REDEVELOPMENT AGENCY AGENDA
REGULAR MEETING
CITY COUNCIL CHAMBER, 401 CALIFORNIA AVE
BOULDER CITY NV 89005
MARCH 8, 2022 - 4:30 PM

The public may view the meeting live at the following link:

https://www.bcnv.org/191/City-Council-Meeting-Live-Stream-Video

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; TWO OR
MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY
ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY
BE DELAYED AT ANY TIME.

CALL TO ORDER
CONFIRMATION OF POSTING AND ROLL CALL
PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE
LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS
UP TO FIVE MINUTES TO SPEAK ON A SPECIFIC AGENDA ITEM.

MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING WITHOUT
BEING PHYSICALLY PRESENT BY ONE OF THE FOLLOWING METHODS:

- Written comments may be submitted via the Public Comment Form
  (https://www.bcnv.org/FormCenter/Contact-Forms-3/City-Council-Comment-
  Form-111)

- To comment during the meeting, members of the public may call (702) 589-
  9629 when the public comment period is opened.

AGENDA

1. For possible action: Approval of minutes of the December 14, 2021
   RDA meeting

2. For possible action: Resolution No. 238, a resolution of the
   Redevelopment Agency of Boulder City, Nevada authorizing
   Redevelopment Agency grant program funding in the amount of
$8,290.60 for certain eligible improvement costs related to the Desert Sun Realty exterior signage, 1220 Arizona Street

3. For possible action: Resolution No. 239, a resolution of the Redevelopment Agency of Boulder City, Nevada repealing and replacing Resolution No. 221 adopting modified Historic Preservation Grant Program Guidelines

4. Public Comment

Each person has five minutes to speak at the discretion of the Mayor/Chair. Comments made during the Public Comment period of the agenda may be on any subject. All remarks shall be addressed to the City Council/Board as a whole, not to any individual member of the Council/Board, of the audience, or of the City staff. No person, other than members of the Redevelopment Agency and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Redevelopment Agency without the permission of the Chair or Presiding Officer. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

Supporting material is on file and available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk Tami McKay at (702) 293-9208 or cityclerk@bcnv.org.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue
www.bcnv.org
https://notice.nv.gov/
Approval of Minutes

SUBJECT:
For possible action: Approval of minutes of the December 14, 2021 RDA meeting

ADDITIONAL INFORMATION:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minutes</td>
<td>Cover Memo</td>
</tr>
</tbody>
</table>
CALL TO ORDER

The regular meeting of the Boulder City Redevelopment Agency, County of Clark, State of Nevada, was called to order at 6:30 P.M., Tuesday, December 14, 2021, in the Council Chamber, City Hall, by Chairman McManus in due compliance with law, the Charter, and the Agency’s Rules of Procedure.

Members present: Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Matt Fox (4)

Absent: Council member Sherri Jorgensen (1)

Also present: Executive Director Taylour Tedder, Secretary Tami McKay, Legal Counsel Brittany Walker

PUBLIC COMMENT

Chairman Kiernan McManus opened the initial Public Comment period for matters pertaining to the items on the agenda.

No comments were offered, and the Public Comment period was closed.

FOR POSSIBLE ACTION

1. For possible action: Approval of the minutes of September 14, 2021, RDA Meeting

   Motion: Approve the minutes of the September 14, 2021, RDA meeting

   Moved by: Member Adams   Seconded by: Member Bridges

   Vote:

   AYE: Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Matt Fox (4)

   NAY: None (0)

   Absent: Member Sherri Jorgensen (1)
The motion was approved.

2. For possible action: Resolution No. 236, a resolution of the Redevelopment Agency of Boulder City, Nevada, authorizing Redevelopment Agency grant program funding in the amount of $28,956.00 for certain eligible improvement costs related to the Los Posados Shopping Center parking lot, 802 Buchanan Blvd.

A staff report had been submitted by Economic Development Coordinator Raffi Festekjian and included in the December 14, 2021 RDA Agenda packet.

Raffi Festekjian, Economic Development Coordinator, provided an overview of the staff report. He said the RDA was established to revitalize property within RDA boundary limits. He said the property at 802 Buchanan was purchased by Mr. Marcus in 2020. He said the owner would like to invest funds to remove and replace cracked asphalt and repave. He stated based on eligible costs, he could receive up to $28,956.00. He noted that if the project is approved; $128,130 will remain available for other projects this fiscal year.

**Motion:** Approve Resolution No. 236

**Moved by:** Chairman McManus   **Seconded by:** Member Bridges

**Vote:**

**AYE:** Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Matt Fox (4)

**NAY:** None (0)

**Absent:** Member Sherri Jorgensen (1)

The motion was approved.

3. For possible action: Resolution No. 237, a resolution of the Redevelopment Agency of Boulder City, Nevada, amending Resolution No. 234 by replacing Condition Number 4 (Requiring the new door be made of similar material, color and design to original door), related to property located at 524 Nevada Way.

A staff report had been submitted by Economic Development Coordinator Raffi Festekjian and included in the December 14, 2021, RDA Agenda packet.

Economic Development Coordinator Festekjian provided an overview of the staff report. He said Resolution No. 234 was approved with conditions. He said the applicant has requested a modification to the Resolution by amending Condition Number 4. It was forwarded for review to Ms. Mooney with North Wind Resource consulting who confirmed it would meet the standards.
Council member Bridges said she appreciated the owners bringing the matter back as a contributing historic facility.

Chairman McManus commented that he appreciated the Resolution to keep it as a contribution to the historic district. He asked about the reference to a new parapet on the drawings.

Economic Development Coordinator Festekjian said back half of building to cap off existing wall. He noted there would be no signage installed and not visible from the street.

Chairman McManus asked if the Historical Preservation Committee (HPC) reviewed and provided guidance on the item.

Economic Development Coordinator Festekjian replied that the new proposal had been discussed at the last HPC meeting.

**Motion:** Approve Resolution No. 237

Moved by: Member Fox  
Seconded by: Member Bridges

**Vote:**

**AYE:** Chairman Kiernan McManus, Member James Howard Adams, Member Claudia Bridges, Member Matt Fox (4)

**NAY:** Member Sherri Jorgensen (1)

**Absent:** None (0)

The motion was approved

4. Public Comment

Chairman McManus opened the final public comment period.

No comments were offered, and the public comment period was closed.

Chairman McManus adjourned the meeting at 6:45 p.m.

______________________________
Kiernan McManus, Chairman

ATTEST:
R238 RDA - Desert Sun Realty

SUBJECT:
For possible action: Resolution No. 238, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding in the amount of $8,290.60 for certain eligible improvement costs related to the Desert Sun Realty exterior signage, 1220 Arizona Street

ADDITIONAL INFORMATION:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 2 Staff Report</td>
<td>Cover Memo</td>
</tr>
<tr>
<td>Resolution No 238</td>
<td>Resolution Letter</td>
</tr>
<tr>
<td>Application and Backup Documentation</td>
<td>Backup Material</td>
</tr>
<tr>
<td>50/50 Signage Grant Program Criteria</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>
Staff Report

TO: Taylour Tedder, Executive Director

FROM: Raffi Festekjian, Economic Development Coordinator

DATE: February 23, 2022

SUBJECT: For possible action: Resolution No. 238, a resolution of the Redevelopment Agency of Boulder City, Nevada authorizing Redevelopment Agency grant program funding in the amount of $8,290.60 for certain eligible improvement costs related to the Desert Sun Realty exterior signage, 1220 Arizona Street

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the Redevelopment Agency Board consider Resolution No. 238.

Overview:

- Bret Runion, owner of Desert Sun Realty is seeking RDA grant funds (50/50 Signage) to make exterior signage improvements at 1220 Arizona Street
- Total anticipated eligible project costs are $16,581.20
- Total grant amount requested is $8,290.60

Background Information: The RDA program was established to assist businesses and developers interested in projects aimed at revitalizing property within the boundary limits. It’s a grant in which up to 30% (max $99,900.00) of the total project costs of eligible improvements can be reimbursed. This application complies with the eligibility requirements of the 50/50 signage grant program. The Redevelopment agency created the 50/50 signage grant program to encourage the design and installation of signage located within the RDA plan area that portrays the image of Boulder City during the 1950-1960’s.
The FY22 RDA budget for commercial grants is $180,000.00. If the RDA Agency recommends approval of this RDA project under consideration this evening, $110,323.40 would remain available this fiscal year for other projects.

Desert Sun Realty is located at 1220 Arizona Street and was built in 1947. This property was known as the former Nevada Drug. The property was purchased by Brett Runion 15 years ago. At the time, the property was vacant, boarded up and had numerous safety concerns. Nearly $400,000 was invested into the property, with assistance from the RDA ($99,900 max). The exterior signage on the top of the building was not a part of the improvements in 2008. Pictures of the current condition of the sign are located in the application (Attachment #2).

The applicant is seeking Redevelopment Agency (RDA) funding (50/50 Signage Grant) in order to repair and restore the exterior commercial sign on the top of the building. The exterior signage improvements include:

- Painting of the cabinets and pole
- Replacement of the polycarbonate signs
- Replacement of a bad transformer
- Replacement of the gassing down unit to make neon lights operational
- Conversion of existing lights to LED

It is estimated that these improvements will cost approximately $16,581.20. Through the RDA 50/50 signage grant program, the owner would be eligible for up to 50% reimbursement or approximately $8,290.60.

Boulder City Strategic Plan Goal: Complies with Goal C: Manage Growth and Development.

Department Recommendation: The Community Development Department Staff respectfully requests that the Redevelopment Agency consider Resolution No. 238.

Attachments:
1. Resolution No. 238
2. Application and Backup Documentation
3. 50/50 Signage Grant Program Criteria
RESOLUTION NO. 238

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, AUTHORIZING REDEVELOPMENT AGENCY GRANT PROGRAM FUNDING IN THE AMOUNT OF $8,290.60 FOR CERTAIN ELIGIBLE IMPROVEMENT COSTS RELATED TO THE DESERT SUN REALTY EXTERIOR SIGNAGE, 1220 ARIZONA STREET

Property located at:
1220 ARIZONA STREET

WHEREAS, Pursuant to NRS 279.428 and 279.444, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in Boulder City; and

WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area; and

WHEREAS, The Redevelopment Plan outlines goals and objectives by which Boulder City may redevelop blighted areas and specifies measures to take to avoid blighting influences within the Redevelopment Area; and

WHEREAS, On January 25, 2005, the City Council adopted ordinance No. 1241 which created Title 12, Redevelopment Agency Ordinance, and codified the rules, regulations and policies by which an applicant may participate in the redevelopment process and receive Redevelopment Agency funds under certain circumstances; and

WHEREAS, Bret Runion – Desert Sun Realty (“Owner”) owns a property located at 1220 Arizona Street., (the “Property”); and

WHEREAS, the Property is within the Redevelopment Area; and

WHEREAS, Owner has applied for Redevelopment Agency funds to help offset the expenses related to eligible activities for exterior signage improvements of the Property (“Proposed Project”); and

WHEREAS, Boulder City seeks to appropriate Redevelopment Agency funding to Owner in order to undertake an eligible activity to eliminate a blighting influence and condition.

NOW, THEREFORE, BE IT RESOLVED that:
Section 1. Findings. The Redevelopment Agency hereby finds and determines that pursuant to NRS 279.486, the Proposed Project is consistent with the Redevelopment Plan and applicable law and regulation.

Section 2. Amount of Funding. The Redevelopment Agency hereby approves and appropriates an amount not to exceed Eight Thousand Two Hundred Ninety Dollars and Sixty cents ($8,290.60) for the Proposed Project.

Section 3. Funding Schedule. Payments will be made to the Owner in an amount equal to fifty (50) percent of that shown on submitted receipts for completed work related to the Proposed Project. The above funding is void if receipts are submitted after March 8, 2023, unless extended as permitted by ordinance.

Section 4. Scope of Work. Proposed Project involves the repair and restoration of the exterior commercial sign on the top of the building.

Section 5. Participant Agreement. The Redevelopment Agency is authorized to enter into an agreement with the Owner containing certain covenants and conditions as authorized by NRS 279.484 ("Participant Agreement"). The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to sign the Participant Agreement on behalf of the Redevelopment Agency upon a complete submittal of required elements of the Agreement by the Owner.

Section 6. Recordation. The Executive Director (or their designee) of the Redevelopment Agency is authorized by this instrument to record the Participant Agreement in the Clark County Recorder’s Office upon a complete submittal of required elements of the Agreement and completed payment by the Redevelopment Agency.

DATED and APPROVED this 8th day of March, 2022.

Kiernan McManus, Chairman

ATTEST:

Tami McKay, Secretary
(Seal)
City of Boulder City  
Community Development Department  
Redevelopment Agency  
401 California Avenue  
Boulder City, NV 89005-2600  
702-293-9282 (Main Line)

Statement of Interest to Participate

I hereby express my interest in participating in the  
City of Boulder City Redevelopment effort and submit the following information

Address of Property in Project Area: 1220 Arizona Street  
Street Number  Street Name  City  State  Zip Code  
BC  NV  89005

Name of Business: Desert Sun Realty, Bret Runion & Associates

Type of Business: □ Individual  □ Partnership  □ Limited Liability Co.  □ Corporation

Name of Property Owner: Bret Runion

Home Address: 994 Sanchez Circle  
Street Number  Street Name  City  State  Zip Code  
Boulder City  NV  89005

Phone Numbers: 702-595-2738  702-293-0000  
Home  Cell  Work

Tenant Information: s/a/a  
Name  Phone Number

1) Provide a brief description of the type of improvements you intend to undertake:  
Repair, restoration of the exterior commercial sign on the top of the building. Install LED lighting.  
Re-paint the "Rx" portion of the sign, the lower cabinet, and the pole. Install new facing on both sides of the sign.

1a) Provide the total project cost of the eligible improvements you intend to make and attach a project budget sheet:  
$ 16,581.20

1b) Provide the total amount of participation requested from the RDA. NOTE: The maximum request is 30% of the total project cost of eligible improvements (with the exception of 50% of project costs under the commercial signage subcategory), at an amount not to exceed $99,900.00 for the entire project.  
$ 8,290.60
2) Provide background information regarding the history of the building and/or property to be improved:

The building is approximately 75 years old and is widely known as the former Nevada Drug. When I purchased the property in 2007, it was vacant, boarded up, and had numerous safety concerns related to faulty wiring and other building code issues. Nearly $400,000 was invested into the property, with assistance from the RDA, to perform a complete remodel which included new plumbing and electrical, installation of walls, ceilings, doors, new ADA restrooms, roof repair, new front entrance including portico with retro-arch theme, among other improvements. Desert Sun Realty, which has operated in Boulder City for over 42 years, has continued to occupy the building since the remodel.

3) Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this Redevelopment Agency project:

The goals are to improve the look of the business by restoring a large sign that is very prominent to the downtown area. In addition, the sign is across from Boulder City's most significant historic landmark and popular tourist location, the Boulder Dam Hotel. The sign has not been updated since Nevada Drug occupied the building. The renovated sign will reflect the name of the current business and will improve the overall look of the Arizona Street corridor. It may also encourage other business owners to invest in their buildings.

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**Please Note:**
- Statement of Interest to Participate forms and applicable attachments must be submitted 30 days prior to the next scheduled quarterly RDA meeting.
- A tenant must provide written owner approval for all improvements.
- **All commercial improvements require work to be done by contractors holding valid licenses issued by both the State of Nevada and the City of Boulder City.**

I understand that submission of this Statement of Interest to Participate does not in any way obligate me or the Agency to participate in the redevelopment effort or to enter into an Owner Participation Agreement.

[Signature]

Bret W. Runion

Printed Name of Applicant

01/27/2022

Date
Desert Sun Realty – 1220 Arizona St.

Property Information
Parcel: 1860P1500026
Owner Name(s): B C TRUST and RUNION BRETT TRST
Site Address: 1220 ARIZONA ST
Jurisdiction: Boulder City - 89005
Sale Date: 01/2008
Sale Price: $550,000
Estimated Lot Size: 0.1
Construction Year: 1947
Recorded Doc Number: 20080404 00001736
Aerial Flight Date: 4/25/2020
Zoning and Planned Land Use
Legal Description
Briana Johnson, Assessor

GENERAL INFORMATION

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<thead>
<tr>
<th>PARCEL NO.</th>
<th>186-09-110-026</th>
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</thead>
<tbody>
<tr>
<td>OWNER AND MAILING ADDRESS</td>
<td>B C TRUST</td>
</tr>
<tr>
<td></td>
<td>RUNION BREIT W TRS</td>
</tr>
<tr>
<td></td>
<td>PO BOX 61953</td>
</tr>
<tr>
<td></td>
<td>BOULDER CITY</td>
</tr>
<tr>
<td></td>
<td>NV 89005-1953</td>
</tr>
<tr>
<td>LOCATION ADDRESS</td>
<td>1220 ARIZONA ST</td>
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<tr>
<td>CITY/INCORPORATED TOWN</td>
<td>BOULDER CITY</td>
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<tr>
<td>ASSESSOR DESCRIPTION</td>
<td>PLAT BOOK 200 PAGE 460</td>
</tr>
<tr>
<td></td>
<td>LOT 8 BLOCK 14</td>
</tr>
<tr>
<td></td>
<td>&amp; PT TRACT 199</td>
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RECORDED DOCUMENT NO. | *20080404-01736 |
RECORDED DATE | APR 4 2008 |
VESTING | NS |
COMMENTS |

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

| TAX DISTRICT | 058 |
| APPRAISAL YEAR | 2021 |
| FISCAL YEAR | 2022-23 |
| SUPPLEMENTAL IMPROVEMENT VALUE | 0 |
| INCREMENTAL LAND | 0 |
| INCREMENTAL IMPROVEMENTS | 0 |

REAL PROPERTY ASSESSED VALUE

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<tr>
<th>FISCAL YEAR</th>
<th>2021-22</th>
<th>2022-23</th>
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</thead>
<tbody>
<tr>
<td>LAND</td>
<td>25613</td>
<td>28053</td>
</tr>
<tr>
<td>IMPROVEMENTS</td>
<td>39193</td>
<td>41893</td>
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<tr>
<td>PERSONAL PROPERTY</td>
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<td>0</td>
</tr>
<tr>
<td>EXEMPT</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>GROSS ASSESSED (SUBTOTAL)</td>
<td>64,807</td>
<td>69,945</td>
</tr>
<tr>
<td>TAXABLE LAND + IMP (SUBTOTAL)</td>
<td>185,163</td>
<td>199,843</td>
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<tr>
<td>COMMON ELEMENT ALLOCATION ASSESSED</td>
<td>0</td>
<td>0</td>
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<tr>
<td>TOTAL ASSESSED VALUE</td>
<td>64,807</td>
<td>69,945</td>
</tr>
<tr>
<td>TOTAL TAXABLE VALUE</td>
<td>185,163</td>
<td>199,843</td>
</tr>
</tbody>
</table>

Click here for Treasurer Information regarding real property taxes.
Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

| ESTIMATED SIZE | 0.10 ACRES |
| ORIGINAL CONST. YEAR | 1947 |
| LAST SALE PRICE | 550000 |

19
<table>
<thead>
<tr>
<th>PRIMARY RESIDENTIAL STRUCTURE</th>
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<tbody>
<tr>
<td>1ST FLOOR SQ. FT.</td>
</tr>
<tr>
<td>2ND FLOOR SQ. FT.</td>
</tr>
<tr>
<td>3RD FLOOR SQ. FT.</td>
</tr>
<tr>
<td>UNFINISHED BASEMENT SQ. FT.</td>
</tr>
<tr>
<td>FINISHED BASEMENT SQ. FT.</td>
</tr>
<tr>
<td>BASEMENT GARAGE SQ. FT.</td>
</tr>
<tr>
<td>TOTAL GARAGE SQ. FT.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ASSESSOR MAP VIEWING GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAP</td>
</tr>
</tbody>
</table>

In order to view the Assessor map you must have Adobe Reader installed on your computer system.

If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.
## Tax Property Tax - One Page

<table>
<thead>
<tr>
<th>Parcel #:</th>
<th>186-09-110-026</th>
<th>Property</th>
<th>1220 Arizona ST</th>
<th>Census Tract: 005503</th>
</tr>
</thead>
<tbody>
<tr>
<td>TN-RG-SE:</td>
<td>23 - 64 - 09</td>
<td>Address:</td>
<td>Boulder City</td>
<td>Zip Code: 89005-2610</td>
</tr>
<tr>
<td>Tot Value:</td>
<td>$64,806</td>
<td>Land Use:</td>
<td>Misc Commercial Services</td>
<td></td>
</tr>
<tr>
<td>GEO ID:</td>
<td>NW NE 23-64-09</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

| File-Page:         | 300-460                                  | Subdivision:      | Boulder City    |                      |
| Assr Lot:          | 8                                        | Area:             | 701             |                      |
| Assr Desc:         | BOULDER CITY PLAT BOOK 300 PAGE 460 LOT 8 BLOCK 14 & PT TRACT 199 | Bldg:             |                 |                      |
| Owner Name:        | B C                                      | Unit:             |                 |                      |
| 2nd Owner:         | Runion Bret W (Te)                       | Tract:            | 199             |                      |
| Address:           | PO Box 61853 -                          |                   |                 |                      |
| City:              | Boulder City                            |                   |                 |                      |
| Prev Owner:        | Scott A Ricci Lic                       |                   |                 |                      |

### Land Value
- **Land Value:** $73,180
- **Impr Value:** $111,980
- **Acres:** 0.100
- **Lot SqFt:** 4,356
- **# of Buildings:** 1
- **Construction:** Masonry
- **Roof Type:** Masonry
- **Living Area:** 3,750
- **Building Sq Ft:** 3,750
- **Total Bldg:** 3,750
- **Roof Matri:** 1.00
- **Roof Style:**
- **FrontxDpth:**
- **Topography:**
- **Act Yr Bld:** 1947
- **Eff Yr Bld:**
- **Ext Wall:**
- **Flooring:**
- **Heat Systm:**
- **Air Cond:**
- **First Flr:**
- **Second Flr:**
- **Upper Area Sq Ft:**
- **Basement Area:**
- **Basement F:**
- **Porch 1:**
- **Porch 2:**
- **Deck:**
- **2nd Patio/Deck:**
- **Basement U:**

### Sales Information
- **PRICE:**
  - Date: 01/02/08
  - County: 01/02/08
  - County: 01/02/08
  - County: 01/02/08
  - County: 06/08/99
  - County: $550,000
  - County: $158,500
  - County: $532,500
  - County: $630,000
  - County: $440,000

### Deed Type
- **Rerecorded Deed**
- **Bargain & Sale Deed**
- **Grant Deed**
- **Trustee Deed**
- **Affidavit**
- **Bargain & Sale Deed**
- **Deed (Reg)**

### Tax & Assessment
- **CURR:**
  - TOTAL TAX: $1,691.24
  - TAX YEAR: 2022
  - TOTAL ASSD: $64,806
  - IMPRV: $39,193
  - LAND: $25,613
  - ASSD YEAR: 2021
  - EXEMPTION: $25,613
- **PREV:**
  - TOTAL TAX: $1,653.17
  - TAX YEAR: 2021
  - TOTAL ASSD: $63,347
  - IMPRV: $37,734
  - LAND: $25,613
  - ASSD YEAR: 2020
  - EXEMPTION: $24,394
- **DLEINQ:**
  - Tot SA Bal: INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.
Scope of Work
Action Item 3

Address of Property in RDA Area

<table>
<thead>
<tr>
<th>Street Number</th>
<th>Arizona Street</th>
<th>Boulder City</th>
<th>NV</th>
<th>89005</th>
</tr>
</thead>
</table>

Scope/Objective
(Provide a detailed description of the desired product or service and how the project will be completed. Provide detailed expense information in the next section.)

Refurbishment of exterior sign in historic downtown area.

Estimated Expense Information
(Detail each eligible activity and associated cost; complete a separate form for each aspect of the project (i.e., landscaping, plumbing, painting, etc.)

<table>
<thead>
<tr>
<th>Eligible Activity</th>
<th>Estimated Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Painting of all cabinets and pole</td>
<td>$</td>
</tr>
<tr>
<td>Replacement of yellow polycarbonate v-faces with white digitally Printed panaflex</td>
<td>$</td>
</tr>
<tr>
<td>Replacement of bad transformer</td>
<td>$</td>
</tr>
<tr>
<td>Change lights to LED</td>
<td>$ 16,581.20</td>
</tr>
</tbody>
</table>

$ 16,581.20

TOTAL

ANTICIPATED

ELIGIBLE PROJECT

COSTS

Amount of assistance is 30% of eligible costs and/or 50% of eligible signage costs (under the commercial signage sub-category), up to a maximum of $99,900, whichever is less, provided the Participant meets the matching funds requirement. Please attach copies of at least two (2) (three is preferable) or more comparable bids for the project to this Scope of Work. The Agency reserves the right to accept or reject all bids submitted which are not indicative of the actual cost of work to be performed.
We are pleased to offer this proposal for the following services at the above location.

**Project Description:**

<table>
<thead>
<tr>
<th>Scope of Work: Retro</th>
<th>Item Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>UPPER 60&quot; DIAMETAR X 10&quot; DEEP DF Neon Cabinet - Refresh by repainting on-site black and white. (Replace 28 A19 lamps with LED A19 Lamps Replace One (1) Neon unit and One (1) 3/15 transformer)</td>
<td>$2,730.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scope of Work: Manufacture / Retro &amp; Install</th>
<th>Item Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARGE MIDDLE DF 60 1/2&quot; x 22'-1 1/4&quot; cabinet with radius corners - Replace yellow faces with new 3/16&quot; white polycarbonate faces and die cut black vinyl logos Retro illumination to internal LED illumination</td>
<td>$10,345.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scope of Work: Manufacture / Retro &amp; Install</th>
<th>Item Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMALL LOWER DF 18 1/4&quot; x 72&quot; lower cabinet - Install new die cut black vinyl lettering to existing faces to read: REAL ESTATE Retro illumination to internal LED illumination</td>
<td>$800.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scope of Work: Repaints</th>
<th>Item Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPAINT OF SIGNAGE CABINETS &amp; POLE - Repaint Large Middle Cabinet Can Black. Repaint Lower Smaller Cabinet Can White. Repaint pole White.</td>
<td>$2,234.00</td>
</tr>
</tbody>
</table>

**Salesperson:** Devon Buxton

**Buyer_________Seller_________**
**PROPOSAL**

213969-01  
Date: 11/22/2021  
Expires: 12/07/2021

**Project:** Desert Sun Realty  
1220 Arizona Street  
Boulder City, NV 89005  

**Client:** Desert Sun Realty  
1220 Arizona Street  
Boulder City, NV 89005

**Contact:** Lou Krumm  
702-293-0000  
lou@desertsunrealt.com

**Deposit Rate:** 50%  
**Deposit:** $8,290.60  
**Subtotal:** $16,109.00  
**Tax:** $472.20  
**Total:** $16,581.20

**Notes:** All prices are subject to applicable sales tax. Prices are based on available information given at the time and are subject to change. Price quotation is good for 15 days.

**Exclusions:** Sign permits, structural engineering, traffic control equipment, and any additional inspections (ie: QAA inspections) are not included in the above quotations and if required shall be invoiced on a cost plus acquisition fees basis. Electrical services to the proposed sign(s), unless specifically quoted above, is assumed to be existing or provided by others and is the customers responsibility. Customer is aware that if excavating is required and Caliche is present there will be additional charges for the additional cost of digging and supervision of dig. This is unfortunately something we cannot know until in progress. By signing the proposal you agree to all additional charges and exclusions.

**Warranty:** 90 Days Parts and Labor. 12 months against defective materials. Labor to be billed.

**Terms:** 50% advanced deposit with balance due upon completion of project. All final invoices are due and payable upon job completion. Customer will be responsible for any and all outside collection fees and/ or legal fees to collect unpaid balances.

**Fees:** There will be a 2% Convenience fee for all credit card transactions.

**Price Quotation is good for 15 days.**

---

**Salesperson: Devon Buxton**  
Buyer's Acceptance  
Title  
Date  

Seller's Acceptance  
Title  
Date
LOGS FOR NEW WHITE FACES
ON YELLOW CABINET

DESERET SUN REALTY
BRET RUNDIN & ASSOCIATES
Project: Desert Sun Realty-FACE REPLACEMENT
1220 Arizona Street
Boulder City, NV 89005

Contact: Lou Krumm 702-293-0000 lou@desertsunrealty.com

Thank you for the opportunity to bid your sign project. Please let us know how you would like to proceed,

Project Description:

REMOVE & DISCARD:
(2) CORRUGATED LEXAN FACES 5'-0" TALL x 22'-0" WIDE FROM EXISTING ROOF SIGN.

FABRICATE & INSTALL:
(2) NEW WHITE LEXAN FACES OVERLAID WITH DIE CUT BLACK VINYL “DESERT REALTY” LOGO AND LETTERS.

FURNISH & INSTALL:
(28) LED A19 LAMPS FOR CIRCLE CABINET

REMOVE & DISCARD FROM:

CIRCLE CABINET:
34 LINEAR FEET OF NEON (REMOVE GLASS STANDS TOO)
(8) GLASS HOUSINGS (EACH SIDE)
(1) 12/30 120v TRANSFORMER
(1) MECHANICAL FLASHER

FABRICATE & INSTALL:
(1) NEW SIMULATED (FAUX) NEON “Rx” LOGO TO MATCH EXISTING BEING REMOVED. COLOR RED.

REMOVE & DISCARD:

ALL LAMPS OR NEON AND BALLASTS OR TRANSFORMERS FROM MAIN CABINET:
(2) F36/T12/CW/HO
(2) F48/T12/CW/HO
(10) F96/T12/CW/HO
(4) BALLAST

Salesperson: JAKE GATESON

Buyer Seller
PROPOSAL
213743-01
Date: 12/22/2021
Expires: 01/21/2022
Drawing Numbers: 213743-02

Project: Desert Sun Realty-FACE REPLACEMENT
1220 Arizona Street
Boulder City, NV 89005

Client: Desert Sun Realty
220 Arizona Street
Boulder City, NV 89005

Contact: Lou Krumm 702-293-0000 lou@desertsunrealty.com

SMALL CABINET:
(1) F72/T12/CW/HO
(1) BALLAST

RETROFIT:
(2) LOWER CABINETS TO LED WITH SIGN BOX 3 KITS

Deposit Rate: 50%
Deposit: $9,110.00

Subtotal: $18,220.00
Total: $18,220.00

TERMS AND CONDITIONS OF THE CONTRACT:

UPON ACCEPTANCE, BY YOU, OF ANY PROPOSAL PROVIDED BY HIGH IMPACT SIGNS, STEEL, AND SPECIALTIES, A CONTRACT IS FORMED WHICH IS BASED ON THE PROVISIONS OF THE PROPOSAL AND WHICH IS ALSO SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS, WHICH ARE EXPRESSLY MADE A PART OF THE PROPOSAL AND OF THE RESULTANT CONTRACT, AS FOLLOWS:

1. A PAYMENT TERMS FOR NON-EMU PROJECTS, OR PROJECTS UNDER $100,000.00:
50% DEPOSIT TO BEGIN WORK. BALANCE DUE UPON COMPLETION.
All Deposit Payments are uniform and deemed fully earned by us once paid and are non-refundable. We use the deposit to defray the costs of designing, engineering, planning, surveying, supplies, materials, labor, project management, and expenses incurred by us in connection with your project in the event you cancel your project.

1. B PAYMENT TERMS FOR EMU PROJECTS:
50% DEPOSIT TO ORDER EMU FROM VENDOR, 25% TO SHIP EMU TO OUR FACILITY, 25% BALANCE DUE UPON COMPLETION.
All Deposit Payments are uniform and deemed fully earned by us once paid and are non-refundable. We use the deposit to defray the costs of designing, engineering, planning, surveying, supplies, materials, labor, project management, and expenses incurred by us in connection with your project in the event you cancel your project.

1. C PAYMENT TERMS FOR PROJECTS $100,000.00 OR GREATER:
50% DEPOSIT TO BEGIN FABRICATION WORK. 25% TO BEGIN INSTALLATION, 25% REMAINING BALANCE DUE UPON COMPLETION.
All Deposit Payments are uniform and deemed fully earned by us once paid and are non-refundable. We use the deposit to defray the costs of designing, engineering, planning, surveying, supplies, materials, labor, project management, and expenses incurred by us in connection with your project in the event you cancel your project.

2. THE PRICE SET FORTH IN THE PROPOSAL DOES NOT INCLUDE PRIMARY ELECTRICAL OR COMMUNICATIONS (UNLESS OTHERWISE SPECIFIED IN WRITING BY AN AUTHORIZED REPRESENTATIVE), PERMITS, QAA, SPECIAL INSPECTIONS OR ENGINEERING UNLESS SPECIFICALLY STATED. SIGNIFICANT VARIANCES EXPERIENCED AS A RESULT OF THE PERMIT AND ENGINEERING PHASE MAY RESULT IN REQUESTS FOR ADDITIONAL COMPENSATION. PERMITS, QAA, SPECIAL INSPECTIONS, AND/OR ENGINEERING COSTS WILL BE EXECUTED WITH A 15% MARKUP.

NOTE: THE PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

3. ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER

Salesperson: JAKE GATESON

Buyer _________ Seller _________
AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

4. UPON DEFAULT BY YOU (sometimes hereinafter referred to as “Customer”), IN THE PAYMENT OF ANY SUMS HEREIN AGREED, HIGH IMPACT SIGN (sometimes hereinafter referred to as “COMPANY”) MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER, AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. THE CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY’S FEES.

AS A LICENSED CONTRACTOR AND MATERIALS PROVIDER UNDER THE LAWS OF THE STATE OF NEVADA, WE HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO LEND A PARCEL OF REAL PROPERTY FOR ANY WORK THAT WE DO FOR WHICH WE ARE NOT PAID IN A TIMELY FASHION, YOU ARE HEREBY NOTIFIED THAT HIGH IMPACT SIGN & DESIGN, LLC ("HIS") EXERCISES ITS RIGHT TO DO SO IN EACH CASE WHERE PAYMENT IS NOT TIMELY MADE. THE NOTICES ARE AS FOLLOWS: AT OR ABOUT THE TIME OF HIS'S STARTING WORK, IT WILL CAUSE TO BE SENT A NOTICE OF RIGHT TO LEND (IN COMPLIANCE WITH NRS 108.745), HIS'S MAY ALSO CAUSE TO BE SERVED A NOTICE OF INTENT TO LEND (IN COMPLIANCE WITH NRS 108.226(6)) APPROXIMATELY SIXTY (60) DAYS AFTER THE FINAL INVOICE SHOULD PAYMENT NOT BE MADE IN A TIMELY FASHION, A MECHANIC'S OR MATERIALMEN'S LIEN WILL LIKELY BE CAUSED TO BE FILED.

NOTE: IF YOU ARE A TENANT / RENTER OF REAL PROPERTY, ANY LIEN RECORDED COULD VERY WELL BE CONSIDERED A BREACH OF YOUR LEASE WITH YOUR LANDLORD.

PAYMENT IS DUE ACCORDING TO PAYMENT TERMS SET, EXCEPT AS ALLOWED BY NRS 624.624(1), IN THAT WHERE THE CLIENT / CUSTOMER IS PAID BY A HIGHER- Tiered SUBCONTRACTOR, GENERAL CONTRACTOR, OR PROPERTY OWNER, THEN PAYMENT IS DUE WITHIN TEN (10) DAYS TO HIS/S AND CLIENT IS OBLIGATED TO NOTIFY HIS/S, IMMEDIATELY, WHEN PAYMENT IS RECEIVED FOR HIS/S WORK.

5. IN ORDER TO SECURE PAYMENT OF THE SUMS HEREIN AGREED, OR AS AGREED UNDER ANY SEPARATE WRITING, THE CUSTOMER HEREBY GRANTS TO THE COMPANY, A SECURITY INTEREST IN THE SIGNAGE MATERIALS DESCRIBED IN THIS PROPOSAL, OR SUCH OTHER MATERIALS AS MAY BE ORDERED BY THE CUSTOMER FROM COMPANY, INCLUDING AFTER SUCH MATERIALS HAVE BEEN DELIVERED TO CUSTOMER AND INSTALLED AND UNTIL THE INVOICES RELATING THERETO ARE FULLY PAID, CUSTOMER HEREBY CONSENTS TO COMPANY FILING AND/OR RECORDING A UNIFORM COMMERCIAL CODE (UCC) FINANCING STATEMENT (FORM UCC1) (A "FINANCING STATEMENT") IN ANY APPLICABLE FILING OFFICES AS THE COMPANY DEEMS NECESSARY TO PERFECT THE SECURITY INTEREST GRANTED BY THIS PARAGRAPH. THE COMPANY MAY REMOVE AND REPOSSESS SIGNAGE THAT HAS BEEN DELIVERED AND INSTALLED IF NOT TIMELY PAID, AND MAY ENFORCE THE SECURITY INTEREST DESCRIBED HEREIN IN ANY MANNER PERMITTED UNDER APPLICABLE LAW, INCLUDING NRS 104.9101, ET. SEQ. UPON PAYMENT IN FULL OF THE SUMS OWED TO THE COMPANY, THIS SECURITY INTEREST SHALL TERMINATE AND ANY FINANCING STATEMENT PREVIOUSLY FILED AND/OR RECORDED SHALL BE TERMINATED.

6. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREN, THAT THIS IS A FULLY INTEGRATED AGREEMENT, AND THAT ANY MODIFICATION OR ALTERATION OF THIS AGREEMENT SHALL BE OF NO FORCE OR EFFECT UNLESS IN WRITING, EXECUTED BY BOTH PARTIES.

7. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES, OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.

8. THE COMPANY SHALL SECURE ALL NECESSARY PERMITS, IF REQUIRED, FROM THE JURISDICTIONAL AUTHORITY. PERMISSION FROM THE LANDLORD AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN SHALL BE THE RESPONSIBILITY OF THE CUSTOMER AND THE CUSTOMER SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY OR COSTS ASSOCIATED WITH FAILING TO OBTAIN SUCH PERMISSION. FURTHERMORE, IF THE CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM THE PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SIGNED, THEN THE CUSTOMER PURCHASES THE SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.

9. CUSTOMER AGREES TO PROVIDE ELECTRICAL SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF SIGNED OR DISPLAY IN ADVANCE OF INSTALLATION AND TO MAKE CONNECTION OF SIGNED ELECTRICAL FEED TO DISPLAY AT NO COST TO HIGH IMPACT. FAILURE OF CUSTOMER TO PROVIDE ELECTRICAL SERVICE PRIOR TO INSTALLATION SHALL IN NO WAY DELAY PAYMENT TO HIGH IMPACT. IF AT ANY TIME IT IS DETERMINED THAT ADDITIONAL POWER IS REQUIRED, IT IS STILL THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE SUCH AT NO COST TO THE COMPANY.

10. WHEN PIER DRILLING OR EXCAVATION IS NECESSARY, THE COMPANY WILL CONTACT “CALL BEFORE YOU DIG” TO LOCATE PUBLIC UTILITIES. THE LOCATION OF PRIVATE UTILITIES IS THE SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK, CALICE, UTILITIES, OR OTHER ABNORMAL CONDITION IS ENCOUNTERED IN THE DRILLING OR
EXCAVATION PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY. IF ANY PRIVATE UTILITIES ARE DAMAGED DURING THE EXCAVATION OR DRILLING PROCESS, IT WILL BE THE CUSTOMER’S RESPONSIBILITY TO REPAIR SAID UTILITIES AT NO COST TO THE COMPANY. ADDITIONALLY, IT IS THE CUSTOMER’S RESPONSIBILITY TO REMOVE, RELOCATE OR REPLACE ANY LANDSCAPING THAT IS IN THE AREA OF THE SIGN INSTALLATION AT NO COST TO THE COMPANY.

11. THIS PROPOSAL BECOMES EFFECTIVE WHEN PROPOSAL OR ARTWORK IS SIGNED, A DEPOSIT IS RECEIVED OR A WRITTEN NOTICE TO PROCEED (INCLUDING BY EMAIL OR FAX); ONCE SIGNED OR ANOTHER ACTION OF ACCEPTANCE IS RECEIVED THIS PROPOSAL MAY EXPIRE, AT THE COMPANY’S SOLE DISCRETION, AFTER 30 DAYS IF THE DEPOSIT IS NOT RECEIVED.

12. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN OR DISPLAY SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL RISKS OR LOSSES RESULTING FROM DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE ON THE PURCHASE PRICE THEN UNPAID.

13. THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

14. LIMITED WARRANTY:

(A) All products actually fabricated by High Impact Signs, Steel, and Specialties (e.g. channel letters, cabinets, pylons, etc.) are guaranteed against defective parts and materials, except for incandescent and fluorescent lamps, as they are never guaranteed, to the Company’s original Customer for one year, meaning that COMPANY will replace the same, at no charge for such parts, for one year following installation. This warranty does not extend to and does not require COMPANY to reimburse Customer for any parts Customer acquires from any third-party, nor does this Warranty obligate COMPANY to pay for any replacement parts which are acquired by Customer from any third-party. Individual components that are not fabricated by High Impact Signs, Steel, and Specialties are warranted as detailed below.

(B) PARTS
High Impact Signs, Steel, and Specialties will repair or replace defective part(s) in a timely manner, at no charge for the materials to the original Customer, under the manufacturer’s warranty on the following components.

- Power Supplies, Ballasts, and Transformers - 1 year
- LED modules - 1 year
- Neon Tubes - 90 days
- Incandescent and Fluorescent Lamps or Bulbs - No Warranty
- Electronic Message Center Components - 3 years
- Printed Vinyl Graphics (Laminated) - 1 year
- Printed Vinyl Graphics (Non-laminated) - 3 months
- Die Cut Vinyl Graphics - 6 months

(C) VEHICLE WRAPS
High Impact Sign & Design will warrant our Vehicle Wrap materials for 6 months and workmanship for 90 days to the original Customer. Vehicle wraps are NOT intended to compare to the quality of paint. Imperfections such as image distortion, seams, bubbles, creases, and small cuts are normal. The standard for determining the quality of a vehicle wrap is to look at the overall effect from a distance of at least 6 feet. High Impact Signs, Steel, and Specialties does not cover damage to the wrap or graphics from negligence, misuse, accidents, road damage, normal wear, and tear, or any failure not a product of the material. High Impact Signs, Steel, and Specialties do not cover warrantable failures due to pre-existing damage to the vehicle.

(D) LABOR
High Impact Signs, Steel, and Specialties will provide the labor for repairs or maintenance work, on new signs only, free of charge, during the first ninety (90) days after installation, thereafter labor will be incurred at standard rates.

(E) WARRANTY WILL NOT COVER
The Warranties set forth herein shall not apply to, nor cover, defects or damage caused by an act of nature (hail, high winds, earthquakes, violent storms, etc.), vandalism, or
PROPOSAL

213743-01
Date: 12/22/2021
Expires: 01/21/2022
Drawing Numbers: 213743-02

Project: Desert Sun Realty-FACE
REPLACEMENT
1220 Arizona Street
Boulder City, NV 89005

Client: Desert Sun Realty
220 Arizona Street
Boulder City, NV 89005

Contact: Lou Krumm 702-293-0000  lou@desertsunrealty.com

misuse, negligence by Customer or any third-party, or destruction by Customer or any third-party (willful or otherwise) or alteration in any way without prior authorization from High Impact Signs, Steel, and Specialties. Warranty is expressly limited to replacement or repair of the merchandise sold per this proposal.

(F) MISCELLANEOUS
*Extended warranties, if any, will be reflected on the sales proposal.

(G) Warranty Reporting Requirements
To secure repairs or replacement of components under the terms of this warranty, High Impact Signs, Steel, and Specialties must be notified within 10 days of damage or failure. Photographs or inspection by an authorized agent of High Impact Signs, Steel, and Specialties may be required. Inspection or alteration to sign(s) by any persons other than an authorized agent of High Impact Signs, Steel, and Specialties will void all warranties.

(H) Purchaser's Responsibility
Failure to adhere to the terms of the purchasing agreement will void all warranties.

(I) Service Call Work Not Warranted.
Service call work is inherently difficult to warranty due to new components being mixed with older components, wiring, etc. Depending on the age and conditions of the existing sign, older components may negatively impact the life of the new components installed during a service call. Consequently, we cannot warranty service call work.

(J) Exclusion of Implied Warranties; Limitation of Warranties; Damages Limitations. The Warranties set forth above herein, together with any warranties or maintenance agreement provisions included in the Proposal to which these Terms and Conditions apply, are the sole and exclusive warranties provided to Customer by Company. No other warranties, express or implied, exist, unless and except as set forth in writing in the Proposal accepted by Customer, or as set forth in any writing executed by both parties hereafter. Any and all warranties implied by law, including without limitation any implied warranty of fitness for any particular use, and including without limitation any other warranties otherwise legally arising or implied by virtue of any statute, the Uniform Commercial Code, or any case or common law, are hereby expressly disclaimed and excluded to the full extent allowed by law. In the event, any suit is brought by Customer against Company claiming any damages or losses have been incurred by virtue of a failure of the product provided hereunder, or for breach of this contract or of any warranty associated with this transaction, Company shall in no event be held liable for any amount beyond or in excess of the amount paid by Customer to Company hereunder, and shall also not be liable for any indirect damages, lost profits damages, consequential damages, or punitive damages. And Company shall not be held liable for any replacement costs beyond those warranted hereunder, such that, by way of example and not limitation, the Company shall not be liable for the costs to replace the product sold hereunder or any component thereof, in whole or in part, after the one year warranty set forth herein, or to the extent, such liability would be in excess of the warranties expressly set forth herein.

Salesperson: JAKE GATESON
Buyer's Acceptance __________________________ Title __________________________ Date __________________________
Seller's Acceptance __________________________ Title __________________________ Date __________________________
REMOVE & DISCARD:
(2) CORRUGATED LEXAN FACES 5'-0" TALL x 22'-0" WIDE FROM EXISTING ROOF SIGN & ALL LAMPS OR NEON AND BALLASTS OR TRANSFORMERS FROM MAIN

CABINET:
(2) F36/T12/CW/HO
(2) F48/T12/CW/HO
(10) F96/T12/CW/HO
(4) BALLAST

SMALL CABINET:
(1) F72/T12/CW/HO
(1) BALLAST

CIRCLE CABINET:
(26) A19 LAMPS
34 LINEAR FEET OF NEON (REMOVE GLASS STANDS TOO)
(8) GLASS HOUSINGS (EACH SIDE)
(1) 12/30 120V TRANSFORMER
(1) MECHANICAL FLASHER

EXISTING SIGN CONDITION
DESERt SUN REALTY
BRET RUINATION & ASSOCIATES

EXISTING SIGN CONDITION

CUSTOMER TO PROVIDE LOGO ARTWORK OR APPROVE LAYOUT

PROPOSED NEW FACE LAYOUT

DESERt SUN REALTY
BRET RUINATION & ASSOCIATES

FABRICATE AND INSTALL NEW FACES FOR EXISTING D/V SIGN

SCALE 3/8" = 1'-0"

RETAINER IS 2 1/4" X 3".

NEW SIMULATED FAUX NEON "RX" LOGO TO MATCH
EXISTING COLOR: RED

CUSTOMER TO PROVIDE LENS AND LETTERS

(2) LOWER CABINETS TO LED BOX 3" X 3" X 6"
Agreement

For Work At
Desert Sun Realty, Inc.
1220 Arizona St
Boulder City, NV 89005-2610
Lou Krumm
(702) 293-0000

Billing Address
Desert Sun Realty, Inc.
1220 Arizona St
Boulder City, NV 89005-2610
Lou Krumm
(702) 293-0000

Account Executive
Dean Renholm
drenholm@yesco.com

Date | Estimate Number | Estimate Name | Terms | Pricing Valid Until | Deposit |
--- | --- | --- | --- | --- | --- |
01/14/2022 | 30435 | Desert Sun Realty - New refurb | Due on receipt | 02/14/2022 | $10,173.86 |

Item | Amount
--- | ---
Scope | YESCO to manufacture and install (2) new sets of 22" tall "DESERt SUN REALTY", 13" tall "BRET RUNION & ASSOCIATES" 3/8" thick black acrylic pin mounted to the yellow polycarbonate V-faces, retrofit (2) 48C8, (2) 36C8, (2) 60C8, (10) 96C8 lamps to LED.
Manufacture and install (2) sets of Black cut vinyl to be installed on the lower cabinet reading (702) 293-0000 (cabinet is 72" wide X 18 1/4" tall), retrofit (1) 72C8 lamp to LED.
RX cabinet is 60" diameter: Replace (1) gassing down unit and replace (1) bad 315 transformer.
Replace (32) 25CL lamps with S14 LED lamps.
Re-paint the top "RX" cabinet black and white to match existing: 60" diameter, 16" deep.
Re-paint the top cabinet black 22' 1 1/4" wide X 60 1/2" tall, 16" deep.
Re-paint the lower cabinet, structure and pole white. Cabinet 72" wide X 18 1/4" tall, 12" deep. Pole is approximately 20' tall.

Extended Warranty Term: (36) months commencing at time of installation. Covered Products: (Principal Tap Out Stiks) [Double face Desert Sun and address cabinets] Services Provided: Repair or replace defective: 1) LED lighting modules, 2) internal power supplies. Primary electrical wiring, associated fuse blocks, breakers, time clocks, and similar components are excluded.

Subtotal | $19,722.31
Estimated Sales Tax | $625.40
Total | $20,347.71
YESCO’s Standard Terms and Conditions, available at [www.yesco.com/terms/standardtermsandconditions.pdf](http://www.yesco.com/terms/standardtermsandconditions.pdf), are an integral part of this agreement and are incorporated by reference. Desert Sun Realty, Inc. acknowledges that it has accessed and reviewed the Standard Terms and Conditions. Upon acceptance by an authorized agent of YESCO LLC, this agreement becomes effective as of the last date signed below. This document is a complete and final expression of the agreement between the parties, and may not be amended, supplemented, or otherwise modified except by written agreement executed by authorized representatives of each.

<table>
<thead>
<tr>
<th>Desert Sun Realty, Inc.</th>
<th>YESCO LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
<tr>
<td>Title</td>
<td>Title</td>
</tr>
<tr>
<td>Name</td>
<td>Name</td>
</tr>
<tr>
<td>Date Signed</td>
<td>Date Signed</td>
</tr>
</tbody>
</table>

---

# Invoice

**Bill To**  
Desert Sun Realty, Inc.  
1220 Arizona St  
Boulder City, NV 89005-2610  
US

**Ship To**  
Desert Sun Realty, Inc.  
1220 Arizona St  
Boulder City, NV 89005-2610  
US

**Office Location**  
Dean Renholm  
drenholm@yesco.com  
5119 South Cameron Street  
Las Vegas, NV 89118  
702-876-8080

**Estimate Number**  
30435

**Terms**  
DUE ON ACCEPTANCE

**Account Executive**  
Dean Renholm

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Down Payment Invoice for 50% (Prefunding)</td>
<td>$10,173.86</td>
</tr>
</tbody>
</table>

**Total**  
$10,173.86
DESERТ SUN REALTY
BRET RУNIОН & ASSOCIATES

REFACE EXISTING SIGNAGE
CERTIFICATE OF LIABILITY INSURANCE

PRODUCER
Kendra Wright
414 NEVADA HWY
BOULDER CITY, NV 89005
(702) 737-2044
kwright@amfam.com

CONTACT NAME: American Family Insurance - Business Insurance
PHONE (Area, No., Ext.): 866-908-0626
FAX (Area, No.):
E-MAIL: service@amfambusinessinsurance.com

INSURER(S) AFFORDING COVERAGE
INSURER A: Midvale Indemnity Company
27138

DATE (MM/DD/YYYY) 11/20/2021

COVERAGES
CERTIFICATE NUMBER: 2668957210306847
REVISED NUMBER: 

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR INSURER ADDL. INSUR WVD POLICY NUMBER POLICY EFF (MM/DD/YYYY) POLICY EXP (MM/DD/YYYY) LIMITS

COMMERCIAL GENERAL LIABILITY
A CLAIMS-MADE X OCCUR Y N BPP1064455 12/21/2021 12/21/2022

GENL AGGREGATE LIMIT APPLIES PER:
X POLICY □ PROJECT □ LOC

OTHER:

AUTOMOBILE LIABILITY
ANY AUTO
OWNED AUTOS ONLY
SCHEDULED AUTOS
X HIRED AUTOS ONLY
NON-OWNED AUTOS ONLY

UMBRELLA LIABILITY
OCCUR CLAIMS-MADE

EXCESS LIABILITY
OED RETENTION $ 

WORKERS COMPENSATION
AND EMPLOYERS' LIABILITY
ANY PROPER&/OR PARTNER/LLC
□ THE OFFICER/MEMBER EXCLUDED
□ MANDATORY IN NH
N/A

PROFESSIONAL LIABILITY

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Real Estate Agents

CERTIFICATE HOLDER
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**Action Item 6 ➡ Complete: Schedule of Improvements**
Provide a description and an estimate timeline for your proposed improvements. While construction timelines are subject to change, this helps the city to evaluate your project and make sure it can be completed within the grant limits.

<table>
<thead>
<tr>
<th>Description of Improvement</th>
<th>Estimated Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovation of exterior sign</td>
<td>Q2 of 2022</td>
</tr>
</tbody>
</table>
Action Item 7  ➔ Complete: Employment Plan
State law requires that all projects that receive RDA funding must submit an employment plan (listed below) that shows the anticipated employment impact of the project.

The anticipated employment impact of the project is as follows:

- Estimated number of workers during the construction phase  
  \[ 1 - 2 \]

- Estimated number of employees once the project is complete (i.e., on-going employment)  
  less than 20

- Estimated number of local citizens that may be employed by the project for both the construction phase and on-going employment  
  18

- Estimated number of low- and moderate-income persons who may be employed

- Estimated number of women and minorities that may be employed  
  10

- Estimated number of veterans that may be employed  
  0
Action Item 8  Complete:

Affidavit of Participant

STATE OF NEVADA  
COUNTY OF CLARK

I, Bret W. Runion, being first sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of Desert Sun Realty, a company duly organized in the State of Nevada as a Corporation (Corporation/ LLC / Sole Proprietorship) (herein the "Participant"). The Participant is seeking the assistance of the City of Boulder City Redevelopment Agency ("Agency") for making improvements to the property at 1220 Arizona Street, Boulder City, Nevada ("Site"), as more particularly described by the Participation Agreement.

2. I hereby warrant that I either own the site or have a leasehold interest in the site for a minimum of five (5) years subsequent to the effective date of this Agreement.

3. Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check all that apply):

   - [x] Encourage the creation of new business or other appropriate development;
   - [ ] Create jobs or other business opportunities for nearby residents;
   - [ ] Increase local revenues from desirable sources;
   - [x] Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
   - [ ] Possess attributes that are unique, either as to type of use or level of quality and design;
   - [x] Require for their construction, installation or operation the use of qualified and trained labor; or
   - [ ] Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.
4. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) (check all that apply):

☐ The improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; or

☒ The Participant would not undertake the full set of improvements contemplated in the Agreement’s Scope of Work through resources reasonably available to the Participant.

5. I have submitted true and accurate documentation to the Agency which evidences the statements I have made above.

DATED this 27th day of January, 2022.

[Signature]

Bret W. Runion
Participant Printed Name

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada,

Bret W. Runion, who acknowledged that he/she executed the above instrument.

[Signature]

Lorene Krum
NOTARY PUBLIC

My Commission Expires:
Action Item 9 ➔ Complete:
Disclosure of Ownership/Principals Certificate
(Required to disclose all persons who are associated with your company or group that is filing the application for funds)

Section 1 – Contracting Entity
Firm Name: Desert Sun Realty
Address: 1220 Arizona Street, Boulder City NV 89005
  Street Number  Street Name  City  State  Zip Code
Phone Number: (702) 293-0000  EIN or DUNS: 88-0166651

Section 2 – Description
Subject Matter of Contract/Agreement: Redevelopment Agency Participation Agreement

Section 3 – Type of Business
☐ Individual  ☐ Partnership  ☐ Limited Liability Company  ☑ Corporation

Section 4 – Disclosure of Ownership and Principals
In the space below, please list all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one percent (1%) ownership interest in the Contracting Entity.

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Title</th>
<th>Business Address</th>
<th>Business Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bret W. Runion</td>
<td>Owner (100%)</td>
<td>1220 Arizona St</td>
<td>(702) 293-0000</td>
</tr>
</tbody>
</table>

The Contracting Entity shall continue the above list on a sheet of paper entitled “Disclosure of Principals – Continuation” until full and complete disclosure is made. If continuation sheets are attached, please indicate the total number of sheets.

I certify, under penalty of perjury, that all information provided in this Certificate is current, complete, and accurate.

DATED this 27th day of January 2022

Signature

Bret W. Runion

Printed Name

SIGNED AND SWORN TO before me, the undersigned, a Notary Public in and for the
County of Clark, State of Nevada, Bret W. Runion

who acknowledged that he/she executed the above instrument.

Lorene Krumm
NOTARY PUBLIC
My Commission Expires

10

45
Calculate “Before” Property Value Impact

Taxable Land+Imp (Subtotal) $185,163
x 0.35
Actual Assessed Value = $64,807

Tax Rate x 0.026097

“Before” Property Value Impact = $1,691.27

Calculate “After” Property Value Impact

Actual Assessed Value $64,807
35% of Improvement Cost ($16,581) + $5,803
Estimated Future Taxable Value = $70,610

Tax Rate x 0.026097

“After” Property Value Impact = $1,842.71

Calculate the Estimated Increase of Taxes Assessed

“After” Property Value Impact $1,842.71
“Before” Property Value Impact - $1,691.27

Estimated Increase of Taxes Assessed = $151.44
50/50 Signage Grant Program

Project Criteria

The Redevelopment Agency has created a subset program of its Grant Program to encourage the design and installation of signage located within the RDA plan area that portrays the image of Boulder City during the "Hey Dey" of the 1950's - 1960's. This is best illustrated by several of the motel signs along the Nevada Way corridor. The criteria set by the RDA Board for participation in this program include:

- Use of neon lighting and accents, including outlining of lettering, stroke accents on supports pillars, and stroke lighting on any cabinets
- Use of non-rectangular sign face cabinets. Cabinets shaped and formed to fit a thematic element; or follow the wording shape; or other architectural feature consistent with the era
- Pylon supports covered with enhancements, such as faux exteriors, rock work, brick, etc
- Installation of landscaping at base of signage (if none exists) or enhancement of landscaping to compliment the signage
- Use of a unique design feature that emphasizes the glory days of the motel district from the 1950's and 1960's. (a recent application by the Boulder Inn & Suites excelled at this requirement)

The above information is in addition to the criteria listed in Resolution 127, which includes:

- That the program is limited to the replacement, refurbishment or repair of existing commercial signage at a rate of 50% Agency participation of eligible costs on a reimbursement method.
- That incidental landscaping installation related to the signage is permitted.
- That incidental electrical work related to the signage, such as replacement or extension of conduit to the site, timers, new breakers in electrical panel and similar work is permitted.
- That concrete or asphalt replacement must be related directly to the signage project to qualify for the 50/50 program. Any other concrete or asphalt work performed not related to the signage but deemed necessary can be reimbursed at a 30/70 rate, meaning Agency participation is limited to 30% of eligible costs.
RDA Historic Grant Guidelines

SUBJECT:
For possible action: Resolution No. 239, a resolution of the Redevelopment Agency of Boulder City, Nevada repealing and replacing Resolution No. 221 adopting modified Historic Preservation Grant Program Guidelines

ADDITIONAL INFORMATION:

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 3 Staff Report</td>
<td>Cover Memo</td>
</tr>
<tr>
<td>Attachment 1 Res. No. 239</td>
<td>Resolution Letter</td>
</tr>
<tr>
<td>Attachment 2</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Attachment 3</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>
Staff Report

TO: Taylour Tedder, Executive Director
FROM: Michael Mays, Assistant Executive Director
DATE: March 8, 2022

SUBJECT: For possible action: Resolution No. 239, a resolution of the Redevelopment Agency of Boulder City, Nevada repealing and replacing Resolution No. 221 adopting modified Historic Preservation Grant Program Guidelines

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the Redevelopment Agency Board consider Resolution No. 239.

Overview:

- Goal D, Strategy 5 of the City Council adopted 2025 Boulder City Strategic Plan states to identify financial incentives to promote historic preservation by the development of a new RDA grant that encourages renovation of historically significant buildings in the district
- In response, the city created a new historic preservation RDA grant
- The RDA Board approved the grant program on February 11, 2020
- The Historic Preservation Committee is now proposing changes to the grant guidelines

Background Information: In the 2025 Boulder City Strategic Plan, Goal D. Promote Historic Preservation, Strategy 5: Identify financial incentives to promote historic preservation, there is an action item to develop a new Redevelopment Agency (RDA) grant that encourages renovation of historically significant buildings in the district. This action item is also reflected in the Historic Preservation Committee goals as Strategy 5.
In 2020, the RDA Board approved Resolution No. 221 which approved the guidelines for the RDA Historic Preservation Grant Program (Attachment 2). A summary of the current guidelines is provided below:

- Maximum of $99,900 can be awarded
- Must provide multiple bids to be eligible for consideration
- Grant reimburses 50% for eligible expenditures
- Opportunity to seek reimbursement for interior improvements in addition to exterior renovations
- All grant improvements must adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties
- Require Historic Preservation Committee review
- Maintenance Agreement of 10 years

In 2021, the Historic Preservation Committee began drafting proposed changes to the Guidelines (Attachment 3). Below is an overview of the grant guideline changes:

- All work (whether receiving funding or not) must comply with the Secretary of Interior Standards for Preservation.
- Following completion of the work, the property must contribute to the historical integrity of the historic district (either preserving its status or as a result of the work, it will be added).
- Applicants enter into a 20-year agreement to maintain the property’s historical character.

The Committee is requesting that the RDA Board consider approving the proposed changes to the grant guidelines.

**Boulder City Strategic Plan Goal:** Goal D, Strategy 5 of the City Council adopted 2025 Boulder City Strategic Plan states to identify financial incentives to promote historic preservation by the development of a new RDA grant that encourages renovation of historically significant buildings in the district

**Department Recommendation:** The Community Development Department staff respectfully requests that the Redevelopment Agency consider Resolution No. 239.

**Attachment:**
1. Resolution No. 239
2. Current RDA Historic Preservation Grant Guidelines
3. Proposed changes to the RDA Historic Preservation Grant Guidelines
RESOLUTION NO. 239

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, REPEALING AND REPLACING RESOLUTION NO. 221 ADOPTING MODIFIED HISTORIC PRESERVATION GRANT PROGRAM GUIDELINES

WHEREAS, the City Council desired to create a new RDA Historic Preservation Grant program to encourage stabilization, restoration and improvements to historically significant properties in Boulder City; and

WHEREAS, the Redevelopment Agency approved on February 11, 2020 Resolution No 221 creating a new RDA Historic Preservation Grant Program (hereinafter “Grant”); and

WHEREAS, the Grant is subject to approved guidelines (hereinafter “Guidelines”); and

WHEREAS, the Historic Preservation Committee is proposing changes to the Guidelines provided herein as Attachment 1.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency does hereby approve Resolution No. 239, a resolution of the City of Boulder City, Nevada repealing and replacing Resolution No. 221 adopting modified Historic Preservation Grant Program Guidelines.

DATED and APPROVED this 8th day of March, 2022.

_________________________________________
Kiernan McManus, Chairman

ATTEST:

_________________________________________
Tami McKay, Secretary
I. **PURPOSE**

The City of Boulder City takes great pride in its historic past and recognizes the economic benefits from preserving its historical assets. The Boulder City Redevelopment Agency (RDA) Historic Preservation Grant (HPG) Program provides economic incentives for redevelopment activities within the City’s RDA area that result in projects that maintain or enhance a property’s classification as contributing to the architectural integrity of the Historic District, or results in a non-contributing property being reclassified as contributing to the architectural integrity of the Historic District.

The HPG Program provides property owners and tenants (with owner’s consent) financial assistance through a grant to restore eligible buildings located within the RDA area. The intent of the Program is:

- To encourage preserving, rehabilitating, and restoring historically significant properties in Boulder City
- To protect and enhance Boulder City’s attractiveness to visitors and residents
- To protect and enhance the historic landmarks which represent elements of Boulder City’s historic roots

The HPG Program, funded annually through the City’s budget process, provides equal opportunity for all interested participants, and a reporting process that demonstrates transparency and accountability for public funds.

The Program is subject to funding availability and community promotion to encourage participation. Funds will be allocated on a case-by-case basis and awarded to the projects that provide a community benefit of preserving and enhancing the historic architecture of Boulder City.

Funding will be provided on a reimbursement basis only, and will not exceed 50%, or $99,900 (whichever is less), of the total eligible costs of the project.

II. **ELIGIBILITY CRITERIA (must comply with the following)**

- Building or property is located in the RDA district (see Attachment 1), and,
- Building or property must be listed or eligible for listing (either individually or as a contributing resource) on the National Register of Historic Places, and/or is located in a Boulder City historic district (see Attachment 2), and,
- The property owner or tenant (with owner’s consent) is the grant applicant, and,
• If the tenant is the grant applicant, both parties (tenant and owner) are required to adhere to the conditions of the grant, and,
• All construction work must comply with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, (see Attachment 3), and Attachment 4, and,
• Those selected to receive a grant must sign an Owner Participation Agreement with the City under which the property owner agrees to assume the cost of continued maintenance and repair of the property for ten years so as to preserve the architectural and historical integrity of the property and its materials. By signing the Agreement, the property owner agrees to do nothing to compromise the architectural and historical integrity of the property and its materials without prior written permission from the City. This Agreement must be executed prior to payment of any grant funds. Following completion of the project, there is a biennial compliance program under which the owner certifies compliance with the Agreement and submits photographs showing that the property is being maintained, and,
• Applicant must consult with a Secretary of Interior qualified professional before applying for the HPG Program and incorporate their conclusions as part of the application, and,
• Upon project completion, the building or property must be listed (either individually or as a contributing resources) or determined eligible for listing on the National Register of Historic Places as determined by the City’s authorized Historic Preservation Professional.

III. **ELIGIBLE ACTIVITIES**

• All work must comply with the *Secretary of Interior’s Standards for the Treatment of Historic Properties* for **Preservation, Rehabilitation**, and **Restoration**, as shown in Attachment 3.
• Funding will be awarded for either interior work, exterior work, or a combination. Specific examples of fundable project work include the following:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA Accessibility</td>
<td>Interior or exterior improvements that are necessary to comply with the American with Disabilities Act (ADA) (e.g., ramps, railings wheelchair lifts). All work must 1) accommodate the general public, and 2) follow Preservation Brief #32 – Making Historic Properties Accessible</td>
</tr>
<tr>
<td>Archeological Excavation</td>
<td>When undertaken as part of a rehabilitation project to mitigate ground disturbance activities such as site work or foundation repair</td>
</tr>
<tr>
<td>Concrete</td>
<td>Preserve, rehabilitate, or restore historic/original poured-in-place concrete, precast concrete, etc.</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>Preserve, rehabilitate, or restore historic/original doors and windows including frames and hardware; may include replacement with original or energy efficient replications of original doors and windows. Window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Elevators and Lifts</td>
<td>Repair, replacement, or installation of historic/original conveyance systems (e.g., elevators, lifts, escalators)</td>
</tr>
<tr>
<td>Exploratory and Investigative Work</td>
<td>Removal of a limited amount of material to conduct investigation and determine the existence of underlaying historic fabric, ghosting, and scarring. Limited to no more than 15% of the total surface area on a façade. The area must be stabilized and protected after the investigation is complete. Any adjacent historic surfaces must be protected during exploratory and investigative work</td>
</tr>
<tr>
<td>Exterior Features</td>
<td>Preserve, rehabilitate, or restore historic/original columns, porches, chimneys, siding, facades, exterior architectural ornamentation or details, etc. and their associated structural elements. See also Storefronts.</td>
</tr>
<tr>
<td>Interior Features</td>
<td>Preserve, rehabilitate, or restore historic/original finishes to lath and plaster repair, gypsum wallboard, ceramic tile, wood paneling, floors and painting, interior architectural ornamentation or details, etc.</td>
</tr>
<tr>
<td>Masonry</td>
<td>Preserve, rehabilitate, or restore historic/original brick or stone; repointing mortar joints and cleaning; may include boundary walls (the new work should match the old in material, design, scale, color and finish)</td>
</tr>
<tr>
<td>Metals</td>
<td>Restoration or replacement of historic structural metal framing and other metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)</td>
</tr>
<tr>
<td>Murals</td>
<td>Preserve, rehabilitate, or restore</td>
</tr>
<tr>
<td>Non-Historic Features</td>
<td>Removal of historically incorrect or inappropriate exterior or interior additions or modifications to the original structure (e.g., porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct materials</td>
</tr>
<tr>
<td>Preservation Plans, Reports and Evaluations</td>
<td>Professional evaluation of the overall condition of the building, list of work priorities, and maintenance plans (e.g., architectural reports, needs assessments, historic structure reports, architectural plans and specifications.</td>
</tr>
<tr>
<td>Category</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Roofing</td>
<td>In-kind replacement and/or repair of character-defining roofing material on visible roofs such as slate, wood, clay, tile, metal, roll roofing, or asphalt shingles. Removal and in-kind replacement of historic roofing materials other than visible surface materials, including but not limited to underlayment, structural members, chimneys, gutters, and scuppers, will not alter the existing roof’s form or character-defining features and will be compatible with the character of the building and/or district.</td>
</tr>
<tr>
<td>Signs</td>
<td>Preserve, rehabilitate, or restore historic commercial signage (e.g., neon or other electrical and illuminated lighting, supports, cabinets, landscaping at base of signage).</td>
</tr>
<tr>
<td>Site Features</td>
<td>Eligible items are for site improvements installed in a manner that does not damage, destroy, or obscure character-defining features of the property and/or district (e.g., drainage; landscaping; foundations; utilities; solar panels; satellite dishes; antennae, HVAC units); architectural and site lighting; in-kind shading (awnings, shade screens).</td>
</tr>
<tr>
<td>Storefronts</td>
<td>Preserve, rehabilitate, or restore historic storefronts and/or storefront elements, including but not limited to framing, glazing, doors, bulkheads, cladding, entryways, and ornament, based on physical or documented evidence of the property and matching the materials, proportions, scale, configuration, profile and finish of the historic storefront system. Where physical or documentary evidence of a historic storefront system is not available, staff may approve a proposed storefront system that is compatible with the character-defining features of the building and/or district. All work must follow Preservation Brief # 11 Rehabilitating Historic Storefronts</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>Includes roofing, flashing, waterproofing, damp proofing and insulation that does not alter the structure’s form or character-defining features and is compatible with the character of the building and/or district.</td>
</tr>
<tr>
<td>Wood and Plastics</td>
<td>Includes rough and finish carpentry, architectural woodwork and millwork (If using wood is not feasible, then a compatible substitute material may be considered that conveys the same appearance of the surviving components of the wood feature)</td>
</tr>
</tbody>
</table>
IV. INELIGIBLE ACTIVITIES

- Applicants may not apply for both the RDA regular grant program and the RDA historic preservation grant program for the same project or same element(s).
- Applicants who receive a Historic Preservation Grant are ineligible to receive a second grant in the fiscal year immediately following the grant award. Applicants are also not eligible for a grant if they have not yet completed work funded by the previous grant.
- Funding is not available for rehabilitation work that is complete or begins before the time of application approval. Starting work on a project before a grant is awarded and a fully signed grant agreement is in place may result in the loss of grant funding.
- Grant support may not be used to fund the following:

<table>
<thead>
<tr>
<th>Category</th>
<th>Eligible Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisitions</td>
<td>Of historic properties and/or land</td>
</tr>
<tr>
<td>Costs of Operations</td>
<td>Such as utilities, security system maintenance fees, grounds, keeping, hosting services for website, digital image storage, etc.</td>
</tr>
<tr>
<td>Direct lobbying or fundraising</td>
<td></td>
</tr>
<tr>
<td>Historical Markers</td>
<td></td>
</tr>
<tr>
<td>Insurance Costs</td>
<td></td>
</tr>
<tr>
<td>Interest and Debt Payments</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>As part of non-historic site improvements including parking lots, sidewalks, boundary walls, etc.</td>
</tr>
<tr>
<td>Life/Safety Code Improvements</td>
<td>Improvements that address public safety hazards as determined by the Fire Chief and/or Building Official (e.g., installation of automated fire detection and/or suppression system; installation of security/intrusion detection system; upgrade of mechanical systems; asbestos, lead paint removal)</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Projects whose entire scope of work consists solely of routine or cyclical maintenance/redecorating</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>Governmental fees, legal or financing costs, the purchase of tools and taxes</td>
</tr>
<tr>
<td>Mitigation</td>
<td>Activities performed as a condition or precondition for obtaining a state or federal permit or license or under Section 106 of the National Historic Preservation Act</td>
</tr>
<tr>
<td>New Construction</td>
<td>New construction of stand-alone buildings or structures</td>
</tr>
<tr>
<td>Non-permanent Fixtures and Equipment</td>
<td>Installation or replacement of non-permanent interior fixtures/equipment – lighting, kitchens. Purchase of equipment not related to accomplishing a specific project goal</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>Such as recreating a building or landscape</td>
</tr>
<tr>
<td>Restroom Facilities</td>
<td>Installation or replacement of restroom facilities except as required to comply with the ADA</td>
</tr>
</tbody>
</table>

V. EVALUATION CRITERIA

After qualification, applications will be reviewed and evaluated based on the following criteria which is a non-exclusive list:

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Is the application 100% complete, clear, well-organized and clearly labeled with appropriate attachments and documentation?</td>
</tr>
<tr>
<td></td>
<td>Does the project have a clearly prioritized plan for building preservation?</td>
</tr>
<tr>
<td></td>
<td>Does the application demonstrate long term maintenance through a detailed budget?</td>
</tr>
<tr>
<td></td>
<td>Does the application articulate the architectural or historical significance of the project?</td>
</tr>
<tr>
<td></td>
<td>Does the project expand public access to the building?</td>
</tr>
<tr>
<td></td>
<td>Does the project expand or improve the use of an underutilized historic building?</td>
</tr>
</tbody>
</table>
|     | Does the project preserve the historic building features by (Attachment 4):
|     | I. Stabilization and immediate need |
|     | II. Necessary repairs and corrective measures |
|     | III. Restoration and enhancement |
|     | Does the application provide a reasonable budget to successfully complete the work? |
|     | Does the project promote the long-term preservation of the building or property? |
|     | Does the project promote the long-term preservation of an historic neighborhood or business district? |
|     | Does the project eliminate blighted conditions? |
|     | Does the project promote economic revitalization? |
|     | Does the project stimulate private development? |
|     | Does the project meet the City’s plans and goals for historic preservation? |
|     | Does the project meet historic development guidelines for that area? |
VI. REVIEW TIMELINE

Prior to initiating the work, applications must be evaluated and/or approved by:
- Historic Preservation Committee
- City’s Historic Preservation Professional
- Redevelopment Agency (consideration; must get approval in order to proceed to City Council)
- City Council

VII. OTHER REQUIREMENTS

- The work proposed to be funded will be reviewed and approved in writing by the City prior to commencement of the work, and prior to any payment of grant funds (inclusive of Owner Participation Agreement).
- Changes to the grant scope or contractor identified in the grant application must be approved in writing by the City.
- Project should be scheduled for completion within one-year of receiving written notification to proceed, however, given the nature of historic buildings and the unpredictability of weather, work schedules, and other factors, the work schedule may be extended with the written approval of the City following a written request.
- Applicants who are funded will be required to submit a post-renovation summary report providing receipts and proof of payment for reimbursement.
- Once the project is complete, photos of the completed renovation will need to be submitted for reimbursement.
- Following completion of the project, the Grantee and/or property owner will:
  - Consult in writing with the City and receive prior approval of any exterior alternations, additions, or major rehabilitation projects relating to the project building or property for a period of five years from the date of execution of the grant agreement. The City’s approval will not be unreasonably withheld.
  - Ordinary and necessary repairs and maintenance not materially affecting the project shall not be considered as alternations. For purposes of this provision, “project” means the building(s) improved with the grant funds provided under the grant agreement.
  - Biennially certify in writing their compliance with the Agreement and submit photographs showing that the property is being maintained.
ATTACHMENT 1

RDA Plan Area Map
ATTACHMENT 2

Historic Preservation RDA Plan Area Map
Secretary of Interior’s Standards for the Treatment of Historic Properties

Projects that follow one of the three approaches outlined in the Secretary of the Interior’s Standards for the Treatment of Historic Properties are eligible for the Boulder City RDA Historic Preservation Grant (HPG) Program. The treatments are highlighted below:

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Work also includes the limited and sensitive upgrading of the mechanical, electrical and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural and architectural values.

Restoration

The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.

For standards specific to each treatment approach, please visit the Secretary of the Interior’s Standards for the Treatment of Historic Properties, at the link below:
Preservation Work That Best Preserves Historic Building Features

The grant program is for rehabilitation and restoration work and limited resources excludes funding any “improvements” even if they are important to the use of the building. The types of work described below are examples and do not preclude consideration of other projects that meet the intent of one of the three categories. This list of project types is not ranked and projects in each category will be evaluated on an equal basis.

A. Stabilization and Immediate Need: Projects in this category involve work on a failed structural component, such as a frame, foundation, or roof. Work could also address extensive damage or deterioration over a large portion of the building. For example, a masonry building could require extensive repointing work. A project can also seek to rectify serious ongoing deterioration and damage to significant character-defining features of a building, such as structural repairs to a leaning tower, relaying of a tile roof, installation of a new roof, or sill replacement. Immediate need indicates that without repair of the feature, complete deterioration or failure will happen quickly.

B. Necessary Repairs and Corrective Measures: Projects in this category involve work to restore or repair damaged or deteriorated parts of a building before the deterioration becomes so advanced that the feature must be replaced entirely, or before repairs become extremely costly. This can include a single building component or a package of smaller items, which together make up a significant project. It can include corrective measures such as drainage work, or important capital projects such as window restoration, or carpentry repairs.

C. Restoration and Enhancement: This category consists of work that is not vital to the physical survival of the building, but instead preserves, restores, or enhances features critical to its architectural and/or historical significance. Examples include restoration of decorative plaster, murals, stenciling, tile work or woodwork. Projects that propose to replace missing architectural features such as towers, porches or trim details must be supported by photographs, architectural drawings, and/or on-site physical evidence that sufficiently document the missing element(s). This documentation must be submitted as a part of the grant application.
I. PURPOSE

The City of Boulder City takes great pride in its historic past and recognizes the economic benefits from preserving its historical assets. The Boulder City Redevelopment Agency (RDA) Historic Preservation Grant (HPG) Program provides assistance for redevelopment activities that advance efforts to preserve historically significant properties in the City’s RDA area.

The HPG Program provides property owners and tenants (with owners consent) financial assistance through a grant to restore eligible buildings located within the RDA area. The grant has been created with the following purpose:

- To encourage preserving, rehabilitating, and restoring historically significant properties in Boulder City
- To protect and enhance Boulder City’s attractiveness to visitors and residents
- To protect and enhance the historic landmarks which represent elements of Boulder City’s historic roots

The HPG Program, funded annually through the City’s budget process, provides equal opportunity for all interested participants, and a reporting process that demonstrates transparency and accountability for public funds.

The Program is on a “first come, first serve” basis and is subject to funding availability. Funds will be allocated on a case-by-case basis and awarded to the projects that provide a community benefit of preserving and enhancing the historic architecture of Boulder City.

Funding will be provided on a reimbursement basis only, and, will not exceed 50%, or $99,900 (whichever is less), of the total cost of the approved project.

II. ELIGIBILITY CRITERIA (must comply with the following)

- Building or property is located in the RDA district (see Attachment #1), and,
- Building or property is listed on the National Register of Historic Places, and/or is located in a Boulder City historic district (see Attachment #2), and,
- The property owner or tenant (with owners consent) is the grant applicant, and,
- If the tenant is the grant applicant, both parties (tenant and owner) are required to adhere to the conditions of the grant, and,
- All grant assisted construction work must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, (see Attachment #3), and,
Those selected to receive a grant must sign an Owner Participation Agreement with the City under which the property owner agrees to assume the cost of continued maintenance and repair of the property for ten years so as to preserve the architectural and historical integrity of the property and its materials. By signing the Agreement, the property owner agrees to do nothing to compromise the architectural and historical integrity of the property and its materials without prior written permission from the City. This Agreement must be executed prior to payment of any grant funds. Following completion of the project, there is a biennial compliance program under which the owner certifies compliance with the Agreement and submits photographs showing that the property is being maintained.

III. ELIGIBLE ACTIVITIES

- All eligible work must comply with the Secretary of Interior’s Standards for the Treatment of Historic Properties for Preservation, Rehabilitation, and Restoration, as shown in Attachment #3.
- Funding will be awarded for either interior work, exterior work, or a combination. Specific examples of fundable project work include the following:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>Improvements that are necessary to comply with the Americans with Disabilities Act (ADA)</td>
</tr>
<tr>
<td>Archeological Excavation</td>
<td>When undertaken as part of a rehabilitation project to mitigate ground disturbance activities such as site work or foundation repair</td>
</tr>
<tr>
<td>Asbestos</td>
<td>Removal</td>
</tr>
<tr>
<td>Concrete</td>
<td>Preserve, rehabilitate, or restore poured-in-place concrete, precast concrete, etc.</td>
</tr>
<tr>
<td>Construction Plans</td>
<td>Includes preparation of documents, (e.g. historic structure reports, engineering and/or architectural drawings/plans)</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>Preserve, rehabilitate, or restore including frames and hardware; may include replacement with original or energy efficient replications of original doors and windows. Window material and how the window operates (e.g. double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</td>
</tr>
<tr>
<td>Electrical</td>
<td>Service, distribution and permanent lighting fixtures</td>
</tr>
<tr>
<td>Elevators</td>
<td>Repair, replacement, or installation</td>
</tr>
<tr>
<td>Historic Exterior Features</td>
<td>Preserve, rehabilitate, or restore columns, porches, chimneys, siding, facades, storefronts, exterior architectural ornamentation or details, etc.</td>
</tr>
<tr>
<td>---------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Historic Interior Features</td>
<td>Preserve, rehabilitate, or restore finishes to lath and plaster repair, gypsum wallboard, ceramic tile, wood paneling, floors and painting, interior architectural ornamentation or details, etc.</td>
</tr>
<tr>
<td>Lead Paint</td>
<td>Removal</td>
</tr>
<tr>
<td>Masonry</td>
<td>Preserve, rehabilitate, or restore brick or stone; repointing mortar joints and cleaning; may include boundary walls (the new work should match the old in material, design, scale, color and finish)</td>
</tr>
<tr>
<td>Mechanical</td>
<td>Includes plumbing, fire detection and suppression systems, heating, cooling and air distribution</td>
</tr>
<tr>
<td>Metals</td>
<td>Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)</td>
</tr>
<tr>
<td>Murals</td>
<td>Preserve, rehabilitate, or restore</td>
</tr>
<tr>
<td>Non-Historic Features</td>
<td>Removal of historically incorrect or inappropriate exterior or interior additions or modifications to the original structure (e.g. porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct materials</td>
</tr>
<tr>
<td>Public Safety Hazards</td>
<td>Making improvements that address hazards to building occupancy or to the structure as determined by City Fire Chief and/or the City Building Official</td>
</tr>
<tr>
<td>Roofing</td>
<td>Repair or replacement of failed roofs with appropriate design and/or historically correct materials (e.g. slate, wood, clay, tile, metal, roll roofing, or asphalt shingles)</td>
</tr>
<tr>
<td>Seismic Reinforcement</td>
<td>Repair, replacement, or installation</td>
</tr>
<tr>
<td>Signs</td>
<td>Preserve, rehabilitate, or restore</td>
</tr>
<tr>
<td>Site Work</td>
<td>Eligible items are subsurface investigation, selective demolition, drainage improvements</td>
</tr>
<tr>
<td>Structural Deficiencies</td>
<td>Subject to review by City Building official</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>Includes roofing, flashing, waterproofing, damp proofing and insulation</td>
</tr>
</tbody>
</table>
Wood and Plastics

Includes rough and finish carpentry, architectural woodwork and millwork (If using wood is not feasible, then a compatible substitute material may be considered that conveys the same appearance of the surviving components of the wood feature)

IV. INELEGIBLE ACTIVITIES

- Applicants may not apply for both the RDA regular grant program and the RDA historic preservation grant program for the same project or same element(s).
- Grant support may not be used to fund the following:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisitions</td>
<td>Of historic properties and/or land</td>
</tr>
<tr>
<td>Costs of Operations</td>
<td>Such as utilities, security system maintenance fees, grounds, keeping, hosting services for website, digital image storage, etc.</td>
</tr>
<tr>
<td>Direct lobbying or fundraising</td>
<td></td>
</tr>
<tr>
<td>Historical Markers</td>
<td></td>
</tr>
<tr>
<td>Insurance Costs</td>
<td></td>
</tr>
<tr>
<td>Interest and Debt Payments</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>As part of non-historic site improvements including parking lots, sidewalks, boundary walls, etc.</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Projects whose entire scope of work consists solely of routine or cyclical maintenance/redecorating</td>
</tr>
<tr>
<td>Mitigation</td>
<td>Activities performed as a condition or precondition for obtaining a state or federal permit or license or under Section 106 of the National Historic Preservation Act</td>
</tr>
<tr>
<td>New Construction</td>
<td>New construction of stand-alone buildings or structures</td>
</tr>
<tr>
<td>Non-permanent Fixtures and Equipment</td>
<td>Installation or replacement of non-permanent interior fixtures/equipment – lighting, kitchens. Purchase of equipment not related to accomplishing a specific project goal</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>Such as recreating a building or landscape</td>
</tr>
<tr>
<td>Restroom Facilities</td>
<td>Installation or replacement of restroom facilities except as required to comply with the ADA</td>
</tr>
</tbody>
</table>
V. EVALUATION CRITERIA

After qualification, applications will be reviewed and evaluated based on the following criteria which is a non-exclusive list:

- Is the application 100% complete?
- Does the project have a reasonable budget that meets the goals of the grant program?
- Does the project address any building safety issues?
- Is the building or property historically significant?
  - Does the project comply with the Secretary of the Interior’s Standards? (i.e. Preservation, Rehabilitation, and Restoration, as shown in Attachment #3)
- Does the project promote the long-term preservation of the building or property?
- Does the project promote the long-term preservation of an historic neighborhood or business district?
- Will the project eliminate blighted conditions?
- Will the project promote economic revitalization?
- Will the project stimulate private development?
- Does the project meet the City’s plans and goals for historic preservation?
- Does the project meet historic development guidelines for that area?

VI. REVIEW TIMELINE

- Prior to initiating the work, applications must be submitted/presented to:
  - Historic Preservation Committee (will provide input/recommendations)
  - Redevelopment Agency (consideration; must get approval in order to proceed to City Council)
  - City Council

VII. OTHER REQUIREMENTS

- The work proposed to be funded will be reviewed and approved in writing by the City prior to commencement of the work, and prior to any payment of grant funds (inclusive of Owner Participation Agreement).
- Changes to the grant scope or contractor identified in the grant application must be approved in writing by the City.
- Project should be scheduled for completion within one-year of receiving written notification to proceed, however, given the nature of historic buildings and the unpredictability of weather, work schedules, and other factors, the work schedule may be extended with the written approval of the City following a written request.
- Applicants who are funded will be required to submit a post-renovation summary report providing receipts and proof of payment for reimbursement.
- Once the project is complete, photos of the completed renovation will need to be submitted for reimbursement.
ATTACHMENT #1

(RDA Plan Area Map)
ATTACHMENT #2

(Historic Preservation RDA Plan Area Map)
ATTACHMENT #3

Projects that follow three of the four treatment guidelines outlined in the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* are eligible for the Boulder City RDA Historic Preservation Grant (HPG) Program. The treatments are highlighted below:

**Preservation**

The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Work also includes the limited and sensitive upgrading of the mechanical, electrical and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

**Rehabilitation**

The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural and architectural values.

**Restoration**

The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.

For additional information regarding the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, please visit the link below:

I. PURPOSE

The City of Boulder City takes great pride in its historic past and recognizes the economic benefits from preserving its historical assets. The Boulder City Redevelopment Agency (RDA) Historic Preservation Grant (HPG) Program provides economic incentives for redevelopment activities within the City’s RDA area that result in projects that maintain or enhance a property’s classification as contributing to the architectural integrity of the Historic District, or results in a non-contributing property being reclassified as contributing to the architectural integrity of the Historic District.

The HPG Program provides property owners and tenants (with owners consent) financial assistance through a grant to restore eligible buildings located within the RDA area. The grant has been created with the following purpose:

• To encourage preserving, rehabilitating, and restoring historically significant properties in Boulder City

• To protect and enhance Boulder City’s attractiveness to visitors and residents

• To protect and enhance the historic landmarks which represent elements of Boulder City’s historic roots

The HPG Program, funded annually through the City’s budget process, provides equal opportunity for all interested participants, and a reporting process that demonstrates transparency and accountability for public funds.

The Program is on a “first come, first serve” basis and is subject to funding availability and community promotion to encourage participation. Funds will be allocated on a case-by-case basis and awarded to the projects that provide a community benefit of preserving and enhancing the historic architecture of Boulder City.

Funding will be provided on a reimbursement basis only, and, will not exceed 50%, or $99,900 (whichever is less), of the total eligible costs of the approved project.

II. ELIGIBILITY CRITERIA (must comply with the following)

• Building or property is located in the RDA district (see Attachment 1), and,

• Building or property is must be listed or eligible for listing (either individually or as a contributing resource) on the National Register of Historic Places, and/or is located in a Boulder City historic district (see Attachment 2), and,
• The property owner or tenant (with owners consent) is the grant applicant, and,
• If the tenant is the grant applicant, both parties (tenant and owner) are required to adhere to the conditions of the grant, and,
• All grant assisted construction work must comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, (see Attachment 3), and Attachment 4, and,
• Those selected to receive a grant must sign an Owner Participation Agreement with the City under which the property owner agrees to assume the cost of continued maintenance and repair of the property for twenty years so as to preserve the architectural and historical integrity of the property and its materials. By signing the Agreement, the property owner agrees to do nothing to compromise the architectural and historical integrity of the property and its materials without prior written permission from the City. This Agreement must be executed prior to payment of any grant funds. Following completion of the project, there is a biennial compliance program under which the owner certifies compliance with the Agreement and submits photographs showing that the property is being maintained, and,
• Applicant must consult with a Secretary of Interior qualified professional before applying for the HPG Program and incorporate their conclusions as part of the application, and,
• Upon project completion, the building or property must be listed (either individually or as a contributing resources) or determined eligible for listing on the National Register of Historic Places as determined by the City’s authorized Historic Preservation Professional.

III. ELIGIBLE ACTIVITIES

• All eligible work must comply with the Secretary of Interior’s Standards for the Treatment of Historic Properties for Preservation, Rehabilitation, and Restoration, as shown in Attachment 3.
• Funding will be awarded for either interior work, exterior work, or a combination. Specific examples of fundable project work include the following:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA Accessibility</td>
<td>Interior or exterior improvements that are necessary to comply with the American Disabilities Act (ADA) (e.g. ramps, railings, wheelchair lifts). All work must 1) accommodate the general public, and 2) follow Preservation Brief #32 – Making Historic Properties Accessible</td>
</tr>
<tr>
<td>Accessibility</td>
<td>Improvements that are necessary to comply with the Americans with Disabilities Act (ADA)</td>
</tr>
<tr>
<td>Archeological Excavation</td>
<td>When undertaken as part of a rehabilitation project to mitigate ground disturbance activities such as site work or foundation repair</td>
</tr>
<tr>
<td>Asbestos</td>
<td>Removal</td>
</tr>
<tr>
<td>Category</td>
<td>Description</td>
</tr>
<tr>
<td>------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Concrete</td>
<td>Preserve, rehabilitate, or restore historic/original poured-in-place concrete, precast concrete, etc.</td>
</tr>
<tr>
<td>Construction Plans</td>
<td>Includes preparation of documents, (e.g. historic-structure reports, engineering and/or architectural drawings/planes)</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>Preserve, rehabilitate, or restore historic/original doors and windows including frames and hardware; may include replacement with original or energy efficient replications of original doors and windows. Window material and how the window operates (e.g. double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</td>
</tr>
<tr>
<td>Electrical</td>
<td>Service, distribution and permanent lighting fixtures</td>
</tr>
<tr>
<td>Elevators and Lifts</td>
<td>Repair, replacement, or installation of historic/original conveyance systems (e.g. elevators, lifts, escalators)</td>
</tr>
<tr>
<td>Exploratory and Investigative Work</td>
<td>Removal of a limited amount of material to conduct investigation and determine the existence of underlaying historic fabric, ghosting, and scarring. Limited to no more than 15% of the total surface area on a façade. The area must be stabilized and protected after the investigation is complete. Any adjacent historic surfaces must be protected during exploratory and investigative work.</td>
</tr>
<tr>
<td>Historic Exterior Features</td>
<td>Preserve, rehabilitate, or restore historic/original columns, porches, chimneys, siding, facades, storefronts, exterior architectural ornamentation or details, etc. and their associated structural elements. See also Storefronts.</td>
</tr>
<tr>
<td>Historic Interior Features</td>
<td>Preserve, rehabilitate, or restore historic/original finishes to lath and plaster repair, gypsum wallboard, ceramic tile, wood paneling, floors and painting, interior architectural ornamentation or details, etc.</td>
</tr>
<tr>
<td>Lead Paint</td>
<td>Removal</td>
</tr>
<tr>
<td>Masonry</td>
<td>Preserve, rehabilitate, or restore historic/original brick or stone; repointing mortar joints and cleaning; may include boundary walls (the new work should match the old in material, design, scale, color and finish)</td>
</tr>
<tr>
<td>Category</td>
<td>Description</td>
</tr>
<tr>
<td>----------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Mechanical</td>
<td>Includes plumbing, fire detection and suppression systems, heating, cooling and air distribution</td>
</tr>
<tr>
<td>Metals</td>
<td>Restoration or replacement of historic structural metal framing and other metals. Restoration or replacement. (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)</td>
</tr>
<tr>
<td>Murals</td>
<td>Preserve, rehabilitate, or restore</td>
</tr>
<tr>
<td>Non-Historic Features</td>
<td>Removal of historically incorrect or inappropriate exterior or interior additions or modifications to the original structure (e.g. porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct materials</td>
</tr>
<tr>
<td>Preservation Plans, Reports and Evaluations</td>
<td>Professional evaluation of the overall condition of the building, list of work priorities, and maintenance plans (e.g. architectural reports, needs assessments, historic structure reports, architectural plans and specifications.</td>
</tr>
<tr>
<td>Public-Safety Hazards</td>
<td>Making improvements that address hazards to building occupancy or to the structure as determined by City Fire Chief and/or the City Building Official</td>
</tr>
<tr>
<td>Roofing</td>
<td>In-kind replacement and/or repair of character-defining roofing material on visible roofs such as slate, wood, clay, tile, metal, roll roofing, or asphalt shingles. Removal and in-kind replacement of historic roofing materials other than visible surface materials, including but not limited to underlayment, structural members, chimneys, gutters, and scuppers, will not alter the existing roof’s form or character-defining features and will be compatible with the character of the building and/or district.</td>
</tr>
<tr>
<td>Seismic Reinforcement</td>
<td>Repair, replacement, or installation</td>
</tr>
<tr>
<td>Signs</td>
<td>Preserve, rehabilitate, or restore historic commercial signage (e.g. neon or other electrical and illuminated lighting, supports, cabinets, landscaping at base of signage.</td>
</tr>
</tbody>
</table>
### Site Work Features

Eligible items are *subsurface investigation* for site improvements installed in a manner that does not damage, destroy, or obscure character-defining features of the property and/or district (e.g., selective demolition, drainage, landscaping, foundations; utilities; solar panels; satellite dishes; antennae, HVAC units); architectural and site lighting; in-kind shading (awnings, shade screens, improvements).

### Storefronts

Preserve, rehabilitate, or restore historic storefronts and/or storefront elements, including but not limited to framing, glazing, doors, bulkheads, cladding, entryways, and ornament, based on physical or documented evidences of the property and matching the materials, proportions, scale, configuration, profile and finish of the historic storefront system. Where physical or documentary evidence of a historic storefront system is not available, staff may approve a proposed storefront system that is compatible with the character-defining features of the building and/or district. All work must follow Preservation Brief #11 Rehabilitating Historic Storefronts.

### Structural Deficiencies

Subject to review by City Building official.

### Thermal and Moisture Protection

Includes roofing, flashing, waterproofing, damp proofing and insulation that does not alter the structure’s form or character-defining features and is compatible with the character of the building and/or district.

### Wood and Plastics

Includes rough and finish carpentry, architectural woodwork and millwork (If using wood is not feasible, then a compatible substitute material may be considered that conveys the same appearance of the surviving components of the wood feature).

### IV. INELIGIBLE ACTIVITIES

- Applicants may not apply for both the RDA regular grant program and the RDA historic preservation grant program for the same project or same element(s).
- Applicants who receive a Historic Preservation Grant are ineligible to receive a second grant in the fiscal year immediately following the grant award. Applicants are also not eligible for a grant if they have not yet completed work funded by the Boulder City RDA Historic Preservation Grant Program, Fiscal Year 2019-2020.
previous grant.

- Funding is not available for rehabilitation work that is complete or begins before the time of application approval. Starting work on a project before a grant is awarded and a fully signed grant agreement is in place may result in the loss of grant funding.
- Grant support may not be used to fund the following:

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Eligible Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisitions</td>
<td>Of historic properties and/or land</td>
</tr>
<tr>
<td>Costs of Operations</td>
<td>Such as utilities, security system maintenance fees, grounds, keeping, hosting services for website, digital image storage, etc.</td>
</tr>
<tr>
<td>Direct lobbying or fundraising</td>
<td></td>
</tr>
<tr>
<td>Historical Markers</td>
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</tr>
<tr>
<td>Insurance Costs</td>
<td></td>
</tr>
<tr>
<td>Interest and Debt Payments</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>As part of non-historic site improvements including parking lots, sidewalks, boundary walls, etc.</td>
</tr>
<tr>
<td>Life/Safety Code Improvements</td>
<td>Improvements that address public safety hazards as determined by the Fire Chief and/or Building Official (e.g. installation of automated fire detection and/or suppression system; installation of security/intrusion detection system; upgrade of mechanical systems; asbestos, lead paint removal)</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Projects whose entire scope of work consists solely of routine or cyclical maintenance/redecorating</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>Governmental fees, legal or financing costs, the purchase of tools and taxes</td>
</tr>
<tr>
<td>Mitigation</td>
<td>Activities performed as a condition or precondition for obtaining a state or federal permit or license or under Section 106 of the National Historic Preservation Act</td>
</tr>
<tr>
<td>New Construction</td>
<td>New construction of stand-alone buildings or structures</td>
</tr>
<tr>
<td>Non-permanent Fixtures and Equipment</td>
<td>Installation or replacement of non-permanent interior fixtures/equipment – lighting, kitchens. Purchase of equipment not related to accomplishing a specific project goal</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>Such as recreating a building or landscape</td>
</tr>
<tr>
<td>Restroom Facilities</td>
<td>Installation or replacement of restroom facilities except as required to comply with the ADA</td>
</tr>
</tbody>
</table>
V. EVALUATION CRITERIA

After qualification, applications will be reviewed and evaluated based on the following criteria which is a non-exclusive list:

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the application 100% complete, clear, well-organized and clearly labeled with appropriate attachments and documentation?</td>
<td>Does the project have a clearly prioritized plan for building preservation?</td>
</tr>
<tr>
<td>Does the application demonstrate long term maintenance through a detailed budget?</td>
<td>Does the application articulate the architectural or historical significance of the project?</td>
</tr>
<tr>
<td>Does the project expand public access to the building?</td>
<td>Does the project expand or improve the use of an underutilized historic building?</td>
</tr>
</tbody>
</table>
| Does the application articulate the architectural or historical significance of the project? | Does the project preserve the historic building features by (Attachment 4):
| I. Stabilization and immediate need | II. Necessary repairs and corrective measures |
| III. Restoration and enhancement | Does the project provide a reasonable budget to successfully complete the work? |
| Does the project promote the long-term preservation of the building or property? | Does the project promote the long-term preservation of an historic neighborhood or business district? |
| Does the project eliminate blighted conditions? | Does the project promote economic revitalization? |
| Does the project stimulate private development? | Does the project meet the City’s plans and goals for historic preservation? |
| Does the project meet historic development guidelines for that area? | Does the project comply with the Secretary of the Interior’s Standards? (i.e. Preservation, Rehabilitation, and Restoration, as shown in Attachment #3) |

- Is the application 100% complete?
- Does the project have a reasonable budget that meets the goals of the grant program?
- Does the project address any building safety issues?
- Is the building or property historically significant?
- Does the project comply with the Secretary of the Interior’s Standards? (i.e. Preservation, Rehabilitation, and Restoration, as shown in Attachment #3)
- Does the project meet the City's plans and goals for historic preservation?
- Does the project meet historic development guidelines for that area?

**VI. REVIEW TIMELINE**

- Prior to initiating the work, applications must be submitted/presented to evaluated and/or approved by:
  - Historic Preservation Committee (will provide input/recommendations)
  - City’s Historic Preservation Professional
  - Redevelopment Agency (consideration; must get approval in order to proceed to City Council)
  - City Council

**VII. OTHER REQUIREMENTS**

- The work proposed to be funded will be reviewed and approved in writing by the City prior to commencement of the work, and prior to any payment of grant funds (inclusive of Owner Participation Agreement).
  - Substantial Changes to the grant project scope or contractor identified in the grant application must be approved in writing by the City, require submittal of a new application and review process noted in IV above.
  - Changes to contractor identified in the grant application must be approved in writing by the City.

- Project should be scheduled for completion within one-year of receiving written notification to proceed, however, given the nature of historic buildings and the unpredictability of weather, work schedules, and other factors, the work schedule may be extended with the written approval of the City following a written request.

- Applicants who are funded will be required to submit a post-renovation summary report providing receipts and proof of payment for reimbursement.
  - Once the project is complete, photos of the completed renovation will need to be submitted for reimbursement.
  - Following Completion of the project, the Grantee and/or property owner will:
    - Consult in writing with the City and receive prior approval of any exterior alterations, additions, or major rehabilitation projects relating to the project building or property for a period of twenty years from the date of execution of the grant agreement. The City's approval will not be unreasonably withheld.
• Ordinary and necessary repairs and maintenance not materially affecting the project shall not be considered as alternations. For purposes of this provision, “project” means the building(s) improved with the grant funds provided under the grant agreement.

• Biennially certify in writing their compliance with the Agreement and submit photographs showing that the property is being maintained.
ATTACHMENT 1

RDA Plan Area Map
ATTACHMENT 2

Historic Preservation RDA Plan Area Map

Historic Boulder City
Eligible Areas for RDA Historic Preservation Grant

Legend
- Historic Preservation Grant Eligibility Area
- Central Business District (Historic Downtown)
ATTACHMENT 3

Secretary of the Interior’s Standards for the Treatment of Historic Properties

Projects that follow three of the four treatment guidelines outlined in the Secretary of the Interior’s Standards for the Treatment of Historic Properties are eligible for the Boulder City RDA Historic Preservation Grant (HPG) Program. The treatments are highlighted below:

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Work also includes the limited and sensitive upgrading of the mechanical, electrical and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural and architectural values.

Restoration

The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.

For additional information regarding standards specific to each treatment approach, please visit the Secretary of the Interior’s Standards for the Treatment of Historic Properties, please visit the link below:
ATTACHMENT 4

Preservation Work That Best Preserves Historic Building Features

Construction work must comply with one or more of the following project types and must contribute to preserving the features of the building that make it eligible for listing in the National Register. Applicants must demonstrate a wholistic approach with clear prioritization of work that will ensure long-term preservation of the building and its character-defining features. This list of project types is not ranked and projects in each category will be evaluated on an equal basis.

A. Stabilization and Immediate Need: Projects in this category involve work on a failed structural component, such as a frame, foundation, or roof. Work could also address extensive damage or deterioration over a large portion of the building. For example, a masonry building could require extensive repointing work. A project can also seek to rectify serious ongoing deterioration and damage to significant character-defining features of a building, such as structural repairs to a leaning tower, relaying of a tile roof, installation of a new roof, or sill replacement. Immediate need indicates that without repair of the feature, complete deterioration or failure will happen quickly.

B. Necessary Repairs and Corrective Measures: Projects in this category involve work to restore or repair damaged or deteriorated parts of a building before the deterioration becomes so advanced that the feature must be replaced entirely, or before repairs become extremely costly. This can include a single building component or a package of smaller items, which together make up a significant project. It can include corrective measures such as drainage work, or important capital projects such as window restoration, or carpentry repairs.

C. Restoration and Enhancement: This category consists of work that is not vital to the physical survival of the building, but instead preserves, restores, or enhances features critical to its architectural and/or historical significance. Examples include restoration of decorative plaster, murals, stenciling, tile work or woodwork. Projects that propose to replace missing architectural features such as towers, porches or trim details must be supported by photographs, architectural drawings, and/or on-site physical evidence that sufficiently document the missing element(s). This documentation must be submitted as a part of the grant application.