howard clarifies, the original phase 1 work that was done in back in 2015 where we basically did the same treatment that we are proposing for the bunk house, was applied to the main house, that might be what you are referring to, and that funding came mainly from a federal grant. The Thunderbird Lodge Preservation Society gave us \$5,000 towards that project, which was a great amount of money just to kick everything off. But that was in the amount of \$5,000.

Commissioner Gail Rappa, replies, I see. The way that it is listed here, it wasn't clear that was the amount. Thank you, that helps.

Rebecca Palmer comments, the federal funding that Jay mentioned came from a passthrough from our office, our Historic Preservation Fund subgrant went to phase 1.

Commissioner Judith Simon asks, what the access is to this complex? I haven't visited that park, is it within a park? Is there hiking, is there a road? How to people access the display?

Jay Howard answers, that is a great question. I tried to be clear in the application on this. It is within the backcountry of Lake Tahoe Nevada Park, what we refer to as the Spooner backcountry, its 13,000 acres of back country, semi primitive area, with about four or five access points from Carson City, Washoe Valley and the Lake Tahoe side of the backcountry as well. This is all within a non-motorized back country, so access for folks on their own, is through hiking, mountain biking, a lot of people go there on horseback. The access that we provide, by motor vehicle is on tours.

Commissioner Gail Rappa asks, so my question is, as far as being ADA compliant, are these tours ADA compliant?

Jay Howard replies, we have certainly had plenty of folks with disabilities come along with us on our tours. I am not sure how to answer that. It may be that they are not formally ADA compliant, because we do have to drive back there in vehicles. We have done in two ways over the years, where people drive back there in their own vehicles and they are led by staff in park vehicles and we have also done it where we provide vehicles for people to travel back into the backcountry.

Commissioner Gail Rappa thanks Jay.

Vice Chair Stoldal comments, the tours, people hiking, horseback, if I read that right, we are still talking about less than 200-250 people a year that visit this site. Is that fair?

Jay Howard replies, that might be a fair number, I just don't know exactly what it is. There is on the order of 150,00 people a year that go into the backcountry. Staff is always anecdotally known that a lot of people get as far back as Red House, and that tends to be a destination point that people want to get to. So, the number could be quite a bit higher than that with people hiking, on mountain bikes and on horseback that are getting back to that Red House area. But on our tours, we do at least two of those a year and that is about 60-70 people between those two tours. One of the ideas once we get our visitors center built at Spooner is to ramp up the number of tours in which we take people into the backcountry. They just tend to be quite popular.

Vice President Stoldal comments, but there is no park ranger on site, is there any challenge your facing with any vandalism at those sites?

Jay Howard It is a remote area, we consider it semi primitive because there are roads and signage and kiosks; we have our footprint back there to a certain degree. I can only tell you sir, that those buildings back there to my knowledge has never suffered any vandalism. We have always just felt that the person who makes that commitment to go back there and see the sites is not the type of person that is going to be back there to vandalize. It is an area that gets patrolled periodically, I would say on a weekly basis, but there is no on-site ranger. The ranger and staff that take care of the backcountry are located at Spooner Lake.

Rebecca Palmer comments to the Chair that we just received an email from Commissioner Hoferer that he is on the line and we will try to make him a panelist.

The Chair asks Rebecca why there are two applications from Brewery Arts Center instead of one?

Rebecca Palmer answers, because they submitted two applications.

The Chair states, okay, we will ask them and asks if someone from the Brewery Arts is on the line.

Mike Wiencek introduces himself as the Director of Operations and Gina Hill, Executive Director.

The Chair thanks Mike and proceeds, my question to staff and I will pose it to you is that we have two separate applications. Is there some reason its broken into two pieces? Please explain that.

Mike Wiencek responds, yes sir, it is two separate properties, two separate addresses on the same campus. We have the original Brewery Arts Center Building and we also have the St. Teresa of Avila Catholic Church which is our performance hall.

The Chair asks, so the buildings are not connected in any way other than being on the same parcel?

Mike Wiencek responds, yeah, they are not connected and are on two separate actual properties. They are separated by Minnesota Street, which is recently has been deeded to us by the city, so its pretty much a unified campus now.

The Chair states, okay, let's take item #7 which is the first request and I will ask Commissioners, this is the Annex project, so it's open to the commissioners to ask questions of Mike or Gina. Yes, Mr. Stoldal.

Vice Chair Stoldal states he has the same questions as we face this with the railroad in Ely with their submission of separate funding. It's not against the rules, but it's one campus, so we will take them individually as the Brewery and the Annex. I need some background. Why after 45 years is the City of Carson City donating the Brewery Arts Center to this group? The city had control of it, why is it now doing that?

Mike Wiencek responds, the building was originally purchased by a group of artists in 1975, and they donated the building to the City to take advantage of public works money to do the annex, pottery studio and everything else. Now the city has realized they don't want ownership of the building. They don't want the liability. As terms of the lease we had with them, the dollar a year type lease, it stated in there that they were not responsible for any maintenance or any upkeep for anything on the buildings so they came to us a little over a year ago and asked if they could give the building back to us. Basically, didn't give us much choice. They said, you can accept it back or we will just give it to you.

Vice Chair Stoldal asks, so for the last 45 years they have not been doing any improvements?

Mike Wiencek responds, they have done some, just out of the kindness of their hearts because Carson City does like to support the arts as much as they can. When they got a new

property manager and looked at all the leases, they realized they were not responsible and cut off all support to us for maintenance and support for that entire building.

Vice Chair Stoldal the next question I have really gets to the heart of the dollars and the process. It says on page 5, “The Brewery Arts Center will complete an inventory of necessary improvements needed to protect the building.” Has that inventory been done and who did that?

Mike Wiencek responds, we are still assessing that actually.

Gina Hill comments, Mike has recently been hired as operations director and he is in charge of the facilities and is going to be working on that assessment. His start date was April 15th, so he has been here a little over a month right now.

Vice Chair Stoldal asks, I guess the question would be, should we wait? Its two years before any funding would come up, and I see that you’re asking for money for the roof, which as you will find out tends to be one of my favorite things to take care of, the roof and the foundation. The five-year plan that you submitted does not list a replacement on the roof of the Annex of the black box. What has changed now that you are asking for that?

Mike Wiencek responds, more damage has happened to the building. Every time we have a rainstorm, we have water leaking into our art gallery, and into our theatre space while shows are happening. Which could be a little dangerous because it leaks right over all of our lights. Those leaks have all recently started within the past, I would say about three years.

Vice Chair Stoldal comments, so then if you move on to the bricks, in your 5-year plan, I’m trying to figure out this 5-year plan. In one report for the Brewery and Annex has a date that is different, and the plan is the same, and the one for the church, they are both the same plan. When was this plan updated? Has it been update recently?

Mike Wiencek answers, it hasn’t been updated since it was created to my knowledge, since it was created about 5 years ago.

Vice Chair Stoldal states, that it creates a real challenge when you submit that kind of plan, for us to figure out what has changed in the last 5 years. Talk to me about the bricks at an estimated cost of \$150,000. What is the status of those bricks?

Gina Hill replies, right now, just to give you background on that 5-year plan, it was done in 2016, and if you look at it you can see the parts that have been completed as of now. I would say at least 60% of the 5-year plan has been completed. The bricks, we did part of it with a SHPO grant that we received, I think it was 6 or 8 years ago. Since then we are

looking at these other aspects in order to be sustainable and make the building sustainable. The bricks are not the priority in the sustainability of the building and the finances of the organization.

Vice Chair Stoldal asks, are the bricks holding the walls up?

Gina Hill replies, they are right now yes.

Vice Chair Stoldal replies, okay, thank you Mr. Chairman.

The Chair asks for other questions

Commissioner Gail Rappa asks, it says your former board president Mike Wiencek, is he certified to do repairs? I see that he has been paid in the past for his labor by you guys. Is he certified for SHPO repairs?

Gina Hill replies, actually you are talking to Mike Wiencek right now too, he is now on board as staff. He is a handyman in Carson City and has been for many years. We have not paid him in the past. I am not sure where you are seeing that. That is in the budget for future repairs for this project.

Commissioner Gail Rappa responds, yeah, I am seeing \$17,600, so that is estimated for future repairs.

Gina Hill replies, yes, that is as project manager, overseeing all the contractors for the different projects that we have to do for both buildings.

Mike Wiencek comments and doing as much work as I can myself that doesn't require a licensed contractor.

Commissioner Gail Rappa replies, I guess I am in the same position as Commissioner Stoldal. I'm a little confused because the application has so many different things that it is covering. What would you say is the priority for you to be able to stay viable until our next funding round in two years?

Mike Wiencek replies, the number one thing is keeping our utilities in check. Right now, our utilities bills are astronomical for the amount of water and electricity that we waste to run such a large campus. Our priority is to replace the toilets, the electrical systems and also to improve our stage lighting and sound so we can keep hosting large events to keep ourselves as funded as we can by ourselves.

Commissioner Gail Rappa replies, okay, thank you.

The Chair asks for any other questions and requests to move on to the second grant request for the Performance Hall and opens it for questions of the Commissioners.

Vice Chair Stoldal comments, you already answered a couple of the questions. We still have not done this full inventory of the entire campus, which includes the church. Is that correct? Is there a date when this full inventory of important essential repairs that need to be done? When will that be done?

Gina Hill replies, It's on the list currently. It's on the list of repairs and line items for the budget and its prioritized accordingly.

Vice Chair Stoldal responds, then I will go with Attachment A. To have a long-term plan, that 5-year plan updated annually. I will go to my question. Back in March of 2018, the plan called for "Replace the roof on the Performance Hall, with an added recommendation to paint trim and Performance Hall steeple. Does the roof on the Performance Hall still need to be replaced and what is the condition of that roof?

Mike Wiencek replies; yes indeed, it does need to be replaced. It is an asbestos roof and it leaks in many places. We had some funding lined up for that, and it disappeared suddenly. We were supposed to be doing the roof now, working with Brownfield to remove the asbestos, we were able to secure an affordable contract to do the roof, but the funding fell through.

Vice Chair Stoldal asks, can you give us a dollar figure then on replacing the roof potentially while we are up there painting the trim on the steeple? What would be the dollar figure on that?

Gina Hill replies, the Brownfields grant is still available to us, and to remove and abate the asbestos. The asbestos roof was 105 and then we got a quote from Clay Davis for the new roof at 65. At the time when this grant was written, we thought we had the funding in place for that. Which is why it is not included in the request. But now, it has disappeared.

Vice Chair Stoldal asks, to fix the roof and the steeple, is it 105 or 65?

Mike Wiencek answers, it would be 65, because the Brownfield's going to cover the other 105 to remove the asbestos.

Vice Chair Stoldal proceeds, okay, then let's go to the part of your request to replace the floor with industrial laminate. What is wrong with the existing floor.

Mike Wiencek replies, it's a carpeted floor right now, which doesn't lend itself to the uses that we need for that facility which would be for dance, yoga and other things like that.

Vice Chair Stoldal states, one last question, fund request for funds, it says “The windows are an historic feature of the building.” 18 large windows and 6 smaller ones. What are the plans and what are the costs?

Mike Wiencek replies, we don’t know the exact cost. We had an estimate from Capital Glass, and that was around \$35,000 to re-do that, some of the windows are part of the original building, from 1860 and they need to be protected from the winds that come ripping through there, and right now a lot of the protective coverings that are there, are failing badly and water is coming in and causing more damages.

Vice Chair Stoldal responds, one of the challenges as you well know, there is a lot of discussion about what to do with windows and historic structures and how to upgrade or change or whatever. I assume that if there is funding for those windows, you will follow SHPO and the Department of Interior guidelines?

Mike Wiencek, replies, yes sir. We are also in the historic district, so we have to go by the Historical Resource Commission guidelines as well.

Vice Chair Stoldal, thanks the Chair, and thanks the Brewery Arts Center.

The Chair asks for further questions from the Commission. Hearing none, we will move onto the Fallon Community Theatre project. I intend to take Fallon Community Theatre next and will take a 10-minute break. Is there someone from Fallon Community Theatre on the line?

Mike Berney introduces himself. Good Morning. Mike Berney from the Fallon Theatre which is celebrating our 100th birthday this year. Thank you again for allowing us to make a grant application. I would like to say, if you don’t mind real quick, we have three items and we are more than happy, because of all of the people you have, we know you have a lot of requests, we had put in a request for HVAC which we certainly could use, but we know that’s a lot of money and probably not going to be workable for the budget you have, so we definitely, we want to thank you guys, you helped us last time with a grant for Mel Green who did a structural inspection for us. We have put in a request; he had given us an idea what the cost would be for the structural work that needs to be done which would also include a new roof which we need very badly because we have nothing but problems with our roof. Thank you.

The Chair asks, what is the budgetary cost for the roof and other structural needs?

Mike Berney, replies, Mel Greens was \$110,00 for structural work, was his estimate. The new roof was \$61,750.00. We received Mel’s report just before the deadline to submit our package for the grant application, so that is what Mel put together for us.

The Chair asks, so about \$171,000.00?

Mike Berney responds, yes.

The Chair opens questions to the Commissioners.

Vice Chair Stoldal asks, when we say \$110,000 for Mel Green for seismic, flush that out a little bit when we are defining the word seismic. I would assume we would be doing any seismic work in advance of any roof work

Mike Berney replies, yes, what he put in there was that we would do the seismic work. Part of that was too, he felt we needed a new roofing structure which would require a new roof over the new roofing structure that he felt we needed to do to make the correct seismic corrections, or repairs.

Vice Chair Stoldal asks, so for the 110, that includes Mel's fee, labor fee, any material fee? How long would that take? And then after that a roof is put on?

Mike Berney responds, that is my understanding yes. And that was an estimate he felt would cover those costs and then the roofing costs would be on top of that. For putting a new roof on the building.

Vice Chair Stoldal thanks Mike and the Chair.

The Chair asks for other questions. Seeing none, we will take a 10-minute break.

***The Chair* recessed the meeting for a break at 9:30 am**

The Chair calls the meeting back to order at 9:40 am and asks if someone from Dangberg Ranch is on the line.

Mark Jensen responds, good morning.

The Chair opens up questions to the Commission. Mr. Stoldal?

Vice Chair Stoldal states, Mark, thank you. Great project here, but I am confused about what appears to be overlapping costs for designs and engineering studies. The application says "Architect Paul Caven has been selected to lead the design and planning phase of the project as the sole-source contractor. Connect the dots for me on the budget details. Who is going to do what for how much as far as the design and engineering?"

Mark Jensen responds, Mr. Caven will be doing the design and engineering. It is an exploratory phase for the Ranch House foundations, and he will also be doing the

design and engineering of all the other components which the preliminary work was done by a different architect, but Mr. Caven will be taking over from there.

Vice Chair Stoldal asks, can you add up all the figures for Mr. Caven for me? I've got sixteen thousand, ten thousand, twenty-five; I'm just trying to get my arms around the total cost is, because each one of the projects is sort of listed separately and there is not one...

Mark Jensen replied, I have that at \$15,000. I'm sorry, you want the total project cost or just the grant request?

Vice Chair Stoldal asks, what we are paying the architect? It looks like we've got design and engineering, the Ranch House, sixteen, design for the Carriage House, twelve, design for the garage, twelve, design for the gateway, another fifteen.

Mark Jensen replied, the total there is fifty-five thousand.

Vice Chair Stoldal asks, just for the design and engineering?

Mark Jensen replied, that is correct. That is a high-end estimate.

Vice Chair Stoldal replies, okay, I appreciate that. The application also says that the Carriage House is "unsafe", give me a sense of the "un-safeness"

Mark Jensen replied, the lathe and plaster that has been in there since the buildings construction is falling down right and left, so people who are inside, who knows if a piece of plaster is going to fall on their head.

Vice Chair Stoldal asks, so are we still giving tours? Are we still letting people in that building?

Mark Jensen replied no, currently we only have that building open for special occasions, that are monitored, and people don't need to go in, they can see in, but otherwise it routinely kept closed because of those issues.

Vice Chair Stoldal responds, great. And the garage, what is the issue with the garage? Is it just the fact that there is no electricity?

Mark Jensen replied, the similar problem with the lathe and plaster, the brick chimney is falling down. I found a brick on the ground a few weeks ago. Then there is the lack of electricity involved with those buildings.

Vice Chair Stoldal asks, what is the garage currently being used for?

Mark Jensen responds, we store an antique automobile in there that we hope to restore someday, and we also use it as a little gift shop, a museum store. If the building were improved we could expand the use to other areas of our programming.

Vice Chair Stoldal replies, last question, in the application it says, “The Ranch House is the site of numerous tours and several exhibitions, so its structural stability is paramount.” But there are no funds being asked for a study of the house. Help me understand the condition of the Ranch House and what you see and how it is being used currently.

Mark Jensen responds, I am sorry that is not clear. The money we are asking for is to fund an engineering study of the foundation of the north wing where the men’s dining room and kitchen are. Currently that is usable, but we are concerned that is going continue to deteriorate and then the problems will exacerbate say, the stability of the roof for instance. So, we want to find out what the problems are and how much it will cost to fix those problems once we have done the study.

Vice Chair Stoldal asks, would you say that is a priority over the garage?

Mark Jensen replied, yes.

Vice Chair Stoldal asks, and a priority over the entry way, the pillars, the gateway, where do you put that on the list of priorities?

Mark Jensen responds, our board has prioritized that after the Carriage House and the garage, but the fact is that it is deteriorating and it’s not the entrance to the park, it’s just an historic feature here at the park.

Vice Chair Stoldal thanks Mark for all his hard work and thanks the Chair.

The Chair asks for any other questions from the Commissioners.

Commissioner Judith Simon responds, yes, I wonder if you could only do part of the projects, would you prioritize the engineering studies ahead of the construction? They come ahead of the construction, but if you could piece meal this out, I have some ideas of your priorities, but if you could just restate that, that would be helpful.

Mark Jensen replies, yes our priorities are doing an engineering study for the foundation of the Ranch House to see what the problem is before it gets out of control. Then the engineering study for the gateway and followed by construction of all the above.

Vice Chair Stoldal states, I still didn’t make enough notes here, the engineering studies for the Ranch House, how much does that cost? That is estimated at \$16,000.

Mark Jensen replied, that is estimated at \$16,000.

Vice Chair Stoldal responds, \$16,00.00 Okay, great thank you. .

The Chair asks for any other questions and thanks Mark. The next project is the Reno First United Methodist Church. Is there someone representing that group?

Ron Applegate introduces himself, as project manager along with Barbara Trimmer the head of Trustees and chief engineer for maintenance and building.

The Chair opens up for questions from the Commissioners

Vice Chair Stoldal asks, has a seismic report done on this building?

Ron Applegate responds, no there has not been one done on this building.

Vice Chair Stoldal comments, the hesitation is then to put on a new roof on a building, that as your putting on the new roof , all of a sudden you realize it may need a seismic study. This church is on the National Register of Historic Places, I'm correct, right?

Ron Applegate responds, yes it is. The cornerstone was laid in 1926.

Vice Chair Stoldal states, this building is from 1926, so the 1870 number I have, that is when the church was started?

Ron Applegate replies, yes.

Vice Chair Stoldal responds, I guess that is really my question about whether or not a seismic study, and upgrade to that building, whether or not we should fund that in advance to putting any roof or anything. Thank you Mr. Chairman.

The Chair asks, does anyone have any idea, Bob, do you have any idea what a seismic study would cost? Or does staff based on other experience?

Vice Chair Stoldal comments, no I don't have an idea Mr. Chairman.

Rebecca Palmer comments that we still have funding left in a contract with Mel Green who I see is actually an attendee in this meeting. He probably wouldn't want to give an estimate right off the top of his head, but one option would be, we could use the resources in our contract to that the work completed. Alternatively, there is nothing in the statues that prevents the Commission from funding that prior to the roof replacement. Simply saying we will give you whatever it is to do the seismic study and then we will do the roof as well.

Vice Chair Stoldal comments, Mr. Chairman, I don't know if Mr. Green is on the line or anticipated to come on the line. Rebecca or Carla, do we know if he is anticipated to come on.

Carla Hitchcock replies, I just added him in.

Melvyn Green confirms he is on the line.

Vice Chair Stoldal comments, the First United Methodist Church in Reno, it doesn't have a seismic study and we wanted to see if you could ballpark a cost into a seismic study of a church built in 1926.

Melvyn Green replied, I am not familiar with the building. Churches have some unique features in the sense of the bell tower and it's a great open space like a theater. Fallon's study came for the theater came to about \$12,000.00 as I recall. This might be somewhere between the 10-15-thousand-dollar range for a seismic study.

Vice Chair Stoldal asks, would you recommend that a seismic study be done on a building like that before we put a new roof on?

Melvyn Green replied, as with Fallon, I like to integrate a partial seismic rehab at the roof level. Integrated with a new roofing project, it's the most economical time to do it. I can't judge on this one because I'm really not at all familiar with the building.

Vice Chair Stoldal asks what the estimated cost is for putting a new roof on, let me sort of back into the...

Ron Applegate comments, on the new roof, our numbers there for the new roof, was \$68,409. We have some permits on it and that, but that's what we have there. I want to interject here because I have enough people around me here, as we social distance, if we are looking at an estimate for up to 10 grand for the seismic study, we think we can come up with those funds fairly quickly.

Vice Chair Stoldal replied, where I am coming from is I would like to see the seismic study done in advance of the roof if that is something that could be written into the contract, Rebecca, Carla? How would we handle that? Or we could simply add in another \$10-12,000 to this project to maybe bring in up to \$78,000.00 as Mel indicated, if you do it combined, the cost would be a little less.

Rebecca Palmer comments, there is nothing in statute that prevents the Commissioners from again granting more than was requested, so certainly, if you felt the need, and I would agree with you, that you probably should do some kind of analysis first before you put on a new roof. You can certainly add money for them to do that. Again, we have

funding in our contract still to make whatever difference there was. Kristen, could you briefly describe the building, so we have a better idea of what we are dealing with here?

Kristen Brown comments, yes, this is a concrete church from the 1920's. It has a U-shaped footprint, so you've got intersecting roof volumes, you've got gables that intercept and then there is a squat tower on the church as well. A square tower.

Vice Chair Stoldal comments, Rebecca, if I could just understand a little bit more, we are looking at potentially a number that Mr. Green was estimating of anywhere from 10-12 thousand dollars, and that was sort of an experienced guess, and then the issue was, if we do them at the same time, the cost may be a little bit less. So, with that said, I've got that number in my head, those two numbers, repair the roof and the seismic. Then you indicated there might be some money somewhere else that could reduce the grant request.

Rebecca Palmer replied, as you know Commissioners, \$150,000 has been set aside for the administration of this grant program. We probably won't use all of that \$150,000, and so we will likely devote some additional funding to our contract with Mel Green to assist with any or all of the grantees who may need assistance, as long as Mel is willing and capable to do that. We do have plans for some of that administrative money, and that the commission is required by statute to have a 10 year plan and prior poverty stricken status hasn't allowed us to work on that plan for more than 15 years, so we do want to initiate the development of an updated or brand new 10 year plan, so part of that funding will go to the development of that 10 year plan, but there probably will be remaining revenue left.

Vice Chair Stoldal thanks Rebecca, that answered my question. Thank you Mr. Chairman.

The Chair asks for any other questions of the Commissioners.

Commissioner Gail Rappa states, I am a little unclear about the asbestos. Was there asbestos found in the roof and is that cost factored in for removal or do we not know that yet?

Ron Applegate responds that number is for removal also, for anything that might be found up there.

Commissioner Gail Rappa comments, okay, but you don't know if it's there, it's just factored in?

Ron Applegate replied right.

Commissioner Gail Rappa responds, great, thank you.

The Chair asks for any other questions. Not hearing none, thank you very much. If there is anyone from St. Mary's Art Center, if they could come forward please.

Arika Perry introduces herself as the Executive Director of St. Mary's Art Center.

The Chair thanks Arika for being here and states this is for an exterior and print room restoration project. Questions of the commissioners please.

Vice Chair Stoldal comments, if I understand there are five projects in the applicants request. I had a real challenge adding the numbers up, they didn't add up. Is it 116 or 106?

Arika Perry replied, I am so sorry about that, it is 116.

Vice Chair Stoldal responds, second, the detailed cost listed in applicants budget form in the total cost, those also don't quite match. I guess where I am coming from is I need to understand a couple things specifically, and then I will sort of arrive at a number, but the chimney issues, will this, specifically work on this smaller part of the project, will that stabilize the chimney?

Arika Perry replied, yes, it's supposed to be stabilization and then also repointing of it similar to one of the previous applicants, we have some of the bricks falling off the chimney in high winds. This would shore that up and make sure that it is secure.

Vice Chair Stoldal responds, okay, so it would go over the whole chimney, it wouldn't just replace the ones that are missing, it would fix everything along the way?

Arika Perry replied it would not replace all of the bricks, but it would replace the ones that were fallen and the repoint the full chimney, yes.

Vice Chair Stoldal responds, talk to me a little bit about the porch and the print room. If I get the image right, the porch is here and underneath that is, part of that is the print room?

Arika Perry replied exactly right. The balcony sits above the porch which sits above the print room. This has been an ongoing project and challenge for many years. We have recently done the balcony restoration work above the porch and then we also restored some of the railing on the porch but we did not have sufficient funding to be able to address the pitch of the existing porch decking which tends to cup at the walkway and leans towards the building and then also because of the nature of two layers of porch decking, there is an interesting seeping during high wind and rain and the pooling which is then puddling into the print room below us, below the porch, which is used for print making but also for classes, etc. Right now, it has been unusable for more than a year.

Vice Chair Stoldal responds, you also indicated that a portion of the decking, there is going to be a challenge there, because you are not sure what you are going to get when you pull up on the demolition or you said deeper investigation. Do you have a sense, and this is a guess, do you have a sense as you're pulling this stuff up, you're really talking about a dramatic increase in cost or something that you're going to be able to deal with?

Arika Perry replied, we actually have a fair level of confidence, as much as you can have for a historical building, because Mel Green has already done a limited structures report for the building that included the balcony, porch and print room work. We also had our contractor open the ceiling in the print room to investigate from below. That is how we know there is two layers of decking. There is only so much vertical dimension to pitch the boards, and through that very tight window, we know we have limited options.

Vice Chair Stoldal responds that is very helpful, thanks Arika and thanks the Chair.

The Chair asks for any other questions from committee members.

Commissioner Gail Rappa comments, I am trying to see in the budget breakdown, but if you have a sense of what the cost if you were to phase this out for just repairing and repainting of windows, on east elevation? I am not seeing it.

Arika Perry replied for the windows, the breakdown is \$44,500 for the east side façade. That is predominantly the 2nd, 3rd and 4th floors.

Commissioner Gail Rappa replies, thank you.

Commissioner Judith Simon asks, can you indicate, I was looking for the shed restoration and where that fell in your plans?

Arika Perry replied, it is \$6,700 and those tow sheds are I believe original to the property, one is next to the fire hydrant and the other one we use for storage. Both of them are deteriorating severely.

The Chair asks for any other questions. Hearing none, the Chair thanks Arika and asks if anyone is on from the North Central Historical Society.

Carla Hitchcock replies, not yet no one has come up.

The Chair state we will give them a minute

Carla Hitchcock asks for someone to raise their had if they are from the North Central Historical Society. Notices Dana online but cannot seem to unmute.

The Chair suggests moving on to Douglas County Historical Society and we will come right back to North Central and get that figured out. I see Dennis Little on, which group are you with Dennis?

Dennis Little introduces himself, as President of the Board of Trustees with the Douglas County Historical Society and is joined by grant Chair, Janice Beerwinkle.

The Chair asks if there are questions of Douglas County Historical Society.

Vice Chair Stoldal comments, the math is off by \$500 but the world is not going to come to an end. Its off by \$500 in the bid for materials, but this is a pretty solid project.

The Chair responds, I agree. Any other questions?

Commissioner Gail Rappa asks staff, is this organization in good standing for responding to questions up to this point.

Rebecca Palmer responded that this grantee has already received a grant in FY 17 cycle. They successfully completed the project and my only concern and maybe Dennis, maybe we could talk, we did have a little trouble on who to contact and responses were delayed. Other than that, no they are in good standing.

Commissioner Gail Rappa responds, great thank you. I am a little unclear, do the need of repair prevent occupancy or safe use?

Dennis Little responds, only a portion of it. The front porch portico has a balcony and we are in such concern that we have prohibited all staff and the public from using the upstairs balcony as a safety reason, so it does curtail our activities. We use our balcony to announce public events in the town of Genoa, we have a 400 lb. church bell that used to roll out on the balcony that now has a sign that says, “Do not move one inch”.

Commissioner Gail Rappa asks, how much do you anticipate the county contributing to this project?

Dennis Little responds we are just Douglas County in name, we normally receive, the whole organization receives \$10,000 from Douglas County, a political subdivision of Nevada for operating expense of our museums, but it is not a Douglas County political property.

Commissioner Gail Rappa, responds, Okay, Thank you.

The Chair asks for any other questions. Hearing none, he thanks Dennis and asks Carla if we can go back and pick up on anyone from North Central Nevada Historical Society.

Carla Hitchcock brings on Dana Toth.

The Chair asks if anyone has any questions of Dana.

Vice Chair Stoldal comments that this is another solid project and this facility the folks there really do a standout job.

Commissioner Gail Rappa states I agree with Commissioner Stoldal and this is one of those situations where I think they underestimated the costs, so I have the recommendations for above what they requested.

The Chair asks Dana, how comfortable are you with these estimates?

Dana Toth responds, this estimate came in from Sean Nye, owner of Pristine Painting. He is pretty much our go to guy here in Winnemucca. Our local resources are somewhat limited, and we could contract outside of town, but we are looking at paying per-diem. Also Mr. Nye is pretty confident. He has done a lot of work for me as a lot of small scale projects go here at the museum and he is familiar with historic buildings for example and I did put that in the application he did the full interior of the Humboldt County Courthouse recently and he is the counties go to contractor for the painting projects outside of the courthouse as well. I am confident in Sean's bid he put together for us as far as what we are looking at here.

The Chair thanks Dana and asks for any other questions. Thank you very much, sorry about the technical issues, but we got the worked out. That leaves us to project number 15, request from Lyon County regarding the Carson and Colorado Railroad Depot. Is there someone from Lyon County available? Linda, are you on?

Carla Hitchcock asks, Linda? I know she is calling in.

Vice Chair Stoldal comments, just think how knowledgeable we will all be one year from now with all these Join Me's and zoom.

Dr. Linda Clements introduces herself. Hello, I am Dr Linda Clements from the Historical Society of Dayton Valley, we work with Lyon County for a stewardship agreement for several buildings in Dayton. I am the program manager for restoration for the Carson and Colorado Railroad Depot.

The Chair thanks Linda and asks if there are any questions of the Commissioners.

Commissioner Judith Simon asks, if you were able to do this project as a phase in, what would be your priorities?

Dr. Linda Clements replied, I sent a revision. We are going to do some work before hand, so we dropped the budget by almost \$25,000.00. If we have to do without the restroom we can do without it and do the other items. The roof is very high priority. There is no way any volunteer could do it, it is a very steep roof. We want to preserve the existing original 1879 roof that we believe is galvanized.

Vice Chair Stoldal asks, Dr, the photographs show the building, at ones that are in the application, that the building is not sealed up. Am I seeing the wrong pictures? Is that building tight for outside. The wind, the rain, the hail and the snow?

Dr. Linda Clements responds, No. We are working on that with volunteers. We are going to try to do some of the work, but this is the work that needs to be done. We need to close it in. It is a railroad depot, so it is pretty hearty, but no it is not secure.

Vice Chair Stoldal asks, so if we are Talking about getting the roof done, the chimney, the doors and windows, would that secure that building?

Dr. Linda Clements respond's, we have to do some of the other things to close it up, like the electrical. We are going to have to do that. I'm looking at just the revised budget without all the details; so, we have got to do the roof, a lot of the exterior, probably the electrical because that has to go in the walls.

Vice Chair Stoldal asks, how much is that?

Dr. Linda Clements comments, John if you are listening, do you want to come on the phone and come up with a wild guest. I am not sure what you are asking us. We have been working on this thing 14 years now and we can remove the restroom and I am not sure how much more we can remove.

Vice Chair Stoldal responds, Well our challenge as you know, as you have been listening and you have appeared before this group before, is there is a lot of great projects, but sometimes we just have to nibble away at some of the elements and make sure we are taking care of stabilizing the building and protecting it as we move forward. Those are the kinds of things as I have said it before, the roof and doors and windows and those kinds of things.

Dr. Linda Clements replied, well the doors and windows were purchased, we just haven't put them in obviously. I'm not sure which of these things you can do if you don't do; I am not the construction person but I think we still would be pushing over \$200,000 because some of these things have to be done before you can seal it up. We are planning to do the electrical by not removing the inside, which is original but rather by the holes in the outside for example, in order to get some electricity in there, because obviously the original did not have electricity.

Commissioner Gail Rappa comments, I am a little unclear what Lyon Counties financial contribution or commitment is to this project?

Dr. Linda Clements replied, all of their permits, they have donated all of the permits. We are one of many buildings in Lyon County. It's not a wealthy county and a lot of this donation is from professional volunteers. But Lyon County has donated pretty much any of the efforts they need to make. Permits, inspections, running sewer lines, things that like, that is all donated or in-kind. It is owned by Lyon County and they have been a great partner to us. We had the option of owning it ourselves, but they were willing to own it because they can pay the bills before we can.

The Chair states he is in the same situation that Commissioner Stoldal is, trying to figure out the order of things and what needs to be done first. If we are unable to do the entire request. We will see what all the commissioners have to say, but any help you can give us in phasing in this project would be very helpful.

John Crowley introduces himself from the historical society and comments that we have been phasing it in for the last 8 years. We are at the point right now with volunteer labor, sealing up the building. We have the lumber and we will put in the work to put in the bath, the floor for the waiting room and install the doors and windows, which we have.

Linda Clements comments, we are going to need funding though because we need to do the roof. What they want to know John. I had it on headset, sorry he wasn't on the phone. They want to know what it would cost to seal it up, but we have got to do the roof. So, I don't know what we take out. We can take the bathroom out; I don't know if we could do the lift later.

John Crowley replied, we could do the roof later, it would prevent handicapped access to the building, but we obviously need to so the electrical before we button it up because it's in the walls and right now the walls are exposed. The roof and of course the chimney penetrate the roof, so we have to have that work done.

The Chair asks, the roof and the chimney work, how much is that?

John Crowley responds, the roof is estimated at \$80,000 and the chimney a little under \$10,000.

Kristen Brown asks the Chair if she may interject.

The Chair allows it.

Kristen Brown continues, I feel there are two different questions being asked here. One question is can we phase it in various ways and the other question is, what would it take

to seal the building. But if you ignore the second question and don't worry about sealing the building at this time, I do believe this could be phased to focus on the roof. That would involve the line items for trusses and rafters, and it would involve the line item for the chimney work as well and then of course the roof itself. And that way, at least the roof and anything touching or supporting the roof would be complete. Now that would not seal the whole building, because like Dayton has indicated, they want to do the electrical without disturbing some of the existing walls. So, the windows and the siding and all of that other work would not be done yet, it would not be fully sealed, but it would accomplish a phase.

The Chair comments, that is helpful.

Vice Chair Stoldal comments, Mr. Chairman, I've got the roof for some reason 95,600. Am I reading a different number here?

John Crowley, replied yes, remove and replace roof at 80,000, the trusses, rafters, and kickers which of much we will, we can undertake with volunteer work, because we have the materials on site to do that.

Vice Chair Stoldal asks, and the chimney, I've got at 8750?

John Crowley, replied, no its \$9,750, you have \$8,750 for labor and \$1,000 for materials.

Linda Clements comments, we have a lot of materials on hand, but we don't have bricks.

Vice Chair Stoldal asks, you have the doors and the windows already purchased and so the \$2,000 for that is that for labor?

John Crowley replied, that's for labor, that's, correct. In the revised budget thought that we sent this weekend, we said we could take care of the labor. We have volunteers on hand who can install the windows and doors.

Linda Clements comments, but we don't have the hardware. That is something else we don't have on hand. We have hinges. We don't have handles and things.

The Chair asks for any other questions of commissioners. Thank you very much Linda, that was very helpful. The next project on the list is Tonopah Mining Park. Is there someone on from Tonopah?

Carla Hitchcock states there should be a few people in attendance if they could raise their hand.

The Chair asks who the spokesperson will be.

Ann Carpenter responds, good morning, this is going great. That would be me. My name is Ann Carpenter and I am the chairman of the Tonopah Mining Park Foundation. On the phone with us and on the Zoom meeting includes another board member Steven Tibbals as well as Nathan Robison and a couple of his talented team members. Nathan has been a partner at the park and is a fantastic engineer and has guided us through multiple improvements at the park. As well we have Chris Mulkerns and she is the town manager.

The Chair thanks Ann and hopes everyone has survived all the earthquakes in the Tonopah area and hasn't left you with any damage.

Ann Carpenter replied, we only lost a couple of shelves in our visitor center which remains closed right now under Covid, otherwise the buildings and the structures survived quite nicely. Those miners really knew how to build those darn things way back.

The Chair responds, they did. This would be the appropriate time for Commissioner to ask questions of Ann and support staff.

Vice Chair Stoldal sees Carla motioning and calls on her.

Carla Hitchcock responds, I was just going to say that Commissioner Bill Marion left us with one question in case he did not make it back in time for the Tonopah mine project. If we could only fund one of them this year, which one would be your first choice?

Ann Carpenter replied, I think what I would like to do is take the approach of stability, well, stabilization, so I don't want to pick one over the other but would prefer to choose what improvements we need to make potentially at the ore house or then at the Silver Top and then the Desert Queen Headframe. I would look to those and guidance from Nathan and his engineering staff, with regards to stabilization and especially in light of the earthquakes, but if we had to phase the project, we would phase it with stabilization in mind first.

Vice Chair Stoldal comments, unfortunately Mr. Chairman that's not how the budget is broken down exactly. It's almost broken down into two elements, either the headframe or the trestle. It seems to me at this juncture that the trestle is clearly in need of, it's says "repairing the bridge is a necessity, its already been partly collapsed and needs to be replaced completely" So, are you talking about the trestle as far as stabilization or is there a dollar figure that you can give us that specifically focuses on stabilization of the project?

Ann Carpenter replied so the trestle is not exactly cosmetic, but it is cosmetic, there is two levels that come out of the Grizzly at this point and they are in major disrepair. The Grizzly at the Silver Top is not accessible to the public, neither is the Desert Queen Headframe or its hoist house accessible to the public for stabilization needs. I think

Nathan, if you want, you can jump in. I can see where you see Commissioner that we have broken the investment out, but we all have been talking about in this Covid environment and the fact that the State maybe has more limited budgeting this year, we've been focusing in our discussions amongst ourselves as to what we would focus on first and foremost. So, Nathan, if you could jump on and give some guidance, that would be great.

Carla Hitchcock asks Nathan to raise his hand so she can bring him on.

Chairman Bill Marion comments to the chair that he is now on. He does not have a camera on, but he does have microphone capability. I don't know why the camera is not working.

Ann Carpenter comments, also Chris, if you had anything to add to that as well, if Chris Mulkerns is still on, if not I will continue to jump in and give guidance to you guys.

Carla Hitchcock states she has added Chris.

Ann Carpenter comments, what we have been focusing on there, is the board just so you know is a stacked with a lot of mining industry professionals as well as a few historians and what we can do, is we bring the current mining, engineering experience to the table when look at each of the assets inside the park and how we can stabilize and improve the visitors experience there for the town. So, we have looked at these, both the Silver Queen and the Silver Top, with the eye of not only stabilization but also opening the buildings back up so that some of these buildings that have been closed off, can be accessed by the public. If I had to choose one and your budget was more limited then I would stick with the Silver Top Grizzly and its foundation, but I will quit talking and see if anyone else can jump in.

Carla Hitchcock responds, I have added Chris Mulkerns and I still don't see Nathan.

Chris Mulkerns asks if she can be heard.

Carla Hitchcock confirms she can be heard.

Chris Mulkerns comments that she gets Commissioner Stoldals point, the project title is Silver Top Trestle Rehabilitation and Desert Queen Headframe rehabilitation, but within the narrative of the grant, we are talking about what Ann was pointing out, and I think the preference of the foundation board was to stabilize the Grizzly and the trestle if we had to choose. That side of the project would be the choice. I hope that answers that part of it.

Ann Carpenter responds, and the Desert Queen as well Chris, thank you for that. The headframe, depending on the money we get granted from SHPO, we would then match that against funds that we are able to raise from the mining industry. Hopefully we will

be able to do as stellar as we did before with the Silver Top. We not only matched, but exceeded what you guys brought to the table or we more than exceeded the commitment we said we would bring to the table which allowed us to do an unbelievably brilliant job I must say because the team of Nathan and Simerson Construction really was able to pull a rabbit out of their hat and we were able to stabilize that silver top. We are hoping we are still able to leverage funds from the industry back into the park because they see this as a huge benefit for the stories that we tell, not only the historic stories, but also, we bring our interpretive signage forward so it talks about, this is what it looked like in the past and this is what we do now. I just seen someone from Robison Engineering speaking if you guys wanted to talk.

The Chair comments that we have a much better idea of where we are at. Also confirms we can now see Bill. Any other questions for Tonopah?

Vice Chair Stoldal comments, the question Mr. Chairman is really where we have to get to is a dollar figure, taking everything else away and just focus on stabilization. You are looking for \$250,000 plus, but there are other elements in there that are not specifically stabilization. What is your stabilization number for the Silver Top and the Silver Queen?

Ann Carpenter replied that would be about \$150,000.

Vice Chair Stoldal responds, thank you very much for all your work.

The Chair also comments, very good project.

Ann Carpenter replied, thank you very much, it's a pleasure to work with the town, I must say.

The Chair thanks Anna and asks for any other questions from the Commission. I will ask staff, Mark Bassett had indicated he had some timing issues to answer questions, is he available now?

Carla Hitchcock replied, I believe he is on, let me remove these others and I will get him on for you.

Mark Bassett introduces himself as the President of the Nevada Railway Foundation.

The Chair responds, Glad to have you on board. I'm glad we worked out the timing, I know you had other commitments today and I appreciate you taking the time to meet with us. You have two projects separated by some distance. The first is the northern Nevada railroad Transportation building which I assume is on the main property and the McGill Depot which I don't know is how many rails is between the two. Let's talk first about

project #17, the Transportation Building. I will now allow questions from the Commissioners of Mark about that project.

Vice Chair Stoldal asks staff if there are any outstanding grants for the railway?

Carla Hitchcock responds, one project has been completed, the other one There is an extension on the machine shop access rehabilitation project. That has been extended to July 31st.

Vice Chair Stoldal asks Mark what the challenge is he is facing there.

Mark Bassett replied the challenge is, it is a specialized piece of track work And because of Covid-19 our supplier had trouble putting that together. I have been in contact obviously with the staff , and the contractor and we should have that project wrapped up July 31st if not before.

Vice Chair Stoldal asks, Mark this is a bigger question for you, and I think many of us if not all of us on the commission have had a chance to visit And it's a large, large campus with Lots of buildings, you know there is limited funds. how do you make a selection on which parts of that railroad, whether it's McGill or making the track all the way up to Elko or another building, how do you make the decisions on that? Can you give us some criteria That you use, or do you already have a master list?

Mark Bassett replied I have a master list with a variety of projects. I am constantly looking for sources of funding to address different issues. One of the projects that we have right now is rebuilding one of our steam locomotives because locomotive 40 will be going out of services later this year, so I have been able to score some grants for that. I have been able to receive some grants for some track issues that we've had, so it's a rather sizable list and I am constantly looking for funding. We were very successful, we received a Southern Nevada Public Lands Management Act grant that added additional parking and a bathroom in the engine house for our visitors and staff with additional lighting, so I was very glad about that. Basically, I look at safety issues, operational issues and preservation issues.

Vice Chair Stoldal comments, let's get back to this particular one. More information if you could on the lower roof of the transportation building. The application says i's pulling away from the front of the structure. How much is it going to cost to fix that?

Mark Bassett replied, we believe it is going \$147,000, but what we are going to have to do, is disassemble the interior wall to see how that is exactly mounted to the building. They did a very nice job on the interior wall so we are going to have to Disassemble that very carefully and then It appears from looking at it There are large bolts that go through the

brick wall And we are in hopes that all we have to do is tighten up those bolts. But to get to the interior we are going to have to disassemble the wall.

Vice Chair Stoldal replied, Mark You have been with us through this before and you know what this Commission has to deal with. We have decisions to make whether we do McGill and wrap that up or start a new project here or we are able to grant a certain percentage of the funds. Is there a matching source for this project?

Mark Bassett replied there is a Matching source for the vault project. This is sort of two projects that duck tailed together. We have underneath my office here, in the Transportation building I have included pictures of the vault, the Original records of the railroad that date back to 1905. They are not properly stored, there is only access to that only one way. It doesn't have appropriate HVAC. We would have to take off the front wall of the building to do the roof. We thought that we would have to do a remodel, a do access to the vault from the inside of the building and weatherize the exterior vault door. We have applied for a Save Americas Treasures grant. The grant award was supposed to be in April , but because of Covid , it has been delayed. I can tell you that both of our Nevada Senators have written letters of support on that and also representative Horsford Wrote a letter of support on that Save America's Treasures grant. That would be the match on the vault part. On the roof part , that would be CCC HP funds.

Vice Chair Stoldal states he has one last question. If you move these records that are so critical and so important, where would you move them to?

Mark Bassett replied We would move them to an approved storage that has appropriate HVAC as we do the remodel and then we would bring them back and put them as they are supposed to be stored.

Vice Chair Stoldal asks if that would be in Ely?

Mark Bassett replied, yes, that would be in most likely East Ely here. About three blocks away there is a vacant storefront that was to be a pharmacy so it has Security there and we would store the records there while we did the remodel.

Vice Chair Stoldal thanks the Chair.

The Chair asks for further comments regarding the Transportation building.

Commissioner Bill Marion comments, given that there are items from the same entity can we talk about them both or do I need to wait to get to the next one?

The Chair replied, I am going to open the McGill depot for discussion now, so go ahead.

Commissioner Bill Marion proceeds, if we could only fund one of these would you have a priority?

Mark Bassett replied I would go with the Transportation building and I will explain why. We have been successful with the Sierra Nevada Public Lands Management grant. We have received two. The county commission recently voted to recommend the railroad for a third SNPLMA grant and that grant would focus in on McGill and opening up the track to McGill and finishing repairs to the building and that being said, SNPLMA was supposed to open about 12 months ago, and we don't have a date when it would open.

Commissioner Bill Marion responded, thank you very much, that is the only question I had.

Commissioner Gail Rappa states, I guess when I am looking at both of them and you are familiar to what we use when we are giving points, if we were to fund just McGill, that would allow you to stay open as a cultural building?

Mark Bassett replied, yes, that is correct.

Commissioner Gail Rappa thanks Mark.

Vice Chair Stoldal states, you have listed the streets there, something that you would like CCCHP to pay for, is that right Mark?

Mark Bassett replied, asked the Commissioner to say that again.

Vice Chair Stoldal replied, it looks like when I am reading this, that you also want the grant as a request of 196,200, and that would also be to fix the streets outside of McGill?

Mark Bassett replied, no, we are not requesting the streets to be repaired out at McGill. The \$4,000 that is there is for street repair. What that is for is we are going to have to cut into the street to bring the water and sewer to the building.

The Chair asks if there are questions of either project for Mark? Hearing none, he thanks Mark and states that we will move on to the City of Ely, City Hall. Is there someone on from the City of Ely. I see the Mayor; he will need to unmute.

Mayor Nathan Robertson introduces himself and thanks the chair for having him today.

The Chair asks for questions from Commissioners.

Vice Chair Stoldal states, I was very disappointed. I was really looking forward to reading the Historic Structure Report from 2017. It was not a part of the application. Is that online somewhere?

Mayor Nathan Robertson replied that he believes it should be with the State Historic Preservation Office.

Vice Chair Stoldal comments that he went to the City site and couldn't find it. Rebecca or Carla?

Mayor Nathan Robertson states, no, it's not on the City site.

Rebecca Palmer responds, we can certainly make that available to you sir and the other Commissioners.

Vice Chair Stoldal replied, just as a personal side and maybe too some of the other Commissioners, even though we received 3-4 thick binders to go through on these applications, there is still a great benefit of reading the history of the communities and these buildings and it would be nice if we could have access to that historic structures report. Concrete is mentioned in the application. Is concrete or stone proposed for the replacement of the seals and the caps?

Mayor Nathan Roberts replied we are proposing to replace the seals and caps with like materials, so it was concrete initially and it will be replaced with a form of concrete.

Vice Chair Stoldal asks Carla or Rebecca if that is right.

Rebecca Palmer asks Kristen Brown to fill in.

Kristen Brown replied, my understanding that the seals and caps were a type of cast stone. We don't know the composition exactly, I can certainly check the structures report, but those details can be worked out with the applicant during the finalization of the scope of work.

Vice Chair Stoldal asks, the masonry repair is at 35,000, the window repair is 35,000. Are those estimates or were there bids received?

Mayor Nathan Roberts confirms that they are estimates based on prior projects and that no bids were received.

Vice Chair Stoldal comments, the application also says the extent of the work will not be fully known until after the work has started. What are you dealing with here?

Mayor Nathan Roberts replied, what I am alluding to there is just what is common vicissitude in any project on a historic structure where we don't have any "as built" plans as we remove some of those seals and things to make repairs, there is a chance to find other issues. We are not anticipating that, except to anticipate this is generally the case.

Vice Chair Stoldal asks if city staff will be doing the work?

Mayor Nathan Roberts replied I will be the project manager and city staff will be assisting me in that, but the work itself will be done by professionals who do that sort of thing.

Vice Chair Stoldal comments, I assume you are using the best practices and follow the Department of Interior Standards?

Mayor Nathan Roberts replied yes, as you see in the application there and you noted you didn't have a chance to read it, but the last grant that we did have from the CCCHP was a historic structures report and we are using that as a basis for continuing work going forward here to comply with the Secretary State Standards.

Vice Chair Stoldal responds thank you very much and for your help and wanting to preserve the integrity of this building.

The Chair asks for further questions. Hearing none, thanks Nathan and asks to move on to Goldfield Historical Society, The Goldfield Highschool project. Is someone available from Goldfield?

John Eckman introduces himself as calling in by telephone.

The Chair confirms, we can hear you well. Any questions of the Commission? I can start. Is it correct, my reading of the budget, the roof project without the skylight is about 216,000, is that correct?

John Eckman asks are you talking about the 100%, 50%, or just the skylight, light shaft and flat roof?

The Chair states, 100%, what would that cost.

John Eckman replied 100% of the grant funds requested would be 379,000.

The Chair responds, there are two others. You broke it down into three choices, right?

John Eckman replied, its two choices. Its either 100% single project or 50% current and then 50% hopefully the next grant go around two years from now.

The Chair asks, and that is how you got to the 216?

John Eckman replied, let's see. The single project would be 379,000 for the grant and the first half of the 50% project would be 242,000 and then because there is a must do number one component, so then the second 50% which would hopefully be funded in 2 years it would be 170,000. Of course, this is just an alternative single project or an alternate 50% now and 50% two years from now, or it could be funded in another way, where its 70% now and 30% two years from now. I wanted to give you folks a choice.

The Chair responds, given the resources in Goldfield, not doing it now, will it add to the costs later?

John Eckman replied, yes and you can see that, at the future project we are looking at about \$33,000 additional cost.

The Chair replied that you would incur because they didn't do it all at once?

John Eckman replied yes, because the economy scale of course, the materials and supply purchase and the logistics of moving on and off from Las Vegas in this case. We are talking about a 3-3 ½ hours' drive, so yes there is a cost to putting it off, specifically due to the remoteness of Goldfield from population center.

Vice Chair Stoldal asks, what is the condition of the upper wall and chimney?

John Eckman replied the upper, upper walls in some cases are in reasonably good shape but may require some pointing and I think in at least two cases, the stones are starting to move. The upper wall being the wall above the top of the third-floor ceiling which you can see in the attic. It's about a 3 1/2-foot wall that extends up above the main structure all to support the roof rafters.

Vice Chair Stoldal comments, one of my other questions then was, how did you arrive at using a metal roof opposed to use the cheaper sort of shingles.

John Eckman replied, we are adhering to the Secretary of Interiors 106 standards and the original roof was a standing seam turn which is a plated steel roof. That is on the slope, it's about a 40% slope I guess and then in the center of the building, the flat roof is also steel that was soldered together. This roof is 113 years old. The standing seams and flat on top are all original roof.

Vice Chair Stoldal asks staff if there are any questions or issues there? Are we talking about taking the old metal off and putting new metal in?

John Eckman replied, yes, as a matter fact it has to be because so much of the metal is coming loose from the wind and lack of maintenance. Its ripping free. We just had another loss just last week. A section over the front door. What happens, you get a small leak and it gets between the seal of the roof and the wood sheathing and starts loosening the metal fasteners. It wets and dries and wets and dries and then they become loose and then wind starts picking up the sheet metal roof and you wind up with a major problem.

Vice Chair Stoldal asks staff to jump in with thoughts between a less expensive roof covering as opposed to replacing the metal.

Kristen Brown states that she does not believe that we received confirmation that the metal seam was original to the building. I would like to see that documentation and see how we know that it is original and if it is then that is correct. The Secretary of Interior Standards would ask for that material to be replaced in kind. That would be the preferred method to interpret the Secretary of Standards for a metal roof. I do have one comment about phasing, and I will just note replacing a roof is not a phased activity. It really needs to be done all at once, so I don't think it's possible to split the roof into now or later. I think it's the roof or not the roof in order to do a really good job with it. I hope that answers your question.

Vice Chair Stoldal responds, and John your 100%, 98%, 95%, that the roof is original?

John Eckman replied yes, if you look at the historic structures report done by Mel Green and Alan Stigler, dated 2011, it does in fact indicate that it is the original standing seam turn metal roof.

Vice Chair Stoldal responds, so to address the question of you can't replace half a roof, what is the difference between that and your secondary proposal which has a phase one, phase two.

John Eckman responds, my appendix A, page 10 of the grant application, item number one, it says that it is necessary that the flat metal roof be completely replaced. Very quickly, although I may be oversimplifying, the roof on his building is sort of like a truncated pyramid. It has about a 40 degree slope standing seam roof all the way around and then the top is about a 25-30 foot square, a flat section and in the middle of that, is the skylight and then light shaft and that is all supported by a structure below which consists of timber, trusses and various all sorts of supports. That must all be done at one time, but Mel and I had a discussion about the standing seam roof and we were thinking that maybe it could be replaced in sections if there were no other way to do it because it is a standing seam roof. But of course, replacing the whole thing would be much better, it reduces the chance of leakage in the final job and reduces costs overall.

Kristen Brown I think I understand a little better on what you mean by phasing the roof now, thank you for explaining that. Maybe we could ask Mel Green to chime in since he is on the call. I think that of course replacing it all once is better, but I would be interested to hear what Mel thinks about a phased approach.

Melvyn Green comments our idea was to get the systems that have settled and get that flat roof done so we can button it up. I think the metal standing metal can be done in sections. The preferred thing would be to do it all at once. The building then gets weatherized and we can walk onto the next phases of it. But we did discuss the options at some length. The key point is that a single state project logistics as John said is the most economical way. I will leave it at that.

Vice Chair Stoldal thanks Mel and the Chair.

The Chair asks for any other questions of Goldfield. Hearing none, thank you very much.

Commissioners, we have five projects left, we could work through, probably take us an hour, and then take a lunch break and an opportunity to do budgets. Would you prefer to take a break now, or go ahead and work through for the next hour?

Commissioner Gail Rappa comments she would like to work through the hour.

Commissioner Judith Simon comments that she would prefer to take a break now, but we will work with whatever we can.

The Chair asks if Judith would like a short break or a lunch break.

Commissioner Judith Simon replied a lunch break, but it doesn't have to be long. Maybe 20 minutes.

Vice Chair Stoldal comments that he could go for a 30-minute lunch break.

The Chair replied we will go ahead and recess for a 30-minute lunch break.

The Chair Recessed the meeting at 12: 12 pm.

The Chair resumed the meeting at 12:42 pm.

The Chair asks if someone from the Western Folk Life Center is available.

Russ McMillen introduces himself as the building Chair for the Western Folk Life Center and he put the proposal together.

The Chair thanks Russ. We are on item number 21, do commissioners have questions of Russ regarding this project? Russ, have we funded, you've don't this roof before, is this just repair, or did you replace this roof at some time?

Russ McMillen responded; it has been a long time. The conditions report that we got on the roof was very poor. Two of the sections need immediate replacement. I'm afraid flat roofs being as they are, I'm familiar with one of my own, that split down the entire length of the building and caused water damage into the interior of the building, which was pretty substantial, so we are hoping to avoid that kind of problem. We have been patching it but now we are showing some leaks in various areas again and it is very disruptive to operations, we are worried about the archives and other things that are contained in the building.

The Chair asks if it is a local contractor that is there that they worked with?

Russ McMillen replied, no it isn't. Elko unfortunately has a shortage of roofing contractors. I contacted six different roofers. Elko doesn't have a commercial roofer, at least not at the time we put this application together, I don't know about since. But who is capable of doing the membrane type roof that we are looking for? Out of the six that I contacted; most were not even available for the area. I called roofers in Salt Lake, Reno, and Twin Falls, all who are part of our business network area you can say and that we got one response. We were very happy with the response however; he did a very thorough job. If you have had a chance to look through his proposal, it was exceedingly well done. We were quite delighted.

Vice Chair Stoldal comments it was very detailed but some of the math did not quite add up, the applicant lists the roof material and the overlay cost at 113,900, when it actually comes to 109,700. To me the bottom line is one of the areas that you say that you will pay 10,000 for roof material and another 10,000 for labor for a total of 20,000. I didn't quite understand that.

Russ McMillen replied that was what we proposed for the cash match on the face of the application, so we split it between the materials and the labor. Part of the requirements were to break out the materials from the labor, so we just split ours down the middle. We are very much aware because of the unknowns as you have discussed on other projects, the unknowns with roofing we could end up replacing a substantial amount of the decking if there is water damage. We know there is a potential for higher costs than we are showing here. That is why we have included a relatively robust contingency.

Vice Chair Stoldal replied, that was my next question, the robust is a 22,600 which would bring the roof repairs to 109,800 or if we dropped it down to 10,000 then we could bring the roof repairs at 97,200 including in the fine print there, there is a bidders discount of \$1800.00 which I think you need to include if we are going to really try to bottom line this figure. You talked about the caps mainly for aesthetic purposes, but isn't there some question if those caps are actually a critical part of the repair or could we take the aesthetics part out because, how tall is that building?

Russ McMillen responds, its three stories and a penthouse on the top which is a very small portion of the buildings footprint for the fourth story.

Vice Chair Stoldal replied, I guess where I am going is as we whittle away at everyone's budget down to the bare essentials, the things that are so fundamental to stabilize and protect these historic structures and the work that is done, is can we even move out the money for the 2,000 for the wall caps?

Kristen Brown comments, in my opinion, I believe the metal caps should remain in the scope of work because they do often function as a type of flashing. If the roof membrane becomes vertical as it goes up the back side of the parapet. The cap then goes over it

and thereby water does not go underneath that flashing that goes vertical. I don't know if that cap is serving this function or not, I'm just saying that in many cases, that cap does serve as that function.

Vice Chair Stoldal asks Russ if he could answer that question.

Russ McMillen, replied actually the caps in some cases would probably be physically capable of shedding water, but we figured for the cost, while we were doing it, we would put new ones on there and not take a chance at holes in those caps or thinness and weaknesses in the caps. It would end up causing us water damage anyway. We are anxious to get past this water damage issue. In fact, I should say also, that the reason we added the, there is a stucco walls on the roof of the penthouse if you saw the pictures, we included a re-stucco. It's not a large job, its \$8,000 or something, but we suspect if you look at those pictures, there are some substantial problems with the stucco which we also think is contributing to the water. It is very difficult to know exactly where the problems are coming from. We think that if we can get that done we would be able to, if we can get this whole project done, we can get to the interior where we have 18 other projects to get working on.

Vice Chair Stoldal replied, I am with you on roofs, I think that is important. One last question is the 60-mil upgrade. Is that necessary? We want to have a roof, so we don't have a problem later on, but is the 60-mil upgrade essential?

Russ McMillen replied I would not say it is essential, but when you look at a cost of \$28,000 on one of the zones, for 45 and then add only \$995 for the thicker one, its...

Vice Chair Stoldal replied, a no brainer?

Russ McMillen replied, yes, I didn't want to say it, but yes.

Vice Chair Stoldal thanks the chair and thanks Russ.

The Chair asks for any other questions. Hearing none, thanks Russ and asks if someone from Carlin Historical Society is on the line.

*Unable to identify anyone from Carlin on the line, the Chair moves on to project #23 and will come back to check in with Carlin.

The Chair asks if the caller on the line from the Neon Museum can introduce themselves.

Bill Lee introduces himself as Facilities Director along with Jennifer Kleven.

Jennifer Kleven introduces herself and she compiled the grant.

The Chair opens questions to the Commissioners regarding the Neon Museum.

Vice Chair Stoldal replied this was a challenging application. I read it over three or four times and still didn't quite get it. The applicant is asking for a half million dollars, \$551,000. If I read the grant correctly, this repair project was sent out to bid or wasn't sent out to bid?

Bill Lee replied, yes it was actually sent out to bid. It was a couple years ago now. We have to get the updated figures though. It has been in progress for a couple years, but it has been delayed. We found out the original bid was not accurate based on the unique characteristics of the building. Its very labor intensive as you can see the labor is about 400,000. If you are familiar with La Concha, its curvy linear, it will require special scaffolding, so it's not a regular surface to work with and of course there was some computational errors as to how much material there was going to be as well in terms of that wavy roof.

Vice Chair Stoldal replied, I didn't see the update bid. I saw a series of communication I believe between Jennifer and the proposed person, but there was no hard core, here is the budget and here is the bid. I did see that number of the 400,000 for labor and 100,000 for material plus the flying back and forth of \$25,000. I was surprised that there is nobody with all the unique architecture we have in Las Vegas and in Nevada, there was no contractor, nobody here in our community? We understand the shell, we understand the La Concha. This commission funded the moving of the unique Paul Williams architecture over to the Neon Museum, but they are not that unique. They are pieces of architecture. We can only find this person back East?

Russ McMillen replied, its actually in the West.

Vice Chair Stoldal replied, I'm sorry, Colorado or Montana.

Russ McMillen replied, the engineering firm is a national firm and the office that is helping us is out of the Denver area.

Jennifer Kleven comments, if I could elaborate on WJE, years ago we received a grant to do an assessment to see what was going on with the roofing. We were recommended by a former consultant to seek a quote from WJE. They ended up working very well with our grants, and they came out and conducted that assessment. When we looked at the assessment and figured out what we would need to move forward, we naturally reached out to them because we already developed a great working relationship. That was in 2015. At this stage when we applied, the last round of grants they were the ones that developed the costs that though would be associated with it which was very low. That is our reason for sticking with them. We already invested \$25,000 in their services; they know the project at this point in time.

Vice Chair Stoldal replied, here is my challenge and I am only speaking strictly for myself. I don't have \$551,000 for this project. As we go through each of these projects I am looking what we can do to stabilize, make sure there is no more damage. Are you saying \$551,000 or nothing?

Jennifer Kleven responds, no, the quote is for the entire roof, but the roof is a specialized membrane that wraps underneath and into the ceiling of the interior. So that a holistic price for the roof and the underneath materials. We are able to phase this project and start with the roofing membrane and continue the project underneath when we are able to raise enough funds to repair that area.

Vice Chair Stoldal asks, and that dollar figure is?

Jennifer Kleven replied, is the total amount that was estimated by Adrian at WJE the 499,500.

Vice Chair Stoldal asks, so it's not the 551, its 499?

Jennifer Kleven replied, I'm sorry, that is the cost for labor and materials and there are additional fees for engineering, for WJE to come out and manage the project.

Vice Chair Stoldal replied, I'm sorry I think I am confusing myself and I am confusing you. The 551 is for the total project?

Jennifer Kleven replied the total project cost is \$653,778.

Vice Chair Stoldal asks and you are asking this commission for how much?

Jennifer Kleven replied \$551,135

Vice Chair Stoldal asks can that be phased.

Jennifer Kleven replied, it can yes.

Vice Chair Stoldal asks and what would the first phase cost?

Jennifer Kleven replied we would need to source updated figures.

Bill Lee replied, I'd be guessing at it. Probably at least two thirds of it is going to do the exterior and the interior on the underside is less critical. It can be deferred. What we need to do is make sure the building is whether proof, so I would have to get updated figures for that. The vast majority of the project is the exterior membrane. It's a total removal of the existing coating or layers of paint or whatever it is, so it's a strip and then reapply.

Vice Chair Stoldal asks, is it roughly two thirds of 637 or 551?

Jennifer Kleven replied, probably two thirds of the 653 figure.

Bill Lee replied, doing this in phases we will incur additional travel and additional personal because he interior would require scaffolding as well. It would be doing two set ups, so actually the combined figure of phasing we would anticipate being more that eating the entire elephant so to speak right now.

Vice Chair Stoldal replied we understand that as we have gone through lots of projects throughout morning of the cost of phasing, it increases. But what I am still trying to get at is what would it be if we did it in phases. Is it two thirds of 653 roughly?

Bill Lee replied, I would say so.

Vice Chair Stoldal asks if someone could do the math on that as he does it by hand.

Commissioner Patricia Olmstead comments, 489,000.

Vice Chair Stoldal asks what happens if this grant is not funded, even at two thirds.

Bill Lee replied, we will have to continue with the surface and see how more monsoon rains we can have. We do have some spalling at the lower end towards the ground. We will continue to monitor how the membrane bubbles. We know we are getting atmosphere underneath that.

Jennifer Kleven replied we will seek other sources of grant funding and other sources of fundraising.

Vice Chair Stoldal replied there is also question about challenge of the sprinkler system at the bases. Is that being dealt with?

Bill Lee replied, yes we are cutting back the plants and removing the irrigation that is affecting the building and that foundation.

Vice Chair Stoldal replied, Mr. Chairman and the Neon Museum which is clearly a serious and important and valuable asset has really done a great job. Since they opened last week, they have had a full houses day in and day out, so it really is a place that saves and displays the neon signs. It's a great place. The challenge is the dollar amount.

Commissioner Judith Simon comments, I was able to do the virtual tour of the museums, so thanks for the museum for putting that together.

Commissioner Bill Marion comments, first I need to ask from our attorney. I was the chairman of the board of the Neon Museum during the period of when the building was being

reconstructed and through its opening of as a full-time museum. I do not believe that I have a conflict of interest because I am no longer officially affiliated with them, is that correct?

Attorney General Craig Burkett replied, I think as long as you don't have an ongoing relationship, you are fine.

Commissioner Bill Marion replied, I do have one other question. I understand you have \$25,000 into this other engineering firm and they know they are building, but have you thought about soliciting a bid from a local engineering firm, a local contract that might save you that \$25,000 and more.

Bill Lee replied, we are open. Any recommendation anyone may have for local firm to be involved. Our assumption is that if we start with a new firm, we start with a new engineering study as well. Any kind of sampling that is taken from the building, ultrasound studies and so forth.

Commissioner Bill Marion replied obviously my heart is with the Neon Museum. I echo Commissioner Stoldal's concern that we have very limited funds and we want to be sure that those funds get leveraged as much as they can.

Vice Chair Stoldal replied, are you saying that the engineering study that you don't own the engineering study?

Bill Lee replied, no we do. We paid for that in 2017.

Vice Chair Stoldal replied, I'm not sure we would need to start from scratch. Thank you Mr. Chairman.

Bill Lee replied, okay.

The Chair asks for any other questions. Hearing none, we would like to move back to the Carlin Historical Society and see if anyone is available now.

Carla Hitchcock replied that no one has come on and I emailed the contact and I have not heard back. If they are they can raise their hand now.

Vice Chair Stoldal replied, Mr. Chairman, if they are not on, I would still like to address their application.

The Chair replied, certainly Bob, go ahead.

Vice Chair Stoldal comments, it is long overdue that Carlin has a facility, a place to reflect its important history to the transcontinental railroad to what it does today. I went online

and looked at this group. This is a sincere solid group and I was to the point that I was looking at their 5 year plan that was included, and was going to suggest that not only do we approve this, but we add \$10,000 to repair the brick in the building, and another \$10,000 so they have an ADA bathroom. This is really a solid organization and would encourage it to move forward by supporting their grant and maybe giving them a few more dollars. I'm sorry they are not on; I would like to pat them on the back publicly. I support this and I plan on putting in \$58,000. Thank you very much for your indulgence.

The Chair asks if there are any other questions before we move on. Asks Carla to let them know if anyone from Carlin shows up on the call.

Commissioner Gail Rappa, comments she wants to second Commissioner Stoldal and would love to see Carlin have some funding to support their cultural organizations there.

The Chair thanks Gail and moves on to project #24, the Thunderbird Lodge. Is someone from the Thunderbird Lodge is available.

Bill Watson greets the Commission and SHPO Staff.

The Chair comments, I would like to thank you for in advance for your great offer through an anonymous contributor to put up some matching money for some of these folks. We understand you could use that money directly but it's very nice of you to spread that money around to the rest of the state. We all appreciate it and so do the applicants.

Bill Watson thanks the Chair and to answer Commissioner Stoldal's question from earlier, there are two \$10,000 grants available and six \$5,000 grants.

Vice Chair Stoldal comments, great, thank you.

The Chair states now is the time for questions of the Thunderbird Lodge Application.

Vice Chair Stoldal replied, Mr. Chairman, just a couple quick questions, how are the costs detailed in your budget Bill? Are there bids?

Bill Watson replied, most of these were prepared with the assistance of Abstract Masonry out of Salt Lake City who had done preservation masonry on the Thunderbird Lodge previously. These are initial project estimates and the not to be construed final cost, we expect they will approximate the actual cost, rather closely.

Vice Chair Stoldal replied, If I am looking at balcony, Dryfus and windows am I looking too far away from the important issues?

Bill Watson replied, no, obviously everything is creating water penetration. This is kind of a smorgasbord project of water penetration matters that can be broken into parts. For example, if you took upper balcony stone material cost and upper balcony labor costs, you could combine those two to create a project within the project. Obviously the 1939 windows need to be refurbished, but we could separate the windows from the remainder of the building envelope and create two projects that way.

Vice Chair Stoldal asks, does staff have any concern? The issue maybe windows. Some of these windows are newer windows and the newer ones are the ones that are falling apart as well?

Bill Watson replied, yes, some of these are newer windows and sadly, the newer the window, it seems the earlier they fail.

The Chair asks for other questions of the Commissioners.

Commissioner Judith Simon asks, the newer windows, were they part of the addition that was done? I am wondering if it is still part of the historic preservation idea.

Bill Watson replied, the newer windows are above historic structures in many cases. Understand they built new structure on top of old structure, so newer windows that are failing above a historic structure cause water to flow down into the masonry, into to the historic elements of the building.

Commissioner Judith Simon replied, as a follow up, the newer windows, do they need to follow the original building, do they need to be replaced with the same kind of windows or is there another fix that would be more economical.

Kristen Brown replied, in general if it's a historic window in the historic part of the building then yes, it has to be retained and repaired, rather than replaced. If they had to be replaced, then replace in kind, perusing to the standard. If is in the addition, the Dryfus addition, or the Dryfus connector, then these are 1970's windows and the standards would not be as strict for what type of windows would go int here place. Of course, we would want them to be compatible and similar, but not maybe exactly the same as the 1970's windows. That is something that we can certainly review the specs for when we have more information and the planning got a little further along. Does that answer your question?

Commissioner Judith Simon replied, yes thank you.

The Chair asks for any other questions of Mr. Watson.

Bill Watson comments that a commissioner earlier had expressed concern about Thunderbird receiving money and passing it on to another applicant, I believe Jay Howard addressed

a quantity of funds. Because State Parks and Red House is a near and dear project to us, we had a donor who wished to donate to that, but could not contribute directly to State Parks, because they were not a public charity. So that donor contributed it to us, and we simply passed along the money. That is going to happen again as a match to your consideration to the Red House project in this round as well.

The Chair thanked Bill. That is good to know for the record. We will now move on to project #25, the Prospector Episcopal Church. Is there someone on the line?

Heidi Swank introduces herself and Tia Mittelstadt on the line. I am with Nevada Preservation. We came onto this project in January and kind of are picking up some pieces of grants that were awarded in previous years. Tia Mittelstadt shares the steering committee for the restoration of St. Pau the Prospector. If I might give you one update that I realized happened after I submitted the grant, we have a Save America's Treasures grant for this project for \$153,000. The previous grant writer had stated the match for that was a two to one. We were contacted by the National Park Service and were told it is a one to one match. So that's 153,000 match to the Save America's Treasures grant. Just a quick update, my apologies.

The Chair asks, Heidi you need to raise \$153,000 just to get the match money, is that right?

Heidi Swank replied that is for one of the grants. Were also been accepted into the Sacred Places program for a grant up to \$125,000. That is also a one to one match. So, across those two federal grants, it's a \$278,000 match.

Vice Chair Stoldal asks if there is a specific proposed budget for the new roof and what is the condition of the foundation of the building.

Heidi Swank replied for the roof, the budget that we gave you is estimates. They were a budget that was put together in 2017, as part of the Historic Structures report that was done for the building. From 2017 to 2020 there has been some inflation and we worked with Mercedes de la Garza to update those estimates to 2020 amounts which you see in the grant. The foundation is actually part of the phase 2 for the project, there are some minor issues with the foundation but the most part the historic structures report found that it was pretty solid for the age of the building.

Vice Chair Stoldal asks for the new roof, the budget is just round figures?

Heidi Swank replied for the roof it is 375,000 total and we are asking for a state share of \$150,000.

Vice Chair Stoldal replied if my math is right, this is a 144-year-old building. Has Mel Green or anyone done a seismic evaluation/inspection of this building?

Heidi Swank replied that she has a message in to ZoAnn Campana who did the historic structures report to confirm with that. I know there has been a lot of assessment of the foundation of the building and also some of these changes like the replacement of the roof is to better stabilize the building just because of the high winds that you get up in Virginia City which is part of the reason the roof is so expensive. It's going to be basically a horizontal structural diaphragm to help with the seismic stability of the building.

Vice Chair Stoldal replied where I am going with that is, I would really question, the idea of putting money on a roof before we know quite frankly if this building is structurally sound before we invest a couple hundred thousand dollars into it. I think I would start with a seismic check up on that building and the foundation. I think you already answered one of my questions, this is not a bid, the new plywood diaphragm, insulation, roofing, that is just an estimate?

Heidi Swank replied yes.

Vice Chair Stoldal replied if I understand this right, the main, according to the grant application, the main aim is returning this building for a place of worship and getting the local community involved, is that correct?

Heidi Swank replied yes and we are also working with Sacred Places so they help with churches to become shared spaces, and to re-think the use of the space in order to ensure going forward these buildings also bring in some income in order to keep up and pay for the maintenance of the building. We were supposed to have a training in April that got delayed with the steering committee at the church, and in June Sacred Places had planned to come out to do a workshop on space sharing in the building. So that program provides a lot of support on how to re-use and re-think the building. Unfortunately, with Covid, that got delayed also.

Vice Chair Stoldal replied so if I understand that 125,000 is not a capital grant, it is more of a support services, training, planning, those sort of things rather than capital funding.

Heidi Swank replied the dollars that come in are for bricks and mortar. In addition to that you get support from the organization.

Vice Chair Stoldal replied it's my understanding looking at their site it was either support services or capital. They were separate grants.

Heidi Swank replied that is not a grant that was given to this organization, that was before we came in. We have been working with Sacred Places and that was what they have told us.

Vice Chair Stoldal asked how much is left of that grant?

Heidi Swank replied none of it has been touched for either of them. There was a volunteer running the project and got overwhelmed and the Nevada Preservation came in in January and we have been working with the Park Service and Sacred Places to get those back on track, we are on a good schedule so things are moving again for the project.

Vice Chair Stoldal replied the last question is, \$375,000, what could be part of the first phase?

Heidi Swank replied for the roof, it's difficult to do a roof in phases, I think that for us the roof and the electrical are the most important pieces. The roof for the stability and maybe Ms. Brown could speak to that too, it will be very difficult because we are going to remove the roof and put in pieces to stabilize the building. It's hard to do that in pieces. The other big challenge is that this has some absolutely amazing knob and tube wiring that is fully functional, but scares everyone because it is going to start this building on fire. We need to have new wiring. Currently they only use one tube of this knob and tube wiring and only on special occasions, they actually cannot have anyone in the church because of fear of turning on the electricity.

Vice Chair Stoldal replied we are faced with a challenge that we may not have the \$375,000.

Heidi Swank replied if I could suggest some options, if there was funding for the roof and electrical, so including those two prices and then figuring out what the contractor and the architect would be, that would get us to \$223,500. That would get those two, the roof and electrical, the big two life safety pieces and plus retain our architect and our contractor to do that work. I feel like if we have to, the electrical, is, we can't really go in the building much because there is no useable electricity that is safe.

Vice Chair Stoldal asked how much is the electrical?

Heidi Swank replied that is \$45,000.

Vice Chair Stoldal thanks the Chair and thanks Heidi.

The Chair asks for other Commissioners questions and if anyone from the City of Carlin is on the call.

Madison Mahon introduces herself as the City Manager for the City of Carlin. I apologize Ella had a medical emergency and was out of the office today. I just quickly reviewed the application and hope I can help answer any questions that you may have.

Vice Chair Stoldal comments, first, thank you so much for this project, the Carlin Historical Society, it's long overdue in Carlin to reflect the importance, that the community has had from its earliest days of the State of Nevada. Even before that. The request is for \$38,639. It seems there is a couple of other important, one is stabilization and that is

the bricks. Can you give us some sense of what the brick challenge on the exterior of the building?

Madison Mahon replied, yes, from my understanding there is some deterioration on the exterior of the building which consists of the brick walls and those wood cornices and brackets. And the main concern we have is that they are not well protected, and we are concerned about future weather deterioration so that is the main part of this grant application. The concrete and the new construction of the brick exterior wall. Ella did indicate that she plans on having the cornices and brackets repainted after they have been maintained and sustained, but I think their main concern right now is future viability of the building. We don't want to do any topical or paint over something that is deteriorating underneath. So, I think that their main concern is stabilizing the building and also that goes with the sidewalk repairs outside. The concrete sidewalk is in pretty poor condition and we are worried about access to the building and particularly ADA access to the building and that is part of what the application is for as well.

Vice Chair Stoldal replied, the short-term plan that is there for the next year, next two years, converting the two existing restrooms into one ADA modern restroom. Has there been a bolt of energy? Carlin has a tremendous history, what brought about this, the last couple years, interest in creating a museum so to speak.

Madison Mahon replied Ella has been working really hard on this project. She brought this before the City Council and a lot of this has come from our recent history with the Chinese Americans and with the railroad, all the railroad history with Carlin. We had someone making a documentary in town and that just spurred up so much interest and we have had a lot of support of regional museums as well who have been offering up their help as well, so kindly. The community has really rallied behind Ella and the historical society board. They are one of our most active boards. They are very involved; they get together on a regular basis and they put together a fantastic strategic plan of how we want to move forward with encapsulating Carlin's incredible history. I think this does a very good job. They had a few events at this location, so it is stable enough to host some people on occasion. Obviously it is not up to our standards of being ADA accessible, but during our July Fourth celebration last year, they had a temporary opening where they had some of our Chinese railroader exhibits displayed. Everybody was so excited about it, so many people donated to the cause and came to see it. They were just hoping we could get it open on a regular basis. Typically, we are only seeing it opened about once a year right now. We are hoping we can restore the building and make it a museum accessible by all for more than just one or two days on a weekend.

Vice Chair Stoldal replied thank you very much for all that work. Thank you Mr. Chairman.

Commissioner Gail Rappa commented thank you. I'm sorry that the Director couldn't be here today because she has obviously done a lot of work. What is Elko counties participation or financial commitment to this project.

Madison Mahon replied that I don't know. I'm sorry, I don't have an answer in front of me. I would have to get with Ella on that. I am reading her project support and financial section, but I'm sure you have that in front of you, so I would be happy to get an answer and email it to you as soon as possible.

Commissioner Gail Rappa replied okay, I am not needing exact numbers, I am just wondering have they volunteered their support or their staff as far as helping with this project?

Madison Mahon replied the Elko County Recreation Board, we do have a council member on that board, and they have been incredibly supportive of our endeavors in the past. I can't speak to this exact project, but the recreation board, we're continually getting funding from them for recreation events and advertising around the community, so I know they likely would be supportive of this project.

The Chair asks for any other questions and thanks Madison for joining us today. That completes our list of applicants. If staff could get staff to chime in on technical aspects on how you would like us to submit our budgets, we would submit a budget, staff would compile those, then the meeting would come back to order again so we can discuss those budget proposals, how are we going to achieve this.

Carla Hitchcock replied, you are welcome to either email me the spreadsheets with your numbers and I will compile them or if you would rather give them to me over the phone. Would you like to one by one list them out right here? I can take them however you would like sir.

The Chair replied mine for example, I will just email it to you. Some Commissioners may not be comfortable doing that. They may want to call you and I don't know how long this will take. We have not done it before.

Commissioner Bill Marion asks, this is my first rodeo with the grant process. Once Carla compiles all of this information and brings it back to us do we have an opportunity to adjust our numbers when we see what others are doing?

The Chair replied yes. We will get a spreadsheet that will list each individual commissioners budgets. You will be able to see everybody's numbers on one sheet. Then we will go through each project and discuss amongst the commissioner their numbers and try to come to a consensus number that we can plug in for the project. So yes, you will have an opportunity to one defend your position, your number, and two to re-adjust it afterwards.

Commissioner Judith Simon asks as we work our numbers. Is our goal to get to the \$2,850,000.00.

The Chair confirms yes, its \$2,850,000, and the remaining \$150,000 will be used for administration.

The Chair recessed at 1:40 pm to gather the Commissioner’s proposed numbers.

The Chair resumed the meeting at 2:15 pm

The Chair asked Carla if we had score sheets and prior to putting it up, asks if once this spreadsheet is shared, everyone will be able to see it, is that correct?

Carla Hitchcock confirms, yes we do and yes, that is correct.

The Chair states, I would like to remind applicants, do not get too excited, one way or the other. Frequently these numbers change. You will see zero’s go to full funding and full funding reduce significantly. Each commissioner worked independently of each other, so we have no idea of what those scores look like. We will be discussing them in some detail, so what you see on your first blush and what the final document will look like there will be some significant changes in there.

The Chair proceeds to ask Carla to bring up the spreadsheet for everyone’s view and asks for everyone to take a minute and look at the scores. The Chair will take them in order as necessary and starts with the first request.

- A. White Pine Community Choir Association: The original request was for \$824,000. Updated request amount after initial award discussion reduced to \$225,280. The average initial score was \$207,426.67. After discussion the consensus was \$194,000.
- B. Fourth Ward School Foundation. The original request was for \$824,000. The average initial score was \$191,202.47. After discussion the consensus was \$111,000.
- C. Comstock Cemetery Foundation: Original request was for \$81,006.25. The average initial score was \$64,501.04. After discussion the consensus was \$65,000.
- D. Eureka Restoration Enterprise: Original request was for \$250,811.38. The average initial score was \$177,468.56. After discussion the consensus was \$150,000.
- E. Nevada State Prison Preservation Society: Original request was for \$23,536. The average initial score was \$21,761. After discussion the consensus was \$23,000.

- F. Nevada Division of State Parks: Original request was for \$226,805.52. The average initial score was \$79,166.67. During discussion, *the Chair* asked to bring on the applicant for questions. *The Chair* asked, what could you do with smaller funding?

Jay Howard replied that a small amount of money still does the project some good. I would do one of a couple things. I think the scope of the project could be reduced, we can do just the exterior and not bother with the interior plans that we have for it. Also, any amount of money helps me in securing additional park funds. I am almost certain there is additional park funding available to finish out this reduced scope I have in mind.

After discussion the consensus was \$75,000.00

- G. Brewery Arts Center, Brewery & Annex: Original request was for \$263,380. The average initial score was \$131,000. After discussion the consensus was \$120,000.
- H. Brewery Arts Center, Performance Hall: Original request was for \$194,850. The average initial score was \$131,641.67. After discussion the consensus was **\$100,000.**
- I. Fallon Community Theatre, Inc: Original request was for \$439,750. The average initial score was \$166,000. After discussion the consensus was **\$170,000**
- J. Friends of Dangberg Home Ranch: Original request was for \$115,000. The average initial score was \$85,265. After discussion the consensus was **\$100,000**
- K. Reno First United Methodist: Original request was for \$95,555.54. The average initial score was \$83,000. After discussion the consensus was **\$80,000**
- L. St. Mary's Art Center: Original request was for \$116,050. The average initial score was \$96,508.33. After discussion the consensus was **\$100,000.**
- M. North Central Nevada Historical Society: Original request was for \$21,657. The average initial score was \$22,709.50. After discussion the consensus was **\$25,000.**
- N. Douglas County Historical Society: Original request was for \$52,938. The average initial score was \$47,323. After discussion the consensus was **\$53,000.**
- O. Lyon County: The original request was for \$318,595. Updated request amount after initial award discussion reduced to \$293,930. The average initial score was \$113,551.67. After discussion the consensus was \$100,000. *FINAL AWARD after further consideration and discussion - **\$135,000.**

- P. Tonopah Historic Mining Park Foundation: The original request was for \$225,715.40. The average initial score was \$137,833.33. After discussion the consensus was **\$150,000.**
- Q. Nevada Northern Railway Foundation, Inc, Transportation Building: The original request was for \$188,150. The average initial score was \$86,500. *FINAL AWARD after further consideration and discussion - **\$75,000.**

During discussion, *the Chair* asked to bring on the applicant to answer how the building is being used today and how it will be use tomorrow.

Mark Bassett replied that the Transportation building is next to the depot. The second floor is used for dispatching and administrative offices. The ground floor does have a museum section. More importantly in incumbent weather, our passengers wait under that roof that is slowly pulling away from that building.

The Chair asks, what could you for a lesser amount of money at McGill?

Mark Bassett replied we will spread that money as far as possible. We probably not do the bathrooms in McGill, but we would get the water/sewer to McGill. Which would allow us at a later date to actually do the bathrooms.

The Chair states it's hard to use a building without bathrooms. What are you using now? Sani huts or you are not using the building? We do give individual tours for groups but haven't opened it up on a regular basis. Doing the floors in the station masters office would then make the ground floor of the building open for the public, and yes its true, not having bathrooms is rough. We can get all the way up to having bathrooms. Perhaps having one bathroom, we could make a unisex handicapped bathroom. That would be another possibility.

Vice Chair Stoldal comments, it was either in your report or something else I read that McGill, there are several other buildings in downtown McGill, that are getting some life back into it?

Mark Bassett replied, yes that is true. A gentleman has come in and purchased the Oddfellow's building and he is doing a complete and total remodel with the idea of opening it as a community center, coffee shop, a performing arts center. Then since he went in for the he purchased the McGill Theatre across the street from the Oddfellows building and he is in the process of restoring that. Both of these projects are major projects. Both buildings are located on US-93, the main drag through McGill so he has excellent exposure there being able to open the depot and the White Pine public museum, opens the drug store on a regular basis. We have the beginnings there of actually creating a destination for visitors.

The Chair asks, if you had \$250,000 how would you split it up for your needs?

Mark Bassett replied I would open up the front wall of the transportation building to see what actually is going in there and at the same time I would focus on bringing in the water and sewer and see how far I could get on the HVAC.

The Chair asks how that would break out \$250,000 between the two projects? You could finish the Transportation and have 50-60 thousand left for McGill if you did it that way.

Mark Bassett replied, I would probably focus on McGill for the reasons you mentioned and other commissioners mentioned, we are closer to having that project complete. I would probably take the 175,200 and put that to McGill and the remaining money to open the wall on the Transportation building.

The Chair asks, so you would put 175,000 into McGill and 75 to Transportation?

Mark Bassett replies, yes.

Commissioner Bill Marion comments that works for him, however it really gives to the way I was thinking before, finishing the McGill project.

The Chair asks Carla to put down \$175,000 for McGill and \$75 for Transportation. We may have to come back to this.

All commissioners agreed.

After discussion the consensus was \$75,000 for the Transportation building.

- R. Nevada Northern Railway Foundation, Inc: McGill Depot: The original request was for \$196,200. The average initial score was \$141,700. After discussion the consensus was **\$175,000**.
- S. City of Ely: Original request was for \$70,000. The average initial score was \$69,166.67. After discussion the consensus was **\$70,000**.
- T. Goldfield Historical Society: Original request was for \$379,000. The average initial score was \$185,00. After discussion the consensus was **\$247,000**.
- U. Western Folklife Center, Inc.: Original request was for \$125,007. The average initial score was \$121,334.50. After discussion the consensus was **\$125,000**.
- V. Carlin Historical Society: Original request was for \$38,369. The average initial score was \$46,606.50. After discussion the consensus was **\$42,000**.

- W. Neon Museum: Original request was for \$551,035. The average initial score was \$210,000. After discussion the consensus was **\$200,000**.
- X. Thunderbird Lodge Preservation Society: Original request was for \$252,990. The average initial score was \$108,333.33. After discussion the consensus was \$150,000. *FINAL AWARD after further consideration and discussion - **\$115,000**.
- Y. Western Missionary Museum Corporation: Original request was for \$421,250. The average initial score was \$125,000. After discussion the consensus was **\$150,000**.

The Chair opens the discussion to public comment.

Commissioner Patricia Olmstead mentions that there is a comment in the chat from Linda Clements. They are asking if could re-consider Dayton. They are the only project in Lyon County, and they have few other resources.

The Chair asks to go back to the spreadsheet. We have \$100,00 in there. We would be hard pressed to put significantly more dollars in there. *The Chair* asks if anyone has any comments.

Vice Chair Stoldal asks if the applicant has a specific number or project that is critical or a dollar figure?

Linda Clements replied your question caught us unaware, so we came up with numbers. To do the roof and button up the depot, we came up with \$135,000, that would then protect it from the elements which doesn't allow for handicapped access, but it would button it up and we were hoping to stay closer to that number. I understand it is difficult situation. We don't have a lot of other resources to go to. We tried for NDOT money, Lyon county does not meet the requirements for engineering so we would have to pay someone to do the bid package and that would cost a lot of money. We just don't know where else to turn. We proposed a lot of match, but that is on the back of all the volunteers.

Commissioner Gail Rappa comments, the \$403,000 federal NDOT grant that was returned, is there any way that funding could cover what the county couldn't cover.

Linda Clements replied I looked everywhere. In addition to running our company I am a volunteer. I roped that and got that money and we looked everywhere, we were able to come up with the money that we are showing as a match, but we couldn't come up with the 52,000. There is a new program in the state to cover matching funds, but it doesn't cover something like preparing a bid package. Lyon county doesn't have in house engineering, they contracted out, but they don't go through a competitive process

to contract it out and I think Kristen went around in circles trying to figure out how to get this. We spent three years trying to figure out how to get this money in place. I'm the one that got it, so I am not really happy about giving it back, but that is what it came down to.

The Chair asks if commissioners if they have feelings about it. If you change that number, you have to change it somewhere else.

Commissioner Bill Marion states that if the 35,000 would be impactful for them, can we take it out of the Thunderbird Lodge and give it to Dayton?

Commissioner Judith Simon comments that she agrees that would be one place that we could take it out of where they could work with the number better than some of the other entities.

Commissioner Patricia Olmstead states that the Thunderbird would go to 115,000 and 35,000 would go up to Dayton.

Commissioner Gail Rappa states she agrees.

The Chair asks if someone would like to make a motion to accept these recommendations?

***Commissioner Judith Simon* makes the motion to accept the recommendations as final grant awards.**

***Commissioner Bill Marion* seconds the motion.**

***The Chair* confirms the motion and the second to adopt the budget for \$2,850,000.**

The motion passed unanimously.

6. Letter from Commission to Board of Finance requesting the sale of bonds (FOR POSSIBLE ACTION).

Rebecca Palmer asks *Carla* to share the letter with the Commission and states that the letter has to be at the Clerk of the Board no later than July 17th because it has to go on the August 11th Board of Finance meeting. In addition, I have to send my proposals and all of the awards to the Treasurer's office no later than June 19th so she can prepare the package for the August 11th Board of Examiners meeting.

The Chair asks for a motion to approve the letter from Rebecca Palmer, to the State Board of Finance requesting the sale of \$3 million dollars in bonds for support of the commission and the grants we just approved.

***Vice Chair Stoldal* makes the motion to approve the letter from Rebecca Palmer to the State Board of Finance.**

***Commissioner Gail Rappa* seconds the motion.**

The motion passed unanimously.

7. Election of Chair and Vice Chair consistent with NRS 383.500.2 (a) (FOR POSSIBLE ACTION).

Rebecca Palmer states that we are required by statute to vote and elect, and a Chair and Vice Chair every two years.

***Commissioner Gail Rappa* motions to keep the officers that are in the positions to stay in those positions.**

***Commissioner Olmstead* seconds the motion.**

The Chair comments that would be himself as chair and Robert Stoldal as Vice Chair.

The motion passes unanimously.

8. Public Comment

No public comment received

Adjournment at 4:30 pm

FINAL –
approved at 12/14/2020 meeting