

NOTICE AND AGENDA
FOR THE FIRST MEETING OF
THE BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

In accordance with provisions of NRS Chapter 241, this is to give official notice of the first meeting of the Board of Commissioners to be held on Tuesday, September 8, 2009, at 6:00 p.m. in the City of Las Vegas Council Chambers, Plaza Level of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council Chambers meeting room is fully accessible to disabled persons. If there are any special requirements, call Douglas R. Lyon at 325-6900 in advance. Agenda items may be taken out of order at the discretion of the Chairman or by majority vote. Douglas R. Lyon will preside over this meeting until the Chairman is selected.

1. CONFIRMATION OF POSTING NOTICES

Las Vegas City Hall, 400 East Stewart Avenue

North Las Vegas City Hall, 2200 Civic Center Drive

Henderson City Hall, 240 South Water Street

Clark County Government Center, 500 South Grand Central Parkway

Housing Authority of the City of Las Vegas, 340 North 11th Street

Housing Authority of the City Of North Las Vegas, 1632 Yale Street

Housing Authority of Clark County, 5390 East Flamingo Road

2. CALL TO ORDER AND ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF THE AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS

5. PRELIMINARY PRESENTATIONS

A. Receive presentations by Douglas R. Lyon and officials of United States Department of Housing and Urban Development (“HUD”) regarding regionalization of the local housing authorities into the Southern Nevada Regional Housing Authority (“SNRHA”) and federal programs.

B. Enter into the minutes the rotational selection for the appointment of the Resident Commissioner by the local government jurisdictions.

6. FOR DISCUSSION AND POSSIBLE ACTION: Notwithstanding their action verbs, all items in this section of the Agenda are for discussion, possible action and direction from the Board within their topical scope. Items limited to discussion only are located in other sections of the Agenda. Public Hearings may be declared open by the Chairperson, as required, for any of the items. Public comment that is germane to the item may be solicited by the Chairperson.
- A. Select by lot of the length of the Commissioners' terms as required by AB 478 of 2009.
 - B. Accept pro-bono legal representation by the firm of Marquis & Aurbach, contract counsel for the Clark County and Las Vegas Housing Authorities, for the remaining duration of this meeting.
 - C. Discuss and Adopt Bylaws for the SNRHA.
 - D. Select Corporate Officers, Chairman and Vice-Chairman, for the SNRHA in accordance with the Bylaws.
 - E. Discuss Executive Director recruitment and qualifications as provided for in AB 478; and potentially select an Interim Executive Director, or in the alternative, designate a Commissioner to act as Secretary-Treasurer until the appointment of the Interim Executive Director to fill that office pursuant to the Bylaws.
 - F. Determine the fiscal year end.
 - G. Adopt a resolution or motion authorizing the Chairman or Secretary-Treasurer to apply for a tax ID number from the Internal Revenue Service.
 - H. Adopt a resolution or motion authorizing the Chairman or Secretary-Treasurer to open necessary bank accounts.
 - I. Discuss options and transactions to supply the SNRHA with necessary and appropriate finances and authorize the Chairman to accept for the SNRHA any grants unencumbered by conditions, or with such conditions, ministerial in nature, not requiring deliberation or the exercise of discretion.
 - J. Adopt a resolution or motion authorizing the Chairman or Interim Executive Director to make a request to HUD to enter into a new Annual Contributions Contract and be assigned a new Consolidated Project Number Identifier.
 - K. Discuss and possibly take action for future legal representation for the SNRHA.
 - L. Discuss contracts and other accommodations for necessary services, including but not limited to action to be taken during future noticed special or regular meetings or on an emergency basis in accordance with NRS Chapter 241.
 - M. Discuss and possibly take action regarding equitable distribution of public housings among the local government jurisdictions within the area of operation of the SNRHA.

- N. Discuss formation of a new tenant organization for the SNRHA and coordination and cooperation with the three existing tenant organizations working with the local housing authorities.
- O. Appointment and approval of Personnel, Finance, and Real Estate committees.
- P. Introduction of the Employee Transition Teams for Admissions/Eligibility, Finance, Information Technology, Warehouse/Procurement, Section 8, Property Managers, Maintenance and Resident Services/Family Self Sufficiency and receive a report from the Information Technology Team.
- Q. Receive a report from representative(s) of Service Employees International Union (“SEIU”) regarding collective bargaining.
- R. In accordance with AB 478 of 2009 and section V. of the Resolution of the Governing Bodies of the County of Clark and the Cities of Henderson, Las Vegas and North Las Vegas to Form the Southern Nevada Regional Housing Authority, discuss and provide advice and direction for the Interim Executive Director’s first priority of developing a plan for transitioning from the local housing authorities to a regional authority, including but not limited to soliciting required input, consideration of the Implementation Analysis and Plan, and consideration of entry of contracts and assignment or transfer of contracts, programs, assets and liabilities from the local housing authorities and governing bodies and other arrangements.

7. BOARD MEMBER COMMENTS

8. CITIZEN PARTICIPATION: Items raised under this portion of the Agenda cannot be deliberated or acted upon by the SNRHA Commission until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step to the podium and clearly state your name and address. In consideration of others, please avoid repetition and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to twelve (12) minutes. Subject matters will be limited to those related to the jurisdiction of the SNRHA. As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. If a Commissioner wishes to extend the length of a presentation, this will be done by the Chairman, or by the Board by majority vote.

ADJOURNMENT