



STATE OF NEVADA

Board of Examiners Meeting



May 14, 2020 3:30 PM

Pursuant to Emergency Directive 006, section 1,
there will be no physical location for this meeting.

Conference Call Line: 775-687-0999 or 702-486-5260
Please call 775-684-0222 for collaboration code

Governor Steve Sisolak
Chairman

Attorney General Aaron D. Ford
Member

Susan Brown
Clerk of the Board

Secretary of State Barbara K. Cegavske
Member



STATE OF NEVADA BOARD OF EXAMINERS

209 E. Musser Street, Room 200 / Carson City, NV 89701-4298
Phone: (775) 684-0222 / Fax: (775) 684-0260
<http://budget.nv.gov/Meetings>

PUBLIC MEETING NOTICE AND AGENDA

Date and Time: May 14, 2020, 3:30 PM

Location:

Pursuant to the Governor's Emergency Directive 006, there will be no physical location for this meeting. This meeting can be viewed on YouTube. The link will not go live until 3:30 pm.

https://www.youtube.com/channel/UCF8zpKli9VhMDNVq_GsEYUQ/live

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AGENDA

1. Call to Order / Roll Call

2. Public Comment (The first public comment is limited to comments on items on the agenda. No action may be taken upon a matter raised under public comment period unless the matter itself has been specifically included on an agenda as an action item. The Chair of the Board will impose a time limit of three minutes)

3. Request for a Recommendation, pursuant to NRS 353.288(6), to the Interim Finance Committee to Transfer Funds from the Account to Stabilize the Operation of State Government to the General Fund
(For possible action)

4. Approval of Proposed Leases (for possible action)

5. Public Comment (This public comment period is for any matter that is within the jurisdiction of the public body. No action may be taken upon a matter raised under public comment period unless the matter itself has been specifically included on an agenda as an action item. The Chair of the Board will impose a time limit of three minutes.)

6. Adjournment (For possible action)

NOTE: Items may be considered out of order. The public body may combine two or more agenda items for consideration. The public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public body will limit public comments to three minutes per speaker and may place other reasonable restrictions on the time, place, and manner of public comments but may not restrict comments based upon viewpoint. We are pleased to make reasonable accommodations for members of the public who have disabilities and wish to attend the meeting. If special arrangements for the meeting are necessary, please notify Dale Ann Luzzi at (775) 684-0223 as soon as possible and at least two days in advance of the meeting. If you wish, you may e-mail her at daluzzi@finance.nv.gov. Supporting materials for this meeting are available posted on the Board of Examiner's website and by contacting Dale Ann Luzzi at (775) 684-0223 or by email at daluzzi@finance.nv.gov

Steve Sisolak
Governor



Susan Brown
Director

Tiffany Greenameyer
Deputy Director

**STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division**

209 E. Musser Street, Room 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: May 10, 2020
To: Board of Examiners
From: Susan Brown, Director
Governor's Finance Office
Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners' meeting.

Governor's Finance Office

Agenda Item Write-up:

Pursuant to NRS 353.288 (6), the Governor's Finance Office requests the Board's recommendation to the Interim Finance Committee to transfer funds from the Account to Stabilize the Operation of State Government to the General Fund due to the State's current fiscal situation related to the COVID-19 pandemic.

Additional Information:

The COVID-19 pandemic has disrupted commerce and will negatively impact the amount of revenue that is received by the State of Nevada and its school districts. The Governor has declared a fiscal emergency, and it is anticipated that the Interim Finance Committee will declare a fiscal emergency at its May 13, 2020 meeting. There is estimated to be a shortfall of State General Fund revenue for both fiscal years 2020 and 2021. It is necessary to utilize the resources available in the stabilization account to partially offset the projected revenue shortfall.

Statutory Authority:

BOE approval required pursuant to NRS 353.288.

REVIEWED: _____
ACTION ITEM: _____

LEASES SUMMARY

BOE #	LESSEE	LESSOR	AMOUNT
1.	Department of Employment, Training and Rehabilitation	North Carson Street, LLC	\$97,944
	This lease is house additional employees related to COVID-19.		
		Term of Lease: 05/18/2020 - 05/17/2021	Located in

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation.

For Budget Division Use Only	
Reviewed by:	
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Employment, Training and Rehabilitation
 500 East Third Street
 Carson City, Nevada 89713
 Brandon Taylor
 T: 775.684.3901 E: bataylor@detr.nv.gov

Remarks: Leasing services negotiated this 1-year lease with the option to renew for 1 additional year, based upon the emergency needs of the agency.

Exceptions/Special notes:

2. Name of Lessor: North Carson Street, LLC

3. Address of Lessor: c/o John Uhart Commercial Real Estate Services
 301 West Washington Street, Suite 1
 Carson City, Nevada 89703

4. Property contact: John Uhart
 T: 775.884.1896 F: 775.884.4896 E:jfuhart@ccim.net

5. Address of Lease property: 1923 North Carson Street, Suites 102 and 104
 Carson City, Nevada 89701

a. Square Footage:	<input type="checkbox"/> Rentable					
	<input checked="" type="checkbox"/> Usable 5,830					
b. Cost:	cost per month	# of months in time frame	cost per year	time frame	Improve-ment cost per square foot	Base Rent cost per square foot
Increase %	\$ 8,162.00	12	\$ 97,944.00	May 18, 2020 - May 17, 2021	\$0.00	\$0.00
c. Total Lease Consideration:		12	\$ 97,944.00			\$1.40

d. Total Improvement Cost: \$0.00

e. Option to renew: Yes No 365 Renewal terms: One (1) identical term

f. Holdover notice: # of Days required 30 Holdover terms: 5%/90

g. Term: One (1) Year

h. Pass-thrus/CAM/Taxes Landlord Tenant

i. Utilities: Landlord Tenant

j. Janitorial: Landlord Tenant 3 day 5 day Rural 3 day Rural 5 day Other (see special notes)

k. Repairs: Major: Landlord Tenant Minor: Landlord Tenant

l. Comparable Area Market Rate Average: \$1.63

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 4772

6. This lease constitutes:
- An extension of an existing lease
 - An addition to current facilities
 - A relocation
 - A new location
 - Remodeling only
 - Other

a. Estimated Expenses: Moving: \$0.00 Furnishings: \$0.00 Data/Phones: \$0.00

STATEWIDE LEASE INFORMATION

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.

Yes _____ No _____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET


Authorized Agency Signature

5/7/20
Date

For Public Works Information:

7. State of Nevada Business License Information:

a. Nevada Business ID Number:	<u>NV20041274649</u>	Exp:	<u>11/30/2020</u>	50
b. The Contractor is registered with the Nevada Secretary of State's Office as a:	LLC <input checked="" type="checkbox"/> INC <input type="checkbox"/> CORP <input type="checkbox"/> LIP <input type="checkbox"/>			
c. Is the Contractor Exempt from obtaining a Business License: *If yes, please explain in exceptions section.	<input type="checkbox"/> YES			<input checked="" type="checkbox"/> NO
d. Is the Contractor's Name the same as the Legal Entity Name? *If no, please explain in exceptions section	<input checked="" type="checkbox"/> YES			<input type="checkbox"/> NO
e. Does the Contractor have a current Nevada State Business License (SBL)? *If no, please explain in exceptions section	<input checked="" type="checkbox"/> YES			<input type="checkbox"/> NO
f. Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	<input checked="" type="checkbox"/> YES			<input type="checkbox"/> NO
g. State of Nevada Vendor number:	<u>T27010077</u>			
h. Is this an Arms Length Transaction	<input checked="" type="checkbox"/> YES			<input type="checkbox"/> NO

8. Compliance with NRS 331.110, Section 1, Paragraph 2:

a. I/we have considered the reasonableness of the terms of this lease, including cost	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
b. I/we have considered other state leased or owned space available for use by this agency	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO


Authorized Signature
Public Works Division

5/7/20
Date

//
For Board of Examiners YES NO