

Commission for Cultural Centers and Historic Preservation
June 14, 2022

**Motions made under Agenda Item #7 with time in recording noted
And information requested by Commission during the public meeting.
NOT DRAFT MINUTES**

COMMISSIONERS:

Robert Ostrovsky, Chairman (Board of Museums and History, Governor's Appointee) **Present via Zoom**
Robert Stoldal, *Vice Chair* (Board of Museums and History) **Present Via Zoom**
David Ortlipp (State Council on Library and Literacy) **not Present, sent apologies**
Patricia Olmstead (At-Large, Governor's Appointee) **Present Via Zoom**
Antoinette Cavanaugh (Nevada Humanities) **Present Via Zoom**
Yale Yeandel (Nevada Arts Council) **not Present, no contact**
E'sha Hoferer (Native American Representative) **not Present, no contact**

Chair determined a quorum was present.

STAFF PRESENT:

Rebecca Palmer, Historic Preservation Office
Anthony Walsh, Deputy, Attorney General's Office
Kristen Brown, Historic Preservation Office
Carla Hitchcock, Historic Preservation Office

7. Review and testimony regarding the FY21-22 eligible applications.

0:44:15

Motion to grant \$80,418 to applicant 21-01 Storey County Courthouse Electrical Renovation.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Cavanaugh*.

Commissioner comments: None

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

0:57:10

Motion to grant 21-02 Comstock Cemetery Foundation Visitor Center Waster Waste System, pending approval of MOU between Storey County and the Comstock Cemetery Foundation, an award of \$55,400.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*.

Commissioner comments: None

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review:

1. Memorandum of Agreement between Storey County and CCF

Items requested for staff:

2. An itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items.

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1:08:30

Motion to approve 21-03 Douglas County Historical Society – Carson Valley Museum and Cultural Center Exterior Rehabilitation grant request of \$21,075.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Cavanaugh*.

Commissioner comments: None

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff:

1. Resumes for all principal professionals involved in the planning, design and/or management of the proposed project.
2. An itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items.

1:33:02

Motion for 21-04 Historic Fourth Ward School Foundation for the Exterior Restoration of the East Elevation at a sum of \$305,870.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*

Commissioner comments: None

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff:

1. A printout from the County Assessor website that shows the current owner of the property with the APN number clearly displayed.

1:52:16

Motion to approve 21-05 for Fallon Theatre Inc. request for Fallon Theatre Renovation in the amount of \$233,120.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*

Commissioner comments: None

Public comments: Stu Richardson commented thanks to Commission.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

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2:18:54

Motion to award \$110,607.00 with a set aside of \$234,443.00 subject to the approval of staff and a notification to the Commission.

Motion made by: *Commissioner Cavanaugh*. Second by *Commissioner Olmstead*

Commissioner comments: *Vice Chair Stoldal* commented that he was nervous about shifting the responsibility from the Commission to somebody else when Commission review is not a delay, and the Commission could meet in a matter of a week. This is what the Commission is charged with. If this were a matter of 5 or 10 thousand, okay, but a quarter of a million his is nervous.

Public comments: None.

2:20:37

Motion amended to include convening a meeting to require Commission approval to award the rest of the grant.

Motion amended by: *Commissioner Cavanaugh*. Second accepted amended motion by *Commissioner Olmstead*

Commissioner comments: None

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

2:38:37

Motion to award the Tonopah Historic Mining Park Foundation's Desert Queen Head Frame/Grizzly Rehabilitation and Silver Top Complex/Grizzly Rehabilitation in the amount of \$348,773.50.

Motion made by: *Commissioner Cavanaugh*. Second by *Commissioner Olmstead*

Commissioner comments: None.

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

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2:44:05

Motion to approve 21-08 Reno First United Methodist Church Restoration Repair of Gutters, Electric Panels, Inside Tri-Fold Sanctuary Doors for \$54,261.00

Motion made by: *Vice Chair Stoldal*. Second by *Commissioner Cavanaugh*

Commissioner comments: None.

Public comments: Ron Applegate stated that they are shovel ready. With the grant paperwork requirements, it will likely take 45 days so they would be ready to roll then.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

2:54.04

Motion for the 21-09 Brewery Arts Center, Brewery Building Brick Restoration, to fund the total amount of \$302,452.00.

Motion made by: *Vice Chair Stoldal*. Second by *Commissioner Cavanaugh*

Commissioner comments: *Commissioner Cavanaugh* thanked the applicant to find resources to mitigate the lead in the water which is important to the environment.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

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3:03:54

Motion to delay a vote on the application 21-10, without prejudice, to allow applicant to work with staff to develop a complete application. Discussion and possible action to be continued at the next meeting when scheduled prior to September 1, 2022. Grant funds of \$83,200.00 held until final action taken.

Motion made by: *Vice Chair Stoldal*. Second by *Commissioner Cavanaugh*

Commissioner comments: *Chair Ostrovsky* asked staff if they were comfortable providing the applicant with a list of the missing items? Staff replied yes, they will help the applicant to review the checklist and obtain a reliable quote for the Commission.

Public comments: Mary Eldridge stated that they are willing to provide the required documents the 2018 report guided their request where the southwest corner was the only issue.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: See below for list.

Items requested for staff: none.

1. Answer for question concerning the nature of the seismic study. Is this proposal for one corner or has there been a study of the entire building? Commission needs to understand that this project is not being piecemealed.
2. An itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items. No itemized list or contractor quotes attached. Must have firm quotes.
3. Photographs of all exterior elevations with views, identified and oriented to a site plan.
4. Photographs of all major rooms and project rooms, labeled and keyed to a floor plan.
5. The organization's mission statement, history, and length of time established.
6. A detailed report on current CCCHP grant status, as well as the outcome of previous CCCHP or CCA grants (required only if current or former grantee).
7. Resumes (two-page maximum) for all principal professionals involved in the planning, design and/or management of the proposed project.
8. List of current board members for the organization.
9. A copy of the organization's long-range plan including information on how frequently the plan is updated.
10. A list of the organization's activities for the past fiscal year (i.e., July 1, 2020 – June 30, 2021).
11. One copy of their latest audit. If no audit is available, the applicant should state why this document is not available.
12. A printout from the County Assessor website that shows the current owner of the property with the APN number clearly displayed.

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3:25:38 Details concerning motion from the maker of the motion

3:27:00

Motion for 21-11, St. Mary's Art Center, East Façade Window Restoration and other Restoration in application for a total amount of \$127,597.

Motion made by: *Vice Chair Stoldal*. Second by *Commissioner Olmstead*

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

3:36:21

Motion for 21-12, City of Boulder City, Boulder City Water Filtration Plant, to approve the applicant's request of \$199,880.00.

Motion made by: *Vice Chair Stoldal*. Second by *Commissioner Cavanaugh*

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

3:53:52

Motion to approve 21-13 City of Ely, Ely City Hall - Project Design, Architecture & Engineering for \$300,000.00 with the understanding that the grantee may return during the grant cycle to request additional funding if costs exceed the estimate.

Motion made by: *Commissioner Cavanaugh*. Second by *Vice Chair Stoldal*

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

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June 14, 2022

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4:00:05

Motion to delay a vote on the application 21-14 Old Glory Theatre Company's Old Glory Theatre Project, without prejudice, to allow the Attorney General's office to evaluate the non-profit status and to allow the applicant to develop a complete application. Discussion and possible action to be continued at the next meeting when scheduled prior to September 1, 2022. Grant funds of \$227,237.50 held until final action taken.

Motion made by: *Vice Chair Stoldal*. Second by *Commissioner Olmstead*

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review:

1. Applicant's revised articles of incorporation showing non-profit status.
2. AG's Office evaluation of revised articles of incorporation.
3. Part III – Project Budget Form.
4. A copy of the organization's long-range plan including information on how frequently the plan is updated.
5. A current list (last three years) of all grants (regardless of source) and additional funding, including amounts the organization has or will receive.
6. A list of the organization's activities for the past fiscal year (i.e., July 1, 2020 – June 30, 2021).
7. One copy of the latest audit. If no audit is available, the applicant must state why this document is not available.

Items requested for staff: none.

4:10:46

Motion to approve 21-16, White Pine County, New Ruth Club for \$80,000.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*.

Commissioner comments: None.

Public comments: Tabatha Hamilton stated that she knows that Nathan Robertson was in the meeting, and he might be able to answer *Vice Chair Stoldal's* question about the railroad.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

Commission for Cultural Centers and Historic Preservation
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4:20:30

Motion to approve 21-17, City of Wells, El Rancho Revitalization, for the amount of \$75,000.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Cavanaugh*.

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff:

1. One copy of the latest audit. If no audit is available, the applicant should state why this document is not available.

4:29:07 Details concerning the motion from the maker of the motion

4:20:30

Motion to approve 21-18, City of Carlin, Old Church on Main, for a full architectural and engineering study in the amount of \$30,000.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*.

Commissioner comments: *Commissioner Cavanaugh* requested that the motion be amended to add a requirement that if the studies are available, they should be provided for Commission review at their next meeting.

4:33:38

Motion amended to include requiring that the studies be provided to the Commission for review at their next meeting.

Motion amended by: *Vice Chair Stoldal*. Second accepted amended motion by *Commissioner Olmstead*

Commissioner comments: None

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review:

1. Seismic study.
2. Engineering study. With a focus on the key structural elements such as the foundation.
3. Estimates for funds needed to initiate whatever immediate needs that are identified in the above studies as the essential next steps.

Items requested for staff:

1. Drawings and/or specifications for construction.

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4:50:10

Motion to approve CCCHP 21-20, Nevada Northern Railway Foundation, Inc, Urgent Building Repair - Engine House/Machine Shop Building for \$247,000.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*.

Commissioner comments: Commissioner requested that the City of Ely be added to all grant documents.

Public comments: Mark Bassett will submit an amended cover page.

4:51:18

Motion amended to include requiring that the City of Ely be added to all grant documents as joint owner of property.

Motion amended by: *Vice Chair Stoldal*. Second accepted amended motion by *Commissioner Olmstead*

Commissioner comments: None

Public comments: None

Motion passed 4 Yea, 0 Nay

Items requested for Commission review:

none.

Items requested for staff:

1. An amended application front page with property ownership clearly included.
2. A printout from the County Assessor's website that shows the current owner of the property with the APN number clearly displayed.
3. Seismic study of building previously prepared (2007?) and any seismic retrofit information for prior work (structural wall deficiencies) not currently present in existing SHPO files.

4:55:31

Motion to approve 21-21, Western Folklife Center, Pioneer Hotel Fire Safety Compliance Project, in the amount of \$14,561.00.

Motion made by: *Commissioner Cavanaugh* Second by *Vice Chair Stoldal*.

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

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5:02:17

Motion to approve 21-22, The Goldfield Historical Society, Goldfield Historic Building Restoration Project in the amount of \$170,000.00.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Olmstead*.

Commissioner comments: None.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review: none.

Items requested for staff: none.

5:24:15

Motion for 21-23, Carlin Historical Society, Carlin School House Rehabilitation, to fund up to \$45,000.00 for a seismic study and other studies that staff would work with Carlin Historical Society to include (e.g., engineering plans, plumbing, electrical, construction plans and specifications necessary to go to bid) to allow the Carlin Historical Society to propose specific grant funds requests for the next phase.

Motion made by: *Vice Chair Stoldal* Second by *Commissioner Cavanaugh*.

Commissioner comments: *Commissioner Cavanaugh* asked for clarification that once the Carlin Historical Society has the plans and specifications available, they may return to the Commission to request funding to begin the project during this grant cycle. *Chair Ostrovsky* stated that this was correct.

Public comments: None.

Motion passed 4 Yea, 0 Nay

Items requested for Commission review:

1. Estimates for roof replacement, reconstruction of widow's walk and bell tower, seismic stabilization if needed, reinforcement of roof structure.
2. Items 1-3 below.

Items requested for staff:

1. Seismic study.
2. Engineering study, with a focus on the key structural elements such as the foundation.
3. Drawings and/or specifications for construction.