Notice and Agenda
Regular City Council Meeting
City Council Chambers - City Hall
10 E Mesquite Blvd.
TUESDAY, NOVEMBER 9, 2021 - 5:00 PM

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

Ceremonial Matters

- INVOCATION - Pastor Bruce Whisenhunt - Christian Community Church
- PLEDGE OF ALLEGIANCE

1. Public Comments

During the Public Comment portion of the agenda, comments are to be limited to matters not appearing on the agenda or do not provide for specific public comment under another agenda item. . Public Comment will be provided on each agenda under each specific item of business. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

1.1. Public Comment
Cover Page

2. Consent Agenda

Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the Mayor, City Council, or City Manager.

2.1. Consideration for approval of the November 9, 2021 Regular City Council Meeting agenda; the September 28, 2021 City Council Meeting minutes and the October 19, 2021 Technical Review Meeting minutes.

- Public Comment
- Discussion and Possible Action

Cover Page

m09-28-21 RCC.doc

m10-19-2021 TRM.docx

2.2. Consideration of approval of:

a) Notification of Budget Transfers
b) Notification of Budget Amendments
c) Notification of Bills Paid
d) Purchase Orders

- Public Comment
- Discussion and Possible Action

Cover Page

Check Register - City Council Agenda 10.11.21 to 10.24.21.pdf

City Council - Budget Trsfrs & POS 11.09.21.pdf

ARP Details Budget Transfer.pdf

2.3. Consideration of Development Application Cycle Dates and Deadlines for 2022.

- Public Comment
- Discussion and Possible Action

Cover Page

Development Review Cycle 2022 - Sheet1.pdf

2.4. Consideration of designating Vehicles/Equipment/Furniture & HVAC Items as City Surplus items and direct Public Works to list these items on the Public Surplus website.

- Public Comments
- Discussion and Possible Action

Cover Page

VehiclePictures.pdf

Equipment&TirePictures.pdf

FurniturePictures.pdf

HVACPictures.pdf

SalesfromLastAuction_Jun20.pdf

3. Department Reports

3.1. Mayors Comments & Reports
Cover Page

3.2. City Council & Staff Reports
Cover Page

4. Administrative Items

4.1. Consideration for approval of Resolution R21-063 finding that the sale of approximately 7.24 acres of City-Owned Property with all Ordinance and Resolutions adopted by the City Council regarding the disposal of real property or the purpose of Economic Development or Redevelopment. in accordance with Mesquite City Charter Section 2.340.

- Public Comment
- Discussion and Possible Action

Cover Page

R21-063.docx

Appraisal.Johnson.140000.pdf

Appraisals.Colliers.55000.pdf

Record_of_Survey_enlarged.pdf

Record_of_Survey.pdf

4.2. Discussion for possible addition of Fire Station #4 located in Sun City.

- Public Comment
- Discussion and Possible Action
Cover Page

4.3. Consideration for approval of the Employment Agreement for Andrew Barton, City Manager.

- Public Comment
- Discussion and Possible Action
Cover Page

A. Barton Employment Agreement 11-2-21.docx

5. Public Comments

After all council business has concluded, the final Public Comment portion of the agenda shall be open to all viewpoint comments, including agendized items. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

5.1. Public Comment
Cover Page

6. Adjournment

6.1. Adjournment
Cover Page

Note: Please be advised that the Standing Rules of the City Council are available for your information and posted in the bulletin board on the first floor of City Hall. The Standing Rules govern the conduct of City Council Meetings. These Standing Rules may be acted upon and utilized by the Mayor and City Council at any City Council Meeting.

To obtain any or all supporting materials for this Agenda, please contact the Clerk's Office at 702-346-5295.

Members of the public who are disabled and require special assistance or accommodation at the meeting are requested to notify the City Clerk's Office -City Hall in writing at 10 E. Mesquite Blvd., Mesquite, NV, 89027 or by calling 346-5295 twenty-four hours in advance of the meeting.

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 AM ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

1. *Mesquite City Hall, 10 E. Mesquite Blvd., Mesquite, Nevada*
2. *Mesquite Community & Senior Center, 102 W. Old Mill Road, Mesquite, Nevada*
3. *Mesquite Post Office, 510 W. Mesquite Blvd., Mesquite, Nevada*
4. *Mesquite Library, 121 W. First North, Mesquite, Nevada*

The agenda is also available on the Internet at http://www.mesquitenv.gov and http://nv.gov

RULES OF PROCEDURE

1. Authority:

1.1 The Mesquite City Charter Article II, Section 2.060(2), Provides that the **City** Council may adopt rules for the government of its members and its meetings; These Rules of Procedure shall be in effect upon their adoption by the Council and until such time as they are amended or new rules are adopted in the manner provided by these Rules of Procedure.

2. General Rules:

2.1. **PUBLIC MEETINGS**: All meetings of the Council shall be open to the public, expect those provided in NRS 241 and 288. The agenda and backup material shall be open to public inspection in the City Clerk's Office.

2.2 **QUORUM:** A majority of the members of the Council shall constitute a quorum and be necessary for the transaction of business. If a quorum is not present, those in attendance will be named and they shall adjourn to a later time.

2.3 **MINUTES:** A written account of all proceedings of the Council shall be kept by the City Clerk and shall be entered into the official records of the Council.

2.4 **RIGHT TO FLOOR:** Any member desiring to speak shall be recognized by the chair, and shall confine his remarks to the item under consideration.

2.5 **CITY MANAGER**: The City Manager or his/her designee shall attend all meetings of the Council. The City Manager may make recommendations to the Council and shall have the right to take part in all discussions of the Council, but shall have no vote.

2.6 **CITY ATTORNEY**: The City Attorney or Deputy City Attorney shall attend all meetings of the Council and shall, upon request, given an opinion, either written or verbal, on questions of the law.

2.7 **CITY CLERK**: The City Clerk or Deputy City Clerk shall attend all meetings of the Council and shall keep the official minutes and perform such other duties as required by the Council.

2.8 **OFFICERS AND STAFF:** Department heads of the City, when there is pertinent business from their departments on the Council agenda, shall attend such Council meetings upon request of the City Manager.

2.9 **RULES OF ORDER:** "Roberts Rules of Order Newly Revised" 11th Edition shall govern the proceedings of the Council in all cases, provided they are not in conflict with these rules.

3. Types of Meetings:

3.1 **REGULAR CITY COUNCIL MEETINGS**: The City Council shall meet in regular session at 5:00 p.m. on the second and fourth Tuesday of each month. The City Council may, as it deems necessary, schedule a regular meeting on a date other than the second and fourth Tuesday of each month, in accordance with Article II, Section 2.040 of the Mesquite City Charter and the provisions of Nevada Revised Statutes ("NRS") chapter 241.

3.2 **TECHNICAL REVIEW MEETINGS**: Pursuant to Article II, Section 2.040(2) of the Mesquite City Charter, the City Council shall hold Technical Review Meeting at 1:30 p.m. on the first and third Tuesday of each month. The purpose of Technical Review Meetings shall be to establish the business to be heard for only the next relevant Regular City Council meeting and other matters properly related thereto.

3.3 **ROLE OF MAYOR**: The Mayor shall preside over both Technical Review Meetings and Regular City Council Meetings. The Mayor may decide in what order to take business from the Agenda. In the Mayor's absence, the Mayor Pro Tem shall fulfill the role of the Mayor. If both the Mayor Pro Tem and the Mayor are absent, the City Council shall choose by majority vote a temporary chair who shall fulfill the administrative duties of presiding over the City Council Meeting. Nothing in this provision shall either abridge or delegate the duties of the Mayor, Mayor Pro Tem or the City Council as provided in Article III of the Mesquite City Charter, except as to the sole issue of fulfilling administrative duties and conducting and directing business during a meeting.

3.4 **PLACE OF MEETINGS**: The City Council herewith designates as its Council Chambers, for the conduct of all regular meetings, the Council Chambers in City Hall located at 10 East Mesquite Boulevard, Mesquite, Nevada, or such other place as the City Council may from time to time determine.

3.5 **SPECIAL MEETINGS**: Special meetings of the City Council include any meeting other than its regular meetings of a quorum of the City Council not exempted from the requirements of NRS Chapter 241. Special meetings of the City Council may be called by the Mayor or a majority of the City Council in compliance with Article II, Section 2.050 of the Mesquite City Charter and the provisions of NRS chapter 241.

3.6 **ADJOURNED MEETINGS**: Any meeting of the City Council may be continued or adjourned from day to day by a call of the Mayor or Councilmember and ratified by a majority vote, and in accordance with an agenda noticed pursuant to NRS chapter 241, but not beyond the next scheduled regular meeting.

3.7 **EXECUTIVE SESSIONS**: Executive sessions, closed meetings or non-public meetings may be held in accordance with the provisions of NRS chapters 241 and 288.220.

4. Duties of Presiding Officer and Meeting Decorum

4.1 **PRESIDING OFFICER:** The Mayor, when present, shall preside as Chairman at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tern shall preside; in the absence of the Mayor and Mayor Pro Tern, the quorum of present Councilmembers shall choose a presiding officer. The Presiding Officer of any meeting of the City Council shall have the same right as any other member of the City Council to initiate a motion, question or debate. The Presiding Officer shall preserve order and decorum, and confine Councilmembers in debate to the question under discussion.

4.2 **COUNCIL VOTE**: Unless a roll call vote is requested or necessitated due to a malfunction of the electronic vote system, the vote on any motion, resolution or ordinance shall be cast electronically and displayed for public view.

4.3 **DECORUM OF THE DAIS:** During meetings, all persons present shall assist in preserving order and decorum by limiting conversation and the use of cellular devices that may delay or interrupt the proceedings.

4.4 **POINTS OF ORDER:** Any Councilmember may at any time raise a point of order objection as appropriate by stating the phrase "Point of Order." The Councilmember shall be afforded the opportunity to explain his or her point of order objection to the Mayor. The Mayor shall rule on the point of order. The Mayor may seek advice from the City Clerk in ruling upon any point of order. If the Mayor's ruling is against the Council member's call for the Point of Order, a vote of the Council may be requested.

5. Order of Business and Agenda

5.1 **AGENDA:** The order of business of each meeting shall be as contained in the agenda in accordance with NRS 241 prepared by the City Clerk and approved by the City Manager. The agenda shall be delivered to members of the Council at least three (3) working days preceding the meeting to which it pertains.

5.2 **SPECIAL INTEREST/PRESENTATION ITEMS**: Unless otherwise approved by the City Manager, and in order to provide for the effective administration of City Council business, a maximum of four (4) items of special interest or presentation shall be scheduled on one agenda. Special Interest/Presentation items must appear on the agenda and it is not appropriate for presentations to be made during the public comment portion of the meeting.

6. Voting

6.1 All voting procedures shall be in accordance with Parliamentary Authority.

6.2 **POINT OF INFORMATION:** This is a request by a Council member, directed to the Presiding Officer or appropriate individual for information relevant to the pending item. A Point of Information takes precedence over a main motion, is not debatable, is not amendable, is not superseded by other motions, and is ruled on for appropriateness by the Presiding Officer.

6.3 **ABSTENTIONS:** A member may abstain from voting for any reason s/he deems appropriate.

6.4 **FAILURE OF AFFIRMATIVE MOTION:** The failure of a motion calling for affirmative action is not the equivalent of the passage of a motion calling for the opposite negative action. The failure of such affirmative motion constitutes no action.

6.5 **FAILURE OF NEGATIVE MOTION**: The failure of a motion calling for a negative action is not the equivalent of the passage of a motion calling for the opposite affirmative action. The failure of such a negative motion constitutes no action.

6.6 **LACK OF PASSAGE OF A MOTION:** In some instances (maps in particular, per NRS) lack of passage of a motion may result in the item being "deemed approved." In other instances no action may result in confusion and complication for the applicant. In all cases the City Council will strive to achieve a decision or action.

7. Citizens' Rights

7.1 **ADDRESSING THE CITY COUNCIL:** Any person desiring to address the Council by oral communication can do such during Public Comments (at the beginning and closing of the meeting), or on a particular item on the agenda.

7.2 **TIME LIMIT:** Each person addressing the Council shall step to the microphone, shall give his/her name in an audible tone of voice for the record and, unless further time is granted by the Presiding Officer, shall limit the time of his/her comments to three (3) minutes.

7.3 **PUBLIC COMMENT CONTENT***:* The presiding officer or the majority of City Council may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the

comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

7.4 **DISRUPTIVE CONDUCT:** Any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the Presiding Officer or majority of the City Council. A person willfully disrupts a meeting when s/he (1) uses physical violence, threatens the use of physical violence or provokes the use of physical violence, or (2) continues to use loud, boisterous, unruly, or provocative behavior after being asked to stop, which behavior is determined by the Presiding Officer or a majority of the City Council present to be disruptive to the orderly conduct of the meeting, or (3) fails to comply with any lawful decision or order of the Presiding Officer or of a majority of the City Council relating to the orderly conduct of the meeting.

7.5 **WRITTEN COMMUNICATIONS:**

a. In General: Interested parties or their authorized representatives may address the Council by written communication in regard to any matter concerning the City's business or over which the Council has control at any time by direct mail to Council members, email, or by addressing it to the City Clerk and copies will be distributed to the Council members.

b. At City Council Meetings: Except as provided in subsection c, written communications will not be read at City Council meetings, but will be attached to the item as part of the record, tallied, and reported by the City Clerk as generally in favor of or against the proposition.

c. Exceptions: A written communication to the City Council may be read by City staff at a City Council meeting when (1) the person making the written communication has asked it be read aloud, (2) the person is unavailable to be at the meeting due to emergency or illness, (3) the written communication can be read in an ordinary cadence within three minutes, and (4) the person's name appears on the written communication and will be read into the record.

8. Suspension and Amendment of These Rules

8.1 **SUSPENSION OF THESE RULES**: Any provision of these rules not governed by law may be temporarily suspended by a majority vote of the City Council.

8.2 **AMENDMENT OF THESE RULES:** These rules may be amended, or new rules adopted, by a majority vote of all members of the City Council, provided that the proposed amendments or new rules have been introduced into the records at a prior City Council meeting.

AGENDA ITEM
Technical Review Meeting
Meeting Date:
Submitted by: Tracy Beck
Submitting Department: City Clerk

Public Comments

Public Comment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

-

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tracy Beck
Submitting Department: City Clerk

Consent Agenda

Consideration for approval of the November 9, 2021 Regular City Council Meeting agenda; the September 28, 2021 City Council Meeting minutes and the October 19, 2021 Technical Review Meeting minutes.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Tracy E. Beck, City Clerk **DEPARTMENT:** City Clerk

---

RECOMMENDATION:

Approve the November 9, 2021 Regular City Council Meeting agenda; the September 28, 2021 City Council Meeting minutes and the October 19, 2021 Technical Review Meeting minutes.

Background:

Fiscal Impact: None

Budgeted Item: No

Attachments:

- m09-28-21 RCC.doc
- m10-19-2021 TRM.docx

Mesquite City Council Meeting
Mesquite City Hall
10 E. Mesquite Blvd. – 2nd Floor
Tuesday September 28, 2021 – 5:00 PM

Minutes of a scheduled meeting of the City Council held Tuesday, September 28, 2021 at 5:00 pm at City Hall. In attendance were Mayor Allan S. Litman, Council members Wes Boger, Karen Dutkowski (Called In), George Gault, Sandra Ramaker and Brian Wursten. Also in attendance were Interim City Manager Andy Barton; Deputy City Manager Martine Green; Interim City Attorney Adam Anderson; Finance Director Nikki Thorn; City Clerk Tracy E. Beck: Deputy City Clerk Julie Goodsell, and approximately 56 citizens.

Mayor Litman called the meeting to order at 5:00 pm. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

Ceremonial Matters

Invocation was offered by Justin Mosher and followed by the Pledge of Allegiance.

1) Public Comments

1.1 Public Comment

Minutes;
Mayor Litman: Read this item by its title.

Minutes;
Dottie Golden: I am the president elect of the Virgin Valley Artist Association. We have so much happening at the art center. This month's competition exhibit called Behind the Mask, as always is interesting to see how the artists interpret the theme. This show will run to October 30th. In our Mesa gallery this month, we are featuring the history or photography, an extraordinary display of fine photography from Mesquite Fine Arts Photographic Society featuring a display of antique cameras and photos used for their 2022 calendar, which is now on sale in our gift shop. On October 5th, our free brown bag cultural series will feature photographer Randy Bauman. Randy will speak on the history of photography. Is it real or is it photoshopped? Sounds fascinating. Our children's free interactive classes, Get Smart with Art program has some exciting lessons planned in the classroom or online. For those children that complete an online class, they can enter to win $100 gift card for Walmart. Please check our website for the entry rules and submissions. October's Stay Smart with Art program for adults will feature _____. She will be teaching an acrylics class on black canvas; sounds like the

perfect class to get the creative juices flowing. In our pottery studio, hand building classes have begun with instructor, Diane Alexanian, teaching the many facets of play construction. If you've always wanted to learn to throw on the potter's wheel, here's your chance, Kathleen Birkholz is teaching the Beginning Wheel Class. These two classes are a great introduction to the wonderful world of clay arts. Our pallet and pour parties continue to be fun and successful. We've added a new instructor, Aida Bryant, and now have three parties each month. We have class signups to the end of the year, hurry up, they go fast. Get ready to ride your broom down to the first annual witches' ball fundraising even featuring a silent auction of locally made art. The silent auction begins on October 4th and ends at 7:00 p.m. the night of the witches' ball. Get your costumes together. Our October sponsor, Sherrie Gustus, will be the judge for the costume contest. Also, we are proud to have a performance by the children summer theater group. This hometown event will be party the City will look forward to every year, getting more spooktacular with each year. The ball will coincide with our award ceremony on Thursday, October 21st, from 4:00 to 8:00 p.m. I look forward to seeing you all there. Thank you so much for your continued support and have a wonderful evening.

Minutes;
Karen Fielding: I am here to announce the 17th annual Golf Fore Kids Golf Tournament of December 9th. This is a golf tournament that in the last 16 years have received more than $675,000 in cash and toys for local children during the holiday season. This tournament is for underprivileged children. The tournament date is December 9th, it's a 9:00 a.m. shotgun start, it's a four-person scramble, and like I said it aids the underprivileged children in the Virgin Valley, Moapa, Scenic, Beaver Dam areas during the holiday season. The entry fee is $150 toy per participant, an unwrapped gift, all the monies collected by the tournament committee will go to the families in need. Registration starts October 1st, and right here, www.golforekidsnv.org is the website and we only do online registrations, so last year we filled up totally four courses within four weeks. In three weeks, pretty much everybody had filled. This tournament every year, we have 550 to 560 golfers who participate, so that is quite a feat for our community and I cannot thank the community enough for your continued support. Also, you have an opportunity to donate raffle prizes and also an opportunity for hole sponsorship. So, if somebody would like to donate a raffle or a hole sponsorship, you can contact me, Karen Fielding 702-378-9964. After the golf tournament, typically we have a lunch at the Casablanca tent; last year we deviated from that a little bit because of COVID restrictions, so depending on the day of the golf tournament this year depends on what will we do and whether it will be at the tent or at the golf courses. So again, don't forget to register, it's this Friday, October 1st, and the website is up on the screen and you can contact myself, Rob Wursten or Brian Wursten if you have any other questions. Thank you.

Minutes;
Council Member Wursten: Can I quickly add something to that? You're generous with that four weeks, because it was actually probably closer to two weeks that we filled it, and three of the courses were filled the first day. So, if you're interested in playing and you have a specific course, you need to do it that first day, that first morning.

Minutes;
Jeff Fulmer: I am a resident of Sun City and I thank you all for listening to my comments tonight. In the last week, I have sent all of you a one-page email regarding the rezoning issues that Pulte has requested and Sun City to build pickleball courts. I hope and wish and frankly expect you to read that email and I hope you will. I'm not going to rehash that email, you have it in your

hands. What I would like to do is comment on some observations that I have. There are basically three different groups involved in this rezoning process. We have a pickleball committee or group, team, that's comprised of I think anywhere from 200-300 people. They have a need, we don't disagree with that. They have a need for more pickleball courts, they have a need for them soon because they have been put off for apparently years and years from what I understand and it's a program that needs to grow. It seems to me as I observe that the pickleball group, from things that have been said on Nextdoor, etc. are solely focused on their need for pickleball courts, and that's fine, but it is a one-sided vision. Pulte on the other hand, I'm not quite sure what their motivation is, I'm sure that they want to please the pickleball group and that's appropriate, what other motivations they have, I'm not quite sure. Pulte has not consulted or dealt with any of the residents of the surrounding properties which, include the subdivisions of Prominence, Saddle Horn and Tannery Cover, and it seems that Pulte has created a huge wedge between the pickleball people and the residents that are going to be surrounding close to this new project. Pickleball can be quite noisy. There are lights involved. So, there is noise and light pollution. There's also a potential degradation of our property values. I would hope that you would consider all the information that's available to you. Thank you.

Minutes;
Mayor Litman: Normally on this item, we would wait for the agenda item, but that's ok.

2) Consent Agenda

2.1 Consideration for approval of the Tuesday, September 28, 2021 Regular City Council Meeting agenda; the August 24, 2021 City Council Meeting minutes; the September 7, 2021 Technical Review Meeting minutes and the September 7, 2021 Special Meeting and Work Session.

- Public Comment
- Discussion and Possible Action

2.2 Consideration of approval of:
a) Notification of Budget Transfers
b) Notification of Budget Amendments
c) Notification of Bills Paid
d) Purchase Orders

- Public Comment
- Discussion and Possible Action

2.3 Monthly Financials.

- Public Comment
- Discussion and Possible Action

2.4 Consideration of Approval of Resolution No. R21-053, adopting an Interlocal Contract (No. 1300) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City

and the Regional Transportation Commission of Southern Nevada for ITS Data Analytics Fiscal Year 2022.

- Public Comment
- Discussion and Possible Action

2.5 Consideration of Approval of Resolution No. R21-054, adopting an Interlocal Contract (No. 1301) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City and the Regional Transportation Commission of Southern Nevada for Backup Power & Cooling System for Communication Hubs Fiscal Year 2022.

- Public Comment
- Discussion and Possible Action

2.6 Consideration of Approval of Resolution No. R21-055, adopting an Interlocal Contract (No. 1304) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City and the Regional Transportation Commission of Southern Nevada for ATCMTD US-95 Integrated Safety Technology Corridor Fiscal Year 2022.

- Public Comment
- Discussion and Possible Action

Minutes; Mayor Litman asked Council if they had any comments or questions regarding 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 on the Consent Agenda. There were no speakers.

Minutes; Mayor Litman opened up items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 for Public Comment. There were no speakers.
There were no eComments submitted for the Consent Agenda Items.

Council member Boger moved to obtain easements for the Town Wash to El Dorado Storm Drain Project. Council Member Gault seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

3) Special Items

3.1 Presentation from the Nevada State Water Engineer, Adam Sullivan and the Deputy State Water Engineer Micheline Fairbank.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman: Read this item by its title.

Minutes;

Micheline Fairbank: With me today is John Guillory, Manager of our Las Vegas Office and Christi Cooper who is a Supervising Water Commissioner in our Las Vegas office and so with me today they've come so that we can provide comprehensive responses to any questions that may be asked of us, but also to talk about various issues that have come before, or which is why we came here this evening. A little bit of background about the Division of Water Resources; we are the state agency that is responsible for the administration of all water within the State of Nevada, with the exception of the Colorado River. So, our jurisdiction covers all surface water, groundwater resources, springs, seeps, everything else within the state. We've come this evening to go ahead and talk about several different issues. Those issues are what is a water budget and how is that used. We've been asked to provide some commentary with regards to Senate Bill 47 from the 2017 legislative session and associated legislation regarding conjunctive management of water resources in the state. The responsibilities of local government regarding water resource planning and management, water use information with respect to the Virgin Valley and the Mesquite community, so that's water usage information for this particular location and whatever other questions we might be able to answer for you. So, when I said that we as the state engineer's office is responsible for administrating all water, kind of a foundational component of that is understanding how much water you have and that's what we consider a water budget. In a water budget, we do throughout the state, based upon hydrographic basins, so Nevada consists of 256 hydrographic basins and some subbasins and these basins are essentially identified based upon topographic features and subsurface hydrology, and the basins were originally identified on those surface characteristics for recharge of groundwater supply, so rain, snow falls in the mountains it percolates down gradient, water flows downhill, recharges groundwater supplies, forms rivers, streams, springs, those different types of things; but as time goes on, and we've known this for a long time, what happens below the ground also can affect things. So, just because you may have hills and mountains on the surface doesn't necessarily mean that there's not interconnectivity under the surface. So, first a water budget is essentially a determination of the amount of recharge that comes into the basin or hydrologic system and the discharge of water that comes out of the system through springs, subsurface flows, evapotranspiration from plants etc. and so over time this recharge, and so the inflow and the outflow or discharge becomes equal and what that quantity of water that may be used within the source without depleting the storage water, the water that's stored beneath the ground is what we consider and what we define to be a water budget. So, I kind of like to think I'm a lawyer by training, I'm not a hard scientist by training, I have my scientific background, so I think of things somewhat simplistically, so I think of it as like a financial budget, recharges your income, discharges the maximum amount of physical obligations you can have without dipping into your savings account. This is really oversimplified way of explaining things because groundwater recharge and discharge and storage and all these different things can change over time particularly over large complex areas, but that's like the really simple way of thinking about it, recognizing what the lawyer will say, but it depends. So, in Nevada we refer to this water budget as the perennial yield and that's often based upon the historic United States Geological Survey or USGS, water resource bulletins, or Reconnaissance Series Reports that were prepared in corporation with the state engineer's office, our office, and the USGS, but many of these reports are 50-70 years old, so not to say that the data even though it's old is not good or accurate, but we do have some updated techniques to understand water budgets. The City of Mesquite is located in the Virgin River Valley hydrographic basin, so I said 256, that's one of those 356, and the state has established the perennial yield for this particular basin to be 3600 acre-feet, that's the amount of recharge that comes in through precipitation and other subsurface flows and such. And an acre-foot of water is the amount of water it takes to cover an acre of land or football field to the depth of 1 foot. So, approximately 3600 football fields is the quantity of water, but because the Virgin River runs through the Virgin Valley Basin, rivers

often contribute to groundwater recharge. So, based upon the fact the we have a substantial river that runs through the system, the groundwater recharge, we've identified that there's a system yield, so that takes into consideration the amount of precipitation and groundwater recharge that occurs through that source and supply, as well as the surface water sources and so that system yield taking all of those factors into consideration is approximately 100,000 acre-feet, and this accounts for an estimate of the total available water supply from both surface and groundwater sources, including surface water outflow into Lake Mead, and this is based upon the Reconnaissance Report from 1969, so again I said that we did this in conjunction with the USGS. So, the Division of Water Resources utilizes these water budgets and to talk about how do we use them, we use the water budgets to inform our decision making regarding the permitting of water rights and water resource management and these decisions include whether or not to grant a new appropriation. They're also used to consider where there's a need for the state engineer to come into a particular basin, to become more involved in the water resource management, but those decisions aren't based solely on a water budget. We look at the water budget in consideration to existing appropriations, we have basins throughout the State that are over appropriated, meaning the amount of water committed on paper exceeds the amount of available water in the system; however, just because a basin is over appropriated on paper, doesn't necessarily mean that it's at risk. We also look at the amount of water that's being used. We look at groundwater level data, are the groundwater levels stable, are they rising, are they falling? We looked into considerations of impacts on surface water sources. There's a lot of different factors that play into our management decision. So, water budget is just simply one resource that we use in our decision-making process. So, the division also acknowledges that there's many reports that form the basis for these water basin budgets and we're hoping like in the future, because we recognize that many of these are old and over time we're historically becoming criticized more and more, relying on this data simply because it's old. Like I said, just because it's old doesn't mean it's not accurate, but it also is an improvement to go ahead and revisit things and make sure that we're utilizing the best available science, which is a statutory directive of our office, and so we're hoping to secure funding, either through the American Recovery Act and the Nevada Recovery Program or some of these other programs through our legislature to be able to update our water budgets and that would be going into each and every one of our basins and updating that data and analysis. Utilizing the most contemporary data and information and science that we have, and we have been able to do this on a small scale in some of our basins, and in some areas we find that the data is still accurate, the numbers are accurate. In other areas we found that there's substantial deviations with regards to what we had and what actually based upon modern data could accommodate. By updating this we can also take into considerations about the changes that we're seeing with respect to our climatic conditions, drier periods, hotter conditions, those different types of things that may impact our water budgets. So, moving onto Senate Bill 47, water basin budgets and conjunctive management; so, in 2017 the legislature passed Senate Bill 47, which consisted of two separate directives to our office, it created NRS 532.167, which requires the division to prepare these water budgets and #2, add a subsection E to NRS 533.024, which directs the division to manage conjunctively all sources of water in the State. So, the water basin budget requirement really required the state engineer to prepare a water budget and calculate, and so what the statute told us to do was to calculate and maintain an inventory of water, which includes 1) the total amount of groundwater appropriated in the basin, 2) an estimate of the amount of groundwater used by domestic wells within each basin and 3) an estimate of the amount of groundwater available for appropriation in each basin. So, what we did in response to that directive is we developed what we call hydrographic area summaries for each of the groundwater basins in Nevada, and these hydrographic area summaries include amongst other things, we identify the perennial yield as appropriate or the system yield. So, for example, like I

said in this particular location, we have a perennial yield and a system yield. We identify the water resource bulletin, a reconnaissance report that supports our perennial yield and system yield determinations. We identify the total amount of groundwater appropriated in the particular basin, the estimated use by the domestic wells that are within basin and we've made the determination of the amount of groundwater available for appropriation, if any, which is basically you look at how much water is available by the perennial yield, how much is committed, simple math, even a lawyer can figure it out. And as previously mentioned we're also looking to see your funding to go back and revisit those reconnaissance reports and USGS reports. But the other part of SB 47 was the conjunctive management, and so the legislature added a new subsection to the policy declarations in 533.024 subsection E that states it is the state's policy to manage conjunctively the appropriation, use, and administration of all waters in the state regardless of the source of the water. So, that was the direction and the directives given to our office. It did not come with specific nuts and bolts as to how we were to implement that; but what it did do is it removed the legal fiction as to how our office has historically administered water. So, Nevada Water Law is broken up into multiple chapters, but predominantly NRS chapter 533, which addresses surface water sources and NRS 534, which addresses groundwater supplies and so historically we have administered these two chapters separately and it was a legal fiction like never the twain shall meet. So, what happened is, through the implementation of this legislative change it removed that legal fiction that now we have to consider both. The challenge for us is, is we've been administering groundwater depending on the type of groundwater, whether it's percolating or an artesian water, since essentially like 1913, we've been administering surface water supplies since 1905 and we've been administering them separately for about 100 years. So, now we have 100 years of permitting and water resource management that we're now trying to fit together and that creates some policy challenges for us. So, we recognize that conjunctive management of water resources is a real thing. We know that groundwater and surface water interact in most instances and so now we have to come up with methodologies and mechanisms as to how do we accomplish that, the reality is, is conjunctive management has to be addressed on a localized basis. Each river system and each surface water and groundwater system are unique, it's not a one size fits all approach. I can use examples for we're working very extensively in the Humboldt River system in northern Nevada, it's the entire Humboldt River drainage, which encompasses like a ginormous portion of the upper portion of our state, that's all we have to figure out how we're going to conjunctively manage the groundwater and surface water because we know groundwater use does have some, in some areas a directive fact, and so we've been a lot of different work there, but that system is much different than say, for example, the Truckee River system, which flows through Reno and into Pyramid Lake or the Virgin River, the Muddy Valley, every system is unique and so it's a localized issue for us, it's not a one size fits all approach. So, when we talk about conjunctive management, we have to look at the individual characteristics, the needs of the system and those different types of things, and we will come up with the appropriate management strategies where it's appropriate where we're seeing conflict and capture, so capture is okay you pump groundwater and it captures some of that surface waterflow because it's inducing the surface water to go into the groundwater. Just because you capture it, doesn't necessarily mean it's conflict, there's enough water in the river to meet all the needs of those who have rights on the river, then you haven't resulted in a conflict; but if you're capturing so much water that you deprive a water user on the surface water system, then you may have conflict and that's where we have to come in and start taking steps to administer. So, we're working through that as necessary and as our staff time and resources can really accommodate. So, we really are focused on creating management strategies that are responsive to the specific needs and conditions on a particular area. So, the other topic that I was asked to talk about was local governmental responsibilities for water resource planning and

management. So, from our point view, local governmental entities need to be aware of two separate water planning requirements that may apply to them. First, there's the requirement that any water supplier, which includes a county, city, town, local government, local improvement district, general improvement district or water conservation district that supplies water for a municipal, industrial or domestic use, must prepare and adopt a water conservation plan and that's a pursuant to NRS chapter 540, 121 through 151, and those statutory provisions contain the requirements for water conservation plans that includes things such as methods for increased public education and awareness regarding the need to conserve water and encouraging water conserving landscaping, specific conservation measures as required by law, strategies to manage and reduce water loss and data inaccuracies, strategies for the management of water resources, drought contingency plans, a schedule for carrying out the water conservation plan, a plan for progressing to have water meters, water efficiency standards, and various other things. We are required to review those water conservation plans. Water suppliers are required to use different methodologies depending on the number of people served. So, pursuant to, we also have water resource plans. We aren't responsible for reviewing those, those area a city and a county thing. So, we don't review them, but we can support, we can be supportive to them. But those are all a step forth is NRS 278.0228.

Minutes;
John Guillory: I am the Manager of the Southern Nevada Branch Office Division of Water Resources. I'm just going to talk really briefly about the groundwater use in basin 222, which is Virgin Valley. Like Micheline talked about earlier, you can look up a hydrographic area summary on our website, that summary talks about groundwater rights that are in the basin and currently there is 12,500, roughly, water rights in this basin, of which Virgin Valley Water District owns 11,200 of those water rights, so they are the predominantly major groundwater user in the valley and I just pulled data for the past five years on their use and their use varies from 6300 acre-feet to 7000 acre-feet roughly per year. Other use out there, we've identified that there's approximately 26 domestic wells on the Nevada side, Arizona and Utah, we have no regulatory authority, so I couldn't tell you what kind of use happens over there, how many wells are there. I know there's quite a bit of development on the Arizona side, not so much in the Utah portion of this basin, but that's just a brief summary of the groundwater use in the basin.

Minutes;
Micheline Fairbanks: Just to go ahead and provide an overview of those different issues. Our office, our agency prides ourselves on being a customer service-oriented agency and so for us what we want to make, you know, we're open for questions, we're trying to provide a high-level overview here. If you have specific questions, we're happy to try to answer them today, if something occurs to you in the future, we are here to provide the health and services that we can. Christi does a lot of field work here in Southern Nevada and we have staff and that's what we do as we try to go ahead and be responsive to questions, provide the specific information. and also be a supportive entity to the organizations we work closely with, with the Virgin Valley Water District, we work closely with other water districts throughout the state and it's important for us to have these types of conversations, open and candid conversations and we're very appreciative of the opportunity to come and talk to you guys, because this is the type of interaction and communication we want, is to have is, as questions and concerns come up, our role and responsibility is to provide the answers and the information necessary, so the people have a comfort and understanding of how things are operating, how decisions are being made, and so that's what we're really focused on making sure is that we're communicating and we're accessible and that we're providing the responses and answers to the best of our ability. So, we're happy to take any questions if you may have some.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Gault: Micheline can you help me visualize our basin 222? Is it a big underground lake?

Minutes;
Micheline Fairbanks: I am going to turn this over to Christi, she is our Geologist. She has a Geology background. I'll start really quick, people like to think basins is like a bathtub or a lake, it's not necessarily, I mean, that's a simplified way of looking at it, but there are so many underground features that go into how that looks, but I'm going to let the resident expert respond to that question.

Minutes;
Christi Cooper: The extent of the hydrographic basin can be found on our website if you want to topographically visualize it, like she said earlier, it typically is bound by certain recharge areas and mountain ranges, but we do, to think of just an underground river is not how we like to think about it in our office because you have the Virgin River that runs through the town and you also have a groundwater aquifer and there is some commingling associated with it, especially at shallow levels, but there is different sources and when geology comes into play and faulting occurs, then you could get other sources of groundwater at deeper levels that can come into the main aquifer that you can think of it as, but usually there is a deep underground, groundwater aquifer that you can think of and a shallow one and that's kind of a conduit for your surface well and the river.

Minutes;
Council Member Gault: Do you know where the recharge area is for our basin? Is it north of us?

Minutes;
Christi Cooper: I can't remember the mountain ranges in particular, but there are to the North and to the East of us, I think, is the main recharge areas and some comes from the East down into the valley.

Minutes;
Council Member Gault: I know there are half a dozen springs up on the Virgin Mountains here and that probably flows down to the river, but the basins North of us, and I've lived in Colorado and Wyoming, and we always talk about how water flows uphill to _____, does the recharge from the river go up to our basin, is the basin deep enough that the water percolating into the ground from the river is also recharging?

Minutes;
Christi Cooper: Elevation wise is the way to think about it with the basin being the bottom of the bathtub essentially, it wouldn't recharge up elevation, so if you're asking if it recharges up to the North, then no, the basin boundary to the North has underground flow that's coming into the Virgin Basin, but the river and the flow elevation wise will be downgrading it. Does that help?

Minutes;
Council Member Gault: Is there a way to measure the recharge? How do you know it is 3600 acre-feet a year?

Minutes;
Micheline Fairbank: When we look at measuring recharge, we look at multiple different things. So, trying to understand is, is like a precipitation, but what we're really looking is the easiest way that historically we have identified what recharge is, is actually what the discharge is. It is harder to really quality with specificity recharge. So, you can kind of back into your recharge numbers understanding your discharge. So, your discharge you can look at your subsurface slow, you look at your evapotranspiration from plants, those different types of things are those elements that we can quantify and then when you understand what your balance is, what that system balance, that what's coming in is going out and so you have that neutral, then you know you've hit what your recharge is and so that's how they come up with those perennial yields.

Minutes;
Council Member Gault: I think I heard John say our usage is about 7000 acre-feet a year and if we're recharging 3600 that seems like a deficit. Is there another way to look at that?

Minutes;
John Guillory: As she talked about earlier there is also a large system yield with the river flowing through the basin. So, 3600 was just sheer groundwater component of that, but you also have the river recharging as well. So, your system yield is actually a lot larger than 3600. Does that make sense to you?

Minutes;
Micheline Fairbank: What John was saying, is that the system yield is larger, the system yield that we have identified is about 100,000 acre-feet, so just the recharge from precipitation of those different types of things is about 3600 acre-feet, but we have these other sources, these other mechanisms that are causing snow water to be available in the basin and so that's the system yield, which is larger than the perennial yield. So, the amount of water that's being utilized is part of that system yield. It's not isolated to just the perennial. So, that's what I'm saying, we have different basins that are solely perennial yields, solely recharged supplied and then where we have systems where we have a large river system that influences the total water availability and so that's the condition here in the Virgin Valley.

Minutes;
Council Member Gault: If I understand, our water district manager, we are about equal? Recharge and usage. So, he says that the reservoir hasn't dropped down substantially over years; and I have one last question, I was interested in your water conservation plan, does our district have one, who enforces those?

Minutes;
Micheline Fairbank: Yes, we enforce the water conservation plans and so our water planning and drought resiliency program section is responsible for reviewing those and so we make sure that all those entities that are responsible are in compliance and this community is in compliance. …

Minutes;
Council Member Gault: I personally would like to see more conservation. I think it's time to notice that Vegas has just gone to watering three days a week, I'd like to see if we could get some grants and buy some grass and do some of those things, like flush toilets, start conserving now, because we are going to grow and we need to think about that for the future in my opinion.

Minutes;
Micheline Fairbank: We always encourage conservation, that's how we're going to support our state on the moving forward basis, is looking at how we can maximize the use of our water and stretch every drop.

Minutes;
Council Member Wursten: I think we've had someone come in and talk to us a little about, he thinks we are over using what water that we currently have. I think it's important, we've got a lot of people here and that's nice, to understand that the water management in our area, because we do have a Water District, falls to the Water District here. The management plan and everything goes through them and as an engineer, we have been allotted 12,271 acre-feet of water and we had someone come in and say, well, we only have 3600 acre-feet of water to use and I have followed up with our general manager, talked to him many times and he has explained exactly what you did and that we should feel very comfortable with that water budget of 12,281 acre-feet is what we've been attributed and I would love to have you comment on that why you might feel that 3600 is all we should be using. The other part of that too is I understand that in regards to places, Mesquite is one of the better, we have a better allotment of water than a lot of places, our aquifer and things, we're going to be down the road when it comes time to have a study done because we are in a better position in a lot of places, I don't know if that's accurate or not, I'd love to have you comment a little bit on that.

Minutes;
Micheline Fairbank: Certainly, I'm happy to. Obviously, our objective is to cover the state all four corners, but we obviously have to prioritize our time and energy, we're a limited staff, we have less than 100 employees statewide and we do a lot of different work. So, we prioritize our attention and our energies on those areas that have a more present need for more intentional management. Areas where we don't see we're not seeing groundwater level depletion, we're not seeing wells having to be redrilled because the groundwater has dried up, where we're not seeing other adverse effects from overuse over pumpage of water, those, every corner of the state has our attention, they're not the ones that are our priorities, we have to prioritize; now, priority shift and change. So, certainly if we were to start to see conditions that were concerning in this particular location, then our attention would shift, and that's one of the things that we're trying to do and state engineer, Adam Sullivan, is really focused on is that we're trying to be responsive and we're trying to be proactive and we have places within the state that is 40-50 years down the road and we're kind of in a pickle and so it becomes very challenging to try to unwind the problem. So, where we can be ahead of the problem, then that's better for us and so that's really what we're striving to try to be, but we can't be all places at all times.

Minutes;
Council Member Wursten: Well, and one of things that was brought up was as a City we should get a study done on all of the water that comes into this area and that's something that is a number one priority, but I think, I want to say and I want people to understand is that that's not

cheap. As I understand it, a study like this is going to cost us between $1.5 to $2 million, this isn't a no brainer situation to do a study when it's going to cost that much. Would that be an accurate deal? And then the last thing is, I would just like you to comment on can we feel comfortable with the water budget that we are given 12,271 acre-feet of water?

Minutes;
Micheline Fairbank: To answer the second question first, based upon the data and information that we have right now, we see that the conditions and usage of water in this basin, it is sustainable right now. So, based upon what we see, there's not need for concern or those different types things, it appears that it is relatively stable and that's what we want to see, is you want to see stability, that's a good thing. As to your second question about the cost of doing a study, it's largely dependent on the level of the study, the comprehensiveness of the study. What I can tell you is, as I've mentioned, we are looking to go ahead and try to acquire funding to allow us to update the water basin budgets for the entire state. That particular endeavor would be a collaboration, a cooperative project between our office, the Desert Research Institute, and the United States Geological Survey, and so running through what that would take to do it, it will take approximately 10 years to do that for the entire state and the cost is about a little over $1.4 million for the first two years and then about $1 million every year thereafter. So, it's about a $6 million endeavor for us to do the state. Now, obviously you get, as just in anything, sometimes you get volumetric discounts, if you're doing the work on a larger basis, and we can take advantage of some of the technology and the skills that we have within DRA and USGS and I will say that there is some phenomenal technology that they have got out there than could be very helpful.

Minutes;
Council Member Wursten: I want to thank you guys for coming and talking to us and I just want the people to understand that I think we have a very strong Water District, the Virgin Valley Water District does a good job and once again thank you for coming down, I just wanted them to know that we would jump on a study like that if it was something that we as a City could fund and make happen.

Minutes;
Council Member Ramaker: I have kind of a combination question. So, what should the City be doing? I know we have the Water District, but what is the responsibilities of the City itself and the second part is, shouldn't we be in a conservation situation at this time considering the drought and how low Lake Mead is.

Minutes;
Micheline Fairbanks: I always say regardless of where we are at, good communication amongst government entities in any locality is always a good thing and so I think just maintaining good communication and facilitating good communication is always a benefit. We have a very good relationship, like I said, with the Water District, and we have a trusted relationship with them and we think they do us a good job and so I think good communication is always the key to that type of factor regardless of where you're located in the state. With regards to conservation, again we always encourage conservation, conservation is something, but again that's a very localized issue, it's unique to specific localities and the needs and conditions in which the community is in and so with finding that right balance for the particular community based upon the current needs and conditions, certainly the conditions in the Colorado River are concerning and we don't see an immediate relief in terms of water supply on the Colorado River and that's going to be a

challenge moving forward. We're seeing that and then we're also in a pervasive drought throughout the entire West and so it's not just isolated to Colorado River, it's statewide. So, obviously conservation is important, it's responsible, but what level of conservation, what degree of conservation and type of matters that should be implemented on the local level is really a local issue. We're supportive of those different types of things. At the end of the day our regulatory lane is to make sure that people are operating within their permitted requirements, their permitted duties and within the law, and so to the extent that how people manage that themselves, that's within the authority and the jurisdiction of the locality, that's not our place to go ahead and dictate that.

Minutes;
Council Member Dutkowski: I have a question; at one time in 1980 Nevada Water Engineer William Newman designated the basin 222 as a critical management area, my question is, is the basin still a critical managed area and if not, when was that designation lifted and why?

Minutes;
Micheline Fairbank: Presently, I am not familiar with what may have happened at that time, I've not previously heard that this basin was designated as critical management area, so at this point in time it is not. The critical management area designation really is a creature of statute that came out in the 90s, I'm trying to remember, and so that's a specific statutory criteria where the state engineer makes a finding either on his own, that a basin, that the amount of water being used exceeds the available recharge of available resource supply, where a petition of the majority of the water right owners in a basin can go and request the state engineer designate it as a critical management area. In the State of Nevada, we have historically only had one basin designated as critical management area and that's Diamond Valley outside of Eureka, and so that one is a unique creature, there's a lot of history, some day it would make probably a good book.

Minutes;
Council Member Dutkowski: You are telling me that it is no longer a critically managed area? 222. Back in 1980, it was designated by the Nevada water engineer that basin 222 was a critical management area, is it no longer a critical management area?

Minutes;
Micheline Fairbank: Like I said, I am not familiar that the basis was ever a critical managed area; we do not classify it within the statutory definition of a critical management area, but I'm going to go back and look into that and if I have a different response, I will certainly provide that to the Council

Minutes;
Council Member Dutkowski: I guess I have another question. How do you reconcile permitting versus perennial yield? We're capturing two different kinds of numbers here and without having a conjunctive study done, how do you really know how much water is there? Because what we've seen so far, it's just on paper, the amount of water we have, so how do you reconcile those?

Minutes;

Micheline Fairbank: The reconciliation is, as I was stating, we have the perennial yield and the system yield that we have identified for this particular hydrographic basin and that is based upon scientific analysis and studies that were conducted in 1969 in USGS our Reconnaissance Report number 51. So, if you go back to that we had United States Geological Survey scientists and representatives of the state engineer who came here to the basin analyzed all of the different information that they utilized to identify what the perennial yield and system yield is. So, an updated hydrologic study will just either confirm or amend those numbers. In our experience where we've kind of gone back and been able to look at that, in most instances it doesn't change significantly. Most of these numbers are generally fairly accurate, but we want to make sure which is why we want to do it on a statewide basis.

Minutes;
Council Member Boger: Thank you for coming. It does clear up a lot of things. And just to be crystal clear, for the public, we get Vegas news here obviously and you see Lake Mead, the sky is falling, and they're in serious danger of that lake not really being a source of water anymore for the Vegas Valley. Our water doesn't come from that obviously, but is there any relationship whatsoever between our basin 222, the Virgin River; are water shares available to us and Lake Mead, and are we in any danger of, because they don't have any water, and they're a bigger city with more people in that whole valley, they being able to forcibly take our water without measurable compensation.

Minutes;
Micheline Fairbank: When it comes to water resource management like I said, the Virgin River is subject to a decree and so it's a court decree that governs the use and water rights on the river. So, any alteration of that would require somebody going back to the decree court and making changes in those different types of things. So, there's certain statutory and legal protections just inherent in that. With regards to groundwater development, again we're the ones responsible for the administration of the groundwater as well and so we look at those different factors, is there water available, is there conflicts with existing rights of protectable interests and domestic wells, is in the public interest if when we're talking about use and changes of water, but we also have different statutory provisions with respect to inter-basin transfers of water that layer on additional criteria and elements to that. So, the short answer is this is the basin that's administered based upon the needs and conditions of this basin. What's happening in the Las Vegas basin and on the Colorado River are being managed and administered by the Southern Nevada Water Authority, the Las Vegas Water District and the collective of agencies there. They have their plans in place to go ahead and do their drought contingency. They had had a plan to go ahead and look at exploring, bringing in water from rural Nevada to support, they've abandoned that project because they feel confident in their current portfolio and their water resource management strategies, and so all I can say is, they're administrating their water resources in a manner to serve their needs and they are doing so competently, our view in looking at it is that this basin is being administered competently and our role is to continue to make sure that all that occurs in a manner that's consistent with state law.

Minutes;
Mayor Litman opened this item to Public Comment.

Minutes;
Mike McGreer: I have a question for you; the Virgin River is limited to 300,000 acre-feet, when you consider a conjunctive study, how are you going to balance the amount of water that may

come from the river into the underground resource given those limits? That's one question. The second question is, do you know as a matter of scientific fact how much water we have available to use today, and if so where is the science?

Minutes;
Micheline Fairbanks: So, with regards to the amount of water available today I will refer back to the Recon Report 51, that's the scientific data and the analysis that supports it and it's sound and comprehensive and competent scientific analysis and data that creates those numbers. So, that's what we rely upon. With regards to understanding a conjunctive management and looking at the surface water groundwater interactions, again it's very dependent on the locality. In the Humboldt Basin, the Humboldt River System, we have paid to have to a groundwater capture model created and this groundwater capture model encompasses the entire watershed and it can identify, based upon a locality of water pumpage, groundwater use, it will calculate out and make a determination of what, if any capture of surface waterflow there is. And we're still working it, it's not a final published peer reviewed study, it's still in the process. So, we have different tools and techniques that take into consideration all these different factors. You have systems where you have losing sections of the system that become drier just due to natural conditions, you have sections of rivers that are gaining sections because of the in-charge and inflow that may be coming from groundwater resources, tributary streams, those different types of things. We have to look at all those different factors based upon the unique conditions and systems in play. So, if and when we were to do a conjunctive management study or do some sort of modeling for that type of analysis here on the Virgin River, we would have to take into consideration all of those unique factors for this system.

Minutes;
Mike McGreer: So, the answer is no, you don't know as a matter of fact. Are you familiar with the USGS study done in 2010? USGS study done in 2010 that looked at recharge and discharge? Maybe not. It showed that the recharge was less than the discharge, I wonder if you're familiar with that study, it's a USGS study in 2010.

Minutes;
Micheline Fairbank: Offhand I am not familiar with it. Again, I do know for a fact based upon Recon 51, that is the factual science data. Now, it's older, could things change, do we have better technology? We do. I will tell you we have engaged in another basin in the state where we have done that and the reports provided to us were different than what the USGS reports are and so we're having to analyze that. Our office is charged with utilizing the best available science, the best available science is what we have right now, it is competent sound science and we feel very confident to rely on it and as we have seen over time, the basin is not being adversely affected and so based upon that we are going ahead and going to continue, but we're looking towards the future to be able to update that information and make sure that is accurate.

Minutes;
Becky Scarborough: I just have a grave concern that we are doing a lot of building right now, the desert southwest has been under a drought system for 20-30-40 years now and I'm not feeling confident that we're recharging at the rate that we're discharging and I think we need to start some conservation and I think we need to be very very careful going forward, because I want to be able to have water, and you're not going to be able to sell your home if our water has gone down and it's not available for use and that is my concern. Thank you.

Minutes;
Campbell Gardette: I live in Sun City. So, I wake up every morning to the sounds of earth moving equipment in a giant development, it's fabulous, it's amazing to watch, and you drive around the City and it's exploding and that's fine, but surely the state engineer who was invited here to address the question as to whether we can be confident in the future that the water resources are there and I'm sorry, but I feel like you danced around the question rather than saying do we know and if we don't know what do we need to do to know.

Minutes;
Nick Alfonsetii: We mention a study that was done 52 years ago. It would take another ten years before we could get accurate information and it's done through scientific study, which possibly is better than what was done in 1969, but again that was, if we looked at it; 20 years ago, things were great in Mesquite, we didn't have the population, we didn't have a drought, we had a lot of water, lot of things going on, and now things are starting to expose the secrets out. Mesquite is the place to be. So, with that, the question that I have is that the study, it would take 10 years before we had the study, we're working on information that's 52 years. I don't see where 52 years of information back then can benefit where we are now with the addition of population, growth, usage, pools, all the other recreational that we do, I just can't see it and I would like to find out what the balance is in this thing.

Minutes;
Micheline Fairbank: Development changes how much water is being pumped, but it doesn't necessarily affect the science or understanding of in the inflow, the outflow, the balance, the budget, and so for us we look at the budgets. You can be more conservative, so you can implement conservation measures, you can do different types of things that takes the available water and allows you to expand your uses, allow for additional development, allow for additional irrigation, those different types of things, but it doesn't change the fundamental science, and the science isn't backed, it may be old. My kids accuse me of being old, it doesn't mean I'm bad. So, the bottom line is, is we have science that was great science and is very accurate at the time it was done, but we want to go ahead and make sure. It doesn't mean that it's bad and so we do have that confidence with respect to our water budgets, particularly when we look at historically the uses and the balance and the longevity of the basin. There's places where we know we over-appropriated and people are overusing and we see the impacts to that, and that's where we have to go in and be more assertive in terms of our management strategies and we're not doing that here.

Minutes;
Nick Alfonsetti: The question that I may have is this, does anyone know who else is drawing off of that basin of water that we have? The large growth in Utah, nobody can answer that, they're running out of water up there, they're pleading with Lake Powell to try to get water there. Are they drawing off the same basin?
Micheline Fairbank: We don't know that.
Nick Alfonsetti: Okay, and the next quick question is is this, is there any thought to what can we do if tomorrow that whole basin took a change through an earthquake as far as resources to be able to have water brought in to Mesquite to feed the people that are here through the plumbing that we have? Thank you.

Minutes;

Dave Zelliac: I heard Mike McGreer's presentation, so I started studying the issues, and I met with Kevin Brown at the Valley District and I had one question for the state engineer, there's actually, and it's addressing, we don't know how much water is down there and the State of Nevada Division of Water Resources actually has a well that measures the water in basin 222, and it's been measuring that since 2007, alright, so it's been measuring it for 14 years and the water level has actually been increasing by half a foot a year, and I'd like to know is that really accurate or not. It's one well, they're measuring it by a methodology called the transducer and also electrical tape and so my question is, is that forensic evidence to show us that there is water down there and the recharge rate is greater than the discharge rate?

Minutes;
Micheline Fairbank: The answer on that is looking at one well and one location doesn't necessarily give you the entire picture, but it can be informative of overall groundwater levels, whether you have inclines, declines, those different types of things, but when you don't see systemic declines that's generally referred to as a good thing, but looking at one well in isolation doesn't necessarily give you the whole picture, so we'd have to look at the totality of the factors, but a well that's increasing in terms of its water level is generally a very positive thing, but what you want to do is you want to look at are there other things that may be influencing it and that's why you look at a bigger picture and greater well levels.

Minutes;
Christi Cooper: In response to that, one well that we have on our website, we are currently looking at it in the hydrology section, and Carson and myself has had some conversations about that, in respect to exactly what's going on at that location it's hard to say geologically if something happened or if the well itself has been compromised to draw in another layer of water, that's happened too. So, we are looking at that and to say also that in the communication with Virgin Valley Water District, they do their water levels for the basin, we're in contact with them, with their usage, with their water levels just to make sure that the overall picture of the sustainability and everything to look out for is being upheld.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no eComments submitted for this item.

Council Member Gault moved to accept the Presentation. Council member Ramaker seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

4) Resolutions & Proclamations

4.1 Consideration for approval Resolution R21-057 to support the regional application for the Build Back Better Challenge through the Department of Commerce Economic Development Authority.

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Litman: Read this item by its title.

Minutes;
Travis Anderson: As discussed in the RDA meeting this is looking at grant application with the Las Vegas Global Economic Alliance, the gist of this, what is before you is this resolution has been put forth to show that if the City of Mesquite receives the grant for the $4 million from the Las Vegas Global Economic Alliance, that we would be able to do our 20% match of $800,000 coming out of the redevelopment funding. So, that's what this resolution would say along with the commitment letter that has been attached, so our recommendation from City staff is to approve the resolution, Mayor you said it brilliantly before, if the grant does not happen and we do not get that money from the LVGEA, we are out nothing. If the grant happens, we're granted $4 million dollars to help build economic for the future.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Gault: I just want to make the comment that the grant is actually form the Economic Development Administration, which is part of the Federal Department of Commerce, LVGEA was the regional group that pulled the application together and if there's no other comments, I'd make a motion.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no EComments submitted at this time.

Council Member Gault moved to Approve Resolution R21-057 to support the regional application for the Build Back Better Challenge through the Department of Commerce Economic Development Authority. Council member Boger seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

4.2 Consideration for approval of Resolution R21-062 for the sale of approximately 7.24 acres of city-owned property for Economic Development purposes that is in the best interest of the City of Mesquite.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title

Minutes;
Martine Green: The City of Mesquite has acquired lots and lots of property, hundreds of acres North of I-15 from BLM in 1988, and the City Charter section 2.340 dictates the process for disposing of rail property for economic development purposes. So, this particular parcel, we have a 30-acre parcel that's almost at the corner of Lower Flat Top and Pioneer Boulevard, it's kind of kitty corner from where the Flying J is, and we've been dealing with a private party. We were not able to do the next resolution to name the party because it was Crown Holdings and they had not made their public announcement yet. So, at this time the resolution is just to say that we want to sell that 7.24 acres that it's in our best interest to do so. They want a total of 60 acres, so they're purchasing the two front parcels from a private party and in order to make a perfect rectangle and to accommodate their manufacturing plant, they want seven of our acres. So, I request that you approve that selling of that seven acres is in our best interest.

Minutes;
Mayor Litman asked Council if they had any comments or questions.
There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.

Council member Boger moved to approve Resolution R21-062 for the sale of approximately 7.24 acres of city-owned property for Economic Development purposes that is in the best interest of the City of Mesquite. Council Member Gault seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

5) Department Reports

5.1 Mayor's Comments and Reports

Minutes;
Mayor Litman: We have lost a number of residents just from the past few days of COVID-19 and I bring this up because of something kind of interesting that occurred the other day here at City Hall. Apparently, somebody cut out an article from the newspaper where I had encouraged people to get a vaccine as soon as possible knowing that our hospital is really being worked to the maximum here as well as every hospital within driving distance of Mesquite and this individual wrote across there that it's all a fraud basically, there is no virus here, there's nobody dying of it and it's just a put-up deal, and then I look in the newspaper this morning and I see various family obits of families that I've known here for many many years, that have been residents of this Valley, long before any of us ever came here and they've passed from COVID-19, and my only comment to that is ignore the nonsense and get a vaccine, so I don't have to

read about any of you in the paper. It's very depressing seriously, and that's my comments tonight.

5.2 City Council and Staff Comments and Reports

Minutes;
Nick Montoya: Monday, 11:00 am we will do groundbreaking for the new pickleball courts at 90 West Old Mill Rd across the street from the Rec Center, so hope to see everybody there and we're actually starting to work on the second phase of that project too at the same time, so just wanted to let everyone know.

Minutes;
Council Member Wursten: Today we had the first round of the long drive and we were fortunate to have Bryson DeChambeau down here and he hit it almost 400 yards today and I think qualified for round 2, we've got the next two days up at the complex.

Minutes;
Nick Montoya: He hit 397 today into the wind.

Minutes;
Council Member Ramaker: Just on the same note, I was out there at the Long Drive today and I watched Kyle Berkshire hit 438 yards today and it's amazing, it's fun to go out there, and go out there and join in if you get a chance, it's fun, and let them know how happy we are to have them back here.

Minutes;
Nick Montoya: There was approximately 2500 people out there today, so... Also, COVID testing Tuesdays and Thursdays at 8:00 to 2:00 at the Southern Nevada Health District, the office is down by the Jimmie Hughes campus, are back going in Mesquite now.

Minutes;
Council Member Dutkowski: Just in line of what you said and what Nick has reported about the testing for COVID, the Southern Nevada Health District reports that more than 70% of people 12 years of age and older In Clark County have reached the milestone of having at least one dose of the COVID-19 vaccine. The CDC has all along said that we needed to reach 70% vaccination rate to start recovering from the pandemic, so we're right there in the county. The COVID positivity rate is also beginning to decline in Clark County and to sustain and expand on this progress, people still need to continue to take the steps of vaccination, mask wearing, hand washing, isolation and testing, thank you.

6) Introduction of Bills

6.1 Consideration of the Introduction of Bill No. B21-007 (Development Agreement Case No DA-21-007 Anthem at Mesquite) to approve the 5th Amendment to the development agreement by changing the locations and size of certain proposed facilities, and by changing the designated zoning as shown on the current Master Plan of the effected properties.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;
Richard Secrist: The master developer Anthem Mesquite, PN II, inc., Pulte Homes, they made application for an ordinance amendment and the amendment basically is to amend the development agreement between the City and Pulte, as far as the project going forward. As you know, passage of an ordinance is a two-step process. Tonight, it's just the introduction of the Bill and we're going to request that we set a public hearing date, but this is not a public hearing tonight. We haven't advertised it as such, it hasn't been noticed as a public hearing, we're just introducing the Bill that they brought. Now as far as development agreements go, developers propose amendments for a variety of things and do it in a variety of ways depending on what they're trying to accomplish. Sometimes, they're amending the little text of the agreement, sometimes they're amending the exhibits that go with the agreement that are adopted with it. In this case, they're proposing to amend a couple of the exhibits. So, this is a map of the existing masterplan or master land use plan for Anthem Mesquite. This was approved as a part of the 4th amendment to the development agreement. But basically, it lays out wherever things are going to go, what's going to be single-family housing, what's going to be attached, or multi-family housing, what's going to be commercial, where the roads are, where the parks are and so forth. So, they're proposing some changes, they want to move some things around, some of the land use activities to new locations. They want to change some of the designations for the land use on given parcels. These are the major changes that they are proposing. They're also proposing to do some amendments to exhibit C, which is the design standards handbook, but basically those are kind of explanatory material, information describing what's proposed on the land use map and the changes that they're recommending. So, we're recommending that we introduce the Bill tonight, we set a public hearing date for October 12th at which time we'll have a fuller discussion, I could walk you through the changes now, but I don't want to invite a whole lot of discussion at the introduction of the Bill, but if we schedule the public hearing for the 12th, we'll then hear this matter on the development agreement and two rezoning associated with this change to the development agreement. There's a lot of interest at Sun City and Anthem regarding some of the proposals, we've been getting emails and phone calls about it. I think there's been some misinformation gone out about tonight being the hearing, but that's not the case. We're asking that you set the public hearing for October 12th.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers. As always public comment is open to the public, but this issue, if you're to talk about it would be to, I believe, address should we or shouldn't we introduce the Bill, rather than the details of the Bill itself.

Minutes;
Mayor Litman opened this item to Public Comment.

Minutes;

Adam Anderson: Mayor you have the discretion on what kind of comments to allow or not. In the past sometimes we've allowed additional comment, but that's correct, this is the first reading and the item will come back a second time.

Minutes;
Mayor Litman: If you wish to make public comment, you are certainly allowed to do so.

Minutes;
Jackie Faucet: This is the first time I have attended a Council Meeting. So, I just want to ask a clarifying question. If you open it up for a comment on October 12th, are you not voting that day? Then you'll consider all the comments and vote a different time? Or are you going to be voting that day after…

Minutes;
Mayor Litman: We would be voting that day.

Minutes;
Jackie Faucet: My personal concern is, this is going to be right in my backyard and there's a lot of people that are here. I walked over there to where you have the sign posted, it's 400 steps from my house. We paid a premium for that property, we've certainly invested a lot of money recently in that property and we recently sold our second home to move there and make this our permanent home. I hear the dirt movers at 6:00 in the morning inside my house waking me up and they are quite a bit farther away than where these pickleball courts are going to be. I understand there's pickleball people and they love pickleball, we personally love golf. Everybody should have their opportunity to recreate, we're not saying they shouldn't get more pickleball courts, we just don't think they should be changing the zoning and it shouldn't be in our backyard and there's three neighborhoods of people that are very concerned about it.

Minutes;
Ron Denz: I oppose this change. We purchased our property based upon residential homes in that area, we knew that there was a busy street there, that's fine. There was never anything to be pickleball court and all of you know that a pickleball court will be noisy. I know that everybody gets to do something, but they had original plans of putting that out in the far background. The City of Mesquite is building pickleball courts. They are not in residential areas though. That pickleball court the City of Mesquite is building is in an industrial type area. They want to put a pickleball court right in the middle of a residential area. I don't think you should even consider doing that change. Thank you very much.

Minutes;
Jeff Fulmer: I would request that the council not allow this to go forward at this point until Pulte has had a presentation with the designated residents in person, not on Zoom, so that we can have input as to what our concerns are and what we feel needs to be done next, which basically is a different location. Thank you.

Minutes;
Susan Pratt: When you meet on October 12th, you will have several people from the Pickleball Club here with signs, they've sent out a letter to everyone, please come and support the pickleball courts. I oppose the pickleball courts because I'm also approximately 400 steps from

the proposed building site. They're proposing 16 courts, which is overkill for a club of 200. However, you will get close to 200 people coming in saying that they want it, because they have a club. Those of us who are just residents of those three villages, that will be highly impacted, do not have a club for these residences. You won't get 200 people saying that they oppose it. So, I want you to please consider that. I guess that's all I have to say. Thank you.

Minutes;
Steven Clutterham: Obviously I don't have a dog in this fight. Number one, I encourage those people who oppose this, they have two weeks, and they don't need a club. They need to get together and be represented as much as the people of the club do, because obviously there's a lot more of them out of the club than in the club. The only other thing I got to say is, this City is spending an awful lot of money on pickleball. Now, Anthem wants to spends the money on pickleball, and before you all do all that, spend all these millions of dollars, think about how big squash and racquetball were in the 80s, you don't see them anymore, it' gone, it's dead, same thing is going to happen here. Thank you.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Ramaker: I have a lot of thoughts and questions and I'm hoping that all of you will come back and bring your questions, so that we can move forward on this and find a way to make it work easily to satisfy both parties, the homeowners and the pickleball people. So, I will save those other comments until two weeks from now.

Council member Boger moved to Introduce Bill No. B21-007 as Ordinance No. B21-007, and set the public hearing date for October 12, 2021. Council Member Gault seconded the motion.

Passed For: 4; Against: 0; Abstain: 0; Absent: 1 (Dutkowski)
Note: Council member Dutkowski's call got dropped for this vote.

7) Administrative Items

7.1 Consideration for approval of Architectural and Site Plan Review Case No. ASR-21-010 (Hafen Village Apartments); the construction of 96 residential apartments in 6 buildings on 5.32 acres in the Medium Density MF-3 Zone, located at 850 Hafen Lane.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;

Richard Secrist: This item has been before you before, I think everybody is kind of familiar with it, but this vicinity map shows the site, the 5.32 acres site just west of the First Baptist Church in Mesquite, across the street from Riverside Meadows and just North of Riversbend and Coyote Willow of course over here. Anyway, so that's the site. This is the site layout for what's being proposed and this is an apartment complex that Nevada Rural Housing is proposing that access to site is from Hafen Lane with its divided driveway and it kind of goes in a circular fashion around to all of the apartments with parking. There are four buildings on the site that are three story buildings, two buildings that are two story buildings, they all house apartments and then this building here at the center up at the front is the leasing office and the clubhouse. They've got a large gathering area for recreation, they've got a playground, they've got picnic areas, and amenities for their tenants. This is just an oblique view of the same thing as it will appear when it's built, and these are building elevations. This is the leasing office, clubhouse building, single story building. All the buildings that you will see in these slides are done, clad exteriors and stucco and kind of a stone veneer. This is the elevation views of one of the three story buildings. So, there's three stories in the middle and two stories on the ends and then the elevation view of the two story apartments. Nevada Rural Housing Authority owns the property acquired from the City. They plan to not only build this project, but continue to own it and manage it. It's not like some projects that a developer gets it approved and then turns around and sells it off to somebody else. They're going to manage the property, which we think is a good thing, but we think it's a good site plan, it's a good product they're proposing, they're nice units, they have amenities for the families and the kids and it's going to really meet a need in the community.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
Mayor Litman opened this item up to Public Comment.

Minutes;
Herb Calhoun: Question for the presenter here is any of these units going to be affordable housing or subsidized housing?

____: I believe that the project will be subsidized for rent subsidies for families who will qualify.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
There were no eComments submitted for this item.

Council member Boger moved to approve Case No. ASR-21-010 (Hafen Village Apartments). Council member Wursten seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

7.2 Consideration for approval of an Amendment to the Purchase and Sale Agreement between the City of Mesquite and CDJT Holdings, LLC. dated August 31, 2021

-Public Comment
-Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;
Martine Green: This particular property is at 151 and 161 East 1st South, the buyer is Chris Darling. The property is right behind City Hall, it's for apartments that are going to be going in and after I was promoted to my position, it came to my attention that this purchase and sale agreement between us and this buyer is an escrow, and the escrow officer wanted to close the transaction and I noticed that there were several issues with the purchase and sale agreement that needed to be corrected and so Adam and I have been working together. Adam prepared a 14-page amendment to the purchase and sale agreement, it addressed the fact that the deed of trust that was mentioned was for $80,000 when it should have been $72,000, and three exhibits were mentioned and they were blank or not attached and so anyway that's addressed in this amendment and he wants to come out tomorrow, the buyer. If you approve this, he will just sign tomorrow and then we can go ahead and close the escrow.

Minutes;
Mayor Litman asked Council if they had any comments or question. There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no eComments submitted for this item.

Council Member Gault moved to Approve the Amendment to the Purchase and Sale Agreement between the City of Mesquite and CDJT Holdings, LLC dated August 31, 2021. Council member Ramaker seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

7.3 Consideration a discussion for the approval of additional Fire personnel.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman: Mr. Burton has asked that we pull item 7.3 until the next council, I believe.

Minutes;
Andy Burton: Yes Mr. Mayor I have received some additional information today that may change scope for additional staffing, and I'd like to postpone this to October 12th.

7.4 Discussion regarding the creation of a City Housing Authority and direct staff to explore all avenues for the City of Mesquite.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman: Read this item by its title.

Minutes;
Council Member Gault: I have come to this reluctantly as Herb knows, initially I thought that our memorandum of understanding with the Nevada Rural Housing Authority would be adequate to help us move toward solving the deficit of housing that we have, and I continue to think that that's going to help a lot, but when I saw how they have to do their financing, which is **54** home funds from the county and then apply for tax credits, which they may or may not get. The five acres that we just approved, for example, they'll do 60 acres the first year and then go back for that funding again. Hopefully, they will get that second tier of funding and then they would be able to have the 96 apartment units, but in the meantime, we've got very pressing needs for housing and I feel like we need to have all of the channels that we can find. We need to have everything moving we can and if we have the housing authority, which can be established by the Council, with help from our attorney, we have the ability then to bond contract with other developers, contract for management of units that we build and accelerate the development of housing and that's my intent, is to really try to accelerate some affordable housing.

Minutes;
Council Member Wursten: I am 100% on board with George. We absolutely need to get involved in some of this. Right now, we are so far short on affordable housing, if we can do some… and I think we've been trying to, at least I felt like we've been trying to get people to want to build here in Mesquite. Of course, I'm still pretty upset over the fact that we let one get away, that we could have had a bunch of housing that would have helped, but we need to get on board and get started on this. We are so far short on employees in this City, so far short, I can tell you that, I know how short we are and I am running the two golf courses, we are way short. I know that the Casa Blanca itself is probably close to 150 employees short, I know that Eureka is not far behind, and everywhere you go in town, we're hiring. We've got to get some housing in here that is affordable for those people, so that we can continue to move this City forward, because right now, you're going to start to see restaurants start closing earlier and they're going to start pulling tables out of restaurants, I know that that's been a discussion within the casinos themselves, so, there's going to be fewer and fewer services for us if we don't do something, so, George, you've got my vote, I'm on board with this and anything I can do to help with this, I'm all for it.

Minutes;
Adam Anderson: For the council and the benefit of the public. Just to give an overview of NRS 315 and how the process works, I thought it would be a little bit helpful, but technically under the statute, the City RDA has a housing authority. It was created in 1947, but it doesn't operate. It cannot transact business and it cannot exercise any powers until a formal resolution is passed that says, we need to have the housing authority operative, and as part of that the City also has to make a finding that there is a shortage of safe and sanitary housing for veterans and persons of low income, and the statute defines persons of low income it says, persons or families who lack the amount of income which is necessary or determined by the housing authority, to enable them without financial assistance to live in decent, safe, and sanitary dwellings without overcrowding. So, that's the basis, there has to be a finding we don't have enough housing for

persons of low income, we need to have the housing authority begin action, start transacting business, taking actions otherwise. One of the major requirements that the Council and the public needs to be aware of is if there is a housing authority operating in the City already, then we need to get the consent of that housing authority before the City starts taking action on its own. So, obviously we have the Nevada Rural Housing Authority that is operating here in the City and so we would need a resolution from them consenting to the City taking action under its own housing authority. I understand George has communicated with them and it sounds like that's something they'd be willing to do. Once those resolutions are in place, then the Council would designate five different commissioners and then there would be further steps taken from there and to set up the authority and they would have authority to start exploring financing and taking other actions. So, we'd have to determine who these commissioners would be and who else would be carrying on this work of the commission.

Minutes;
Council Member Boger: To be clear, we aren't talking about the workforce housing for basically the employees that are short housing right now and we have approved something like several hundred if not a thousand units since December since I've been on here, by the way, that's all workforce housing, so this is basically in competition or maybe conjunction hopefully with Nevada Rural Housing Authority; and a question I have on that, this stuff we just approved, what happens with that if we start to form our own housing authority, what happens to the 96 units of subsidized housing that we just approved with Nevada Rural Housing Authority. Can you foresee what happens there?

Minutes;
Adam Anderson: They have that building and they have that development. It would be used and filled according to their rules and regulations and if this went forward the City would have a separate housing authority that could do other developments that could assist other persons of low income.

Minutes;
Council Member Boger: Would that mean that was their last one in Mesquite then? If we have our own? Or we can work at the same time with them, just with their permission basically.

Minutes;
Adam Anderson: We have to get their initial consent now and then once that is obtained, then both can continue to act in conjunction.

Minutes;
Council Member Gault: We could in fact contract with the Rural Housing Authority and I discussed that with their directors, they would be happy to do that, they need the financing in order to move, so if we do a revenue bond, which would be paid off with the rental income, we can move. The question for you, if I may, how do we show that demand, could we simply cite that 2019 housing study?

Minutes;
Adam Anderson: So, the statute doesn't specifically designate how that's shown. It just has a requirement that we make a finding and so I think, for the benefit of the public, it would be a good idea to have something more than just, yeah, we think we need this and here's our resolution, there probably should be some more teeth behind it.

Minutes;
Council Member Gault: We have a formal housing study done.

Minutes;
Adam Anderson: Okay, so that shows evidence that there is a need for that low income housing.

Minutes;
Council Member Gault: I think it cited something like a deficit of 1700 units or something like that.

Minutes;
Adam Anderson: I haven't reviewed or been aware of that, but that definitely sounds like it could be used to provide that evidence.

Minutes;
Mayor Litman: One of the concerns I have with this. Is, we need housing; there is no doubt about it. But with revenue bonds they've got to be paid back, so you need a source of income to pay them back, and the way I read NRS 315.260, we talk about persons of low income and it stated, persons of low income mean persons or families who lack the amount of income, which is necessary as determined by the housing authority to enable them without financial assistance, to live in decent, safe, and sanitary dwellings without overcrowding. So, if I interpret that, councilor, we would have to be subsidizing from the revenue bonds through the individuals, apartment owners or apartment rentals.

Minutes;
Adam Anderson: Yes, and there is a separate statute that specifically indicates that the housing authority cannot make a profit on any of the rentals, and so whether or not that bonding and that the debt can be considered in that, that would be something that we need to further explore and …
Mayor Litman: How do you pay back a bond if you have negative income?

Minutes;
Adam Anderson: Right…

Minutes;
Council Member Ramaker: I just have a question for Adam if you could help me. These five commissioners that I'm guessing would have to be appointed or elected or whatever, what would be actually their jobs and who is going to oversee them and who is going to collect the finances and take care of all this?

Minutes;
Adam Anderson: That would be something that the council will need to determine. So, those five commissioners are selected and then they can have their by-laws and their rules and regulations and it would be something, obviously we would be looking at other municipalities,

see how they set theirs up, in order to get guidance from those, but yeah, the Council would openly select those commissioners. The statute also indicates that once assistance has been provided to at least five individuals, that one of those commissioners needs to be one of the persons that have received some of the assistance, and so it's built in that there's an initial set of commissioners that gets things going, but then in time at least one of those commissioners would need to be one of the recipients of the assistance for the low income housing as the housing authority moves forward.

Minutes;
Council Member Wursten: I think that Nevada Rural Housing will be on board with us on this, especially if we can help them move forward with this. As I've been involved in watching a little bit of some section 8 housing go on and I think when it says we can't make a profit does that mean we just can't make a profit as a whole, because when they do this section 8 housing, each person has a different rent, it's not the same rent. So, some people could be paid more that would help basically subsidize some of the other. I think that still, no matter how you look at it, with the amount, what we can build some of these units for, because we won't be making them super super fancy, we should be able to offset a lot of those rents. I think we could make this work, and it's an important piece, so I think that's something when I'm sitting here staring at this agenda item, it says we're looking to explore all avenues for the City and so I think that's something that as we look at this we need to look at that as an avenue, because I'm hoping that some of the people that we rent to aren't super super low income, where they're going to pay $50 rent a month. So, maybe we can help to offset some of the other.

Minutes;
Adam Anderson: My view of this agenda item, is we need to get direction to see if the Council is onboard on moving forward, looking at doing a resolution, or trying to explore some of these issues, but if the majority of Council doesn't want to do it, then we're not going to put in that effort to go forward, so that's kind of the purpose here, is try to get a feel from everyone that is it something that the Council wants to explore and if we start putting the energy and the effort into it.

Minutes;
Council Member Boger: I just want to get a clarification. To the best of my knowledge, that 2019 study, that was about the shortage of workforce housing. Did it have a component in there where it talked about what we're talking about today? Which is subsidized?

Minutes;
Council Member Wursten: You know I can't remember what happened last week. I'd have to read it again, but I do think it addressed that issue in that as far as the lower income, but I have to read it again, that's been a long time for me.

Minutes;
Council Member Boger: I am on board with directing staff to explore options, but I'm not on board with creation of the city housing authority at this moment. So, if the motion were to create the City housing authority, I would vote no on it, but if it is a motion to direct staff to explore all avenues for the City of Mesquite, then I would vote yes on it, just so you know that, I'm probably the minority here, I just don't feel like bigger government is the answer necessarily for most problems that we have, and I think the shortages that we're having of employees at restaurants is more of an issue that was created with all the extended unemployment benefits and child tax

credits, they're just still handing out a lot of money, so you don't have a lot of people working, as many as you would have in 2019, for example, before the pandemic. So, I just wanted to throw that out there.

Minutes;
Mayor Litman: My opinion on it is, I have no qualms whatsoever about looking at every aspect we can to find housing for every class of people to come to Mesquite, whether they be subsidized housing or not, so I have no qualms with it, but I think we need to address it and staff address it carefully step by step to see that we don't get involved in this major study and use a tremendous amount of time to find out that #1, the housing authority doesn't allow it, and I have no idea whether they would or not until I see it in writing and we explore a little bit further to see if it is actually a feasible venture for a city this small to take on another layer of bureaucracy, which we'd be taking on. We would not be managing, obviously, apartments, it would have to be a management company, that would have to be looked at, is there management companies here willing to do so. So, these are a lot of questions I think need to be asked before we go too far, and then move forward at that point if the answers come back positively.

Minutes;
Council Member Gault: I would like to respond just a bit to Councilman Boger. This is way more than restaurants not being able to staff up, this is, as Brian said earlier, Mesquite Gaming has got 150 openings and Eureka is not far behind it. We just announced tonight a company that's going to come and proposes to hire 120 plus people, the food truck company will hire probably 40, we got to have places for people to live and we got to do it now.

Minutes;
Mayor Litman: That's a fact, that's factual but those people, if it's the way they state it, these people are going to be making anywhere from $25 an hour on up, they wouldn't qualify for any type of subsidized housing, they don't fit the Bill.

Minutes;
Council Member Boger: That is what I am getting at. I feel like I do not understand the difference between workforce housing and low income housing, because I think there's a distinct difference between the two, but as far as, and let's just throw this out there, as far as Nevada Rural Housing Authority, I would have no problem looking into, because the way they get funded is through grants and everything else; I wouldn't have a problem for us to explore, providing grants to them to do this, so we're not being landlords and we're not having to do all this, something that's kind of a little bit redundant, with all due respect, and I respect councilmember Gault a lot, he's a very intelligent man, so, I'm not, I just wanted you to know how much I respect you in economic development and with what you're dealing with this. I think we need to think about it.

Minutes;
Council Member Gault: I don't envision the city becoming a landlord. I think we contract with other people to manage these.

Minutes;

Council Member Wursten: I do agree with you that that's going to raise those incomes, but we still need to fill those jobs that they're going, that they're taking them from to fill and so we're still going to run into a lot of problems and I don't think anybody here at least on my behalf, I'm not saying let's all sit and start building right now, I'm saying we need to start moving ahead and I don't think anybody here feels like, I think we're all at the same spot, we want to see where this goes, but if we don't start doing something now, that's the number one issue that we still have in this City, we've all agreed to that and so I think we need to float every possible avenue we can for housing and this is one that we could get involved in, get the financing in place because we need to figure something out, we really really do, so we definitely need to, I think, move forward with this.

Minutes:
Mayor Litman opened up this item to Public Comment.

Minutes;
Karen Fielding: This is one of the things that have been heard repetitively year after year after year, is affordable housing, any kind of housing. As far as I can remember we've been talking about housing. So, the fact that you're having these communications and talking, I truly appreciate that, I've been listening to you and you all got some great ideas, but we need to quit talking about it and move forward and do something, because we need housing, affordable housing, workforce housing, subsidized housing, we need housing. So, again, I appreciate you guys having this conversation. Thank you.

Minutes;
Robin Arndt: What about all of these companies that are coming to Mesquite? Why aren't they participating and being part of the solution for housing. They should be contributing monetarily towards this.

Minutes;
Council Member Gault: If you want to ask that question. It's an interesting question to ask the existing companies. Why they don't provide employee housing.

Minutes;
Robin Arndt: And I agree I think that the casinos should also be a part of this discussion. If they need the workers, they need to help in solving this solution. Thank you.

Minutes;
Herb Calhoun: Council, you have worked hard to bring business into the valley the last year, you've done a good job. We're looking at maybe 200 new employees and if economics is correct, you have two service jobs for every manufacturing job. So, we're not talking 200 workers, we're talking 600 workers that we're going to end up with, that has to be covered somewhere. You have tried all kinds of different avenues to get affordable housing in Mesquite. Housing authorities were started up back in 1947, they've been around a long time, small towns have housing authorities, very small towns, much smaller than we are, so it's not something you can't do, it's something we can get accomplished and I support it totally. Thank you.

Minutes;

Adam Anderson: Just one more quick comment because there has been some discussion between workforce housing and affordable housing; a good example of this or a way to kind of conceptualize it a little bit more is we just approved an amendment to this _____ Holdings, which was done for the purposes of workforce housing, and within that agreement, there's a development agreement that requires that rents be set at a certain amount for the next 20 years, and it looks at the median income and it sets a level that it's between 833-1600 per month, so that's more geared at workforce housing, not more of a subsidized persons of low income housing. So, just to throw that out there as an example of the difference between the two.

Minutes;
Tracy Beck: Mayor, you just need a motion to direct staff.

Minutes;
Council Member Boger: What exactly is the motion? I would just like clarification on the motion that's all.

Council member Boger moved to discuss and direct staff to explore all avenues for the City of Mesquite. Council Member Gault seconded the motion.

Passed For: 4; Against: 1 (Ramaker); Abstain: 0; Absent: 0

Minutes;
Council Member Wursten: I was going really quickly, I think this includes that we need to decide if we can even do this to make sure, so we need to find out if we can do it. I think this what it includes, to clarify, if we can do it, if we can get Nevada Rural Housing to agree to it and what kind of housing we would like to look at, see if it's even possible to be able to make ends meet. I think these are the questions that we're asking to be answered.

Minutes;
Adam Anderson: So, the intent of this item is just to now. The City Manager would make assignments here, the Council is directing staff to move forward on looking at a housing authority and then we would move forward in accordance with those directions. And a formal resolution would be brought later if the Council wanted to move forward to actually put the housing authority into action.

Minutes;
Council Member Gault: One of the things that is very difficult now is, for example, when I was talking with the director of the Rural Housing Authority about the proposed 200 or so units on Highland Drive, I said, will those be affordable and he said, we don't know yet because the cost of materials has accelerated, so we can't tell how many affordable units we'll be able to afford to make it pay; our intent is to put a combination of market rate and affordable and we'll take the market rate earnings and subsidize the units at Hafen Lane. I think that if we do bonding, we should be able to knock those costs down substantially, but that's a question that we need to ask and having a conversation with a Bond Counsel during this process is a necessary step.

7.5 Discussion on Bonding and possible direction for staff as needed.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;
Council Member Gault: If we have a Bond Counsel here to talk about housing with us I think we can also ask about doing general obligation bonds and I'd remind everybody that earlier this year we approved the Petros PACE Financing tool and we have an arrangement with an administrator, Andy you weren't here for that, but we need to talk about that and see if that's a tool that we can use in this process or if it's strictly for commercial funding and I don't know the answer to that, but I think it's important given the other needs that we have for capital expenditures, we need to explore are there ways that we can do that, even though Dodie has convinced me that we're not ready to do that, but I'd like to hear that from a Bond Counsel. And the housing authority has offered their Bond Counsel, he's given me their name if you need a name.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Ramaker: The only problem I have on the bonding is, being on some bonding committees before. You do have to show a definite way of paying the money back, and it has to be secured with that amount of money or we're kind of getting in the water with that. An idea of how we're going to pay it, we need to be able to show for sure that that's how we can pay it back to get the bonds. So, what I'm saying is, from being working on the debt commission, when you apply for a bond, you have to be able to show a definite way to pay it back and if you can't pay it back and show that and I know we're talking about getting money in and we're talking about how it's going to be handled. The other thing we haven't talked about is how long this process might take, but anyway, we do have to have that streamlined in there when you go ahead for bonding.

Minutes;
Council Member Gault: With the housing bonds., those would be revenue bonds, that should be easily done, looking at general obligation bonds I think is another matter and that takes somebody with a lot of expertise and lot of analysis working with our finance staff and so on. Have you done any bonding in this kind of stuff?

Minutes;
Nikki Thorn: Yes, I do have some bonding experience, in my past mostly refinancing, but a little bit with the School District and you do have to go to the Clark County Debt Commission for new bonds and there's a process that you go through, but I do have a bit of experience.

Minutes;

Mayor Litman: What I would suggest, if you want to move forward on this item, that we have staff speak with the Bond Counsel and at least throw out the hypotheticals and see if there is anywhere to go with it and it could come up yes, it could up no, and it could come up we don't know, but I think we could start the conversation, certainly.

Minutes;
Council Member Gault: That is a distinct area of expertise, certainly I don't think any of us on the Council have that. In my mind, it's worth looking at to meet the needs of the City to grow.

Minutes;
Karen Fielding: Interest rates are historically low still. So, I think, I'm not sure about bonding and stuff, but if we were going to bond and you did talk to the bond counsel, that would be one question is with the interest rates so low then our payments are going to be less, so maybe it's something we should look into sooner than later, because the interest rates are still low. Thank you.

Minutes;
Council Member Gault: I think probably bond interest rates are probably 2.5, 3%, on tax exempt bonds, you got to feel for that.

Minutes;
Nikki Thorn: I will get you an answer.

Minutes;
Council Member Gault: Using tax exempt bonds would be one way you would get to knock the price down so you could get something affordable.

Minutes;
Mayor Litman: So, it's up to the Council on how they want to move on this, but when you look at it practically you don't ask for bonds without a reason for asking, so one thing has to come before the other, you've got to have a project and be able to inform them of what you're bonding for, so I think we should at least I'd keep it on the agenda for the future, but until we decide that a housing authority is feasible or not feasible, I think we'd be wasting Bond Counsel's time at this point, but that's up to Council.

Minutes;
Council Member Gault: I feel like if the staff looks at bonding for the housing that we will have that person here that we can talk about the larger issue of general obligation bonds at the same time. So, maybe we can just combine those two issues, I don't know.

Minutes;
Council Member Boger: Can we just table this until we have actually something we know we want to bond for and for an approximate dollar amount and stuff like that? Is that good for you? I's good for me.

Council member Boger moved to discuss and possibly direct staff as needed. Council member Council Member Gault seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

8) Public Comments

8.1 Public Comment

Minutes;
Mayor Litman: opened the meeting final Public Comment.

Minutes;
Steven Clutterham: When we talk about jobs needing to be filled here, how many we need, how much housing we need. I just wanted to tell you, I just made a trip from here to Dallas, TX and back, I stopped in many many little cities, big cities, small restaurants, big restaurants, big businesses, every single one of them has help wanted signs, it's got nothing to do with how much population to have, what their workforce is, it's completely unrelated. I've also seen, like you guys mentioned, restaurants here in town that have quit their hours because they don't have people working, but even here in our town, a lot of it is because of the bonuses that people were given for the last year and a half to not work. I've told friends about jobs that were available here in this City, City and State jobs that were available and they were qualified for and they wouldn't even apply because it didn't pay as much as they were getting paid to stay home. Well, I believe that's all gone now. I hope it's all gone permanently, because a lot of the jobs we have here right now could be filled with bodies here if they were getting paid twice as much money as you're going to pay them to work to stay home, it's really that simple and when you listen to the government specialists on economics and what have you, those people that were receiving all that money, the smarter ones, saved some of it, because so many of them that were getting paid so much to stay home also were paying rent, so hopefully they're thinking some of them would save that, so it's going to take maybe six months for them to run through their savings and actually go back to work, but we are going to be filling some of those spots as people run out of money, if the government doesn't subsidize it again and tell them we will pay you more to stay home, some of those jobs will start to be filled because it's not just due to the lack of workforce housing, we have people here that could be working that are not and hopefully that situation will improve. Thank you.

Minutes;
Adam Leverenz:
eComment: I'd just like to note, that I'd attempted twice, prior to 5 p.m. tonight, to submit e-comments via The City's website, under the opening public comment section of the agenda. I received a message alluding to server errors, advising to try again. Upon trying again though, during tonight's pledge of allegiance, I received a message from The City website, saying "The online Comment window has expired". At about 5:20 p.m., I tried again. If these comments are read, apparently the online comment window had re-opened. I simply ask, that someone look into these anomalies, and will reserve my intended e-comments for tonight, until such time, as I can have more confidence in them being successfully received by The City. Thank you.

9) Adjournment

9.1 Adjournment

Minutes;
Mayor Litman: Adjourned the meeting at 7:18 pm

Allan S. Litman, Mayor

Tracy E. Beck, City Clerk

Technical Review Meeting Minutes
Council Chambers
10 E. Mesquite Blvd. – 2nd Floor
Tuesday October 19, 2021 – 1:30 PM

Minutes of a scheduled meeting of the City Council held Tuesday, October 19 at 1:30 pm at City Hall. In attendance were Mayor Allan S. Litman, Council members Wes Boger, Karen Dutkowski, George Gault, Sandra Ramaker and Brian Wursten. Also in attendance were Interim City Manager Andy Barton; Deputy City Manager Martine Green: City Attorney Bryan Pack: Finance Director Nikki Thorn; City Clerk Tracy E. Beck, other city staff and approximately 1 citizen.

Mayor Litman called the meeting to order at 1:30 pm. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

1) Public Comments

1.1 Public Comment

Minutes:
Mayor Litman opened up the meeting Public Comment. There were no speakers.
There were no eComments submitted for this item**.**

2) Consent Agenda

2.1 Consideration for approval of the Tuesday, October 26, 2021 Regular City Council Meeting agenda and the October 5, 2021 Technical Review Meeting minutes.

- Public Comment

Minutes:
Mayor Litman read this item by its title.

Minutes:
Council Member Gault: I have received a proposal from Las Vegas Global Economic Alliance for economic development services, and I would like to add that proposal to the agenda for consideration and possible action by the council.

Minutes:
Council Member Wursten: Do we have the back up for that?

Minutes:
Tracy Beck: By tomorrow night you will see it.

Council member Dutkowski moved to approve adding the proposal from LVGEA to the Consent Agenda Council member Ramaker seconded the motion.

Passed For: 4: Against: 1 (Wursten): Abstain: 0: Absent: 0

2.2 Consideration of approval of:
a) Notification of Budget Transfers
b) Notification of Budget Amendments
c) Notification of Bills Paid
d) Purchase Orders

- Public Comment
- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

2.3 Monthly Financials.

- Public Comment
- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

2.4 Consideration of approval of Reapportionment Report No. 31 and the revised assessment roll for the SID No. 70-01 (Anthem at Mesquite) direction to staff to ensure that the report is recorded in the office of the county recorder with all required documentation.

-Public Comments
-Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

2.5 Consideration of donating two vehicles that have been designated as surplus to the Southern Nevada Transit Coalition (Silver Rider).

- Public Comments

- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

Minutes:
Mayor Litman asked Council if they had any questions or comments on items 2.1. 2.2, 2.3, 2.4, 2.5. There were no speakers.

Minutes: Mayor Litman opened items 2.1, 2.2, 2.3, 2.4, 2.5 to Public Comment. There were no speakers.
There were no eComments submitted for these items.

Minutes:
Council Member Boger: I did have questions on 2.5 as to why those don't go to auction? I don't know much about what this agreement is about, but we have seen vehicles go to the public auction several times previously, so why are these different? That is what I would like to have explained.

Minutes:
Tracy Beck: I think Travis. You have to touch base with Travis. He will explain it probably next week. It's a Public Works item.

Minutes:
Bryan Pack: It's my understanding that because this is a charitable organization we are donating to, there is no requirement that they go to public auction. It goes to auction when it is not a charitable organization we are donating it to.

3) Special Items

3.1 Presentation of the quarterly report from Clark County School District Region 1 Superintendent RoAnn Triana.

- Public Comment
- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

Minutes:
Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no eComments submitted for this item.

4) Resolutions & Proclamations

4.1 Proclamation - Extra Mile Day - November 1, 2021

Minutes:
Mayor Litman read this item by its title.

5) Department Reports

5.1 Mayor's Comments and Reports

Minutes:
Mayor Litman read this item by its title.

Minutes:
Mayor Litman: Nothing in particular right now.

5.2 City Council and Staff Comments and Reports

Minutes:
Mayor Litman read this item by its title.

6) Administrative Items

6.1 Consideration for approval of the Employment Agreement for City Attorney Bryan Pack.

- Public Comment- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title

7) Public Comments

7.1 Public Comment

Minutes:
Mayor Litman opened this meeting to Public Comment. There were no speakers.
There were no eComments submitted for this item.

8) Adjournment

8.1 Adjournment

Minutes:
Mayor Litman adjourned the meeting at 1:35 pm

Minutes Footer

Allan S. Litman, Mayor

Tracy E. Beck, City Clerk

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Nichole Thorn
Submitting Department: Finance

Consent Agenda

Consideration of approval of:
a) Notification of Budget Transfers
b) Notification of Budget Amendments
c) Notification of Bills Paid
d) Purchase Orders

- Public Comment
- Discussion and Possible Action

PETITIONER: Nikki Thorn - Finance Director **DEPARTMENT:** Finance

---

RECOMMENDATION:

Approval of Budget Transfers, Budget Amendments, Bills Paid, and Purchase Orders

---

Background:

See Attachment

Fiscal Impact: See Attachment

Budgeted Item: No

Attachments:

- Check Register - City Council Agenda 10.11.21 to 10.24.21.pdf
- City Council - Budget Trsfrs & POS 11.09.21.pdf
- ARP Details Budget Transfer.pdf

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	5	12669	HOME DEPOT	7394061	1	32-49-741	.00	264.65	264.65	Court- Dark Grey Baseboard Moldings
10/21	10/05/2021	5	12669	HOME DEPOT	8901217CR	1	32-49-741	.00	82.80-	82.80-	Court- Credit Wall Baseboard
10/21	10/05/2021	5	12669	HOME DEPOT	901152	1	32-49-741	.00	3,607.13	3,607.13	Court- Oak Vinyl Planks Flooring
Total 5:								.00		3,788.98	
10/21	10/05/2021	6	14366	INTERMOUNTAIN WOOD PRODUCTS	2108-147391	1	32-49-741	.00	164.86	164.86	Court- Cherry/Alder Wood
Total 6:								.00		164.86	
10/21	10/05/2021	7	11106	JOHNSTONE SUPPLY	388-S504774	1	32-49-762	.00	5,622.58	5,622.58	Rec- Roof HVAC Unit
Total 7:								.00		5,622.58	
10/21	10/05/2021	8	3500	MESQUITE LUMBER & SUPPLY	359952	1	32-49-741	.00	48.96	48.96	Court- Drywall Mudd/Knife
10/21	10/05/2021	8	3500	MESQUITE LUMBER & SUPPLY	360217	1	32-49-741	.00	14.99	14.99	Court- Drywall Sheet
10/21	10/05/2021	8	3500	MESQUITE LUMBER & SUPPLY	360218	1	32-49-741	.00	25.98	25.98	Court- Joint Compound
10/21	10/05/2021	8	3500	MESQUITE LUMBER & SUPPLY	360619	1	32-49-741	.00	87.97	87.97	Court- Sanding Discs/Dust Bags
Total 8:								.00		177.90	
10/21	10/05/2021	9	12196	SHERWIN WILLIAMS STORE 8541	0092-2	1	32-49-741	.00	147.75	147.75	Court- Paint
10/21	10/05/2021	9	12196	SHERWIN WILLIAMS STORE 8541	0254-8	1	32-49-741	.00	69.56	69.56	Court- Tape/Paint Brush/Ext Pole
Total 9:								.00		217.31	
10/21	10/05/2021	10	17394	WAYFAIR LLC	3619576677	1	32-49-741	.00	2,383.63	2,383.63	Court- Conference Table/Chairs
Total 10:								.00		2,383.63	
10/21	10/05/2021	182085	17441	ALEXANDER SAHARA-COLEMAN	1554	1	15-23200	.00	205.00	205.00	Court-Bail Refund 21CR00457
Total 182085:								.00		205.00	
10/21	10/05/2021	182086	17432	ALICIA RUNOLFSON	091621	1	10-32-100	.00	10.00	10.00	Dev Svcs-Overpaid license fee

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	Total 182086:							.00		10.00	
10/21	10/05/2021	182087	17431	ASHLEY MANSON	091621	1	10-34-400	.00	272.50	272.50	Rec Cntr-Membership Refund
	Total 182087:							.00		272.50	
10/21	10/05/2021	182088	15801	AXON ENTERPRISE, INC.	INUS014507	1	10-54-610	.00	313.00	313.00	PD/Admin - Body camera belt clips
	Total 182088:							.00		313.00	
10/21	10/05/2021	182089	12062	BINGHAM & SNOW LLP	50116	1	10-50-310	.00	6.50	6.50	Attny-Attny Fees
	Total 182089:							.00		6.50	
10/21	10/05/2021	182090	13476	BOBCAT OF LAS VEGAS INC	P03361	1	10-66-250	.00	74.28	74.28	VM- Filters
	Total 182090:							.00		74.28	
10/21	10/05/2021	182091	14618	CANON FINANCIAL SERVICES, INC	27447734	1	10-49-250	.00	620.00	620.00	Shared Svcs-Copier Maint 09/20-10/19/21
10/21	10/05/2021	182091	14618	CANON FINANCIAL SERVICES, INC	27447735	1	10-49-250	.00	1,287.45	1,287.45	Shared Svcs-Copier Maint 09/20-10/19/21
	Total 182091:							.00		1,907.45	
10/21	10/05/2021	182092	14492	CENTURYLINK	SEP 21	1	10-47-310	.00	1,021.39	1,021.39	IT-911 Hardware Service Agrmt. for Sep 21
	Total 182092:							.00		1,021.39	
10/21	10/05/2021	182093	14492	CENTURYLINK	101200807	1	10-47-310	.00	4,664.28	4,664.28	IT-911 Hardware Service Agrmt. for Sept 21
	Total 182093:							.00		4,664.28	
10/21	10/05/2021	182094	14492	CENTURYLINK	243157270	1	10-49-290	.00	570.04	570.04	Monthly Long Distance-Sept 21
	Total 182094:							.00		570.04	
10/21	10/05/2021	182095	17119	CHICAGO GREEK LLC	09232021	1	31-49-570	.00	840.00	840.00	COVID-Meals for Families
10/21	10/05/2021	182095	17119	CHICAGO GREEK LLC	09302021	1	31-49-570	.00	840.00	840.00	COVID-Meals for Families

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 182095:								.00		1,680.00	
10/21	10/05/2021	182096	15648	COASTLINE EQUIPMENT	838930	1	10-66-250	.00	325.41	325.41	VM- Window
Total 182096:								.00		325.41	
10/21	10/05/2021	182097	12532	COLLECTIVE DATA INC	17281	1	10-47-310	.00	900.00	900.00	IT-Database cleanup/investigation part 1
Total 182097:								.00		900.00	
10/21	10/05/2021	182098	14911	CROFT-BECK FLOORS INC	2778	1	10-81-250	.00	3,999.00	3,999.00	Rec Cntr- refinish gym floors
10/21	10/05/2021	182098	14911	CROFT-BECK FLOORS INC	2781	1	10-81-250	.00	3,999.00	3,999.00	Rec Cntr- refinish dance room & racquetball floors
10/21	10/05/2021	182098	14911	CROFT-BECK FLOORS INC	2782	1	10-81-250	.00	1,350.00	1,350.00	Rec Cntr- paint pickleball courts in gym
Total 182098:								.00		9,348.00	
10/21	10/05/2021	182099	17434	DELLA MATTHEWS	091421	1	10-34-400	.00	140.00	140.00	Rec Cntr-Membership Refund
Total 182099:								.00		140.00	
10/21	10/05/2021	182100	17433	DINA BOMMERSBACH	1551	1	15-23200	.00	2,880.00	2,880.00	Court-Bail Refund #21CR00096
Total 182100:								.00		2,880.00	
10/21	10/05/2021	182101	17444	DOMINIQUE JIMENEZ	092921	1	17-34-400	.00	25.00	25.00	Rec Prog-Safekey Refund
Total 182101:								.00		25.00	
10/21	10/05/2021	182102	17445	EWALD & LAVERN BURMEISTER	092121	1	10-34-100	.00	700.00	700.00	CM-Cemetery Plot Buy Back
Total 182102:								.00		700.00	
10/21	10/05/2021	182103	16548	GB GLOBAL LLC	52330	1	10-50-310	.00	2,600.00	2,600.00	Attny-4 Users License Fee
Total 182103:								.00		2,600.00	
10/21	10/05/2021	182104	2245	GRAINGER INC	9039380291	1	45-40-805	.00	5,265.60	5,265.60	PW- Epoxy Adhesive CCRFCD
10/21	10/05/2021	182104	2245	GRAINGER INC	9062365219	1	10-63-250	.00	333.04	333.04	PD- HVAC Motor

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182104	2245	GRAINGER INC	9064382055	1	10-63-610	.00	530.86	530.86	FS3- Reducing Valve
Total 182104:								.00		6,129.50	
10/21	10/05/2021	182105	17446	GUNNER MCOMIE	092121	1	90-26110	.00	60.00	60.00	PD-Unclaimed property
Total 182105:								.00		60.00	
10/21	10/05/2021	182106	2452	HIGH DESERT SUPPLY	CN00004078	1	10-66-250	.00	123.43-	123.43-	VM- Credit Filters
10/21	10/05/2021	182106	2452	HIGH DESERT SUPPLY	IN00200862	1	10-66-250	.00	288.79	288.79	VM- Fuel/Oil/Air Filters
10/21	10/05/2021	182106	2452	HIGH DESERT SUPPLY	IN00200863	1	12-87-250	.00	3,088.20	3,088.20	Air- Filters/Gaskets/Freight
10/21	10/05/2021	182106	2452	HIGH DESERT SUPPLY	IN00200864	1	52-40-610	.00	244.92	244.92	Sani- Filter Envopleats
10/21	10/05/2021	182106	2452	HIGH DESERT SUPPLY	IN00200976	1	10-66-250	.00	230.90	230.90	VM- Fuel/Oil/Air Filters
Total 182106:								.00		3,729.38	
10/21	10/05/2021	182107	12669	HOME DEPOT	3192634	1	10-63-610	.00	356.13	356.13	FM- Brad Nailer Kit/Brads
10/21	10/05/2021	182107	12669	HOME DEPOT	3804368	1	10-63-610	.00	12.48	12.48	FM- Brads
10/21	10/05/2021	182107	12669	HOME DEPOT	4522043	1	10-63-610	.00	260.80	260.80	FS2- 50 Amp Breaker
10/21	10/05/2021	182107	12669	HOME DEPOT	9255919	1	13-40-625	.00	3,549.00	3,549.00	FM- Press Tool Kit
Total 182107:								.00		4,178.41	
10/21	10/05/2021	182108	17435	IMELDA MIRAMONTES	1550	1	15-23200	.00	2,000.00	2,000.00	Court-Bail Refund #21CR00269
Total 182108:								.00		2,000.00	
10/21	10/05/2021	182109	17443	IVAN MARISCAL	1555	1	15-23200	.00	1,130.00	1,130.00	Court-Bail Refund 21CR00249
Total 182109:								.00		1,130.00	
10/21	10/05/2021	182110	17442	JAMES C DESHAYES	92721	1	10-34-100	.00	943.00	943.00	Cemetery-Plot Buy Back
Total 182110:								.00		943.00	
10/21	10/05/2021	182111	17436	KARLEE JACKSON	1552	1	15-23200	.00	690.00	690.00	Court-Bail Refund #21CR00232
Total 182111:								.00		690.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182112	17447	KAYLEE MORGAN	1558	1	15-23200	.00	1,000.00	1,000.00	Court-Bail Refund #21CR00205
Total 182112:								.00		1,000.00	
10/21	10/05/2021	182113	17448	KENNY MANIER	1556	1	15-23200	.00	705.00	705.00	Court-Bail Refund #21CR00107
10/21	10/05/2021	182113	17448	KENNY MANIER	1557	1	15-23200	.00	380.00	380.00	Court-Bail Refund #21CR00075
Total 182113:								.00		1,085.00	
10/21	10/05/2021	182114	15053	LAMPPOST ELECTRIC LLC	2021 000859	1	10-81-250	.00	185.00	185.00	Rec Cntr- install plug/switch for garbage disposal/womens history center
Total 182114:								.00		185.00	
10/21	10/05/2021	182115	3030	LAS VEGAS METRO POLICE DEPT.	1559	1	15-21340	.00	345.00	345.00	AA Fee- Genetic Marker Analysis-Sept 21
Total 182115:								.00		345.00	
10/21	10/05/2021	182116	15174	LAS VEGAS TACTICAL	19477-2	1	10-54-610	.00	94.00	94.00	PD/Admin- Hemming, Embroidery, Shoulder Patch Application - Longman
Total 182116:								.00		94.00	
10/21	10/05/2021	182117	16173	LESLIE'S POOLMART, INC	00988-02-02	1	10-81-610	.00	115.85	115.85	Rec Cntr- leaf rake, telepole
Total 182117:								.00		115.85	
10/21	10/05/2021	182118	17154	LITTLER MENDELSON PC	5517649	1	10-48-310	.00	206.13	206.13	HR-General
10/21	10/05/2021	182118	17154	LITTLER MENDELSON PC	5517650	1	10-48-310	.00	1,158.55	1,158.55	HR-Firefighter & Safety Policies
Total 182118:								.00		1,364.68	
10/21	10/05/2021	182119	17437	LYNN PEET	092021	1	10-34-400	.00	195.00	195.00	Rec Cntr-Membership Refund
Total 182119:								.00		195.00	
10/21	10/05/2021	182120	17429	MARTHA PARMENTIER	092721	1	01-11750	.00	85.70	85.70	Sani- Refund for 377 Harrier Lane
Total 182120:								.00		85.70	
10/21	10/05/2021	182121	3276	CENTRAL STATION MONITORING	362067	1	10-63-310	.00	21.95	21.95	Str- Alarm Sep 21

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 182121:								.00		21.95	
10/21	10/05/2021	182122	3319	MCINTOSH COMMUNICATIONS INC.	222419	1	10-66-250	.00	47.00	47.00	VM- Connector Assemblies
Total 182122:								.00		47.00	
10/21	10/05/2021	182123	9415	MESQUITE DENTAL	CO0057	1	10-55-620	.00	336.00	336.00	PD/Corr-Inmate Dental Cooke
10/21	10/05/2021	182123	9415	MESQUITE DENTAL	NO0022	1	10-55-620	.00	1,368.00	1,368.00	PD/Corr-Inmate Dental Norma
Total 182123:								.00		1,704.00	
10/21	10/05/2021	182124	10628	MESQUITE ELECTRIC LLC	10-3211-E1	1	45-40-817	.00	48,045.00	48,045.00	PW- Install Electrical Isaac Newton Sep 21
Total 182124:								.00		48,045.00	
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360385	1	10-76-610	.00	19.90	19.90	Rec/parks- connectors/PP
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360707	1	10-55-691	.00	49.99	49.99	PD/Corr - One gallon yellow safety paint
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360714	1	10-63-610	.00	17.99	17.99	Court- Sanding Belt
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360762	1	10-65-610	.00	51.14	51.14	Str- Putty Knifes/Bucket
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360815	1	10-63-250	.00	21.98	21.98	Corr- Pulleys
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360851	1	10-63-610	.00	25.97	25.97	Corr- Belt/Pulley
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360929	1	10-63-610	.00	15.98	15.98	FS3- Belt
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	360992	1	10-63-610	.00	23.94	23.94	FS2- Bolt Snaps
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361069	1	10-63-610	.00	16.99	16.99	FS3- Water Gauge
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361083	1	45-40-805	.00	670.00	670.00	PW- Excavator Rental
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361168	1	10-63-610	.00	38.99	38.99	Sani- Thermostat
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361176	1	10-65-610	.00	9.03	9.03	Str- Adapters
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361225	1	10-65-610	.00	9.77	9.77	Str- Plug/Bushing
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361227	1	10-65-610	.00	5.97	5.97	Str- Plastic Razor
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361301	1	10-81-250	.00	52.97	52.97	Rec Cntr- auger; drain cleaner
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361303	1	10-81-250	.00	18.99	18.99	Rec Cntr- auger
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361327	1	10-63-610	.00	19.99	19.99	MC- Gate Spring
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361381	1	10-63-610	.00	21.99	21.99	FS3- Panel Clamp
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361392	1	45-40-805	.00	500.00	500.00	PW- Excavator Rental
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361420	1	45-40-805	.00	770.00	770.00	PW- Excavator Rental
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361472	1	10-65-610	.00	19.98	19.98	Str- Foam Sealant
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361485	1	17-80-610	.00	14.99	14.99	Rec Cntr- nylon braid/youth sports
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361514	1	30-15-350	.00	270.00	270.00	PW/Parks- Equip Rntl Bobcat/OHV Project

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361560	1	10-70-610	.00	135.94	135.94	PD/AC - Two rolls of shade cloth and one box of clamp springs
10/21	10/05/2021	182125	3500	MESQUITE LUMBER & SUPPLY	361620	1	10-65-610	.00	3.99	3.99	Str- Drill Bit
Total 182125:								.00		2,806.48	
10/21	10/05/2021	182126	10137	MESQUITE MATERIAL TESTING LLC	10243	1	45-40-816	.00	5,915.00	5,915.00	PW- Testing Svcs/Isaac Newton Sep 21
Total 182126:								.00		5,915.00	
10/21	10/05/2021	182127	17428	MIDGLEY-HUBER INC	227833	1	10-63-610	.00	3,067.09	3,067.09	CH- Motor/Freight
Total 182127:								.00		3,067.09	
10/21	10/05/2021	182128	14526	MOAPA VALLEY TELEPHONE	SEPT 21	1	10-47-310	.00	200.20	200.20	911 Circuit Charges-Sept 21
Total 182128:								.00		200.20	
10/21	10/05/2021	182129	3653	MOUNT OLYMPUS WATERS, INC.	10219318 10	1	10-54-240	.00	86.16	86.16	PD-Water
10/21	10/05/2021	182129	3653	MOUNT OLYMPUS WATERS, INC.	10219327 09	1	10-49-240	.00	213.23	213.23	Shared Svcs-Water
10/21	10/05/2021	182129	3653	MOUNT OLYMPUS WATERS, INC.	10219327 09	2	10-41-240	.00	22.63	22.63	Myr Cncl-Water
10/21	10/05/2021	182129	3653	MOUNT OLYMPUS WATERS, INC.	10219327 09	3	12-87-610	.00	35.89	35.89	Air-Water
Total 182129:								.00		357.91	
10/21	10/05/2021	182130	17449	NANCY HEWETT	092021	1	10-43-610	.00	35.22	35.22	City Mngr-Reimburse funds for lunch/interview panel for City Attorney
Total 182130:								.00		35.22	
10/21	10/05/2021	182131	4031	NEVADA STATE CONTROLLER	1562	1	15-21390	.00	4,102.00	4,102.00	Municipal Court- State Permanent School Fine/Forf-Sept 21
Total 182131:								.00		4,102.00	
10/21	10/05/2021	182132	17195	NEWVIBE LLC	583	1	10-81-250	.00	1,200.00	1,200.00	Rec Cntr- clean tile & grout in locker rooms, restrooms, showers & hallways
10/21	10/05/2021	182132	17195	NEWVIBE LLC	584	1	10-81-250	.00	600.00	600.00	Rec Cntr- clean/sanitize floor & mats
10/21	10/05/2021	182132	17195	NEWVIBE LLC	585	1	10-81-250	.00	450.00	450.00	Rec Cntr- clean/sanitize karate room floor & mats
10/21	10/05/2021	182132	17195	NEWVIBE LLC	586	1	10-63-310	.00	250.00	250.00	Museum- Carpet Clean Sep 21
Total 182132:								.00		2,500.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182133	10891	NICHOLE BURNSIDE	SEPT 2021	1	17-80-310	.00	320.00	320.00	Rec Prog- Lifelong Instructor
Total 182133:								.00		320.00	
10/21	10/05/2021	182134	4126	OFFICE DEPOT	1829031290	1	10-51-240	.00	94.66	94.66	Court-Labels, file folders, kleenex
Total 182134:								.00		94.66	
10/21	10/05/2021	182135	14894	OUT-FIT	34686	1	10-81-650	.00	4,999.00	4,999.00	Rec Cntr- crossramp/weight room
Total 182135:								.00		4,999.00	
10/21	10/05/2021	182136	17263	PAR FOUR LLC	092321	1	12-87-610	.00	2,200.00	2,200.00	Air- Trash Enclosure Install
Total 182136:								.00		2,200.00	
10/21	10/05/2021	182137	10243	PRECISION AGGREGATE PRODUCTS LLC	60488	1	11-65-700	.00	882.45	882.45	Str- Fly Ash/High School
10/21	10/05/2021	182137	10243	PRECISION AGGREGATE PRODUCTS LLC	60589	1	11-65-700	.00	501.91	501.91	Str- Fly Ash/Library
10/21	10/05/2021	182137	10243	PRECISION AGGREGATE PRODUCTS LLC	60743	1	11-65-700	.00	52.11	52.11	Str- Road Base/Lower Flat Top Mesa
10/21	10/05/2021	182137	10243	PRECISION AGGREGATE PRODUCTS LLC	60744	1	11-65-700	.00	371.25	371.25	Str- Road Base/Lower Flat Top Mesa
Total 182137:								.00		1,807.72	
10/21	10/05/2021	182138	14861	PRECISION CRANE & HOIST SVCS	36467	1	52-40-620	.00	630.00	630.00	Sani- Labor/Cleaned Break Parts
Total 182138:								.00		630.00	
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	1	10-47-310	.00	1,158.02	1,158.02	Tele/Internet-PD E911
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	2	10-49-290	.00	341.56-	341.56-	Tele/Internet-Main Reception
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	3	10-54-290	.00	98.30	98.30	Tele/Internet-PD
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	4	10-76-290	.00	822.17	822.17	Tele/Internet-Parks
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	5	10-47-310	.00	722.16	722.16	Tele/Internet-IT
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	6	10-60-290	.00	151.30	151.30	Tele/Internet-PW
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	7	10-57-290	.00	121.04	121.04	Tele/Internet-FD
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	8	12-87-290	.00	140.35	140.35	Tele/Internet-Air
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	9	10-81-284	.00	122.75	122.75	Cable-Rec Cntr
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	10	52-40-290	.00	96.57	96.57	Tele/Internet-Sanitation Ponds
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	11	10-76-284	.00	82.27	82.27	Cable-Parks Maint
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	12	10-37-550	.00	82.27	82.27	Cable-PD Inmates

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	13	10-54-284	.00	82.27	82.27	Cable-PD
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	14	10-51-290	.00	30.26	30.26	Tele/Internet- Court
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	15	10-82-290	.00	30.26	30.26	Tele/Internet- Museum
10/21	10/05/2021	182139	4500	RELIANCE CONNECTS	SEPT 21	16	16-71-290	.00	58.98	58.98	Cable-Senior Center
Total 182139:								.00		3,457.41	
10/21	10/05/2021	182140	17450	RICHARD ROBINSON	1553	1	15-23200	.00	345.00	345.00	Court-Bail Refund #21TR00770
Total 182140:								.00		345.00	
10/21	10/05/2021	182141	16351	RISING STAR SPORTS RANCH RESORT	092821	1	10-21350	.00	6,510.00	6,510.00	Dev Svcs-Overpayment of room tax
Total 182141:								.00		6,510.00	
10/21	10/05/2021	182142	4750	SCHOLZEN PRODUCTS CO INC	6598224-00	1	10-63-610	.00	84.50	84.50	MC- Square Tube
10/21	10/05/2021	182142	4750	SCHOLZEN PRODUCTS CO INC	6602167-00	1	10-81-250	.00	469.00	469.00	Rec Cntr- perforated metal/theater awning
Total 182142:								.00		553.50	
10/21	10/05/2021	182143	12196	SHERWIN WILLIAMS STORE 8541	0309-0	1	10-63-610	.00	102.16	102.16	Parks- Paint
10/21	10/05/2021	182143	12196	SHERWIN WILLIAMS STORE 8541	0419-7	1	10-63-610	.00	13.61	13.61	Parks- Foam Brush/Frame
10/21	10/05/2021	182143	12196	SHERWIN WILLIAMS STORE 8541	0449-4	1	10-81-250	.00	623.85	623.85	Rec Cntr- paint, supplies/annual maintenance
10/21	10/05/2021	182143	12196	SHERWIN WILLIAMS STORE 8541	0543-4	1	10-76-610	.00	183.98	183.98	Rec/Parks- field stripe paint
10/21	10/05/2021	182143	12196	SHERWIN WILLIAMS STORE 8541	0679-6	1	10-81-250	.00	62.88	62.88	Rec Cntr- paint/supplies/theater awning
10/21	10/05/2021	182143	12196	SHERWIN WILLIAMS STORE 8541	0680-4	1	10-81-250	.00	324.54	324.54	Rec Cntr- pool deck coating
Total 182143:								.00		1,311.02	
10/21	10/05/2021	182144	14271	SHI INTERNATIONAL CORP	B14095845	1	10-49-240	.00	287.90	287.90	Shared Svcs-Microsoft Lic
Total 182144:								.00		287.90	
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	003427	1	16-71-480	.00	169.40	169.40	Snr Svcs-Food Supplies-HB Juices
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	003507	1	16-71-480	.00	104.40	104.40	Snr Svcs-Food Supplies-HB Juices
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	003766	1	16-71-480	.00	7.95	7.95	Snr Svcs-Food Supplies
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	003805	1	16-71-480	.00	81.95	81.95	Snr Svcs-Food Supplies-HB Juices
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	003963	1	16-71-480	.00	161.60	161.60	Snr Svcs-Food Supplies-HB Juices
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	023856	1	10-54-610	.00	244.14	244.14	PD/Admin - Drinks and snacks Supervisor Retreat

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	029527	1	16-71-480	.00	21.54	21.54	Snr Svcs-Food Supplies
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	037483	1	10-55-320	.00	11.47	11.47	PD/Corr - Inmate Medication- Carmex lip balm
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	040942	1	16-71-480	.00	22.76	22.76	Snr Svcs-Food Supplies
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	050294	1	16-71-610	.00	25.00	25.00	Snr Svcs-Event Supplies-Bingo
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	077391	1	16-71-480	.00	44.55	44.55	Snr Svcs-Food Supplies
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	169864	1	16-71-480	.00	5.78	5.78	Snr Svcs-Food Supplies
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	185267	1	16-71-480	.00	306.56	306.56	Snr Svcs-Food Supplies-Shelf Stable
10/21	10/05/2021	182145	8282	SMITH'S CUSTOMER CHGS	89024	1	10-54-610	.00	35.94	35.94	PD/Admin - Drinks for volunteers for car show traffic control
Total 182145:								.00		1,243.04	
10/21	10/05/2021	182146	12789	SOUTHWEST SALES SVC & PUMPS	610878	1	10-81-250	.00	1,315.57	1,315.57	Rec Cntr- impeller pump
Total 182146:								.00		1,315.57	
10/21	10/05/2021	182147	17012	SPECIALIZED SURFACING UTILITY PAVING	21-227-01	1	11-65-700	.00	16,076.00	16,076.00	PW- Asphalt Removal & Replace
10/21	10/05/2021	182147	17012	SPECIALIZED SURFACING UTILITY PAVING	21-227-02	1	11-65-700	.00	3,246.75	3,246.75	Str- Asphalt Removal & Replace
Total 182147:								.00		19,322.75	
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487255160	1	10-54-240	.00	12.65	12.65	PD/Admin - Pens
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487366769	1	10-49-240	.00	12.70	12.70	Shared Svcs-post its & sortkwik
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487366769	2	10-50-240	.00	69.73	69.73	Attny-Stapler, envelopes
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487366769	3	10-61-240	.00	15.32	15.32	Dev Svcs-Gluetop & rubber bands
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487366772	1	10-54-240	.00	10.53	10.53	PD/Admin - Pens
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487506455	1	17-80-485	.00	342.96	342.96	Pre Schl- cardstock
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487684574	1	17-80-485	.00	67.50	67.50	Pre Schl- cardstock
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487928094	1	10-81-240	.00	89.07	89.07	Rec Cntr - plastic cups
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487928095	1	10-60-610	.00	10.40	10.40	PW- Post It Notes
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3487928095	2	10-63-610	.00	134.68	134.68	CH- Floor Mats/Recycle Bins
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3488239257	1	10-81-610	.00	49.79	49.79	Rec Cntr- cups
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3488239258	1	17-80-485	.00	67.50-	67.50-	Pre Schl- cardstock credit
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3488239259	1	10-60-610	.00	49.97	49.97	PW- Labels/Paper Clips
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3488345077	1	10-46-240	.00	188.12	188.12	Fin-Calculator, whiteboard, markers
10/21	10/05/2021	182148	8989	STAPLES ADVANTAGE	3488345077	2	10-49-240	.00	14.02	14.02	Shared Svcs-Ltr pad & post its
Total 182148:								.00		999.94	
10/21	10/05/2021	182149	14680	STAR NURSERY INC	11002001934	1	10-76-610	.00	1,140.00	1,140.00	Rec/Parks- trees/city hall/pioneer park/animal shelter

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 182149:								.00		1,140.00	
10/21	10/05/2021	182150	4000	STATE OF NEVADA	SEPT 21	1	15-21330	.00	585.00	585.00	AA Fee State (General)-Sept 21
10/21	10/05/2021	182150	4000	STATE OF NEVADA	SEPT 21	1	15-21320	.00	5,452.00	5,452.00	AA Fee State (AOC)-Sept 21
10/21	10/05/2021	182150	4000	STATE OF NEVADA	SEPT 21	1	15-23200	.00	125.00	125.00	Victims of Crime-Sept 21
10/21	10/05/2021	182150	4000	STATE OF NEVADA	SEPT21	1	15-21360	.00	812.00	812.00	Specialty Court Fee-Sept 21
Total 182150:								.00		6,974.00	
10/21	10/05/2021	182151	3922	STATE OF NEVADA	57705	1	10-48-310	.00	281.75	281.75	HR-Fingerprinting
10/21	10/05/2021	182151	3922	STATE OF NEVADA	57705	2	10-37-555	.00	1,569.75	1,569.75	PD-Fingerprinting
Total 182151:								.00		1,851.50	
10/21	10/05/2021	182152	1800	STATE OF NEVADA/Attn DEPT OF TAXATON	AUG 2021	1	10-23120	.00	6,786.30	6,786.30	Additional 3/8% Lodging Tax-Aug 21
10/21	10/05/2021	182152	1800	STATE OF NEVADA/Attn DEPT OF TAXATON	AUG 21	1	10-23145	.00	54,290.43	54,290.43	Additional 3% Lodging Tax-Aug 21
Total 182152:								.00		61,076.73	
10/21	10/05/2021	182153	8579	STEPHEN WADE AUTO CENTER	5227740	1	10-66-250	.00	314.25	314.25	VM- Fuel Pump
Total 182153:								.00		314.25	
10/21	10/05/2021	182154	15611	STERICYCLE INC	8000017158	1	10-54-310	.00	236.76	236.76	PD-Destruction Services Aug 2021
Total 182154:								.00		236.76	
10/21	10/05/2021	182155	14735	STEVEN E ANDERSON DC	104167	1	52-40-610	.00	100.00	100.00	Sani- CDL Exam B. Bentley
10/21	10/05/2021	182155	14735	STEVEN E ANDERSON DC	104167	2	10-65-610	.00	100.00	100.00	Str- CDL Exam J. Pantelakis
Total 182155:								.00		200.00	
10/21	10/05/2021	182156	17438	SUE BARR	091521	1	10-54-610	.00	74.78	74.78	PD-Reimbursement for staff retreat breakfast
Total 182156:								.00		74.78	
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4335886995	1	10-54-610	.00	45.00	45.00	PD-5.11 Tactical pants
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4386847944	1	10-81-610	.00	21.99	21.99	Rec Cntr-Screen protector

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4566736483	1	10-54-440	.00	50.54	50.54	PD-Water Balloons for Cops and Pops
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4588678584	1	10-54-610	.00	124.99	124.99	PD-Uniform boots
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4599859555	1	10-54-610	.00	4,716.00	4,716.00	PD/Admin-(4)Canon camera, lens, accessory bundle
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4683984774	1	10-47-240	.00	67.45	67.45	IT-(3) Patch cable, patch cable
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4694569939	1	10-54-610	.00	92.40	92.40	PD-(2) Leather belt
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	4848799466	1	10-81-610	.00	12.99	12.99	Rec Cntr-Cell phone case
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	5336974559	1	10-54-240	.00	10.79	10.79	PD/Admin-Doc Easel & headphones
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	5438893483	1	10-54-240	.00	14.98	14.98	PD/Admin-Nameplate
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	5545486965	1	10-54-610	.00	79.00	79.00	PD-Uniform pants
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	5546867475	1	10-57-240	.00	11.99	11.99	FD-Wireless doorbell
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	5747377979	1	10-43-240	.00	68.40	68.40	City Mngr-Office supplies
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	5833487779	1	10-54-240	.00	45.94	45.94	PD/Admin-Nameplate
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	6637796333	1	10-43-240	.00	14.48	14.48	City Mngr-Staples
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	6755986457	1	10-81-610	.00	17.99	17.99	Rec Cntr-Wall decals
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	6845688387	1	15-40-370	.00	44.62	44.62	Court Admin-Posting tub
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7484878873	1	10-54-610	.00	279.84	279.84	PD/Admin-(2) Safe Model MH101
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7489599357	1	10-54-610	.00	37.00	37.00	PD-Uniform shirt
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7584343987	1	10-57-240	.00	6.58	6.58	FD-Binder
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7695883738	1	10-57-610	.00	89.97	89.97	FD-(3) iPad case
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7736947346	1	10-43-240	.00	27.40	27.40	City Mngr-File folders
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7853795867	1	10-54-610	.00	170.96	170.96	PD-Earpiece for volunteer radios
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	7979464879	1	10-47-240	.00	40.74	40.74	IT-(6) Adapter cable
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	8354889865	1	10-54-240	.00	30.98	30.98	PD/Admin-Whiteboard & markers
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	8397445764	1	10-54-610	.00	63.92	63.92	PD-(4) Uniform polo
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	8937353384	1	10-47-240	.00	56.40	56.40	IT-(3) Surge protector
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	9536448654	1	10-47-240	.00	12.66	12.66	IT-USB
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	9743443463	1	10-54-240	.00	29.87	29.87	PD/Admin-Doc Easel & headphones
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	9779737346	1	10-57-240	.00	11.74	11.74	FD-Gift wrap
10/21	10/05/2021	182157	15170	SYNCB/AMAZON	9834363855	1	10-54-240	.00	49.19	49.19	PD/Admin-Notary books
Total 182157:								.00		6,346.80	
10/21	10/05/2021	182158	13211	SYSCO LAS VEGAS, INC	217868354	1	16-71-480	.00	1,927.76	1,927.76	Snr Svcs-Nutritional Food
10/21	10/05/2021	182158	13211	SYSCO LAS VEGAS, INC	217868355	1	16-71-485	.00	117.76	117.76	Snr Svcs-Paper-Disp.Supplies
10/21	10/05/2021	182158	13211	SYSCO LAS VEGAS, INC	217877255	1	16-71-480	.00	2,009.86	2,009.86	Snr Svcs-Nutritional Foods
10/21	10/05/2021	182158	13211	SYSCO LAS VEGAS, INC	217877256	1	16-71-485	.00	286.88	286.88	Snr Svcs-Paper-Disp.Supplies
Total 182158:								.00		4,342.26	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182159	15889	TRAVELERS	000600423	1	10-49-510	.00	1,519.96	1,519.96	Shared Svcs-Claim #FRW1519 Loss Date 6/8/21
Total 182159:								.00		1,519.96	
10/21	10/05/2021	182160	16566	TIRE'S WAREHOUSE	SINV21-1749	1	10-66-245	.00	1,909.20	1,909.20	VM- LT265/70R17 Tires
10/21	10/05/2021	182160	16566	TIRE'S WAREHOUSE	SINV21-1749	1	10-66-245	.00	331.12	331.12	VM- LT245/75R17 Tires
Total 182160:								.00		2,240.32	
10/21	10/05/2021	182161	16674	T-MOBILE	OCT2021	1	10-54-290	.00	892.50	892.50	PD/ADMIN - GPS Service SEPT 21 OCT 21
Total 182161:								.00		892.50	
10/21	10/05/2021	182162	5616	UNITED PARCEL SERVICE	00009E1629	1	10-49-240	.00	49.50	49.50	Shared Svcs-Service Charge
10/21	10/05/2021	182162	5616	UNITED PARCEL SERVICE	00009E1629	2	10-54-240	.00	59.31	59.31	PD-Shipping Charges
10/21	10/05/2021	182162	5616	UNITED PARCEL SERVICE	00009E1629	3	10-57-240	.00	72.34	72.34	FD-Shipping Charges
10/21	10/05/2021	182162	5616	UNITED PARCEL SERVICE	00009E1629	1	10-54-240	.00	31.74	31.74	PD-Shipping Charges
10/21	10/05/2021	182162	5616	UNITED PARCEL SERVICE	00009E1629	2	10-54-240	.00	2.00	2.00	PD-Shipping Charges
10/21	10/05/2021	182162	5616	UNITED PARCEL SERVICE	00009E1629	3	10-49-240	.00	33.00	33.00	Shared Svcs-Service Charge
Total 182162:								.00		247.89	
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	1	10-70-290	.00	205.64	205.64	PD/AC-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	2	10-50-290	.00	223.38	223.38	Attny-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	3	30-01-290	.00	36.15	36.15	Attny-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	4	10-43-290	.00	26.15	26.15	City Mngr-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	5	10-41-290	.00	157.44	157.44	Myr Cncl-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	6	15-60-350	.00	60.70	60.70	Court-Toone Cell
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	7	15-40-370	.00	86.16	86.16	Court-Cell
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	8	10-61-290	.00	174.64	174.64	Dev Svcs-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	9	10-46-290	.00	40.01	40.01	Fin-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	10	10-57-290	.00	708.12	708.12	FD-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	11	10-57-290	.00	456.12	456.12	FD-Data Service
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	12	10-48-290	.00	103.28	103.28	HR-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	13	10-47-290	.00	226.25	226.25	IT-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	14	10-76-290	.00	106.85	106.85	Parks-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	15	10-54-290	.00	1,487.39	1,487.39	PD-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	16	10-54-290	.00	1,432.39	1,432.39	PD-Data Services
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	17	23-85-290	.00	362.94	362.94	PD/More Cops-Cells

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	18	23-85-290	.00	348.17	348.17	PD/More Cops-Data
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	19	52-40-290	.00	335.11	335.11	PW/Admin/Sani-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	20	10-63-290	.00	102.11	102.11	PW/Facilities-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	21	10-66-290	.00	51.41	51.41	PW/Fleets-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	22	10-65-290	.00	144.46	144.46	PW/Streets-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	23	10-81-290	.00	344.80	344.80	Rec-Cells
10/21	10/05/2021	182163	9528	VERIZON WIRELESS	9888548846	24	16-71-290	.00	133.00	133.00	Sr Ctr-Cells
Total 182163:								.00		7,352.67	
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	01125385336	1	10-81-610	.00	21.72	21.72	Rec Cntr- Ant killer
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	0612538274	1	10-82-610	.00	23.86	23.86	Museum- quilt activity supplies
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	1212512019	1	10-54-610	.00	88.52	88.52	PD/Admin - Supervisor retreat beverages
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	1212538571	1	10-81-610	.00	20.04	20.04	Rec Cntr- Ant killer
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	1312427720	1	10-55-610	.00	107.36	107.36	PD/Corr - Bleach and tide pods
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	2412377525	1	10-81-610	.00	39.96	39.96	Rec Cntr- totes
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	3212354841	1	17-80-610	.00	79.00	79.00	Rec Cntr- speaker for classes
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	6712437660	1	10-54-610	.00	1,431.88	1,431.88	PD/Admin - Television
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	71124564797	1	10-57-610	.00	8.06	8.06	FD-Officer Development meeting
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	71125178102	1	17-80-610	.00	66.16	66.16	Rec Cntr- safekey supplies
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	71125854387	1	16-71-240	.00	38.20	38.20	Snr Svcs-Office Supplies
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	71125854387	2	16-71-250	.00	35.88	35.88	Snr Scvs- Janitorial Supplies
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	9012566878	1	10-54-610	.00	42.82	42.82	PD/Admin - Volunteer Treats for car show traffic control
10/21	10/05/2021	182164	8034	WALMART STORES, INC.	976339CR	1	10-81-610	.00	21.72-	21.72-	Rec Cntr- Credit for Ant killer/invoice 011253853367837
Total 182164:								.00		1,981.74	
10/21	10/05/2021	182165	17439	WEAVER SCHEARER	1549	1	15-23200	.00	9,000.00	9,000.00	Court-Bail Refund #21CR00335
Total 182165:								.00		9,000.00	
10/21	10/05/2021	182166	17430	WENDY MASCARENAS	092721	1	01-11750	.00	110.11	110.11	Sani- Refund for 405 Cherokee Street
Total 182166:								.00		110.11	
10/21	10/05/2021	182167	10501	WHITE CAP CONSTRUCTION SUPPLY	1001499670	1	10-65-610	.00	130.00-	130.00-	Str- Credit Fiber Board Ref: 50016864234
10/21	10/05/2021	182167	10501	WHITE CAP CONSTRUCTION SUPPLY	5001686423	1	10-65-610	.00	130.00	130.00	Str- Fiber Expansion Board
10/21	10/05/2021	182167	10501	WHITE CAP CONSTRUCTION SUPPLY	5001692355	1	10-65-610	.00	162.50	162.50	Str- Fiber Expansion Board

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 182167:								.00		162.50	
09/21	09/29/2021	92921001	9127	TEAMSTERS SEC. FUND #14	092921	1	10-22500	.00	2,100.00	2,100.00	HR-Underpaid TL14 Security Fund for N Hewett & N Burton Aug 2021, Eff Oct 2021
Total 92921001:								.00		2,100.00	
10/21	10/05/2021	100521001	13280	1000 BULBS.COM	W02852889	1	10-65-250	.00	1,016.62	1,016.62	Str- High Pressure Sodium Lights
10/21	10/05/2021	100521001	13280	1000 BULBS.COM	W02858345	1	13-40-450	.00	1,248.20	1,248.20	Rec- Light Fixtures/Bulbs
10/21	10/05/2021	100521001	13280	1000 BULBS.COM	W02862180	1	13-40-450	.00	4,691.67	4,691.67	Rec- Light Fixtures/Bulbs
10/21	10/05/2021	100521001	13280	1000 BULBS.COM	W02862372	1	13-40-450	.00	1,073.40	1,073.40	CH- LED Can Fixtures
Total 100521001:								.00		8,029.89	
10/21	10/05/2021	100521002	11611	ALLAN LITMAN	SEPT 2021	1	17-80-310	.00	150.00	150.00	Rec Prog- Spin Instructor
Total 100521002:								.00		150.00	
10/21	10/05/2021	100521003	8756	ALSCO	LSTG969964	1	10-66-610	.00	48.49	48.49	VM- Uniform Clean 08.23.21
10/21	10/05/2021	100521003	8756	ALSCO	LSTG974399	1	16-71-485	.00	65.89	65.89	Snr Svcs-Laundry Svcs
10/21	10/05/2021	100521003	8756	ALSCO	LSTG974406	1	10-66-610	.00	48.49	48.49	VM- Uniform Clean 09.20.21
10/21	10/05/2021	100521003	8756	ALSCO	LSTG974414	1	10-60-310	.00	86.95	86.95	CH- Floor Mats 09.20.21
10/21	10/05/2021	100521003	8756	ALSCO	LSTG975489	1	10-66-610	.00	30.17	30.17	VM- Uniform Clean 09.27.21
10/21	10/05/2021	100521003	8756	ALSCO	LSTG976599	1	10-60-310	.00	57.86	57.86	CH- Floor Mats 10.04.21
Total 100521003:								.00		337.85	
10/21	10/05/2021	100521004	1017	AMERIGAS - ST GEORGE	3126606676	1	17-80-610	.00	1,198.98	1,198.98	Rec Cntr- Propane 09/14/21
10/21	10/05/2021	100521004	1017	AMERIGAS - ST GEORGE	3126764874	1	10-63-280	.00	847.63	847.63	MC- Propane 09.17.21
Total 100521004:								.00		2,046.61	
10/21	10/05/2021	100521005	2430	ANDERSON HERITAGE ELECTRIC INC	16067	1	52-40-620	.00	3,117.85	3,117.85	Sani- Electrical Materials for Stock
10/21	10/05/2021	100521005	2430	ANDERSON HERITAGE ELECTRIC INC	16081	1	52-40-620	.00	44.10	44.10	Sani- Contact Block
10/21	10/05/2021	100521005	2430	ANDERSON HERITAGE ELECTRIC INC	16082	1	10-81-310	.00	70.00	70.00	Rec Cntr- troubleshoot power to pool slide water pump
Total 100521005:								.00		3,231.95	
10/21	10/05/2021	100521006	15600	ANN M MURPHY	SEPT 2021	1	17-80-310	.00	272.00	272.00	Rec Prog- Lifelong Instructor Pilates/Yoga

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521006:								.00		272.00	
10/21	10/05/2021	100521007	11104	ASSESSMENT MANAGEMENT GRP INC	AMG 1167	1	83-82-310	.00	1,769.53	1,769.53	SID Svcs-Anthem Sept 21
10/21	10/05/2021	100521007	11104	ASSESSMENT MANAGEMENT GRP INC	AMG1194	1	83-81-310	.00	522.93	522.93	SID Svcs-Canyon Crest-Sept 21
Total 100521007:								.00		2,292.46	
10/21	10/05/2021	100521008	14380	ATKINS NORTH AMERICA	1958099	1	45-40-809	.00	13,027.43	13,027.43	PW- Eng Svcs TW Drain Imp Aug 21
Total 100521008:								.00		13,027.43	
10/21	10/05/2021	100521009	12319	AUTO ZONE	2230174462	1	10-66-250	.00	164.39	164.39	VM- Fan Assembly
10/21	10/05/2021	100521009	12319	AUTO ZONE	2230174463	1	10-66-250	.00	164.39-	164.39-	VM- Credit Fan Assembly Ref:2230174462
10/21	10/05/2021	100521009	12319	AUTO ZONE	2230174507	1	10-66-250	.00	17.19	17.19	VM- Pressure Hose
10/21	10/05/2021	100521009	12319	AUTO ZONE	2230175677	1	10-66-250	.00	14.84	14.84	VM- Shrink Tubing
10/21	10/05/2021	100521009	12319	AUTO ZONE	2230175709	1	10-66-250	.00	30.09	30.09	VM- Coil On Plug Insulator Set
10/21	10/05/2021	100521009	12319	AUTO ZONE	2230179341	1	10-66-250	.00	16.82	16.82	VM- Belt
Total 100521009:								.00		78.94	
10/21	10/05/2021	100521010	15433	BATTLE BORN GRAPHIX	3881	1	10-70-610	.00	1,147.00	1,147.00	PD/AC - Promo Jackets for Volunteers
Total 100521010:								.00		1,147.00	
10/21	10/05/2021	100521011	13237	BDP INDUSTRIES INC	13590	1	52-40-620	.00	559.76	559.76	Sani- Plow Blades
Total 100521011:								.00		559.76	
10/21	10/05/2021	100521012	17275	BEBRAVE ATHLETICS	SEPT 2021	1	17-80-310	.00	6,451.90	6,451.90	Rec Prog- gymnastics
Total 100521012:								.00		6,451.90	
10/21	10/05/2021	100521013	14265	BEST DEAL SPRINGS INC	30018900-00	1	10-66-250	.00	32.90	32.90	VM- Wiper Blades
10/21	10/05/2021	100521013	14265	BEST DEAL SPRINGS INC	30018900-01	1	10-66-250	.00	31.86	31.86	VM- Wiper Blades
10/21	10/05/2021	100521013	14265	BEST DEAL SPRINGS INC	30018968-00	1	10-66-250	.00	74.74	74.74	VM- Tubes
Total 100521013:								.00		139.50	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	100521014	12190	BETTY KING	SEPTEMBE	1	16-71-310	.00	248.00	248.00	Snr Svcs-Fitness-Yoga-Sweatin
Total 100521014:								.00		248.00	
10/21	10/05/2021	100521015	17266	BLUE KNIGHT SECURITY LLC	2388	1	10-55-620	.00	1,825.00	1,825.00	PD/Corr-Inmate Extraditions
Total 100521015:								.00		1,825.00	
10/21	10/05/2021	100521016	1150	BULLOCH BROTHERS INC	1454	1	10-60-310	.00	1,800.00	1,800.00	PW- Project Washboard Record of Survery
10/21	10/05/2021	100521016	1150	BULLOCH BROTHERS INC	1483	1	45-40-775	.00	20,745.50	20,745.50	PW- Eng Scvs FRP/Horizon Aug 21
10/21	10/05/2021	100521016	1150	BULLOCH BROTHERS INC	408328	1	11-65-700	.00	5,637.83	5,637.83	PW- Staking Kitty Hawk Aug 21
Total 100521016:								.00		28,183.33	
10/21	10/05/2021	100521017	16123	CASHMAN EQUIPMENT COMPANY	INPS033883	1	10-47-260	.00	9,459.33	9,459.33	IT-AC/DC Capacitors-UPS Repairs for PD
Total 100521017:								.00		9,459.33	
10/21	10/05/2021	100521018	16081	CHRISTINA S. RALSTON	SEPT 2021	1	17-80-310	.00	736.00	736.00	Rec Prog- Lifelong Exercise Prgm : Water Aerobics
Total 100521018:								.00		736.00	
10/21	10/05/2021	100521019	1608	CLARK CO. DEPT. OF FINANCE	AUG 2021	1	10-23130	.00	18,096.81	18,096.81	Transient Lodging Transportation Tax-Aug 21
10/21	10/05/2021	100521019	1608	CLARK CO. DEPT. OF FINANCE	SEPT 21	1	10-23240	.00	45,942.00	45,942.00	Transportation Dev Tax-Sept 21
Total 100521019:								.00		64,038.81	
10/21	10/05/2021	100521020	8634	CLARK CO. TREASURE	AUG 2021	1	10-23140	.00	11,310.50	11,310.50	CCSD Capital Proj 5/8%-Aug 21
10/21	10/05/2021	100521020	8634	CLARK CO. TREASURE	AUG 21	1	10-23140	.00	18,096.81	18,096.81	SCHOOL CONST.1% ROOM TAX-Aug 21
Total 100521020:								.00		29,407.31	
10/21	10/05/2021	100521021	16420	CLARK COUNTY PRINTING & MAILING INC	99172	1	10-70-610	.00	125.00	125.00	PD/ACO - Adoption Forms
Total 100521021:								.00		125.00	
10/21	10/05/2021	100521022	17147	COLLIERS INTERNATIONAL VALUATION	LAS200238	1	45-40-809	.00	3,500.00	3,500.00	PW- TW/Storm Drain Easements

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521022:								.00		3,500.00	
10/21	10/05/2021	100521023	17026	CORDICO, INC.	INVCOR61	1	10-54-320	.00	4,882.00	4,882.00	PD/Admin Wellness App 07/01/2021 -07/01/2022
10/21	10/05/2021	100521023	17026	CORDICO, INC.	INVCOR61	2	23-85-320	.00	3,000.00	3,000.00	PD/MORE Cops-Wellness Wellness App 07/01/2021 -07/01/2022
10/21	10/05/2021	100521023	17026	CORDICO, INC.	INVCOR61	3	10-55-320	.00	3,500.00	3,500.00	PD/Corr-Wellness App 07/01/2021 -07/01/2022
10/21	10/05/2021	100521023	17026	CORDICO, INC.	INVCOR61	4	10-56-320	.00	2,565.00	2,565.00	PD/Disp-Wellness App 07/01/2021 -07/01/2022
10/21	10/05/2021	100521023	17026	CORDICO, INC.	INVCOR61	5	10-70-320	.00	1,053.00	1,053.00	PD/AC-Wellness App 07/01/2021 -07/01/2022
Total 100521023:								.00		15,000.00	
10/21	10/05/2021	100521024	10789	DELIVERY CONCEPTS INC	47751	1	10-66-250	.00	17.46	17.46	VM- Rocker Switch
Total 100521024:								.00		17.46	
10/21	10/05/2021	100521025	11236	DFA DAIRY BRANDS CORPORATE LLC	59635788	1	16-71-480	.00	231.03	231.03	Snr Svcs-Dairy Product-Milks
10/21	10/05/2021	100521025	11236	DFA DAIRY BRANDS CORPORATE LLC	59635840	1	16-71-480	.00	245.40	245.40	Snr Svcs-Dairy Product-Milks
Total 100521025:								.00		476.43	
10/21	10/05/2021	100521026	16331	ECONOMIC ALTERNATIVES INC	90800	1	10-63-250	.00	600.00	600.00	CH- Cooling Tower Maint Sep 21
10/21	10/05/2021	100521026	16331	ECONOMIC ALTERNATIVES INC	90801	1	10-63-250	.00	750.00	750.00	MC- Cooling Tower Maint Sep 21
Total 100521026:								.00		1,350.00	
10/21	10/05/2021	100521027	9583	EDWARD CURTO	092221	1	10-65-230	.00	72.75	72.75	Str- Reimb for Lunch Meeting 09.21.21
Total 100521027:								.00		72.75	
10/21	10/05/2021	100521028	15717	EVERBRIDGE INC	M65307	1	10-47-310	.00	5,000.00	5,000.00	IT-Nixie Maintenance for Emergency & Other Public Noticing
Total 100521028:								.00		5,000.00	
10/21	10/05/2021	100521029	14274	FRESHAIRE/AIREMASTER	106055	1	10-81-610	.00	70.00	70.00	Rec Cntr- Fragrance Service 9/20/21
Total 100521029:								.00		70.00	
10/21	10/05/2021	100521030	13430	GILBARCO INC	SGI1734020	1	10-66-310	.00	739.00	739.00	VM- Gasboy Software Rnwl 2122

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521030:								.00		739.00	
10/21	10/05/2021	100521031	15505	GINA R SANDOVAL	SEPT 2021	1	17-80-310	.00	48.00	48.00	Rec Prog- Spin Instructor
Total 100521031:								.00		48.00	
10/21	10/05/2021	100521032	2427	HELENA AGRI-ENTERPRISES LLC	63765049	1	10-76-610	.00	412.50	412.50	Rec/Parks-Grass,Seel,Fertilizer,Insecticide,Gypsum & Sulphur Mainting City Parks & Fields
10/21	10/05/2021	100521032	2427	HELENA AGRI-ENTERPRISES LLC	63765174	1	10-76-610	.00	4,200.00	4,200.00	Rec/Parks-Grass,Seel,Fertilizer,Insecticide,Gypsum & Sulphur Mainting City Parks & Fields
Total 100521032:								.00		4,612.50	
10/21	10/05/2021	100521033	16538	HOLE FOODS BAKERY LLC	09132021	1	31-49-570	.00	840.00	840.00	COVID-Food for Families
Total 100521033:								.00		840.00	
10/21	10/05/2021	100521034	2500	HUGHES OIL	25002	1	52-40-620	.00	266.50	266.50	Sani- Hydrolic Fluid/Grease
10/21	10/05/2021	100521034	2500	HUGHES OIL	25024	1	10-66-255	.00	870.00	870.00	Rec- Fuel Diesel
Total 100521034:								.00		1,136.50	
10/21	10/05/2021	100521035	2435	IMAGE PRO PRINTING INC.	121708	1	10-54-240	.00	4,893.00	4,893.00	PD/Admin - Letterhead, envelopes, thank you cards
Total 100521035:								.00		4,893.00	
10/21	10/05/2021	100521036	15504	ITSAVVY LLC	01285183	1	15-40-370	.00	856.23	856.23	Court Admin-Acer Spin 3 Pro Series SP314-5
10/21	10/05/2021	100521036	15504	ITSAVVY LLC	01294405	1	10-47-240	.00	214.99	214.99	IT-(5) ViewSonic Ergonomic LED Montior 24"
Total 100521036:								.00		1,071.22	
10/21	10/05/2021	100521037	13293	JAMES E. GUESMAN	PDIF00004	1	10-52-480	.00	4,000.00	4,000.00	City Mngr-Public Defender Legal Services-Sept 2021
Total 100521037:								.00		4,000.00	
10/21	10/05/2021	100521038	14171	JESSICA BUCKLIN	SEPT 2021	1	17-80-310	.00	689.50	689.50	Rec Prog- gymnastics instructor
Total 100521038:								.00		689.50	
10/21	10/05/2021	100521039	13999	JO ANNE F SMITH	SEPTEMBE	1	16-71-310	.00	272.00	272.00	Snr Svcs-Fitness Instructor-Chair

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521039:								.00		272.00	
10/21	10/05/2021	100521040	11106	JOHNSTONE SUPPLY	388-S506603	1	10-63-610	.00	101.90	101.90	Parks- Electrical Contactors
Total 100521040:								.00		101.90	
10/21	10/05/2021	100521041	15460	KAERCHER INSURANCE	14181	1	10-14000	.00	91,024.89	91,024.89	FY 21-22-GF Ins 2nd Qtr
10/21	10/05/2021	100521041	15460	KAERCHER INSURANCE	14181	2	52-14000	.00	46,891.61	46,891.61	FY 21-22-Sewer Fund 2nd Qtr
10/21	10/05/2021	100521041	15460	KAERCHER INSURANCE	14181	3	10-22250	.00	107,748.50	107,748.50	FY 21-22-Workers Comp 2nd Qtr
Total 100521041:								.00		245,665.00	
10/21	10/05/2021	100521042	17302	KIRSTEN SATERFIELD	AUG 2021	1	17-80-310	.00	193.90	193.90	Rec Prog- High Fitness Instructor
10/21	10/05/2021	100521042	17302	KIRSTEN SATERFIELD	SEPT 2021	1	17-80-310	.00	266.00	266.00	Rec Prog- High Fitness Instructor
Total 100521042:								.00		459.90	
10/21	10/05/2021	100521043	10984	KOKOPELLI LANDSCAPING	142721	1	25-85-756	.00	29,478.00	29,478.00	RDA-Water Saving Project at Town Square Park
Total 100521043:								.00		29,478.00	
10/21	10/05/2021	100521044	3050	L V REVIEW-JOURNAL	0001162750	1	10-44-220	.00	132.88	132.88	Clerk-Amending Title 7, Chapter 1, Bldg & related codes
Total 100521044:								.00		132.88	
10/21	10/05/2021	100521045	9979	LARRY LEMIEUX	100421	1	12-87-310	.00	1,535.52	1,535.52	Air-FBO Svcs 9/15-10/3/21
10/21	10/05/2021	100521045	9979	LARRY LEMIEUX	100421	2	12-87-695	.00	29.60-	29.60-	Air- Shared Bank Fees
10/21	10/05/2021	100521045	9979	LARRY LEMIEUX	100421WC	1	12-87-610	.00	51.13-	51.13-	Air-Workers Comp
Total 100521045:								.00		1,454.79	
10/21	10/05/2021	100521046	3000	LAS VEGAS CONVENTION AUTHORITY	AUG 2021	1	10-23110	.00	72,387.24	72,387.24	Room Tax-Aug 21
10/21	10/05/2021	100521046	3000	LAS VEGAS CONVENTION AUTHORITY	AUG21	1	10-23115	.00	9,048.40	9,048.40	Authority Exp-Aug 21
10/21	10/05/2021	100521046	3000	LAS VEGAS CONVENTION AUTHORITY	SEPT 21	1	10-23100	.00	364.50	364.50	Gaming Tax-Sept 21
Total 100521046:								.00		81,800.14	
10/21	10/05/2021	100521047	10236	LEGACY CONSTRUCTION INC	9135	1	11-65-700	.00	13,190.25	13,190.25	Str- Concrete Removal & Replacement

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	Total 100521047:							.00		13,190.25	
10/21	10/05/2021	100521048	11767	LINDY HULET	100421	1	15-40-390	.00	22.00	22.00	Reimb-Sober Activity Pumpkin Decorations w/family
	Total 100521048:							.00		22.00	
10/21	10/05/2021	100521049	9582	LONNIE DALTON	032421CO	1	10-48-620	.00	30.00	30.00	HR-Employee of the Month Direct Deposit
	Total 100521049:							.00		30.00	
10/21	10/05/2021	100521050	17123	LOS MORITAS	09162021	1	31-49-570	.00	840.00	840.00	COVID-Food for Families
	Total 100521050:							.00		840.00	
10/21	10/05/2021	100521051	14062	M2COMSYS	T12133	1	10-44-310	.00	375.10	375.10	Clerk & Dev Svcs-Transcription Svcs Aug 21
10/21	10/05/2021	100521051	14062	M2COMSYS	T12133	2	10-61-310	.00	29.15	29.15	Clerk & Dev Svcs-Transcription Svcs Aug 21
	Total 100521051:							.00		404.25	
10/21	10/05/2021	100521052	9899	MADISON NATIONAL LIFE INS. CO	1461977	1	10-22510	.00	5,930.06	5,930.06	Insurance-Life/STD/LTD-Oct 2021
	Total 100521052:							.00		5,930.06	
10/21	10/05/2021	100521053	14440	MARIA AMARILES-TRUJILLO	SEPT 2021	1	17-80-310	.00	320.00	320.00	Rec Prog- Zumba Instructor
	Total 100521053:							.00		320.00	
10/21	10/05/2021	100521054	16286	MAUREEN MCFARLAND	SEPT 2021	1	17-80-310	.00	288.00	288.00	Rec Prog- Lifelong Instructor
	Total 100521054:							.00		288.00	
10/21	10/05/2021	100521055	9980	MEGA-PRO INTERNATIONAL	59602	1	17-80-610	.00	1,050.00	1,050.00	Rec Cntr- youth flag football shirts
	Total 100521055:							.00		1,050.00	
10/21	10/05/2021	100521056	10764	MESA VIEW REGIONAL HOSPITAL	MES 300005	1	31-49-555	.00	997.54	997.54	COVID-Rapid COVID Tests

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521056:								.00		997.54	
10/21	10/05/2021	100521057	11650	MESQUITE FORD	092121	1	52-40-740	.00	41,000.00	41,000.00	PW/Sani- 22 Ford F250 (1 of 2)
10/21	10/05/2021	100521057	11650	MESQUITE FORD	092321	1	99-40-064	.00	25,300.00	25,300.00	PW/DevSvcs- 21 Ford Ranger
10/21	10/05/2021	100521057	11650	MESQUITE FORD	092721	1	52-40-740	.00	41,000.00	41,000.00	PW/Sani- 22 Ford F250 (2 of 2)
10/21	10/05/2021	100521057	11650	MESQUITE FORD	408945	1	10-66-250	.00	.67	.67	VM- Seal
10/21	10/05/2021	100521057	11650	MESQUITE FORD	408951CR	1	10-66-250	.00	89.14-	89.14-	VM- Credit Remote Ref:408700
10/21	10/05/2021	100521057	11650	MESQUITE FORD	409010	1	10-66-250	.00	23.78	23.78	VM- Tube
10/21	10/05/2021	100521057	11650	MESQUITE FORD	409118	1	10-66-250	.00	334.59	334.59	VM- Pump Assembly
Total 100521057:								.00		107,569.90	
10/21	10/05/2021	100521058	13651	MIRIAM C FLORES	093021	1	10-51-310	.00	500.00	500.00	Court-Interpreter Fee-Sept 21
Total 100521058:								.00		500.00	
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007503-IN	1	52-40-610	.00	134.34	134.34	Sani- Marking Paint
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007544-IN	1	10-63-610	.00	5.30	5.30	PD- Scented Oil
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007588-IN-	1	52-40-610	.00	175.71	175.71	Sani- Latex Gloves
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007589-IN	1	17-80-610	.00	271.67	271.67	Rec Cntr- field stripe paint
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007591-IN	1	10-63-610	.00	109.65	109.65	FM- Paper Towels
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007595-IN	1	10-66-250	.00	60.98	60.98	VM- Sorbent Pads
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007605-IN	1	16-71-250	.00	297.55	297.55	Snr Svcs-Janitorial Supplies
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007609-IN	1	10-63-610	.00	47.70	47.70	PD- Aerosol Oil
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007610-IN	1	10-63-610	.00	48.56	48.56	PD- Janitorial Supplies 09.22.21
10/21	10/05/2021	100521059	3580	MORCON INDUSTRIAL SPECIALTY	0007633-IN	1	10-65-610	.00	280.97	280.97	Str- Fitting/Hyd Hose/Fire Hose
Total 100521059:								.00		1,432.43	
10/21	10/05/2021	100521060	10640	MOUNTAINLAND SUPPLY COMPANY	S104306740.	1	52-40-610	.00	415.79	415.79	Sani- Adapters/Bushings
Total 100521060:								.00		415.79	
10/21	10/05/2021	100521061	14058	MTM CLEANING SERVICE	431	1	10-63-310	.00	2,190.00	2,190.00	CH/Court/PD- Cleaning/Disinfecting 09.15.21
10/21	10/05/2021	100521061	14058	MTM CLEANING SERVICE	432	1	10-63-310	.00	2,035.00	2,035.00	CH/Court/PD- Cleaning/Disinfecting 09.30.21
10/21	10/05/2021	100521061	14058	MTM CLEANING SERVICE	433	1	10-63-310	.00	385.00	385.00	PD- Windows 09.18.21
10/21	10/05/2021	100521061	14058	MTM CLEANING SERVICE	434	1	10-54-310	.00	100.00	100.00	PD/Admin - Monthly Gym Cleaning Sept 21

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521061:								.00		4,710.00	
10/21	10/05/2021	100521062	17451	NEIL HEISELBETZ	093021	1	10-37-575	.00	390.87	390.87	Reimb-Items purchased for 2021 pancake breakfast
Total 100521062:								.00		390.87	
10/21	10/05/2021	100521063	14046	NIKKI OWSLEY	SEPT 2021	1	17-80-310	.00	936.00	936.00	Rec Prog- YOGA INSTRUCTOR
Total 100521063:								.00		936.00	
10/21	10/05/2021	100521064	13670	REDWOOD TOXICOLOGY LABORATORY	749880	1	15-40-320	.00	960.00	960.00	Court-Drug Testing Supplies
Total 100521064:								.00		960.00	
10/21	10/05/2021	100521065	15836	RHINEHART OIL COMPANY LLC	IN-419413-2	1	10-66-255	.00	16,035.36	16,035.36	VM- Diesel Fuel
10/21	10/05/2021	100521065	15836	RHINEHART OIL COMPANY LLC	IN-426138-2	1	10-66-255	.00	18,988.73	18,988.73	VM- Unleaded Fuel
Total 100521065:								.00		35,024.09	
10/21	10/05/2021	100521066	15937	RHYTHM DANCE COMPANY	SEPT 2021	1	17-80-310	.00	3,830.00	3,830.00	Rec Prog- Dance Instructor
Total 100521066:								.00		3,830.00	
10/21	10/05/2021	100521067	14527	RIO VIRGIN TELEPHONE COMPANY	2356SZ4500	1	10-47-310	.00	975.06	975.06	911 ANI/ALI Circuit Costs for-Oct 2021
Total 100521067:								.00		975.06	
10/21	10/05/2021	100521068	16660	ROSEMARY ENNIS	092721	1	17-34-400	.00	64.00	64.00	Rec: Reimb Fitness Certification
10/21	10/05/2021	100521068	16660	ROSEMARY ENNIS	SEPT 2021	1	17-80-310	.00	240.00	240.00	Rec Prog- Lifelong Instructor
Total 100521068:								.00		304.00	
10/21	10/05/2021	100521069	16629	SARAH LEAVITT	SEPT 2021	1	17-80-310	.00	2,362.00	2,362.00	Rec Prog- Tough Country Ftness
Total 100521069:								.00		2,362.00	
10/21	10/05/2021	100521070	17335	SHAWNA BENNETT	090721	1	10-54-240	.00	44.43	44.43	PD-Reimbursement for Notray Stamp

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521070:								.00		44.43	
10/21	10/05/2021	100521071	13011	SILVERSTATE ANALYTICAL LAB	LV274226	1	52-40-310	.00	453.00	453.00	Sani- Lab Svcs 08.31.21
10/21	10/05/2021	100521071	13011	SILVERSTATE ANALYTICAL LAB	LV274548	1	52-40-310	.00	453.00	453.00	Sani- Lab Svcs 09.07.21
Total 100521071:								.00		906.00	
10/21	10/05/2021	100521072	14502	SIMPLIFILE	1500377183	1	10-38-900	.00	88.00	88.00	City Clerk-Easements 9/21/2021
10/21	10/05/2021	100521072	14502	SIMPLIFILE	1500380187	1	52-40-610	.00	44.00	44.00	Sani- Lien Release Sep 21
Total 100521072:								.00		132.00	
10/21	10/05/2021	100521073	10591	SPRINKLER SUPPLY-ST. GEORGE	VK8917	1	10-76-610	.00	1,470.87	1,470.87	Rec/Parks-irrigation repair parts
10/21	10/05/2021	100521073	10591	SPRINKLER SUPPLY-ST. GEORGE	VL0013	1	10-76-610	.00	766.36	766.36	Rec/Parks- irrigation repair parts
Total 100521073:								.00		2,237.23	
10/21	10/05/2021	100521074	5224	SUNRISE ENVIRONMENTAL	124898	1	10-63-610	.00	454.32	454.32	FM- Graffiti Remover/All Free Lubricant
10/21	10/05/2021	100521074	5224	SUNRISE ENVIRONMENTAL	125026	1	10-70-610	.00	409.39	409.39	PD/AC- Rubbermaid Utility Cart
Total 100521074:								.00		863.71	
10/21	10/05/2021	100521075	14879	SUSAN LOE	SEPTEMBE	1	16-71-310	.00	63.00	63.00	Snr Svcs-Fitness-Fall Prevention
Total 100521075:								.00		63.00	
10/21	10/05/2021	100521076	17122	TABLE OF CONTENTS	09202021	1	31-49-570	.00	840.00	840.00	COVID-Meals Provided
Total 100521076:								.00		840.00	
10/21	10/05/2021	100521077	17410	TEAL EXCAVATION LLC	2624	1	45-40-816	.00	250,322.00	250,322.00	PW- Isaac Newton Pay Req 2
10/21	10/05/2021	100521077	17410	TEAL EXCAVATION LLC	2624RT	1	45-21330	.00	12,516.10-	12,516.10-	PW- Isaac Newton Ret Req 2
Total 100521077:								.00		237,805.90	
10/21	10/05/2021	100521078	9127	TEAMSTERS SEC. FUND #14	NOV 2021	1	10-22500	.00	70,995.00	70,995.00	A4175 Active-Non Bargaining Nov 2021
10/21	10/05/2021	100521078	9127	TEAMSTERS SEC. FUND #14	NOV21	1	10-22500	.00	110,250.00	110,250.00	A4174 Active-Bargaining Nov 2021

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521078:								.00		181,245.00	
10/21	10/05/2021	100521079	14215	TERRIE ELAINE MCARTHUR	SEPT 2021	1	17-80-310	.00	576.00	576.00	Rec Prog- Lifelong Instructor
Total 100521079:								.00		576.00	
10/21	10/05/2021	100521080	5290	THATCHER COMPANY	5071063	1	10-81-610	.00	1,220.00	1,220.00	Rec Cntr- tchlor
10/21	10/05/2021	100521080	5290	THATCHER COMPANY	5071071	1	10-81-610	.00	320.00-	320.00-	Rec Cntr- container refund
10/21	10/05/2021	100521080	5290	THATCHER COMPANY	5071121	1	52-40-480	.00	5,017.25	5,017.25	Sani- T-Chlor 09.07.21
10/21	10/05/2021	100521080	5290	THATCHER COMPANY	5071228	1	52-40-480	.00	5,612.00	5,612.00	Sani- T-Chlor 09.20.21
10/21	10/05/2021	100521080	5290	THATCHER COMPANY	5071413	1	10-81-610	.00	830.00	830.00	Rec Cntr- tchlor
Total 100521080:								.00		12,359.25	
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	145491CR	1	10-66-250	.00	798.60-	798.60-	VM- Credit Core Ref:145491
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	146899	1	10-66-250	.00	372.09	372.09	VM- Reman Starter/Core Deposit
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147046	1	10-66-250	.00	87.99	87.99	VM- Hydraulic Filter
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147128	1	10-66-250	.00	372.09	372.09	VM- Reman Starter/Core Deposit
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147211	1	52-40-250	.00	10.54	10.54	Sani- Drain Plug
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147242	1	10-66-250	.00	335.39	335.39	VM- Batteries/Core Deposits
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147244	1	10-66-250	.00	360.70	360.70	VM- Fan Blade/Clutch/Sensor
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147427	1	10-66-250	.00	292.90	292.90	VM- Reman Alternator/Core Deposit
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147577	1	10-66-250	.00	217.66	217.66	VM- Batteries/Core Deposits
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147589	1	10-66-250	.00	16.56	16.56	VM- Silicone Spray
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147598	1	10-66-250	.00	7.29	7.29	VM- Oil Seal
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147601	1	52-40-250	.00	13.38	13.38	Sani- Oil Seal
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147607CR	1	10-66-250	.00	744.18-	744.18-	VM- Credit Core Deposit Ref:146899/147128
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147610CR	1	10-66-250	.00	77.00-	77.00-	VM- Credit Core Deposit Ref:147427
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147636CR	1	10-66-250	.00	108.83-	108.83-	VM- Credit Core Deposit Ref:147577
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147638	1	10-66-480	.00	38.73	38.73	VM- Blower Motor Resistor
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147639CR	1	10-66-250	.00	18.00-	18.00-	VM- Credit Core Deposit Ref:147577
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	147650CR	1	10-66-250	.00	7.29-	7.29-	VM- Credit Oil Seal Ref:147598
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148011	1	10-66-250	.00	17.15	17.15	VM- Idler Pulley
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148022	1	10-66-250	.00	669.90	669.90	VM- Batteries/Core Deposits
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148040	1	10-66-250	.00	32.29	32.29	VM- Belt
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148041CR	1	10-66-250	.00	73.55-	73.55-	VM- Credit Core Deposit Ref:147577
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148053CR	1	10-66-250	.00	17.15-	17.15-	VM- Credit Idler Pulley Ref:148011
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148058	1	10-66-250	.00	200.49	200.49	VM- Reman Alternator/Core Deposit

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148194	1	10-66-250	.00	39.98	39.98	VM- Pliers
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148444	1	10-66-250	.00	6.19	6.19	VM- Oil Filter
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148530	1	10-66-250	.00	18.22	18.22	VM- Rocker Switch
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148545CR	1	10-66-250	.00	200.49-	200.49-	VM- Credit Core Ref:148058
10/21	10/05/2021	100521081	15287	TINK'S SUPERIOR AUTO PARTS	148761	1	10-66-250	.00	67.00	67.00	VM- Trailer Wire
Total 100521081:								.00		1,131.45	
10/21	10/05/2021	100521082	3499	TRADE WEST CONSTRUCTION	093021	1	45-40-775	.00	498,346.40	498,346.40	PW- FRP/Horizon Req 2 Sep 21
10/21	10/05/2021	100521082	3499	TRADE WEST CONSTRUCTION	093021-1	1	12-87-740	.00	218,359.00	218,359.00	Air- Runway Rehab Req 1 Sep 21
10/21	10/05/2021	100521082	3499	TRADE WEST CONSTRUCTION	093021-1RT	1	12-21330	.00	21,835.90-	21,835.90-	Air- Runway Rehab Ret Req 1 Sep 21
10/21	10/05/2021	100521082	3499	TRADE WEST CONSTRUCTION	093021RT	1	45-21330	.00	24,917.32-	24,917.32-	PW- FRP/Horizon Ret Req 2 Sep 21
Total 100521082:								.00		669,952.18	
10/21	10/05/2021	100521083	8770	US. FOODSERVICE - L.V. DIV.	4701853	1	10-55-620	.00	652.66	652.66	PD/ Corr - Inmate Food
10/21	10/05/2021	100521083	8770	US. FOODSERVICE - L.V. DIV.	4755718	1	10-55-620	.00	93.66	93.66	PD/Corr- Inmate Food
10/21	10/05/2021	100521083	8770	US. FOODSERVICE - L.V. DIV.	4850483	1	10-55-620	.00	582.28	582.28	PD/ Corr - Inmate Food
10/21	10/05/2021	100521083	8770	US. FOODSERVICE - L.V. DIV.	4850492	1	16-71-480	.00	1,927.77	1,927.77	Snr Svcs-Nutritional Food
Total 100521083:								.00		3,256.37	
10/21	10/05/2021	100521084	17087	UV DOCTOR LAMPS LLC	14787	1	52-40-480	.00	2,052.74	2,052.74	Sani- UV Lamps
Total 100521084:								.00		2,052.74	
10/21	10/05/2021	100521085	15506	VEGAS ELECTRIC SUPPLY CO	4094-101472	1	11-65-700	.00	4,272.00	4,272.00	Str- Distance Sensors
10/21	10/05/2021	100521085	15506	VEGAS ELECTRIC SUPPLY CO	4094-101472	1	11-65-700	.00	36,633.80	36,633.80	PW- LED Street Light Fixtures
Total 100521085:								.00		40,905.80	
10/21	10/05/2021	100521086	17000	VICTORY SUPPLY LLC	0053809	1	10-55-610	.00	48.75	48.75	PD/Corr - EVA Sandals
Total 100521086:								.00		48.75	
10/21	10/05/2021	100521087	5900	VIRGIN VALLEY DISPOSAL	20210110	1	10-73-260	.00	274,931.64	274,931.64	Sani- Qrt Containers JulAugSep21
10/21	10/05/2021	100521087	5900	VIRGIN VALLEY DISPOSAL	25917731	1	52-40-310	.00	3,518.89	3,518.89	Sani- Bio Solids Sep 21
10/21	10/05/2021	100521087	5900	VIRGIN VALLEY DISPOSAL	25917732	1	10-73-310	.00	6,071.71	6,071.71	PW- Solid Waste Sep 21

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 100521087:								.00		284,522.24	
10/21	10/05/2021	100521088	8748	VIRGIN VALLEY VETERINARY HOSP.	325302	1	10-70-610	.00	48.50	48.50	PD/AC - 21ACO1790 Box of Needles, Cone Collar Balto
10/21	10/05/2021	100521088	8748	VIRGIN VALLEY VETERINARY HOSP.	325691	1	10-70-310	.00	299.11	299.11	PD/AC- Baby Doll, Neveah Exams and vaccinations
Total 100521088:								.00		347.61	
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	JUL 2021	1	52-21400	.00	65,604.22	65,604.22	SNWA Proceed Allocation-July 2021
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	1	10-49-282	.00	1,127.08	1,127.08	Non Department-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	2	10-55-282	.00	496.47	496.47	Jail-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	3	10-54-282	.00	521.23	521.23	PD-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	4	10-57-282	.00	648.08	648.08	FD-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	5	10-65-282	.00	193.84	193.84	Streets-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	6	10-66-282	.00	266.72	266.72	Veh Maint-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	7	10-76-282	.00	45,793.52	45,793.52	Parks-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	8	10-81-282	.00	9,467.25	9,467.25	Rec Cntr-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	9	10-82-282	.00	40.98	40.98	Museum-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	10	10-83-282	.00	652.76	652.76	Welcome Center-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	11	12-87-282	.00	251.75	251.75	Airport-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	12	16-71-282	.00	368.23	368.23	Sr Cntr- Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	13	10-65-282	.00	421.83	421.83	Streets-Water
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	14	25-85-700	.00	18.85	18.85	Land Purchased 51 N Yucca
10/21	10/05/2021	100521089	5901	VIRGIN VALLEY WATER DISTRICT	SEPT 21	15	52-40-282	.00	553.62	553.62	Sani-Water
Total 100521089:								.00		126,426.43	
10/21	10/05/2021	100521090	14218	WARREN B HARDY II	2110	1	10-41-310	.00	2,000.00	2,000.00	City Mngr-Gov. Affairs Consultation - Oct 21
Total 100521090:								.00		2,000.00	
10/21	10/05/2021	100521091	11912	WYATT OLIVER	09272021	1	10-54-230	.00	265.00	265.00	PD-Per Diem NV Narcotics Officer Conference
Total 100521091:								.00		265.00	
Grand Totals:								.00		2,610,825.1	

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

CITY OF MESQUITE

PURCHASE ORDERS REQUIRING COUNCIL APPROVAL

DATE OF COUNCIL MEETING: 11/9/2021

A. P.O's for Not Previously Budget-Approved Items...amounts exceed $5,000

Vendor	Description	Requested By:	Department	G/L Account #	Account Description	PO's to be Approved	For Fiscal Year 2021-2022 Original Budget	Current Budget Balance	Remaining Budget (Over) / Under
Anderson Heritage Electric	New Electrical Panel at Police Station for Electric Vehicles	T. Anderson	Public Works	23-85-740	More Cops SRF - Expenditures Capital Outlay	$ 11,328.00	$ -	$ (109,890.00)	$ (121,218.00)
Lincoln County	Solid Waste Landfill host fee agreement / Payment for FY20-21 & 21-22	T. Anderson	Public Works	10-73-310	General Fund - Landfill/Solid Waste Professional & Technical Svcs	$ 15,000.00	$ 90,000.00	$ 75,500.95	$ 60,500.95

B. P.O's for Budgeted Items…amounts exceed $25,000

Vendor	Description	Requested By:	Department	G/L Account #	Account Description	PO's to be Approved	For Fiscal Year 2021-2022 Original Budget	Current Budget Balance	Remaining Budget (Over) / Under
Salt Lake Wholesale Sports	Ammunition Purchase FY 21-22	K. Otero	Police Dept	10-54-250	General Fund - Police Equipment Supplies & Main NC	$ 29,775.14	$ 78,500.00	$ 52,526.01	$ 22,750.87
Atkins Global America	Engineering Design services for reconstruction of taxiway at Mesquite Airport	T. Anderson	Public Works	12-87-740	Airport Special Revenue Fund - Airport Capital Outlay	$ 298,200.00	$ 5,745,500.00	$ 1,512,525.00	$ 1,214,325.00
Musco Lighting	Provide poles/foundations, fixtures, and controls for Pickleball Courts	T. Anderson	Public Works	32-49-753	ARF Parks-Pickleball Courts Phase	$ 250,000.00	$ -	$ -	$ (250,000.00)
NEDCO Supply	Purchase RM60 Module Redundant UPS for Police Station	T. Anderson	Public Works	32-49-762	ARF PW/All Fac-HVAC Units New	$ 26,999.00	$ -	$ (15,794.73)	$ (42,793.73)

CITY OF MESQUITE

NOTIFICATION OF BUDGET TRANSFERS

DATE OF COUNCIL MEETING: **11/9/2021**

TRANSFERS FROM:				TRANSFERS TO:			
Fund	**Account #**	**Account Description**	**Incr.<Decr>**	**Fund**	**Account #**	**Account Description**	**Incr.<Decr>**
Fund 10	10-50-310	General Fund-City Attorney Professional & Technical Svcs	142,000.00	Fund 10	10-50-110	General Fund-City Attorney Salaries	93,000.00
				Fund 10	10-50-130	General Fund-City Attorney Employee Benefits	49,000.00

NRS 354.5980005

Budget appropriations may be transferred between functions, funds or contingency accounts in the following manner, if such a transfer does not increase the total appropriation for any fiscal year and is not in conflict with other statutory provisions:

(a) The person designated to administer the budget for local government may transfer appropriations within any function.

(b) The person designated to administer the budget may transfer appropriations between functions or programs within a fund, if:

(1) The governing body is advised of the action at the next regular meeting and

(2) The action is recorded in the official minutes of the meeting

(c) Upon recommendation of the person designated to administer the budget, the governing body may authorize the transfer of appropriations

(1) The governing body announces the transfer of appropriations of a regularly scheduled meeting and sets forth the each amount to be transferred and the accounts, functions, programs and funds affected;

(3) The action is recorded in the official minutes of the meeting.

CITY OF MESQUITE
NOTIFICATION OF BUDGET AMENDMENTS AND BUDGET AUGMENTS
DATE OF COUNCIL MEETINC 11/9/2021

BUDGET AMENDMENTS FY 2021-2022

Revenues Increase <Decrease>			Amended Amounts		Expenditures Increase <Decrease>			Amended Amounts	
Fund	**Account #**	**Account Description**	**Incr.<Decr>**	**Budget**	**Fund**	**Account #**	**Account Description**	**Incr.<Decr>**	**Budget**
Fund 20	20-38-900	Resid. Constr. Tax Park Fund - Other Revenue Misc Revenue	31,347.73	31,347.73	Fund 20	20-76-799	Resid. Constr. Tax Park Fund - Parks/Grounds Maint. Park Area - Other	31,347.13	31,347.13
Fund 32	32-33-510	ARF - Streets Intergov'tl Revenue CLFRF - State	13,250,749.22	13,250,749.22	Fund 32	See Attached	Various - See Attached	See Attached	13,250,749.22

BUDGET AMENDMENTS FY 2021 - 2022

Revenues Increase <Decrease>									
Fund	**Account #**	**Account Description**	**Incr.<Decr>**	**Budget**	**Fund**	**Account #**	**Account Description**	**Incr.<Decr>**	**Budget**

Expense Summary

Updated Date: 10/20/2021

Budget: $ 26,501,498.44 **Remaining:** $ 26,418,692.57 13,250,749.22

Total Spent: $ 82,805.87

Account	Budget	Spent	Remaining	First Year Budget
3249765	$ 50,000.00	$ 49,903.50	$ 96.50	25,000.00
3249740	$ 1,000,000.00	$ -	$ 1,000,000.00	500,000.00
3249764	$ 35,000.00	$ 200.00	$ 34,800.00	17,500.00
3249741	$ 2,000,000.00	$ 9,593.14	$ 1,990,406.86	1,000,000.00
3249742	$ 25,000.00	$ -	$ 25,000.00	12,500.00
3249743	$ 200,000.00	$ -	$ 200,000.00	100,000.00
3249744	$ 3,600,000.00	$ -	$ 3,600,000.00	1,800,000.00
3249744	$ 360,000.00	$ -	$ 360,000.00	180,000.00
3249745	$ 10,000.00	$ -	$ 10,000.00	5,000.00
3249746	$ 100,000.00	$ -	$ 100,000.00	50,000.00
3249747	$ 30,000.00	$ -	$ 30,000.00	15,000.00
3249748	$ 450,000.00	$ -	$ 450,000.00	225,000.00
3249749	$ 1,000,000.00	$ 6,480.32	$ 993,519.68	500,000.00
3249750	$ 81,000.00	$ -	$ 81,000.00	40,500.00
3249751	$ 1,500,000.00	$ -	$ 1,500,000.00	750,000.00
3249752	$ 400,000.00	$ -	$ 400,000.00	200,000.00
3249753	$ 2,000,000.00	$ -	$ 2,000,000.00	1,000,000.00
3249754	$ 400,000.00	$ -	$ 400,000.00	200,000.00
3249755	$ 2,500,000.00	$ -	$ 2,500,000.00	1,250,000.00
3249756	$ 400,000.00	$ -	$ 400,000.00	200,000.00
3249757	$ 2,500,000.00	$ -	$ 2,500,000.00	1,250,000.00
3249758	$ 30,000.00	$ -	$ 30,000.00	15,000.00
110/130	$ 1,000,000.00	$ -	$ 1,000,000.00	500,000.00

3249759	$	50,000.00	$	-	$	50,000.00	25,000.00
3249760	$	300,000.00	$	-	$	300,000.00	150,000.00
3249761	$	1,000,000.00	$	-	$	1,000,000.00	500,000.00
3249762	$	2,000,000.00	$	15,794.73	$	1,984,205.27	1,000,000.00
3249763	$	200,000.00	$	-	$	200,000.00	100,000.00
3249763	$	300,000.00	$	-	$	300,000.00	150,000.00
110/130	$	479,920.00	$	-	$	479,920.00	239,960.00
110/130	$	100,000.00	$	-	$	100,000.00	50,000.00
Transfer	$	2,000,000.00	$	-	$	2,000,000.00	1,000,000.00
Transfer	$	365,578.44	$	-	$	365,578.44	140,289.22
			$	-	$	-	0.00
			$	-	$	-	0.00
3249560	$	4,000.00	$	-	$	4,000.00	2,000.00
3249561	$	4,000.00	$	-	$	4,000.00	2,000.00
3249562	$	4,000.00	$	-	$	4,000.00	2,000.00
3249563	$	4,000.00	$	-	$	4,000.00	2,000.00
3249564	$	4,000.00	$	-	$	4,000.00	2,000.00
3249565	$	4,000.00	$	-	$	4,000.00	2,000.00
3249566	$	4,000.00	$	-	$	4,000.00	2,000.00
3249567	$	4,000.00	$	834.18	$	3,165.82	2,000.00
3249568	$	4,000.00	$	-	$	4,000.00	2,000.00
3249569	$	4,000.00	$	-	$	4,000.00	2,000.00
3249570	$	4,000.00	$	-	$	4,000.00	2,000.00
3249571	$	4,000.00	$	-	$	4,000.00	2,000.00
3249572	$	4,000.00	$	-	$	4,000.00	2,000.00
3249573	$	4,000.00	$	-	$	4,000.00	2,000.00
3249574	$	4,000.00	$	-	$	4,000.00	2,000.00
3249575	$	4,000.00	$	-	$	4,000.00	2,000.00
3249576	$	4,000.00	$	-	$	4,000.00	2,000.00
3249577	$	4,000.00	$	-	$	4,000.00	2,000.00
3249578	$	4,000.00	$	-	$	4,000.00	2,000.00
3249579	$	4,000.00	$	-	$	4,000.00	2,000.00

3249580	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249581	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249582	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249583	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249584	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249585	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249586	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249587	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249588	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
3249589	$ 4,000.00	$ -	$ 4,000.00	2,000.00	
		$ -	$ -	0.00	
		$ -	$ -	0.00	
		$ -	$ -	0.00	

Description	Category	GL	Budget	First Year Budget	Second Year Budget
830 Hafen Ln/Roof	Public Health/Covid Measures	3249765	$ 50,000.00	25,000.00	25,000.00
AC- Building Expansion	Public Health	3249740	$ 1,000,000.00	500,000.00	500,000.00
CH- Upgrades	Public Health/Covid Measures	3249764	$ 35,000.00	17,500.00	17,500.00
Court/JF- Building Expansion/Renov	Public Health	3249741	$ 2,000,000.00	1,000,000.00	1,000,000.00
Court/JF- Emergency Generator Replacement	Public Health	3249742	$ 25,000.00	12,500.00	12,500.00
Court/JF- Evidence Holding Building New	Public Health	3249743	$ 200,000.00	100,000.00	100,000.00
FS1- Building Demo/Replacement - Design	Public Health	3249744	$ 3,600,000.00	1,800,000.00	1,800,000.00
FS1- Building Demo/Replacement - Construction	Public Health	3249744	$ 360,000.00	180,000.00	180,000.00
FS3- Burn Tower Enhancements	Public Health	3249745	$ 10,000.00	5,000.00	5,000.00
FS3- Records Room Expansion	Public Health	3249746	$ 100,000.00	50,000.00	50,000.00
FS3- SCBA Fill Station	Public Health	3249747	$ 30,000.00	15,000.00	15,000.00
IT/All Fac- Card Access/Security Cameras (All Facilities)	Public Health/Covid Measures	3249748	$ 450,000.00	225,000.00	225,000.00
IT/All Fac- Radios New/Equipment (All Facilities)	Public Health/Covid Measures	3249749	$ 1,000,000.00	500,000.00	500,000.00
IT/CH- Chambers Audio/Visual Upgrades	Public Health/Covid Measures	3249750	$ 81,000.00	40,500.00	40,500.00
MC- Roof Removal/Replacement	Public Health/Child Care	3249751	$ 1,500,000.00	750,000.00	750,000.00
Parks- Hunter Park Field Lighting	Tourism	3249752	$ 400,000.00	200,000.00	200,000.00
Parks- Pickleball Courts Phase II - Design and Construction	Tourism	3249753	$ 2,000,000.00	1,000,000.00	1,000,000.00
Parks- Pioneer Park Field Lighting	Tourism	3249754	$ 400,000.00	200,000.00	200,000.00
Parks- SEC Facility Improvements - Slope Protection, etc.	Tourism	3249755	$ 2,500,000.00	1,250,000.00	1,250,000.00
Parks- SEC Field Lighting	Tourism	3249756	$ 400,000.00	200,000.00	200,000.00
Parks- SEC Field Turf Replacement - Design and Construction	Tourism	3249757	$ 2,500,000.00	1,250,000.00	1,250,000.00
PD- UPS Battery Backup Replacement	Public Health	3249758	$ 30,000.00	15,000.00	15,000.00
Premium Pay	Premium Pay	110/130	$ 1,000,000.00	500,000.00	500,000.00
PW- Fiber Optic (Pioneer Blvd to Airport)	Infrastructure	3249759	$ 50,000.00	25,000.00	25,000.00
PW- Fill Material Hauling Costs (NRHA)	Public Health/Housing	3249760	$ 300,000.00	150,000.00	150,000.00
PW- Waterline installation in MTCC	Infrastructure	3249761	$ 1,000,000.00	500,000.00	500,000.00
PW/All Fac- HVAC Units New	Public Health/Covid Measures	3249762	$ 2,000,000.00	1,000,000.00	1,000,000.00
PW/All Fac- HVAC Units New	Public Health/Covid Measures	3249763	$ 200,000.00	100,000.00	100,000.00
PW/All Fac- Ventilation System Upgrades	Public Health/Covid Measures	3249763	$ 300,000.00	150,000.00	150,000.00
Salaries and Benefits COV19 Dedicated Employees (5 years)	Public Health	110/130	$ 479,920.00	239,960.00	239,960.00
Salaries and Benefits COVID-19 Dedicated Employees	Public Health	110/130	$ 100,000.00	50,000.00	50,000.00
Stabilization Fund	Lost Revenue	Transfer	$ 2,000,000.00	1,000,000.00	1,000,000.00
Stabilization Fund	Lost Revenue	Transfer	$ 365,578.44	182,789.22	182,789.22
				0.00	0.00
Public Health Supplies				0.00	0.00
Airport		3249560	$ 4,000.00	2,000.00	2,000.00
Animal Shelter		3249561	$ 4,000.00	2,000.00	2,000.00
City Hall		3249562	$ 4,000.00	2,000.00	2,000.00
Attorneys		3249563	$ 4,000.00	2,000.00	2,000.00
City Clerks		3249564	$ 4,000.00	2,000.00	2,000.00
City Managers		3249565	$ 4,000.00	2,000.00	2,000.00
Development Services		3249566	$ 4,000.00	2,000.00	2,000.00
Finance		3249567	$ 4,000.00	2,000.00	2,000.00
Human Resources		3249568	$ 4,000.00	2,000.00	2,000.00
IT		3249569	$ 4,000.00	2,000.00	2,000.00
Mayor/Council		3249570	$ 4,000.00	2,000.00	2,000.00
Public Works		3249571	$ 4,000.00	2,000.00	2,000.00
Sanitation		3249572	$ 4,000.00	2,000.00	2,000.00
Facility Maintenance		3249573	$ 4,000.00	2,000.00	2,000.00
Fine Arts		3249574	$ 4,000.00	2,000.00	2,000.00
Fire Station 1		3249575	$ 4,000.00	2,000.00	2,000.00
Fire Station 2		3249576	$ 4,000.00	2,000.00	2,000.00
Fire Station 3		3249577	$ 4,000.00	2,000.00	2,000.00
Corrections/Jail		3249578	$ 4,000.00	2,000.00	2,000.00
Court/Justice		3249579	$ 4,000.00	2,000.00	2,000.00
Mesquite Campus		3249580	$ 4,000.00	2,000.00	2,000.00
Museum		3249581	$ 4,000.00	2,000.00	2,000.00
Parks		3249582	$ 4,000.00	2,000.00	2,000.00
Police		3249583	$ 4,000.00	2,000.00	2,000.00
Rec Center		3249584	$ 4,000.00	2,000.00	2,000.00
Sanitation		3249585	$ 4,000.00	2,000.00	2,000.00
Senior Center		3249586	$ 4,000.00	2,000.00	2,000.00

Fiscal Recovery Fund Capital Projects			
Description	**Estimated Cost**	**Category**	**GL**
830 Hafen Ln/Roof	$50,000.00	Public Health/Covid Measures	3249765
AC- Building Expansion	$1,000,000.00	Public Health	3249740
CH- Upgrades	$35,000.00	Public Health/Covid Measures	3249764
Court/JF- Building Expansion/Renov	$2,000,000.00	Public Health	3249741
Court/JF- Emergency Generator Replacement	$25,000.00	Public Health	3249742
Court/JF- Evidence Holding Building New	$200,000.00	Public Health	3249743
FS1- Building Demo/Replacement - Design	$3,600,000.00	Public Health	3249744
FS1- Building Demo/Replacement - Construction	$360,000.00	Public Health	3249744
FS3- Burn Tower Enhancements	$10,000.00	Public Health	3249745
FS3- Records Room Expansion	$100,000.00	Public Health	3249746
FS3- SCBA Fill Station	$30,000.00	Public Health	3249747
IT/All Fac- Card Access/Security Cameras (All Facilities)	$450,000.00	Public Health/Covid Measures	3249748
IT/All Fac- Radios New/Equipment (All Facilities)	$1,000,000.00	Public Health/Covid Measures	3249749
IT/CH- Chambers Audio/Visual Upgrades	$81,000.00	Public Health/Covid Measures	3249750
MC- Roof Removal/Replacement	$1,500,000.00	Public Health/Child Care	3249751
Parks- Hunter Park Field Lighting	$400,000.00	Tourism	3249752
Parks- Pickleball Courts Phase II - Design and Construction	$2,000,000.00	Tourism	3249753
Parks- Pioneer Park Field Lighting	$400,000.00	Tourism	3249754
Parks- SEC Facility Improvements - Slope Protection, etc.	$2,500,000.00	Tourism	3249755
Parks- SEC Field Lighting	$400,000.00	Tourism	3249756
Parks- SEC Field Turf Replacement - Design and Construction	$2,500,000.00	Tourism	3249757
PD- UPS Battery Backup Replacement	$30,000.00	Public Health	3249758
Premium Pay	$1,000,000.00	Premium Pay	110/130
Public Health Supplies - PPE, etc	$20,000.00	Public Health/Covid Measures	
Public Health Supplies - PPE, etc	$100,000.00	Public Health/Covid Measures	
PW- Fiber Optic (Pioneer Blvd to Airport)	$50,000.00	Infrastructure	3249759
PW- Fill Material Hauling Costs (NRHA)	$300,000.00	Public Health/Housing	3249760
PW- Waterline installation in MTCC	$1,000,000.00	Infrastructure	3249761

Fiscal Recovery Fund Capital Projects			
Description	**Estimated Cost**	**Category**	**GL**
PW/All Fac- HVAC Units New	$2,000,000.00	Public Health/Covid Measures	3249762
PW/All Fac- HVAC Units New	$200,000.00	Public Health/Covid Measures	3249763
PW/All Fac- Ventilation System Upgrades	$300,000.00	Public Health/Covid Measures	3249763
Salaries and Benefits COV19 Dedicated Employees (5 years)	$479,920.00	Public Health	110/130
Salaries and Benefits COVID-19 Dedicated Employees	$100,000.00	Public Health	110/130
Stabilization Fund	$2,000,000.00	Lost Revenue	Transfer
Stabilization Fund	$365,578.44	Lost Revenue	Transfer

Public Health Supplies - PPE, etc	$120,000.00	Public Health/Covid Measures	
Airport			3249560
Animal Shelter			3249561
City Hall			3249562
Attorneys			3249563
City Clerks			3249564
City Managers			3249565
Development Services			3249566
Finance			3249567
Human Resources			3249568
IT			3249569
Mayor/Council			3249570
Public Works			3249571
Sanitation			3249572
Facility Maintenance			3249573
Fine Arts			3249574
Fire Station 1			3249575
Fire Station 2			3249576
Fire Station 3			3249577
Corrections/Jail			3249578

Fiscal Recovery Fund Capital Projects			
Description	**Estimated Cost**	**Category**	**GL**
Court/Justice			3249579
Mesquite Campus			3249580
Museum			3249581
Parks			3249582
Police			3249583
Rec Center			3249584
Sanitation			3249585
Senior Center			3249586
Streets			3249587
Vehicle Maintenance			3249588
Welcome Center			3249589

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Richard Secrist
Submitting Department: Development Services

Consent Agenda

Consideration of Development Application Cycle Dates and Deadlines for 2022.

- Public Comment
- Discussion and Possible Action

PETITIONER: Richard Secrist **DEPARTMENT:** Development Services

---

RECOMMENDATION:

Approve the Development Application Cycle Dates and Deadlines for 2022.

Background:

The Development Services Department periodically releases a calendar of the application cycle to assist developers with project timing.
The review cycle typically takes eight (8) weeks. Zone change/plan amendments requests are processed quarterly. Time frames have been calculated backwards from the Council meeting date. Please see attached schedule.

Fiscal Impact: None

Budgeted Item: No

Attachments:

- Development Review Cycle 2022 - Sheet1.pdf

2022 Development Review Cycle

Wednesday Application Intake	Wednesday Agency Review Meeting	Tuesday Tech Review	Tuesday City Council
Standard Application Cycle -- 8 Weeks			
November 17, 2021	December 8, 2021	January 4, 2022	January 11, 2022
December 1, 2021	December 22, 2021	January 18, 2022	January 25, 2022
December 15, 2021	January 5, 2022	February 1, 2022	February 8, 2022
December 29, 2021	January 19, 2022	February 15, 2022	February 22, 2022
January 12, 2022	February 2, 2022	March 1, 2022	March 8, 2022
January 26, 2022	February 16, 2022	March 15, 2022	March 22, 2022
February 16, 2022	March 9, 2022	April 5, 2022	April 12, 2022
March 2, 2022	March 23, 2022	April 16, 2022	April 26, 2022
March 16, 2022	April 6, 2022	May 3, 2022	May 10, 2022
March 30, 2022	April 20, 2022	May 17, 2022	May 24, 2022
April 20, 2022	May 11, 2022	June 7, 2022	June 14, 2022
May 4, 2022	May 25, 2022	June 21, 2022	June 28, 2022
May 18, 2022	June 8, 2022	July 5, 2022	July 12, 2022
June 1, 2022	June 22, 2022	July 19, 2022	July 26, 2022
June 15, 2022	July 6, 2022	August 2, 2022	August 9, 2022
June 29, 2022	July 20, 2022	August 16, 2022	August 23, 2022
July 20, 2022	August 10, 2022	September 6, 2022	September 13, 2022
August 3, 2022	August 24, 2022	September 20, 2022	September 27, 2022
August 17, 2022	September 7, 2022	October 4, 2022	October 11, 2022
August 31, 2022	September 21, 2022	October 18, 2022	October 25, 2022
September 14, 2022	October 5, 2022	November 1, 2022	November 8, 2022
September 28, 2022	October 19, 2022	November 15, 2022	November 22, 2022
October 19, 2022	November 9, 2022	December 6, 2022	December 13, 2022
Plan Amendment and Zone Change Application Cycle - 11 Weeks			
October 20, 2021	November 10, 2021	January 4, 2022	January 11, 2022
January 26, 2022	February 16, 2022	April 5, 2022	April 12, 2022
April 20, 2022	May 11, 2022	July 5, 2022	July 12, 2022
July 27, 2022	August 17, 2022	October 4, 2022	October 11, 2022

All meeting dates are subject to change by the City Council / Staff.Please note that certain applications do not require City Council action and may be reviewed and approved by Staff.

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tysha Blaber
Submitting Department: Public Works

Consent Agenda

Consideration of designating Vehicles/Equipment/Furniture & HVAC Items as City Surplus items and direct Public Works to list these items on the Public Surplus website.

- **Public Comments**
- **Discussion and Possible Action**

PETITIONER: Travis H. Anderson, P.E. Public Works Director **DEPARTMENT:** Public Works

---

RECOMMENDATION:

Direct Public Works to list Vehicles/Equipment/Furniture/HVAC Items for sale on the Public Surplus website.

Background:

Public Works would like to place the following items on the Public Website for auction at www.publicsurplus.com

VEHICLES:

00 Dodge Caravan	#604	52,746 Miles	$500.00 Min Bid
03 Dodge Dakota	#622	112,253 Miles	$500.00 Min Bid
06 Crown Vic	#320	100,207 Miles	$500.00 Min Bid
08 Ford F150	#326	163,879 Miles	$500.00 Min Bid

EQUIPMENT/TIRES:

Concrete Chain Saw	No Minimum Bid
Razr Tires/Wheels - 27”	No Minimum Bid

FURNITURE:

Round Table 60”	1 Each	No Minimum Bid
Filing Cabinets	4 Each	No Minimum Bid
Stacking Plastic Chairs - Blue	8 Each	No Minimum Bid
Stacking Plastic Chairs - Green	16 Each	No Minimum Bid
Stacking Fabric Chairs - Grey	18 Each	No Minimum Bid

HVAC:

Bryant Boiler	1 Each	No Minimum Bid
3 Ton Heatpump R-22	2 Each	No Minimum Bid

Fiscal Impact: Increased Revenue for surplus items would be receipted into Misc Revenue Account GL No 1036120 (Sale of Assets) Fund.

Budgeted Item: No

Attachments:

- VehiclePictures.pdf
- Equipment&TirePictures.pdf
- FurniturePictures.pdf
- HVACPictures.pdf
- SalesfromLastAuction_Jun20.pdf

Vehicle No 320 - 06 Ford Crown Vic



Vehicle No 326 - 08 Ford F150





Vehicle No 604 - 00 Dodge Caravan

Vehicle No 622 - 03 Dodge Dakota



Concrete Chain Saw



Razr Tires/Wheels - 27"




60" Round Table - 1 Each
101


Filing Cabinets - 4 Each
102


Stacking Plastic Chairs - 8 Each
103


Stacking Plastic Chairs - 16 Each
104

Stacking Fabric Chairs - 18 Each



BOILERS

Originators of the "Flexible Water Tube" Design

IDENTIFICATION

Model Number	CL240-W-FDGO
Input	2400/1200
Bryan Number	980856
Serial Number	82782
Year Built	2006
nal Board Number	42226
Foreign g. Number	
Output	1920
Relief Valve Setting	50
Heating Surface	287
Min. Relief Valve Capacity	2870
MAWP, Water	60
MAWP, Steam	

GAS DATA

Gas Type	LP GAS
Maximum Input	960
Minimum Input	480
in. Supply Pressure	7 IN.WC.
ax. Supply Pressure	1 PSIG
Manifold Pressure	4.0
rifice Size DMS	

OIL DATA

Oil Not Heavier Than #2

Maximum Input	
Minimum Input	

ELECTRICAL DATA

Control Circuit V/PH/HZ/A	120/1/60
Motor Circuit V/PH/HZ/A	230/1/60

Not Install On Combustible Flooring Unless Otherwise Noted On Separate Tag.

yan Steam LLC., 783 N. Chili Ave., Peru, Indiana 46970 USA

Heatpump - 3 Ton R-22

MODEL NO.
B3HP036A06A

SERIAL (S)N0L7321968

CENTRAL HEAT PUMP
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE 208/230-1-60
FACTORY CHARGED: R22, 8 LBS., 8 OZ.
MIN. TEST PRESS.: HIGH SIDE 300 PSIG, LOW SIDE 150 PSIG

QTY	LOAD	HP	VOLT-PH-HZ		
1	COMP.		208/230-1-60	15.4 RLA	88 LRA
1	I.D.BLOW.	3/4	208/230-1-60	6.0 FLA	
1	O.D.FAN	1/4	208/230-1-60	1.2 FLA	

**	HEATER MODEL	MIN SPD	HEATER KW @	MIN CKT AMPACITY	MAX FUSE/ HACR BRKR
**	2NH045-	TAP	208/240	208/240	208/240
( )	NONE	LOW	0.0	26.5	35
( )	00506A	MED	3.8/5.0	49.0/52.5	50/60
( )	00706A	MED	5.6/7.5	60.3/65.5	70/70
( )	01006A	MED	7.5/10.0	71.6/78.5	80/80
( )	01506A	MED	11.3/15.0	94.2/104.6	100/110
**	2ND045 - TAP		208/240	208/240	208/240
( )	01506A	MED	3.8/5.0	49.0/52.5	50/60
			7.5/10.0	45.2/52.1	50/60

** MARK OPTION INSTALLED BY "X" IN BOX
MAXIMUM EXTERNAL STATIC PRESS: .50 I.W.C.
UNIT AND DUCT CLEARANCE FROM COMBUSTIBLE SURFACE:
0.0 IN.
MAXIMUM OUTLET AIR TEMPERATURE: 200 DEG. F.

POUR L'INSTALLATION EXTERIEURE SEULEMENT
UTILISER DES FILS D'ALIMENTATION EN CUIVRE 208/230-1-60
CHARGE A L'USINE: R-22 8 LIVRES, 8 ONCES
PRESSION D'ESSAI MIN: HAUTE/BASSE
300/150 LB/(PO)2

QTE	CHARGE	HP	VOLT-PH-HZ		
1	COMP.		208/230-1-60	15.4	RLA 88 LRA
1	I.D.BLOW.	3/4	208/230-1-60	6.0	FLA
1	O.D.FAN	1/4	208/230-1-60	1.2	FLA

**	UNITE DE CHAUFFAGE	MIN SPD	CHAUFFAGE KW @	CHARGE AMP MIN DU CIRCUIT	FUS./DUSJ. HACRMAX
**	2NH045-	TAP	208/240	208/240	208/240
( )	NONE	LOW	0.0	26.5	35
( )	00506A	MED	3.8/5.0	49.0/52.5	50/60
( )	00706A	MED	5.6/7.5	60.3/65.5	70/70
( )	01006A	MED	7.5/10.0	71.6/78.5	80/90
( )	01506A	MED	11.3/15.0	94.2/104.6	100/110
**	2ND045 - TAP		208/240	208/240	208/240
( )	01506A	MED	3.8/5.0	49.0/52.5	50/60
			7.5/10.0	45.2/52.1	50/60

** INDIQUER LES OPTIONS INSTALLEES PAR UN "X" ENTRE LES CROCHETS.

B3HP036A06AE REV. A LOT# 006004710986

ASHRAE 90.1 COMPLIANT

DESIGN CERTIFIED

CERTIFIED

C US

energy ENERGY STAR

Heatpump - 3 Ton R-22

MODEL NO.
B3HP036A06A

SERIAL (S)N0L7363718

CENTRAL HEAT PUMP
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE 208/230-1-60
FACTORY CHARGED: R22, 8 LBS., 8 OZ.
MIN. TEST PRESS.: HIGH SIDE 300 PSIG, LOW SIDE 150 PSIG

QTY	LOAD	HP	VOLT-PH-HZ		
1	COMP.		208/230-1-60	15.4 RLA	88 LRA
1	I.D.BLOW.	3/4	208/230-1-60	6.0 FLA	
1	O.D.FAN	1/4	208/230-1-60	1.2 FLA	

**	HEATER MODEL	MIN SPD	HEATER KW @	MIN CKT AMPACITY	MAX FUSE/ HACR BRKR
**	2NH045-	TAP	208/240	208/240	208/240
( )	NONE	LOW	0.0	26.5	35
( )	00506A	MED	3.8/5.0	49.0/52.5	50/60
( )	00706A	MED	5.6/7.5	60.3/65.5	70/70
( )	01006A	MED	7.5/10.0	71.6/78.5	80/80
( )	01506A	MED	11.3/15.0	94.2/104.6	100/110
**	2ND045 - TAP		208/240	208/240	208/240
( )	01506A	MED	3.8/5.0	49.0/52.5	50/60
			7.5/10.0	45.2/52.1	50/60

** MARK OPTION INSTALLED BY "X" IN BOX
MAXIMUM EXTERNAL STATIC PRESS: .50 I.W.C.
UNIT AND DUCT CLEARANCE FROM COMBUSTIBLE SURFACE:
0.0 IN.
MAXIMUM OUTLET AIR TEMPERATURE: 200 DEG. F.

POUR L'INSTALLATION EXTERIEURE SEULEMENT
UTILISER DES FILS D'ALIMENTATION EN CUIVRE 208/230-1-60
CHARGE A L'USINE: R-22 8 LIVRES, 8 ONCES
PRESSION D'ESSAI MIN: HAUTE/BASSE
300/150 LB/(PO)2

QTE	CHARGE	HP	VOLT-PH-HZ		
1	COMP.		208/230-1-60	15.4 RLA	88 LRA
1	I.D.BLOW.	3/4	208/230-1-60	6.0 FLA	
1	O.D.FAN	1/4	208/230-1-60	1.2 FLA	

**	UNITE DE CHAUFFAGE	MIN CHAUFFAGE SPD	KW @	CHARGE AMP MIN DU CIRCUIT	FUS./DUSJ. HACRMAX
**	2NH045-	TAP	208/240	208/240	208/240
( )	NONE	LOW	0.0	26.5	35
( )	00506A	MED	3.8/5.0	49.0/52.5	50/60
( )	00706A	MED	5.6/7.5	60.3/65.5	70/70
( )	01006A	MED	7.5/10.0	71.6/78.5	80/90
( )	01506A	MED	11.3/15.0	94.2/104.6	100/110
**	2ND045 - TAP		208/240	208/240	208/240
( )	01506A	MED	3.8/5.0	49.0/52.5	50/60
			7.5/10.0	45.2/52.1	50/60

** INDIQUER LES OPTIONS INSTALLEES PAR UN "X" ENTRE LES CROCHETS.

B3HP036A06AE REV. A LOT# 005004732088

ASHRAE 90.1 COMPLIANT

DESIGN

Auction Details June 2020

Vehicles:

1978 Ford Water Truck	#921	6119 Hours	$6,600.00

Equipment:

1997 Miller Welder w/Trailer	#152	694 Hours	$1,575.00
1999 Cat Generator	#222	372 Hours	$7,151.51
1994 John Deere Tractor/Box Scraper	#903	355 Hours	$7,500.00
2003 Toro Mower	#939	1514 Hours	$ 380.00
2003 Smithco Field Vacuum	#941	426 Hours	$ 255.00
2006 John Deere Mower	#960	1943 Hours	$ 310.00

Workout Equipment:

Paramount Brand:	
Hip Machine	$ 177.50
Tricep Extension Machine	$ 227.50
Shoulder Press Machine	$ 227.50
Bench Press Machine	$ 315.00
Lower Back Machine	$ 100.00
Leg Curl Machine	$ 255.00
Leg Machine (Adjustable)	$ 20.50
Misc Freestanding Weights & Stands	$ 355.00

Total Amount Received $25,449.51

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tracy Beck
Submitting Department: City Clerk

Department Reports

Mayors Comments & Reports

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

-

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tracy Beck
Submitting Department: City Clerk

Department Reports

City Council & Staff Reports

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

-

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Martine Green
Submitting Department: City Manager

Administrative

Consideration for approval of Resolution R21-063 finding that the sale of approximately 7.24 acres of City-Owned Property with all Ordinance and Resolutions adopted by the City Council regarding the disposal of real property or the purpose of Economic Development or Redevelopment. in accordance with Mesquite City Charter Section 2.340.

- Public Comment
- Discussion and Possible Action

PETITIONER: Martine Green, Deputy City Manager **DEPARTMENT:** City Manager

---

RECOMMENDATION:

Approve Resolution R21-063 finding that the sale of approximately 7.24 acres of City-Owned Property with all Ordinance and Resolutions adopted by the City Council regarding the disposal of real property or the purpose of Economic Development or Redevelopment. in accordance with Mesquite City Charter Section 2.340.

Background:

Fiscal Impact: Revenue from Sales

Budgeted Item: No

Attachments:

- R21-063.docx
- Appraisal.Johnson.140000.pdf
- Appraisals.Colliers.55000.pdf
- Record_of_Survey_enlarged.pdf
- Record_of_Survey.pdf

RESOLUTION
R21-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) FINDING THAT THE SALE OF APPROXIMATELY 7.24 ACRES OF CITY-OWNED PROPERTY CONSISTING OF A PORTION OF CURRENT CLARK COUNTY ASSESSOR'S PARCEL NO. 002-232-11-002 DESIGNATED AS LOT 303A OF THAT CERTAIN RECORD OF SURVEY FILED ON SEPTEMBER 1, 2021 IN FILE 223, PAGE 91 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA IS CONSISTENT WITH ALL ORDINANCES AND RESOLUTIONS ADOPTED BY THE CITY COUNCIL REGARDING THE DISPOSAL OF REAL PROPERTY FOR THE PURPOSES OF ECONOMIC DEVELOPMENT OR REDEVELOPMENT, IN ACCORDANCE WITH MESQUITE CITY CHARTER SECTION 2.340.

WHEREAS, the City Charter 2.340 dictates the process for disposing of real property for economic development purposes; and

WHEREAS, pursuant to the City Charter Section 2.340(3)(a), two appraisals were obtained for the above-described property; and

WHEREAS, pursuant to the City Charter Section 2.340(3)(b), the City Council approved Resolution R21-062 on September 28, 2021, finding that it is in the best interest of the Public to sell the above-described property without offering it to the public and for less than fair market value for economic development purposes as defined in NRS 268.063; and

WHEREAS, the City of Mesquite desires to sell the above-described property to Crown Cork and Seal USA, Inc. for economic development purposes in accordance with the Purchase and Sale Agreement attached as Exhibit "A."

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The sale of the above-described property to Crown Cork and Seal USA, Inc., in accordance with the Purchase and Sale Agreement attached as Exhibit "A" is consistent with all ordinances and resolutions adopted by the City Council regarding the disposal of real property for the purpose of economic development or redevelopment; and

2. The Purchase and Sale Agreement attached as Exhibit "A" is hereby approved by the City Council and the Mayor is authorized to sign the agreement on behalf of the City.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 12th of October, 2021.

_____
Allan S. Litman, Mayor

ATTEST:

_____
Tracy E. Beck, City Clerk

Approved as to Form:

_____
Adam K. Anderson, Interim City Attorney

APPRAISAL REPORT

of a
Vacant Industrial Parcel
Eastern Boundary of Lower Flat Top Drive
North of Pioneer Boulevard
Mesquite, Nevada 89027



Prepared For:
Martine Green
Deputy City Manager
City of Mesquite
10 E. Mesquite Boulevard
Mesquite, Nevada 89027

Effective Date of Value:
September 2, 2021

Date of the Report:
September 7, 2021

Johnson Appraisal, Inc.
Daniel Johnson, MAI, SRA
782 S. River Road, #104
St. George, Utah 84790
Office - (435) 674-2191
Mobile - (435) 680-2191
Email - johnson@infowest.com

JOHNSON APPRAISAL, INC.
REAL ESTATE APPRAISERS
782 S. RIVER ROAD, #104
ST. GEORGE, UTAH 84790

DANIEL JOHNSON, MAI, SRA
RYAN JOHNSON
CRAIG JOHNSON

TELEPHONE
(435) 674-2191

September 7, 2021

Martine Green
Deputy City Manager
City of Mesquite
10 E. Mesquite Boulevard
Mesquite, Nevada 89027

Dear Ms. Green:

I have completed an investigation and appraisal of the vacant 7.24 acre parcel located along the eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard in the northwestern section of the City of Mesquite, County of Clark, State of Nevada. The property is legally described on page 8 of this appraisal report.

This report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

The market value of the property is an estimate assuming an exposure time of six months to one year prior to the hypothetical consummation of a sale based on the effective date of the appraisal. Based on an inspection of the property, and the analyses contained in this report, it is my opinion that the "As Is" Market Value, with an effective date of September 2, 2021, is:

ONE HUNDRED FORTY THOUSAND DOLLARS
($140,000)

This appraisal is made subject to the Certification and Assumptions and Limiting Conditions, which are contained on pages 3 through 5 of this report. This report is not subject to any extraordinary assumptions or hypothetical conditions.

Sincerely,



Daniel Johnson, MAI, SRA
Nevada State Certified General Appraiser
Certificate No. A.0001198-CG
Expires August 31, 2023

TABLE OF CONTENTS

Page

Photographs of the Property 1
Certification 3
Assumptions and Limiting Conditions 4
Extraordinary Assumptions and Limiting Conditions 6
Executive Summary 7
Identification of the Property 8
Purpose and Intended Use of the Appraisal 8
Scope of Work 8
Definition of Market Value 9
Property Rights Appraised 9
Date of the Appraisal 10
Statement of Ownership 10
Ownership History 10
Area Data 10
Land Data 14
Zoning Data 17
Assessed Value and Taxes 19
Highest and Best Use 19
Land Valuation 20

Addenda

Record of Survey
Professional Qualifications of Daniel Johnson, MAI, SRA

PHOTOGRAPHS OF THE PROPERTY



View of the subject property and adjacent parcel in a northerly direction from the southern boundary of Pioneer Boulevard.



Street scene of Lower Flat Top Drive in a southerly direction from a point west of the subject property.



View of the subject property in a northeasterly
direction from a point near the southwest property corner.



View of the subject property in an easterly direction
from the western boundary of Lower Flat Top Drive.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My state certifications have not been revoked, suspended, canceled, or restricted.

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment.

I have the appropriate knowledge and experience to complete this assignment competently.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. This report has also been completed in accordance with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

On September 2, 2021, I conducted a personal inspection of the property that is the subject of this report. No one provided significant real property appraisal assistance to the person signing this certification.

Sincerely,



Daniel Johnson, MAI, SRA
Nevada State Certified General Appraiser
Certificate No. A.0001198-CG
Expires August 31, 2023

ASSUMPTIONS AND LIMITING CONDITIONS

Legal Matters

The legal description contained in this report was not confirmed by survey and is assumed to be correct. No responsibility is assumed in connection with a survey or for encroachments, overlapping, or other discrepancies that might be revealed. Exhibits and sketches included in the report are for illustration only to aid the reader in visualizing the property and are not necessarily the result of a survey.

No responsibility is assumed for an opinion of legal nature, including ownership of the property or the condition of title. Information related to ownership and legal description was obtained from public records and is considered reliable. The appraiser assumes that the title is marketable and not encumbered by adverse easements and restrictions.

Unapparent Conditions

The appraiser assumes that there are no hidden or unapparent conditions of the property which would render it more or less valuable. The appraiser is not an expert in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, waster pollutants, or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) present on the property.

The appraiser assumes no responsibility for studies or analysis which would be required to conclude the presence or absence of such substances or for the loss as a result of the presence of such substances. If desired, the client is urged to retain an expert in the field. The value estimate is based on the premise that the subject property is not so affected.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials.

Information and Data

Information, estimates, and opinions furnished to the appraiser and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser can be assumed.

All mortgages, liens, encumbrances, and servitudes have been disregarded unless so specified in the appraisal report. The property is appraised as though under responsible ownership and competent management.

Zoning and Licenses

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the valuation. It is assumed that the subject property complies with all applicable federal, state, and local environmental regulations

and laws unless noncompliance is stated, defined, and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities obtained from inquiry from the appropriate utility authority, or has been ascertained from visual evidence, is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

It is assumed that all required licenses, consents, or other legislative or administrative authority from local, state, or national governmental, private entity, organization have been, or can be, obtained or renewed for any use on which the value estimate contained in this report is based.

General Limiting Conditions

This report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

The appraiser will not be required to give testimony or appear in court due to preparing the appraisal with reference to the property in question.

Possession of the report does not carry with it the right of publication. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Neither all nor any part of this report shall be disseminated to the general public without the prior written consent of the appraiser.

The date of value, to which the conclusions and opinions expressed in the report apply, is set forth in the Letter of Transmittal. Further, the dollar amount of the value opinion rendered in this report is based upon the purchasing power of the U.S. Dollar existing on that date.

Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to the values, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the appraisal designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of the appraiser.

No environmental or concurrency impact studies were either requested or made in conjunction with this appraisal report. The appraiser reserves the right to alter, amend, revise, or rescind of the value opinion based upon any subsequent environmental or concurrency impact studies, research, or investigations.

The appraiser reserves the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

Extraordinary Assumptions

An extraordinary assumption is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP), page 4, as:

> An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Page 17 of USPAP states the cases in which an extraordinary assumption may be used in an assignment:

- It is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption;
- use of the extraordinary assumption results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

This appraisal report is not subject to any extraordinary assumptions.

Hypothetical Conditions

A hypothetical condition is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP), page 4, as:

> A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Page 17 of USPAP states the cases in which a hypothetical condition may be used in an assignment:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

This report is not subject to any hypothetical conditions.

EXECUTIVE SUMMARY

Location	Eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard in the northwestern section of the City of Mesquite, County of Clark, State of Nevada.
Ownership	According to public record information, the property is currently owned by the City of Mesquite.
Property Type	Vacant Land
Property Rights Appraised	Fee Simple
Land Data	The subject property is an undulating parcel that contains a total of 7.24 acres of area.
Flood Zone	According to the Clark County, Nevada Community Panel No. 32003C0378F, effective December 4, 2007, the land is located in a Flood Zone X, which is not a Special Study Flood Hazard Area.
Zoning	IR-1 (Industrial)
Highest and Best Use	Industrial Development
"As Is" Market Value	$140,000
Effective Date of Value	September 2, 2021
Date of the Report	September 7, 2021

IDENTIFICATION OF THE PROPERTY

The property being appraised is located on the eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard. It consists of the southern 7.24 acre portion of the parcel that is identified by the Clark County Assessor as Parcel No. 002-23-211-002 and is legally described as:

> Located in the West Half of Section 23, Township 13 South, Range 70 East, Mount Diablo Base and Meridian, City of Mesquite, Clark County, Nevada, and being more particularly described as:
>
> Beginning at a point on Easterly right-of-way line of Lower Flat Top Drive (a 120.00 foot dedicated right-of-way), said point being the Southwest Corner of Lot 303 that is North 89°07'45" East 1,244.72 feet along the Quarter Section line and South 00°52'15" East 0.66 feet from the West Quarter Corner of Section 23, Township 13 South, Range 70 East, Mount Diablo Base and Meridian as Recorded on the Final Map, Merger and Resubdivision, Technology and Commerce Center, Phase Ill in Book 148, Page 52 of Plats in the Official Records of Clark County, Nevada and running; thence Northwesterly 226.98 feet along the arc of a 2,440.00 foot radius non-tangent curve to the right with a central angle of 05°19'48" and the Center bears North 78°44'03" East along the said Easterly line of Lower Flat Top Drive; thence North 62°21'25" East 854.67 feet to the Easterly line of said Lot 303; thence South 00°49'01" East 610.11 feet along said Easterly line to the Southeast corner of said Lot 303; thence South 89°09'08" West 731.96 feet along the Southerly line to said Southwest corner of said Lot 303 and point of beginning. Contains 7.24 acres, more or less as described.

Source: Record of Survey for the City of Mesquite, Official Records, File 223, Page 91, Dated September 1, 2021

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to express an opinion of the "As Is" Market Value of the subject property with an effective date of September 2, 2021. The intended use of this appraisal is to assist the City of Mesquite in establishing a market value estimate for the potential sale of the property. I was formally engaged directly by Martine Green, Deputy City Manager for the City of Mesquite, on August 13, 2021.

SCOPE OF WORK

The scope of work requires compliance with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Guide Notes to the Standards of Professional Practice adopted by the Appraisal Institute. The standards contain binding requirements and specific guidelines associated with the procedures to be followed in developing an appraisal, analysis, or opinion. The uniform standards set the requirements to communicate the appraisers' analyses, opinions, and conclusions in a manner that will be meaningful and not misleading in the marketplace.

The depth of the analysis was intended to be appropriate in relation to the significance of the appraisal problem. The following steps were taken in formulating an opinion of the subject property.

- The subject market area was searched relative to the historical and projected rates of growth and development patterns. This search included consultation with county officials at Clark County.

- The subject property was personally inspected on September 2, 2021.

- A search of public records relative to the subject property in Clark County was also conducted.

- An analysis of the legally permissible, physically possible, and financially feasible uses of the property was conducted in order to estimate the highest and best use of the property.

- Sales data was obtained though surveys with local real estate brokers and a search of public records. The comparable properties were analyzed as to their legal encumbrances, conditions of sale, financing terms, market conditions, location, physical characteristics, availability of utilities, zoning, and highest and best use.

- This appraisal report is intended to be an appraisal assignment. The service was performed in a manner that the results, opinions, and conclusions are that of a disinterested third party.

DEFINITION OF MARKET VALUE

Market value contained in this report is defined as:

> The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Source: The Appraisal of Real Estate, Fifteenth Edition, published by the Appraisal Institute, 2020, Page 48

PROPERTY RIGHTS APPRAISED

No portion of the subject property is leased to a third-party. The property rights appraised are those of the fee simple estate, which is defined in The Dictionary of Real Estate Appraisal, Sixth Edition, published by the Appraisal Institute, 2015, page 90, as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

DATE OF THE APPRAISAL

The effective date of value is September 2, 2021, the date of final property inspection. The date of the report is September 7, 2021, the date of completion of the written appraisal report.

STATEMENT OF OWNERSHIP

According to public record information, the property is currently owned by City of Mesquite.

OWNERSHIP HISTORY

The subject property, and adjacent lands containing 7,689.59 acres, were acquired by the City of Mesquite from The United States of America on May 7, 2003 (Document No. 20030507:01426), for a reported $10,750,000. The lands were undeveloped, open acreage at the time of sale.

The subject property has not been listed for sale, or sold, in the past three years.

AREA DATA

The subject property is located in the western section of the City of Mesquite in the northeast corner of Clark County, Nevada. Mesquite is located approximately 80 miles northeast of Las Vegas, Nevada and 38 miles south of St. George, Utah. Access to the area is from Interstate 15, which extends through Las Vegas, Nevada to Salt Lake City, Utah. The State of Nevada is the seventh physically largest in the nation with a site area of more than 110,000 square miles and is one of the most populated states. The Bureau of Land Management (BLM) is the largest land owner with more than 48 million acres of area. Other federal government land holdings combined with the BLM land represents approximately 85 percent of the state's land area.

Within the Clark County area, the BLM owns approximately five million acres of public land. Approximately 108,000 acres is located within metropolitan areas. The land area of Clark County contains approximately 7,910 square miles. Las Vegas is the largest metropolitan area in Nevada and is the county seat of Clark County.

The population of Clark County is concentrated in the Las Vegas Valley, which is the central portion of Clark County. The Valley contains approximately 480 square miles of area and is situated at 2,016 feet above mean sea level. The climate of the Valley is semi-arid with an average annual rainfall of 5.56 inches and an average maximum temperature of 79.6 degrees.

The City of Mesquite is an incorporated district within the Clark County area and was founded in 1859 and incorporated in 1984. The southerly boundary of Mesquite is provided by the Virgin River, which flows from east to west. The City of Mesquite has a land area of 32.08 square miles. The elevation at City Hall is 1,597 feet above mean sea level. Mesquite is part of a semi-rural area proximate to the towns of Littlefield and Beaver Dam, Arizona. The communities of Glendale, Overton, and Logandale, Nevada are approximately 30 to 45 miles to the southwest.

Climate

The climate of the area is rated as moderate with temperatures ranging from an average low of 34 degrees Fahrenheit in January to an average high of 107 degrees Fahrenheit in July. The area averages 133 days per year with temperatures higher than 90 degrees Fahrenheit and 38 days with temperatures reaching below 32 degrees Fahrenheit. The average annual days of sunshine are 310 with an average annual rainfall of 7.70 inches. December has the highest humidity level at 44 percent. The lowest humidity level is typically recorded in April at 15 percent.

Population

The 2020 population of Mesquite was estimated at 20,438 persons. This represents a 33.5 percent increase in population since 2010. Listed below is a table that depicts the historic population of Mesquite.

Historic Population	
Year	Population
2000	9,389
2010	15,305
2020	20,438

Smyce: U.S. Census Bureau

Mesquite is one of the fastest growing cities in Nevada. The average annual non-compounded growth rate from 2010 to 2020 was 3.4 percent.

Economic Activity

The Casablanca Resort, Virgin River Resort, and Eureka Resort are the three largest employers in Mesquite. These three employers have a total of 2,147 employees. The fourth largest employer is Walmart with an employment base of 241 persons. Other large employers include the Clark County School District, the City of Mesquite, Mesa View Hospital, and Primex Plastic.

There are four casino resorts in Mesquite that provide local employment and attract tourists and potential new residents to the area. Prior to incorporation, resorts are a concept for other areas of Nevada. The Oasis Hotel and Casino started with the acquisition of the 24-room Western Village. The Resort expanded to more than 900 rooms and many amenities. It ceased operations in 2008. The Virgin River Hotel and Casino opened in 1990 and has expanded with the addition of rooms and other amenities. The facility currently has 709 rooms. The Rising Star opened in 2016 and has 210 rooms.

Industrial development is primarily located in the northern section of Mesquite. The Primex Plastics Company, headquartered in New Jersey, relocated its first coast plant from California to Mesquite in 1991. The plant was one of the first industrial projects in Mesquite. Primex employs 165 people from Mesquite and adjacent communities.

Other industrial development is located to the northern of the Primex plant in the Mesquite Industrial Park. Approximately 38 acres has been developed with full improvements to permit the development of additional industrial projects. The area also has the potential for expansion due to available vacant land. The Mesquite and Technology Center is located in the northwestern section of the city. The project contains approximately 650 acres and is designed primarily for manufacturing use.

Housing

The Mesquite area contains a variety of housing types from detached single family residences to apartment complexes. Listed below is a summary table that depicts the total number of single family residence sales, including the year 2020, as reported by the Mesquite Association of Realtors.

Price Trends for Single Family Residences

Year	No. of Sales	Median Sales Price	% Change From Previous Year	Average Days on Market of Sold Residences
2020	535	$342,500	+11.7%	62
2019	499	306,700	+5.9%	48
2018	568	291,750	+9.4%	51
2017	538	265,000	+8.9%	64
2016	434	243,650	+1.8%	92
2015	338	239,450	+8.1%	81
2014	345	221,500	+3.0%	142
2013	382	215,000	+13.2%	134
2012	313	190,000	+0.1%	127
2011	189	189,900	+1.0%	133
Average	***414***	***$250,545***	***+6.3%***	***93***

Source: Mesquite Association of Realtors

During 2020, a total of 535 sales were reported at a median price of $342,500. The median price for 2019 was $306,700, indicating an increase of 11.7 percent in the median price. The median price in 2011 was reported at $189,900.

The average custom lot price ranged from $60,000 to $350,000. The rental market in Mesquite is average with a two-bedroom apartment renting for approximately $550 per month and a three bedroom home rents for $850 per month.

The number of residential building permits in Mesquite has varied dramatically since 2010. The table below lists total permits from 2010 to 2019.

Building Permits	
Year	Total Single-Family Residences
2010	201
2011	134
2012	169
2013	202
2014	196
2015	206
2016	246
2017	329
2018	338
2019	305

Source: City of Mesquite Building Department

In 2019, 305 permits are issued for single family residences as compared with 201 permits in 2010. According to the 2010 U.S. Census, the average household size in Mesquite is 2.33 persons. With 305 permits issued in 2019, a population increase of 711 persons occupying single family residences is anticipated. Since 2014, the average number of building permits for single family residences has ranged from 196 to 338, or an average of 270 permits. The overall market for new construction is stable.

Transportation

The Mesquite Municipal Airport opened in 1990 providing airport access to the area. The 5,100 foot runway with a 75-foot width allows a landing capacity of private aircraft with a limit of 30,000 pounds. Plans for expansion of the airport include an FBO station and maintenance hanger and several private storage hangers. The average number of flights per week is 70. The airport also provides fuel and aircraft maintenance.

The nearest major commercial air service is available at McCarran International Airport in Las Vegas. Air service from Las Vegas provides nonstop service to many of the major population centers across the country. McCarran Airport provides transportation access to more than 50 million passengers annually. Two highways serve the Mesquite area. These include Interstate 15, which connects Southern California to Salt Lake City. State Highway 170 connects Bunkerville with Mesquite and Interstate 15. The nearest railroad through the area is located 36 miles to the west in Moapa Valley. Greyhound Bus Lines provides two bus departures a day from Mesquite.

Government

The Mesquite City Government consists of a city council and elected mayor. The city hall is located in the eastern section of the central business district. A new criminal justice facility was recently constructed for police, jail, and court functions. The fire department consists of 35 volunteers and five vehicles. The city also provides ambulance service with 30 volunteers and four vehicles. A U.S. Post Office is located in the western section of the central business district.

Conclusion

The growth of area is attributed to the gaming and recreational sectors of the economy, which is dominated by the four casino resorts. These projects provide an economic base for the Mesquite area. The general community growth is expected to continue due to Nevada's tax structure and climate. The largest employers provide an adequate economic base along with ancillary service related and manufacturing industries. The marketability of the area is expected to remain stable.

LAND DATA

The land description is based on a personal inspection of the property, public record information, and the inserted plat map contained on the following page. The subject land is outlined in yellow. The property is a portion of a parcel that is identified by the Clark County Recorder as Parcel No. 002-23-211-002.

Land Description

The subject land is located along the eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard in the northern section of the City of Mesquite. It is contained in a single parcel that contains gentle to steep slopes with a total of 7.24 acres of area. Access is provided by Lower Flat Top Drive, which is a public street that is maintained by the City of Mesquite. It is partially finished with concrete curbs and gutters along the median.

A physical inspection of the land indicated no signs of subsidence or cracking. No toxic waste hazards were evident upon inspection. A soil's report specific to the subject property has not been submitted.

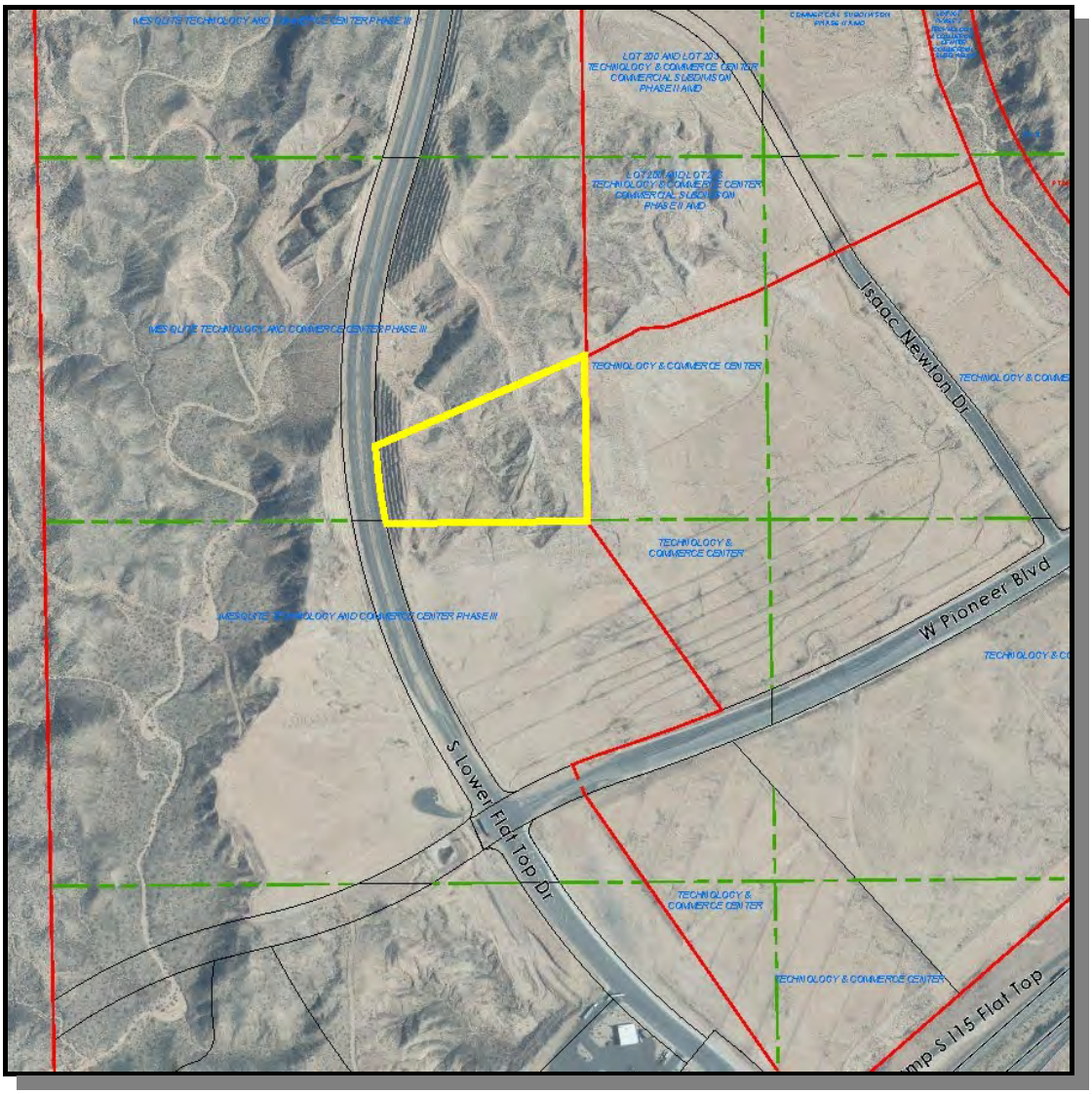
Easements and Encroachments

Access to the land is provided by a public roadway. Based on a physical inspection of the land, and a review of available public records, no adverse easements are observed. No encroachments were observed during a personal inspection of the land.

Adjacent Properties

The parcels surrounding the subject property are vacant parcels zoned for or industrial use. These properties conform to the subject property with a positive effect.

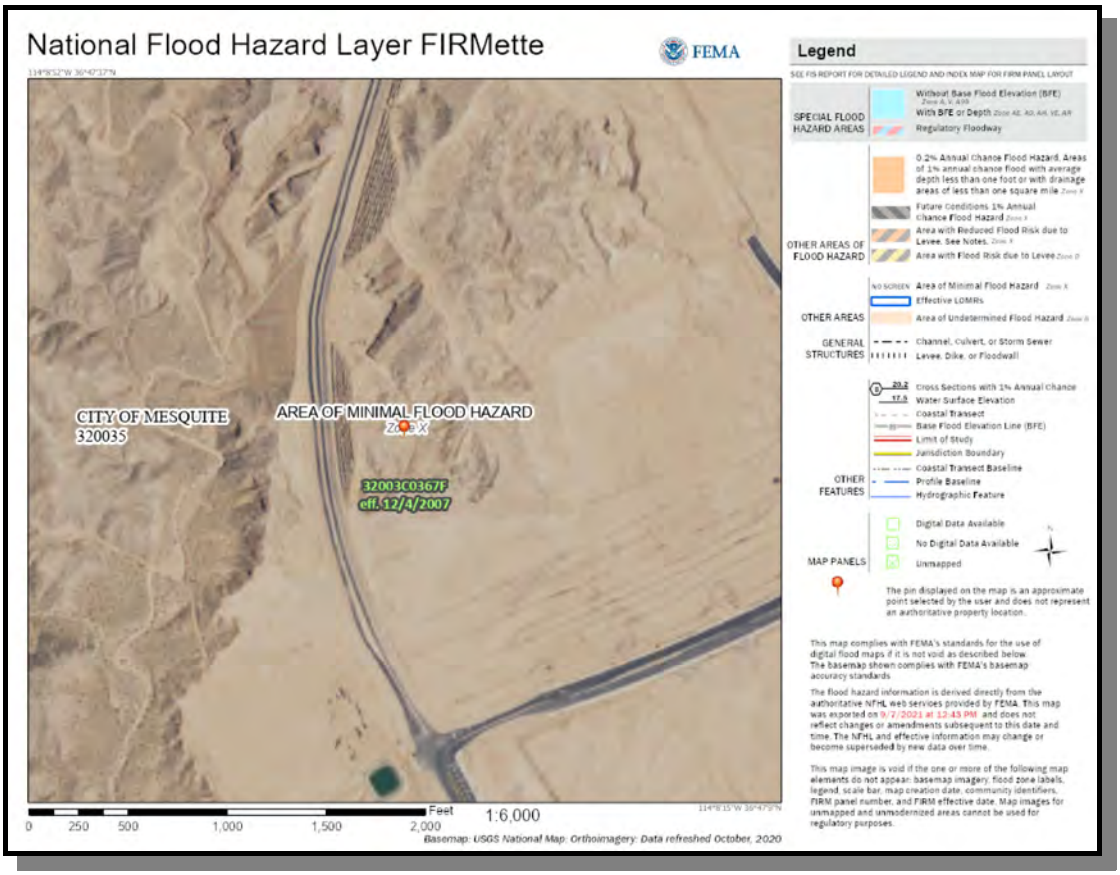
Clark County Aerial Plat Map



Flood Zone

The Federal Emergency Management Agency's National Flood Insurance Program provides maps indicating flood hazard zones. According to the Clark County, Nevada Community Panel No. 32003C0367F, revised December 4, 2007, the land is located in a Flood Zone X, which is not a Special Study Flood Hazard Area. Listed below is a portion of the flood map that depicts the location of the land.

Flood Map



Conclusion

The subject land is a typical parcel which conforms to other parcels in the area. The land has average visibility at an interior location. Other than the property's steep terrain, no adverse conditions were disclosed during a personal inspection of the land.

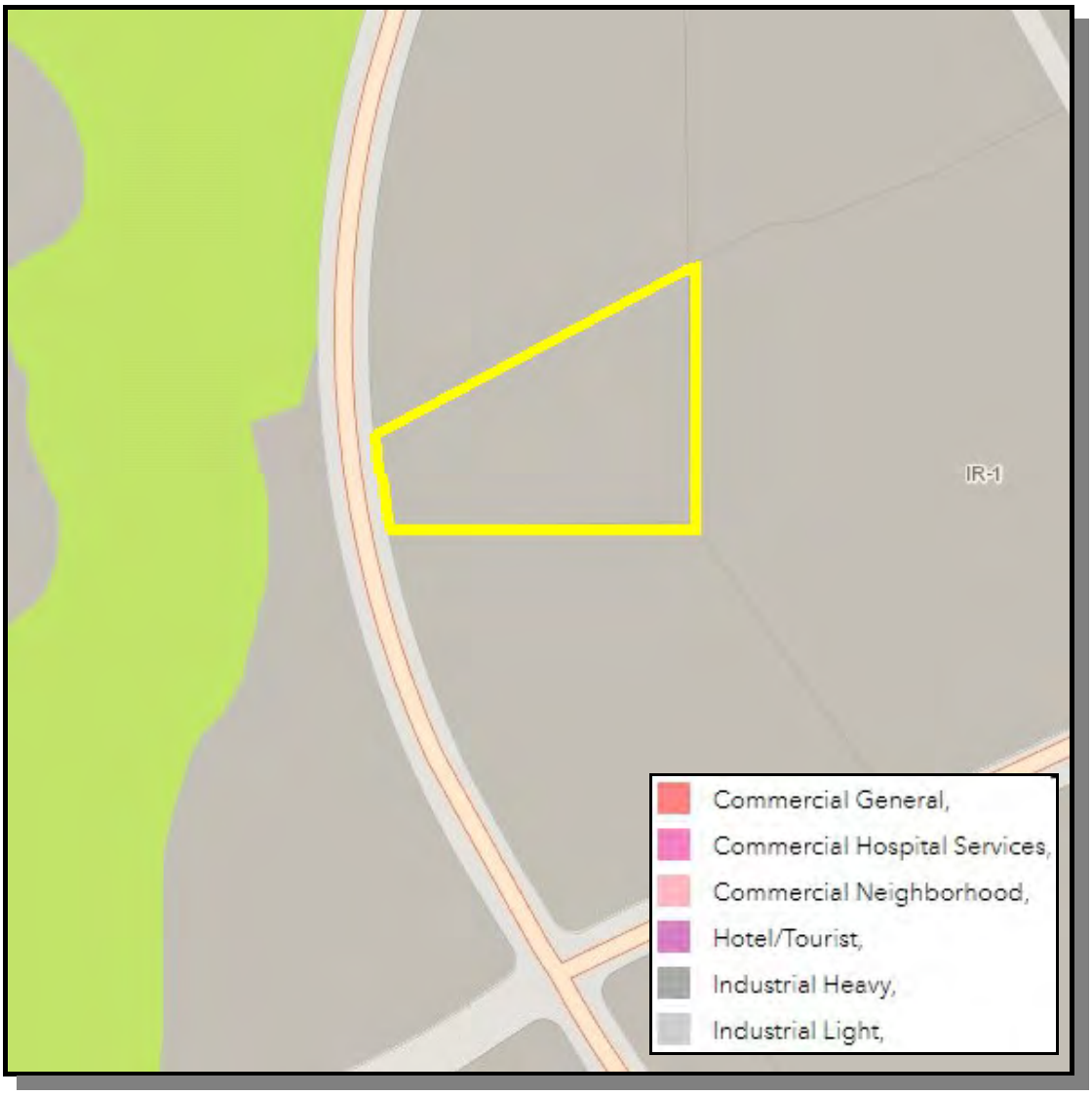
ZONING DATA

The land is zoned IR-1 by the City of Mesquite, which is defined as Industrial-Light. The Industrial-Light District is intended to provide for light manufacturing uses in locations which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. The Industrial-Light District corresponds to and implements the industrial/research master plan category. Permitted uses include a variety of industrial and commercial improvements. Listed below is a summary of the zoning restrictions.

Minimum District Area	None
Minimum Open Space	15 Percent
Setbacks	Front - 10 Feet Interior Side - 5 Feet Street Side - 5 Feet Rear - 5 Feet
Parking Requirements	Must comply with the requirements as contained in Chapter 9-8-5 of the zoning ordinance.

The following page contains a portion of the City of Mesquite Zoning Map. The subject property is outlined in yellow.

Zoning Map


IR-1
Commercial General,
Commercial Hospital Services,
Commercial Neighborhood,
Hotel/Tourist,
Industrial Heavy,
Industrial Light,

ASSESSED VALUE AND TAXES

All real property in Clark County is assessed for ad valorem taxes by the Clark County Assessor's Office. The subject property is a portion of Parcel No. 002-23-211-002 and contains 7.24 acres. The entire parcel contains 29.69 acres. The 2021-22 assessed value is $1,086,369. The taxable value is $380,229. The 2022 tax rate is 0.027737. The 2021-22 taxes are reported at $10.546.41. Since the property is owned by a municipality, the property is exempt from real property taxes.

The taxable value equates to $12,806.64 per acre. The taxable value for the 7.24 acre portion is projected at $92,720. Based on the current tax rate, the property taxes for the subject property are projected as:

$92,720 @ 0.027737 = $2,571.77

HIGHEST AND BEST USE

Highest and best use, as defined in The Dictionary of Real Estate Appraisal, page 93, is:

> The reasonable probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Highest and Best Use as Vacant

The physical characteristics of the land prescribe the type of physically possible development. The land is located in the western section of the City of Mesquite. It is contained in a single parcel that benefits from frontage and access directly from Lower Flat Top Drive. The parcel is undulating and is physically situated above street grade. Portions of the property could be developed subsequent to extensive grading. The parcel is irregular in shape. No known soil problems have been disclosed that would limit the development of the land. The size and shape of the land offer a variety of potential development standards.

The legal permissibility uses are restricted by the zoning designation. The subject land is zoned for industrial use. This zoning allows for a variety of industrial and commercial improvements.

Financially feasible uses pertain to the issues of profitability. The property is located in the northwestern section of Mesquite. Demand industrial use in the subject market area is currently good. The subject land benefits from an average location in Mesquite.

The maximally productive use of the land is based on the premise as to which use will provide the highest net return. Based on the zoning, the maximally productive use would be for an industrial or commercial type development.

The highest and best use of the land is for development of commercial or industrial use.

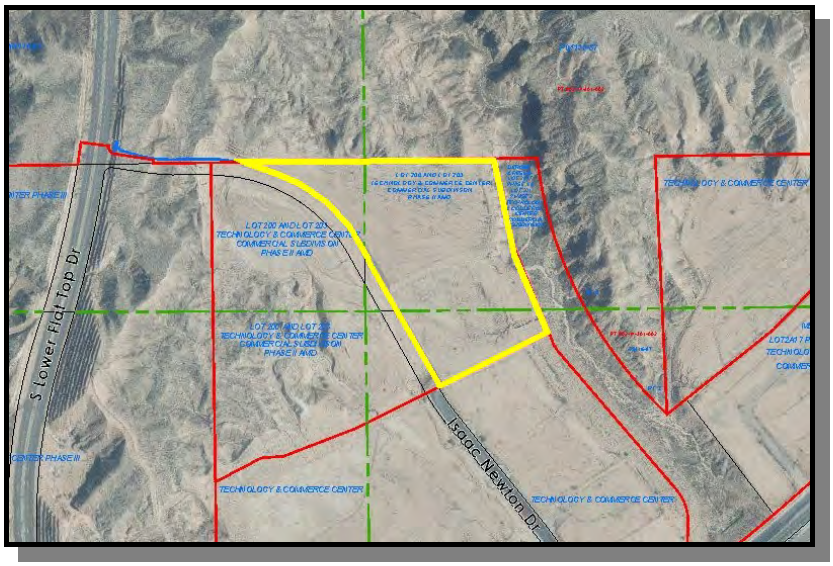
LAND VALUATION

In the Highest and Best Use section of this report, it was concluded that the highest and best use of the subject land as vacant is for commercial or industrial development. The most appropriate method of estimating the land value is the sales comparison approach, which is defined in The Dictionary of Real Estate Appraisal, page 207, as:

> The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.

In the sales comparison approach to valuation, other vacant parcels are compared to the subject property and are analyzed in order to arrive at an indicated value. Variations are discussed and correlated based on the differences between the subject property and the sales included in this section. Listed below is detailed information pertaining to each land sale.

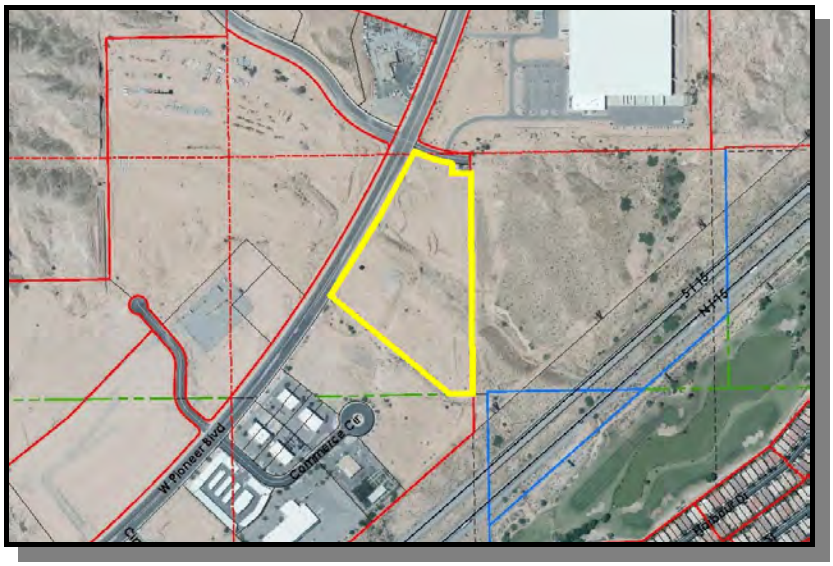
Land Sale One



Location	Eastern Boundary of Isaac Newton Drive north of Pioneer Boulevard, Mesquite
Legal Description	Lot 303 of Amended Final Map Lots 200 and 203, Technology and Commerce Center, Phase II, Book 141, Page 78, Clark County, Nevada
Parcel No.	002-23-513-002
Grantor	City of Mesquite
Grantee	Bark Canine Club, LLC
Sales Price	$330,000
Date of Sale	April 30, 2021
Terms	All cash transaction
Parcel Area	13.71 Acres
Topography	Level to Undulating
Zoning	IR-1 (Industrial Light)
Present Use	Vacant
Sales Price Per Acre	$24,070
Document No.	20210430:02449
Verification	Grantor's Agent - Janice Ridondo

Comments: The property was not listed for sale on the open market.

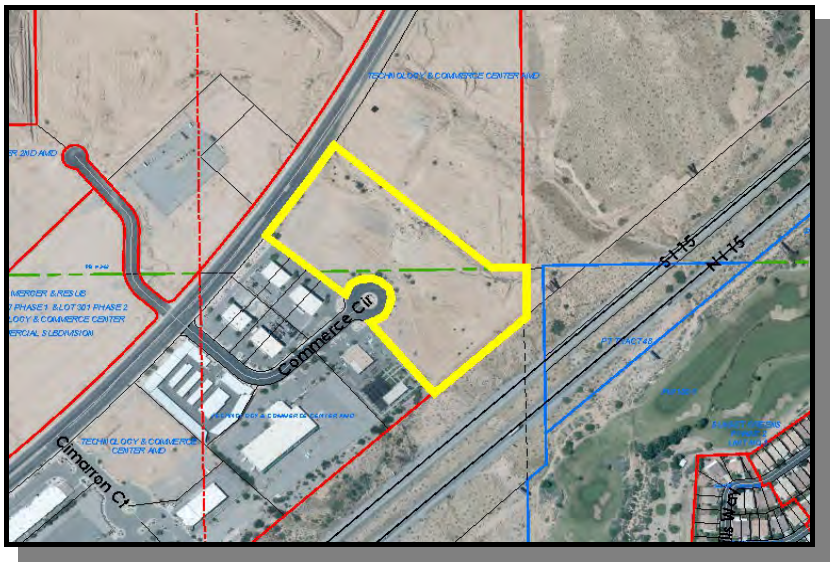
Land Sale Two



Location	Southwest corner of Pioneer Boulevard and Wittwer Trail, Mesquite
Legal Description	Portion of Lot 22 of Amended Final Map of Technology and Commerce Center, Book 124, Page 38, Clark County, Nevada
Parcel No.	002-24-111-002
Grantor	American Bank of the North
Grantee	West Pioneer, LLC
Sales Price	$430,000
Date of Sale	September 22, 2020
Terms	All cash transaction
Parcel Area	14.70 Acres
Topography	Level to Undulating
Zoning	IR-1 (Industrial Light)
Present Use	Vacant
Sales Price Per Acre	$29,252
Document No.	20200922:02195
Verification	Agent - Douglas Reath

Comments: The property was listed for sale on the open market from $1,293,000 to $799,000 for a total of 353 days prior to the sale.

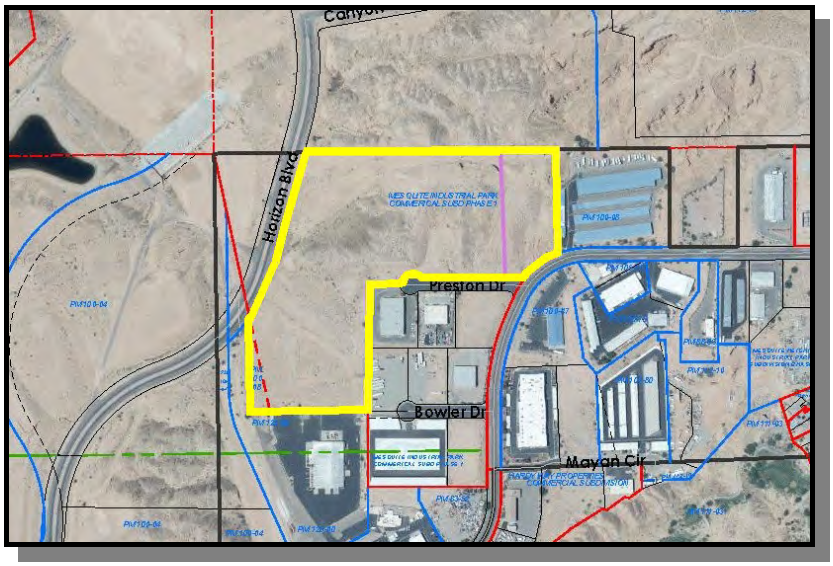
Land Sale Three



Location	Southern boundary of Pioneer Boulevard at the end of Commerce Circle, Mesquite
Legal Description	Portion of Lot 21 of Amended Final Map of Technology and Commerce Center, Book 124, Page 38, Clark County, Nevada
Parcel No.	002-24-212-003
Grantor	REV Recreational Group, Inc.
Grantee	Mesquite Ranch I, LLC
Sales Price	$550,000
Date of Sale	March 4, 2020
Terms	All cash transaction
Parcel Area	11.38 Acres
Topography	Level
Zoning	IR-1 (Industrial Light)
Present Use	Vacant
Sales Price Per Acre	$48,330
Document No.	20200304:0001642
Verification	Agent - Lisa Hauger

Comments: The property was listed for sale on the open market for an undisclosed price for a total of 405 days prior to the sale.

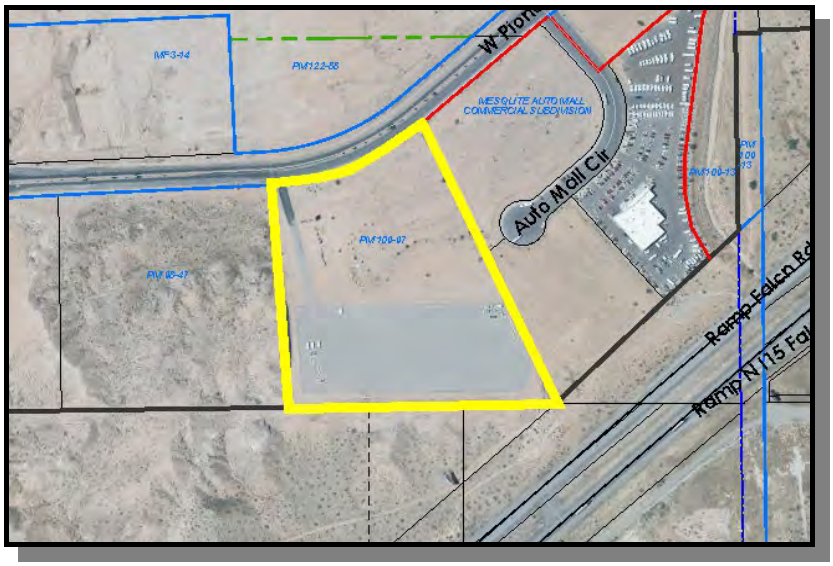
Land Sale Four



Location	Northwest corner of Hardy Way and Preston Drive, Mesquite
Legal Description	Portion of Lots 1 and 2, Mesquite Industrial Park Commercial Subdivision, Phase 1
Parcel Nos.	001-08-111-003 and 001-08-111-018
Grantor	Hartman Investments, LLC
Grantee	Seiko Miyamori
Sales Price	$385,000
Date of Sale	February 1, 2019
Terms	All cash transaction
Parcel Area	21.85 Acres
Topography	Level to Sloping
Zoning	IR-1 (Industrial Light)
Present Use	Vacant
Sales Price Per Acre	$17,620
Document No.	20190201:0001744
Verification	Agent - Guy Pompa

Comments: The property was listed for sale at $459,000 for 1 day. It is from level to undulating in topography.

Land Sale Five



Location	Southern boundary of Pioneer Boulevard west of Auto Mall Circle, Mesquite
Legal Description	Parcel 2, File 109 of Parcel Maps, Page 97, Clark County, Nevada
Parcel No.	002-13-701-012
Grantor	BOLV Real Estate Holdings, LLC
Grantee	Pioneer Partners, LLC
Sales Price	$625,000
Date of Sale	August 5, 2016
Terms	All cash transaction
Parcel Area	15.45 Acres
Topography	Level
Zoning	CR-2 (Commercial General)
Present Use	Vacant
Sales Price Per Acre	$40,453
Document No.	20160805:0001902
Verification	Agent - Doug Reath

Comments: The property was listed for sale on the open market at an undisclosed price for a total of 1,096 days prior to the sale. A portion of the land was improved with gravel paving and chain-link fencing after the sale.

Land Sales Location Map



Vacant Land Sales					
No.	Parcel No. Location	Sales Date	Sales Price	Parcel Area	Sales Price Per Acre
1	002-23-513-002 Eastern boundary of Isaac Newton Drive north of Pioneer Boulevard. Mesquite	4/30/21	$330,000	13.71 Acres	$24,070
2	002-24-111-002 Southwest corner of Pioneer Boulevard and Wittwer Trail, Mesquite	9/22/20	$430,000	14.70 Acres	$29,252
3	002-24-212-003 Southern boundary of Pioneer Boulevard end of Commerce Circle, Mesquite	3/4/20	$550,000	11.38 Acres	$48,330
4	001-08-111-003 and 018 Northwest corner of Hardy Way and Preston Drive, Mesquite	2/1/19	$385,000	21.85 Acres	$17,620
5	002-13-701-012 Southern boundary of Pioneer Boulevard west of Auto Mall Circle, Mesquite	8/5/16	$625,000	15.45 Acres	$40,453
Subject Property	002-23-211-002 Eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard, Mesquite	N/A	N/A	7.24 Acres	N/A

A search of the Mesquite area was conducted to disclose sales of similar parcels. The five sales are the most recent disclosed of competitive parcels. These sales indicate an unadjusted range from $17,620 to $48,330 per acre. The comparables are analyzed based on the price per acre, which is the unit of comparison commonly utilized by investors, developers, and brokers for vacant parcels in the subject market area. Both quantitative and qualitative adjustments are utilized to compare the sales to the subject property. Listed below is an explanation of the adjustments applied in the valuation of the subject property.

Elements of Comparison

Real Property Rights Conveyed

This adjustment accounts for differences in property rights conveyed. These rights may include the grantor retaining a portion of the ownership rights, easements or restrictions that have a significant impact on the marketability of the title, and/or a tenant's leasehold interest in a property. A leasehold interest may segregate the property rights between a property owner and tenant if the lease is not structured at a market rate. The comparable sales involved vacant parcels unencumbered by any leases. They are transfers of fee simple estates. No adjustments are warranted for differences in the real property rights conveyed.

Financing

The transaction price of one property may differ from an identical property due to different financing arrangements. All of the sales were acquired with cash or reported as cash equivalent transactions. A cash equivalency adjustment is not warranted.

Conditions of Sale

This adjustment is utilized to account for atypical grantor/grantee motivations or other special sale considerations. The adjustment may be positive or negative depending on the condition of sale. A positive adjustment may be required due to a distressed sale, short sale, or foreclosure if the property is not marketed for a reasonable period. A negative adjustment may be required when a property is sold to an adjacent property owner or to a grantee acquiring a property based on a business decision with the real property interest being the secondary consideration. These adjustments are usually applied to sales that fail to meet the criteria established by the definition of market value.

The five land sales were acquired under normal market conditions.

Expenditures After Purchase

This adjustment reflects the expenditures that a buyer will have to make upon purchase of the property. These costs affected the price that the buyer agreed to pay for the property. They include costs to cure deferred maintenance, demolish or remove a portion of the improvements, and costs to remediate environmental contamination. None of the sales sold with disclosed expenditures after purchase.

Market Conditions

An adjustment for market conditions, often referred to as a time adjustment, reflects changes in the market from the sale date of the comparable to the valuation date of the property being appraised. Prices for commercial and industrial properties stabilized in 2015. Prices increased in 2020 and 2021. The five sales are each adjusted a positive 6.0 percent annually from January 1, 2020, to the date of their respective sales.

Adjustments for Physical Differences

Location

An analysis of location involves factors including access, exposure, proximity to public roads, surrounding influences, and area amenities. The five land sales are located in the northen section of Mesquite in similar areas. Land Sale One fronts an unimproved portion of Isaac Newton Drive. A portion of the cost to install the road will be incurred by the grantee. This sale is adjusted a positive 20 percent. The other four sales are located in similar areas.

Size

Smaller parcels typically sell for more per acre than larger parcels due to economies of scale. The subject land consists of a single parcel that contains a total of 7.24 acres of area. A size adjustment is not required to these sales.

Topography and Shape

The five land sales vary in topography from level to undulating. Land Sales One and Two are partially undulating parcels that are adjusted a negative 40 percent for their superior topography. Land Sales Three and Five are basically level and are each adjusted a negative 60 percent.

Utilities

The subject property and land sales are located adjacent to all available public utilities.

Summation

The grid below depicts the adjustment process and provides a market value estimate per acre for the subject land.

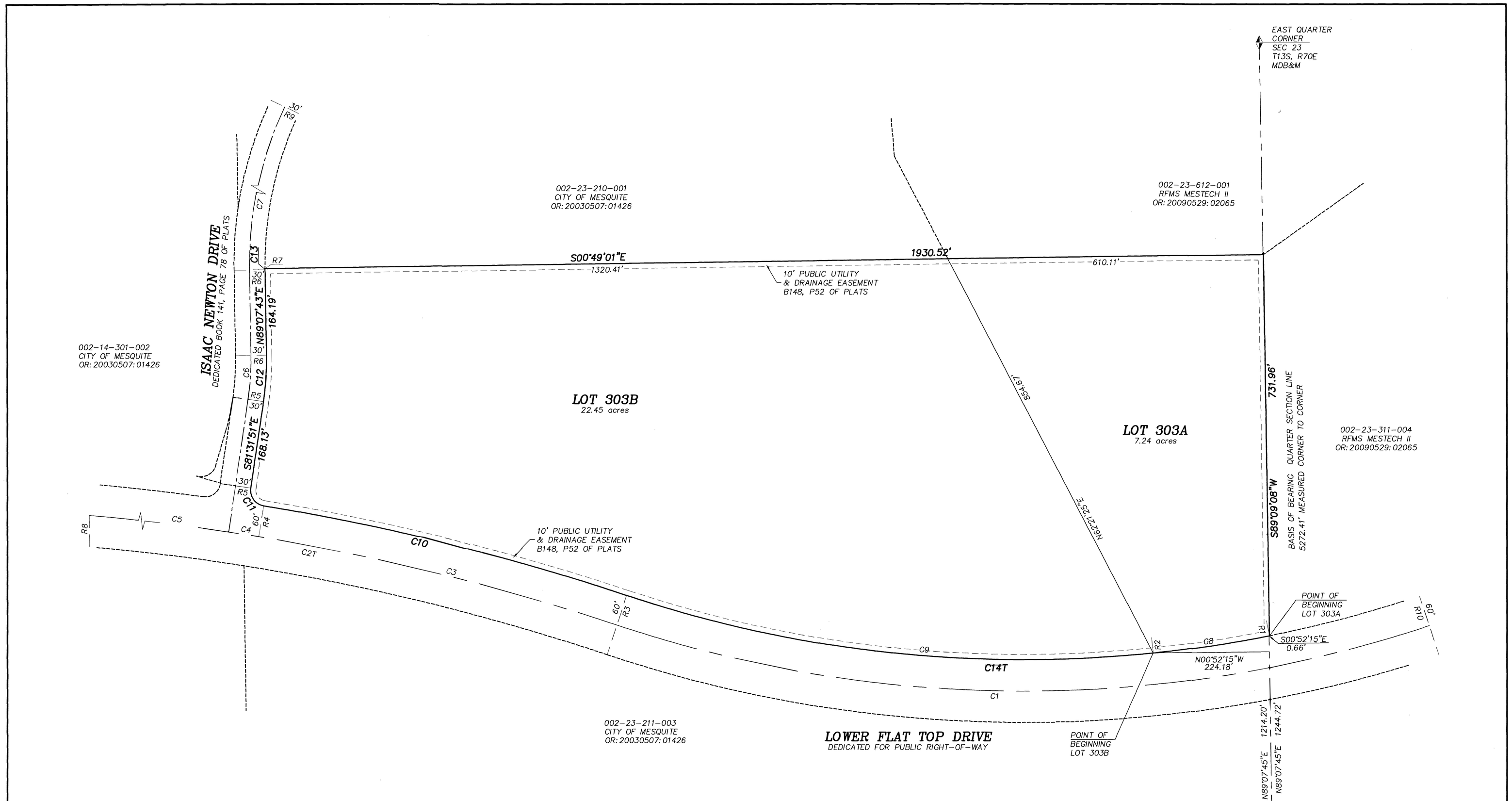
Land Sales Adjustment Grid					
Location:	**Eastern Boundary of Lower Flat Top Drive north of Pioneer Boulevard, Mesquite**				
Land Area:	**7.24 Acres**				
	Comparables				
	1	**2**	**3**	**4**	**5**
Sales Price	$330,000	$430,000	$550,000	$385,000	$625,000
Adjustments:					
Property Rights	$0	$0	$0	$0	$0
Adjusted Price	$330,000	$430,000	$550,000	$385,000	$625,000
Financing Terms	$0	$0	$0	$0	$0
Conditions of Sale	$0	$0	$0	$0	$0
Adjusted Price	$330,000	$430,000	$550,000	$385,000	$625,000
Date of Sale	Apr-21	Sep-20	Mar-20	Feb-19	Aug-16
Market Conditions	2.5%	6.0%	9.0%	10.0%	10.0%
Adjusted Price	$338,250	$455,800	$599,500	$423,500	$687,500
Unit of Comparison:					
Acres	13.71	14.70	11.38	21.85	15.45
Sales Price Per Acre	$24,672	$31,007	$52,680	$19,382	$44,498
Other Adjustments:					
Location	20%	0%	0%	0%	0%
Size	0%	0%	0%	0%	0%
Topography	-40%	-40%	-60%	0%	-60%
Utilities	0%	0%	0%	0%	0%
Adjusted Price Per Acre	$19,737	$18,604	$21,072	$19,382	$17,799
Net % Change	-17.5%	-34.0%	-51.0%	10.0%	-50.0%
Gross % Change	62.5%	46.0%	69.0%	10.0%	70.0%
Relevant Influence	10%	10%	10%	60%	10%
		Minimum		**Maximum**	
Adjusted Value Range		**$17,799**		**$21,072**	
Weighted Influence			**$19,351**		

After adjustment, the sales indicate a range from $17,799 to $21,072 per acre. The sales are weighted based on their similarity to the subject property. Land Sale Four is the most comparable to the subject property and is weighted at 60 percent. The other sales are each weighted at 10 percent. The following page contains the final reconciliation of the market value of the subject property.

Land Value Reconciliation				
No. of Sales	5	Unadjusted Price Per Acre	Adjusted Price Per Acre	%△
	Low	$17,620	$17,799	1.0%
	High	$48,330	$21,072	-56.4%
	Mean	$31,945	$19,319	-39.5%
	Median	$29,252	$19,382	-33.7%
	Reconciled Value Per Acre		$19,350	
	Subject Parcel Size		7.24	
	Indicated Value		$140,094	
	Rounded		***$140,000***	

The purpose of this appraisal is to estimate the market value of the price that the property would bring in all probability. The adjusted mean price per acre is $19,319. The adjusted median price is $19,382 per acre. The weighted influence per acre is $19,351. The estimated market value of subject property is concluded at $19,350 per acre, which indicates a rounded value of $140,000.

ADDENDA



CURVE TABLE

No.	RADIUS	LENGTH	TANGENT	DELTA
C1	2440.00'	1259.21'	643.96'	29°34'07"
C2T	4500.00'	1190.49'	598.74'	15°09'28"
C3	4500.00'	713.50'	357.50'	09°05'04"
C4	4500.00'	58.83'	29.41'	00°44'56"
C5	4500.00'	1249.30'	628.70'	15°54'24"
C6	520.00'	84.77'	42.48'	09°20'27"
C7	700.00'	757.92'	420.90'	62°02'11"
C8	2440.00'	226.98'	113.57'	05°19'48"
C9	2440.00'	1032.22'	523.95'	24°14'19"
C10	4560.00'	723.01'	362.27'	09°05'04"
C11	30.00'	46.73'	29.61'	89°15'04"
C12	550.00'	89.66'	44.93'	09°20'27"
C13	670.00'	2.26'	1.13'	00°11'37"
C14T	2440.00'	1259.21'	643.96'	29°34'07"

RADIAL LINE TABLE

No.	BEARING	DISTANCE
R1	N78°44'03"E	RADIAL
R2	N84°03'51"E	RADIAL
R3	N71°41'50"W	RADIAL
R4	S80°46'54"E	RADIAL
R5	N08°28'09"E	RADIAL
R6	S00°52'17"E	RADIAL
R7	S00°40'40"E	RADIAL
R8	S82°33'45"W	RADIAL
R9	S61°09'53"W	RADIAL
R10	S58°19'55"W	RADIAL

LEGEND

BOUNDARY	
LOT LINES	
ADJACENT LOT LINE	
EASEMENT LINE (AS NOTED)	
STREET CENTERLINE	
SECTION LINE	
SET BAR & CAP PLS 11424	●
FOUND BAR & CAP PLS 11424	
CURVE TABLE DESIGNATION	C6
RADIAL LINE TABLE DESIGNATION	R7
LINE TABLE DESIGNATION	L8
FOUND 1934 BLM SECTION CORNER BRASS CAP AS NOTED	⧫

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
No. 11424
Exp. 12/31/22
SEPT 1, 2021

RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS–LAND SURVEYORS–
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 2083ROS2	DATE: AUGUST 2021	JOB No. 2083	SHEET 2 OF 2
CHKD: VRC		SCALE: 1" = 100'		

FILE 223, PAGE 91

DANIEL JOHNSON, MAI, SRA
PROFESSIONAL QUALIFICATIONS

DESIGNATIONS

Appraisal Institute

MAI - Certificate No. 8231
SRA - Certificate No. 1958

CCIM Institute

CCIM - Certified Commercial Investment Member

CERTIFICATIONS

State of Arizona - Department of Financial Institutions

Certified General Real Estate Appraiser
Certificate No. CGA-1003209 (Expires on July 31, 2023)

State of Nevada - Department of Business and Industry - Real Estate Division

Certified General Appraiser
Certificate No. A.0001198-CG (Expires on August 31, 2023)

State of Utah - Department of Commerce - Division of Real Estate

Certified General Appraiser
License No. 5452150-CG00 (Expires on July 31, 2023)

DEGREES

University of Redlands

B.S. - Business Administration and Management

QUALIFIED EXPERT WITNESS

United States Bankruptcy Court - District of Utah
Utah State Tax Commission
5th District Court - Washington County
6th District Court - Kane County

EMPLOYMENT

1984 to Present	President - Johnson Appraisal, Inc.
1979 to 1984	Independent Fee Appraiser
1977 to 1979	Staff Appraiser - American Savings and Loan

DANIEL JOHNSON, MAI, SRA
PROFESSIONAL QUALIFICATIONS
(Page 2 of 3)

APPRAISAL EDUCATION - APPRAISAL INSTITUTE

Courses	Year
Basic Valuation Procedures	1987
Capitalization Theory and Techniques, Parts A and B	1987
Case Studies in Real Estate Valuation	1987
Valuation Analysis and Report Writing	1988
Litigation Valuation	1990
Uniform Standards of Professional Practice	1991
Condemnation Appraising: Advanced Topics and Applications	2001
Computer-Enhanced Cash Flow Modeling	2005
Fundamentals of Separating Real Property, Personal Property, and Intangibles	2012
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2017
National Uniform Standards of Professional Appraisal Practice Update Course	2019

Seminars	Year
Easement Valuation	1990
Feasibility Analysis and Highest and Best Use - Commercial	1994
Appraisal of Retail Properties	1995
Affordable Housing Valuation	1997
Small Hotel/Motel Valuation	1997
Appraisal of Historic Properties	1997
Data Confirmation and Verification Methods	1997
Valuation of Detrimental Conditions in Real Estate	1998
Appraising Convenience Stores	2005
Self-Storage Economics and Appraisal	2006
Appraising Distressed Commercial Real Estate	2009
Introduction to Conservation Easement Valuation	2010
Advanced Spreadsheet Modeling for Valuation Applications	2011
Supporting Capitalization Rates	2011
Subdivision Valuation	2013
Appraisal of Medical Office Buildings	2019
Comparative Analysis	2019
Real Estate Finance, Statistics, and Valuation Modeling	2019

TYPES OF PROPERTY APPRAISED

Apartment	Golf Course	Quick-Service Restaurant
Assisted Living	Hotel	Ranch
Automotive Service	Manufacturing	Residential Subdivision
Bed and Breakfast	Medical Office Building	Restaurant
Bowling Center	Mobile Home Park	Retail Store
Branch Bank	Motel	Self-Storage Units
Car Wash	Office Condominium	Shopping Center
Commercial Subdivision	Professional Office Building	Single Family Residence
Convenience Store	Private School	Vacant Acreage

DANIEL JOHNSON, MAI, SRA
PROFESSIONAL QUALIFICATIONS
(Page 3 of 3)

PARTIAL LISTING OF APPRAISAL CLIENTS

Corporations

Hospital Corporation of America
Intermountain Healthcare
McDonald's Corporation
Pepsi-Cola Co.
Rocky Mountain Power
The Nature Conservancy
The Trust for Public Land
Virgin River Land Preservation Association, Inc.
Wal-Mart Stores, Inc.
Washington County Water Conservancy District

Financial Institutions

Altabank
AmericaWest Bank
Bank of America
Bank One
Bank of Utah
Cache Valley Bank
First Community Bank
GE Commercial Finance
Home Federal Bank
Integra Bank
JP Morgan Chase Bank
Key Bank
Matrix Capital Bank
Mesquite State Bank
Mountain America Credit Union
National Bank of Arizona
Nevada State Bank
Northwest Savings Bank
Premier Commercial Bank
State Bank of Southern Utah
The Bank of Las Vegas
Rock Canyon Bank
U.S. Bank
Utah Independent Bank
Wells Fargo Bank
Zions First National Bank

Governmental Agencies

Ash Creek Special Services District
Bureau of Indian Affairs (BIA)
Bureau of Land Management (BLM)
City of Hurricane
City of Kanab
City of Mesquite
City of Parowan
City of St. George
City of Santa Clara
City of Washington
Dixie State University
Garfield County
Kane County
Iron County
National Park Service
School and Institutional Trust Lands (SITLA)
Sevier County
Small Business Administration (SBA)
Town of Ivins
Town of Rockville
Town of Springdale
Town of Toquerville
Town of Virgin
U.S. General Services Administration (GSA)
U.S. Postal Service
Utah Department of Transportation (UDOT)
Utah Office of the Property Rights Ombudsman
Washington County
Washington County Assessor
Washington County School District

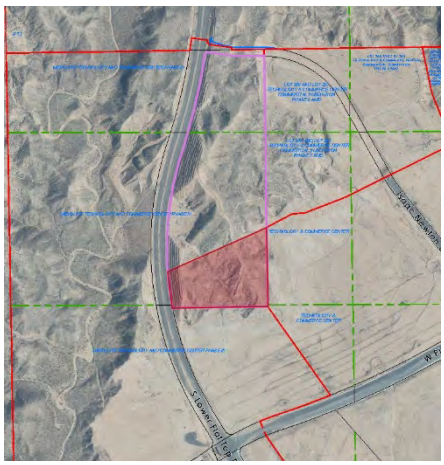
7.24 ACRES OF INDUSTRIAL LAND - LOT 303A

650 S Lower Flat Top Dr
Mesquite, Nevada 89034

APPRAISAL REPORT

Date of Report: September 8, 2021

Colliers File #: LAS210248



PREPARED FOR
Martine Green
Deputy City Manager
City of Mesquite
10 E Mesquite Blvd
Mesquite, NV 89027

PREPARED BY
COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

LETTER OF TRANSMITTAL

COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169 USA
MAIN +1 702 735 5700
FAX +1 702 731 5709
WEB www.colliers.com/valuationadvisory

September 8, 2021

Martine Green
Deputy City Manager
City of Mesquite
10 E Mesquite Blvd
Mesquite, NV 89027

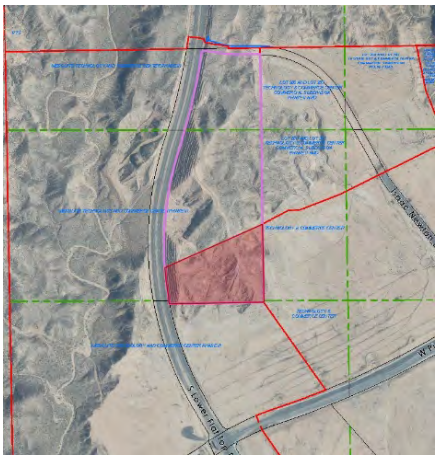
RE: 7.24 Acres of Industrial Land - Lot 303A
650 S Lower Flat Top Dr
Mesquite, Nevada 89034

Colliers File #: LAS210248

Ms. Green:

This appraisal report satisfies the scope of work and requirements agreed upon by City of Mesquite and Colliers International Valuation & Advisory Services. The date of this report is September 8, 2021. At the request of the client, this appraisal is presented in an Appraisal Report format as defined by *USPAP* Standards Rule 2-2(a). Our appraisal format provides a detailed description of the appraisal process, subject and market data and valuation analyses.

The subject is of an 7.24-acre site (shaded red on the map below) located at 650 S Lower Flat Top Dr in Mesquite, Nevada and is part of a larger parcel (pink highlight area):



Colliers International Valuation & Advisory Services, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 500+ offices throughout more than 68 countries worldwide.

The site is mountainous with no usable land. The most probable buyer and likely only buyer is the adjacent land owner to the south and east for assemblage. For the purpose of valuation, we have valued the adjacent parcels through unity of ownership to the south and east and unity of zoning. These two parcels are identified as Assessor Parcel Numbers 002-23-311-004 and 002-23-6712-001 containing a combined 56.34 acres. Of this total site area, approximately 0.65 acres is unusable due to bordering the subject property that is mountainous terrain. Therefore, our analysis will value 55.69 acres or 2,425,856 square feet of usable adjacent land. Once a market value has been established for this larger site, the subject's site area of 7.24 acres and the unusable site area of 0.65 acres will be added to the 55.69 usable acreage for a total site area of 63.58 acres. This will be divided into the market value of the 55.69 usable acreage site for a price per SF conclusion. The difference between the two unit values reflects the unit value to be applied to the subject's 7.24 acres or 315,374 SF, representing the market value of the subject site based on the highest and best use as assemblage. In other words, we are appraising a 63.58 acres site with 7.89 acres of unusable land. The unusable land would be deducted from the 63.58 acres for a usable site area of 55.69 acres. The usable site area is valued.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
As-Is Market Value	Fee Simple	August 16, 2021	$55,000

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The COVID-19 virus (aka coronavirus) is a serious illness and pandemic that has affected the world and more specifically the United States. The effects thus far include volatility in the stock and capital markets. The impact to demand and ultimately values for real estate is also developing, although there is a wide range of viewpoints with very little consensus on the potential impact. The range of views from market participants suggests the risk premium is widening and we should analyze implications to both near-term and longer-term valuation assumptions. Real estate as an investment type historically takes a longer period of time to be impacted in comparison to alternative investment types, such as stocks and bonds. CIVAS professionals have consulted with market participants in preparation of this assignment to understand and best address how the subject property may be impacted.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. *USPAP* defines an Extraordinary Assumption as, "an assignment specific-assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions". *USPAP* defines a Hypothetical Condition as, "that which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis".

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinion of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

The market value opinion is based on the extraordinary assumption that the subject site can be legally subdivided.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were made for this assignment.

RELIANCE LANGUAGE

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Colliers International Valuation & Advisory Services is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by Colliers International Valuation & Advisory Services or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that Colliers International Valuation & Advisory Services will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to Colliers International Valuation & Advisory Services, by a party satisfactory to Colliers International Valuation & Advisory Services. Colliers International Valuation & Advisory Services does consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide Colliers International Valuation & Advisory Services with an Indemnification Agreement and/or Non-Reliance letter.

Colliers International Valuation & Advisory Services hereby expressly grants to Client the right to copy the Appraisal and distribute it to other parties in the transaction for which the Appraisal has been prepared, including employees of Client, other lenders in the transaction, and the borrower, if any.

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

The signatures below indicate our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.

Sincerely,

COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES



Heidi Meidenbauer, MAI
Senior Valuation Services Director
Certified General Real Estate Appraiser
State of Nevada License #A.0002459-CG
+1 702 836 3726
heidi.meidenbauer@colliers.com



Evan Ranes, MAI, ASA, R/W-AC
Managing Director
Certified General Real Estate Appraiser
State of Nevada License #A.0001497-CG
+1 702 836 3749
evan.ranes@colliers.com

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LETTER OF TRANSMITTAL

INTRODUCTION 1
- Executive Summary 1
- Aerial Photograph 3
- Subject Property Photographs 4
- Identification of Appraisal Assignment 6
- Scope of Work 9

DESCRIPTIONS & EXHIBITS 11
- Regional Map 11
- Regional Area Analysis 12
- Local Area Map 21
- Local Area Analysis 22
- Site Description 25
- Assessment & Taxation 31
- Zoning Analysis 32
- Market Analysis 34
- Highest & Best Use 38

VALUATION 42
- Valuation Methods 42
- Land Valuation 42
- Calculation of Land Value 54

CERTIFICATION

ASSUMPTIONS & LIMITING CONDITIONS

ADDENDA

- Professional Service Agreement
- Subject Data
- Valuation Glossary
- Qualifications of Appraisers
- Qualifications of Colliers International Valuation & Advisory Services

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

GENERAL INFORMATION

Property Name	7.24 Acres of Industrial Land - Lot 303A
Property Type	Land - Industrial Land
Address	650 S Lower Flat Top Dr
City	Mesquite
State	Nevada
Zip Code	89034
County	Clark
Core Based Statistical Area (CBSA)	Las Vegas-Henderson-Paradise, NV
Market	Las Vegas
Submarket	Outlying Northeast Clark County
Latitude	36.790620
Longitude	-114.142477
Number Of Parcels	1
Assessor Parcel	(portion of) 002-23-211-002
Total Taxable Value	$380,229
Census Tract Number	59.04

SITE INFORMATION

Land Area	**Acres**	**Square Feet**
Usable	0.00	0
Unusable	7.24	315,374
Excess	0.00	0
Surplus	0.00	0
Total	**7.24**	**315,374**

Topography	Mountainous above street grade
Shape	Irregular
Access	Good
Exposure	Average
Current Zoning	Industrial - Light (IR-1)
Flood Zone	Zone X (Unshaded)
Seismic Zone	Moderate Risk

VALUATION SUMMARY

VALUATION INDICES	**AS-IS MARKET VALUE**
INTEREST APPRAISED	**FEE SIMPLE**
DATE OF VALUE	**AUGUST 16, 2021**

FINAL VALUE CONCLUSION

FINAL VALUE	**$55,000**
$/SF	$0.17/SF

LAND VALUATION

LAND VALUE	**$55,000**
Value/SF	$0.17

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

SWOT ANALYSIS

SWOT is an acronym for the internal strengths and weaknesses of an asset and the environmental (external) opportunities and threats facing that property. Based on our analysis of the subject property we have identified the following strengths, weaknesses, opportunities and threats.

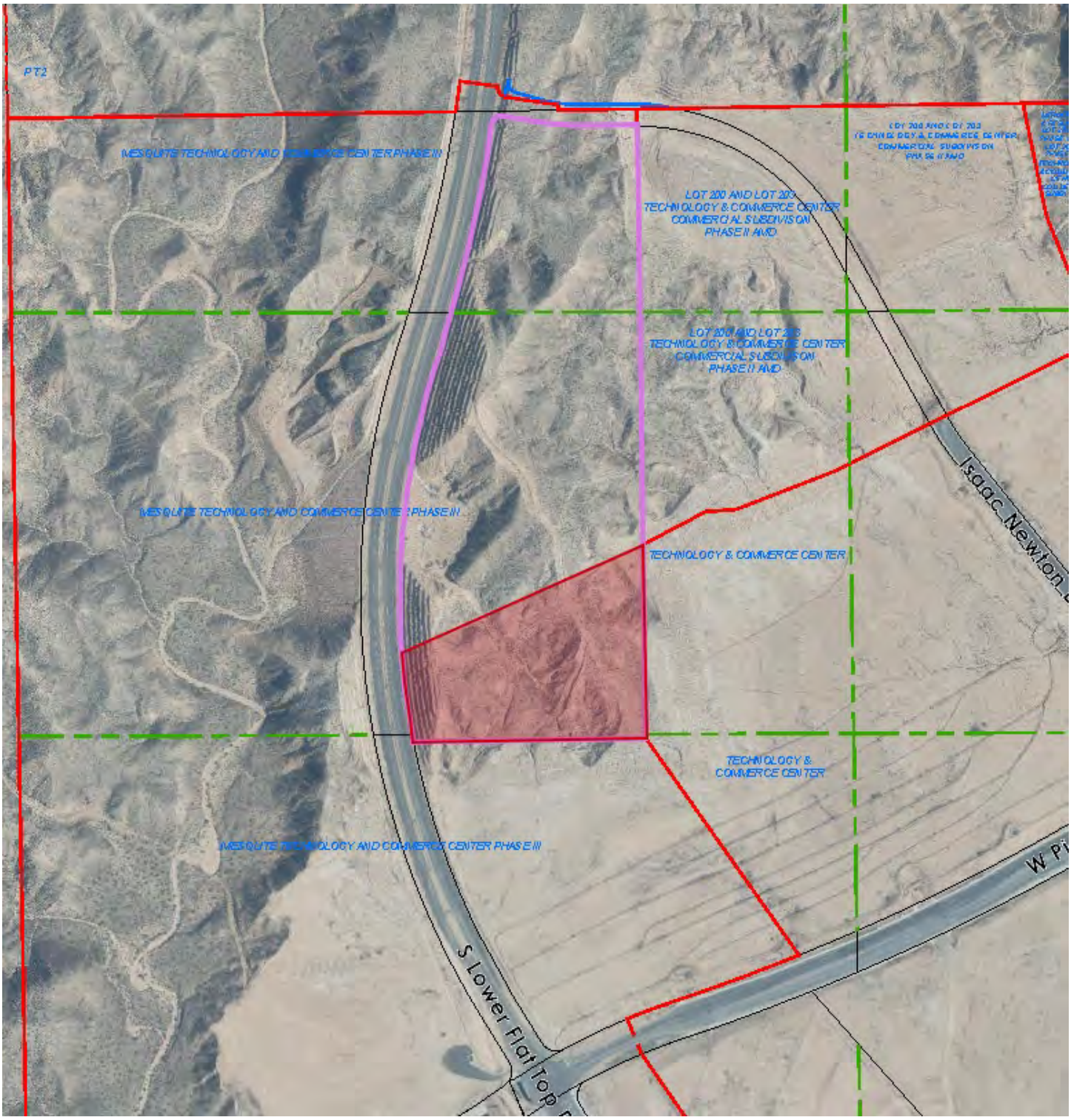
Strengths/Opportunities

- The site fronts Lower Flat Top Drive
- The site is near I-15
- The demand for industrial land remains strong as their continues to be a shortage of supply.

Weaknesses/Threats

- The entire site is mountainous with no usable land area.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



*The subject property is the red highlighted portion of the larger parcel outlined in pink.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



LOWER FLAT TOP DR STREET VIEW FACING EAST



SITE VIEW FROM LOWER FLAT TOP DR



LOWER FLAT TOP DR STREET VIEW FACING WEST



SITE VIEW



VIEW LOOKING TOWARD THE SITE



VIEW LOOKING TOWARD THE SITE

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



VIEW LOOKING TOWARD THE SITE



VIEW LOOKING TOWARD THE SITE



SITE VIEW

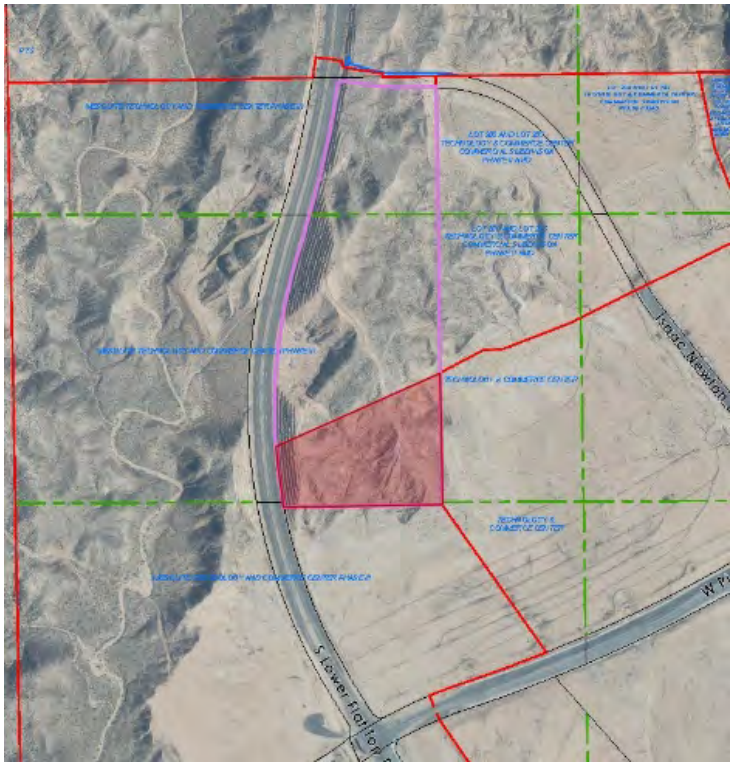


SITE VIEW

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

PROPERTY IDENTIFICATION

The subject a 7.24-acre site at 650 S Lower Flat Top Dr in Mesquite, Clark County, Nevada. The assessor's parcel number is: (portion of) 002-23-211-002. The subject is of an 7.24-acre site (shaded red on the map below) located at 650 S Lower Flat Top Dr in Mesquite, Nevada and is part of a larger parcel (pink highlight area):



The site is mountainous with no usable land.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

The legal description of the subject property is as follows:

LOT 303A

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 303 THAT IS N89°07'45"E 1244.72 FEET ALONG THE QUARTER SECTION LINE AND S00°52'15"E 0.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 226.98 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°19'48" AND THE CENTER BEARS N78°44'03"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE N62°21'25"E 854.67 FEET TO THE EASTERLY LINE OF SAID LOT 303;
THENCE S00°49'01"E 610.11 FEET THE ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 303;
THENCE S89°09'08"W 731.96 FEET ALONG THE SOUTHERLY LINE TO SAID SOUTHWEST CORNER SAID LOT 303 AND THE POINT OF BEGINNING.

CONTAINS 7.24 ACRES, MORE OF LESS AS DESCRIBED.

CLIENT IDENTIFICATION

The client of this specific assignment is City of Mesquite.

PURPOSE

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest.

INTENDED USE

The intended use of this appraisal is to assist the client in making internal business decisions related to this asset.

INTENDED USERS

City of Mesquite is the only intended user of this report. Use of this report by third parties and other unintended users is not permitted. This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.

ASSIGNMENT DATES

Date of Report	September 8, 2021
Date of Inspection	August 16, 2021
Valuation Date - As-Is	August 16, 2021

PERSONAL INTANGIBLE PROPERTY

No personal property or intangible items are included in this valuation.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

PROPERTY AND SALES HISTORY

Current Owner
The subject title is currently recorded in the name of City of Mesquite who acquired title to the property as part of a multi-parcel purchase on May 7, 2003 as land for $10,750,000, as recorded in document 20030507:01426 of the Clark County Deed Records.

Three-Year Sales History
Research of the applicable public records, private data services and an interview of the current owner and/or broker revealed that the subject property has not transferred during the past three years of the effective date of value stated in this report.

Subject Sale Status
Research of the applicable public records, private data services and an interview of the current owner and/or broker revealed that the subject property is not under a current agreement of sale or option and is not currently offered for sale on the open market.

DEFINITIONS

This section summarizes the definitions of value, property rights appraised, and value scenarios that are applicable for this appraisal assignment. All other applicable definitions for this assignment are located in the Valuation Glossary section of the Addenda.

DEFINITIONS OF VALUE

Given the scope and intended use of this assignment, the definition of Market Value is applicable. The definition of Market Value, along with all other applicable definitions for this assignment, is located in the Valuation Glossary section of the Addenda (see Interagency Guidelines definition).

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the fee simple interest.

VALUE SCENARIOS

The valuation scenarios developed in this appraisal report include the As-Is Market Value of the subject property's fee simple interest..

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

The appraisal development and reporting processes requires gathering and analyzing information about those assignment elements necessary to properly identify the appraisal problem to be solved. The scope of work decision must include the research and analyses that are necessary to develop credible assignment results given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed. The scope of work for this appraisal assignment is outlined below:

- The appraisers analyzed the regional and local area economic profiles including employment, population, household income, and real estate trends. The local area was further studied to assess the general quality and condition, and emerging development trends for the real estate market. The immediate market area was inspected and examined to consider external influences on the subject.
- The appraisers confirmed and analyzed legal and physical features of the subject property including sizes of the site, flood plain data, seismic zone, zoning, easements and encumbrances, access and exposure of the site.
- The appraisers completed a land market analysis that included market and sub-market overviews. The Las Vegas market and Outlying Northeast Clark County sub-market overviews analyzed supply/demand conditions using vacancy, absorption, supply change and rent change statistics. Conclusions were drawn regarding the subject property's competitive position given its physical and locational characteristics, the prevailing economic conditions and external influences.
- The appraisers conducted Highest and Best Use analysis and conclusions were drawn for the highest and best use of the subject property As-Vacant. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject site.
- The appraisers confirmed and analyzed financial features of the subject property including potential entitlement issues, and tax and assessment records. This information as well as trends established by confirmed market indicators was used to forecast performance of the subject property.
- Selection of the valuation methods was based on the identifications required in USPAP relating to the intended use, intended users, definition and date of value, relevant property characteristics and assignment conditions. This appraisal developed the Sales Comparison Approach to value, which was adjusted and reconciled as appropriate. The appraisal develops an opinion of the As-Is Market Value of the subject property's fee simple interest.
- Reporting of this appraisal is in an Appraisal Report format as required in USPAP Standard 2. The appraiser's analysis and conclusions are fully described within this document.
- We understand the Competency Rule of USPAP and the authors of this report meet the standards.
- Leah Mullen (Nevada State Registered Appraiser Assistant No. A.0207978-INTR) provided significant real property appraisal assistance to the appraisers signing the certification. Assistance included gathering, analyzing and reporting regional and local area information, and confirming and analyzing the subject's zoning and tax information.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

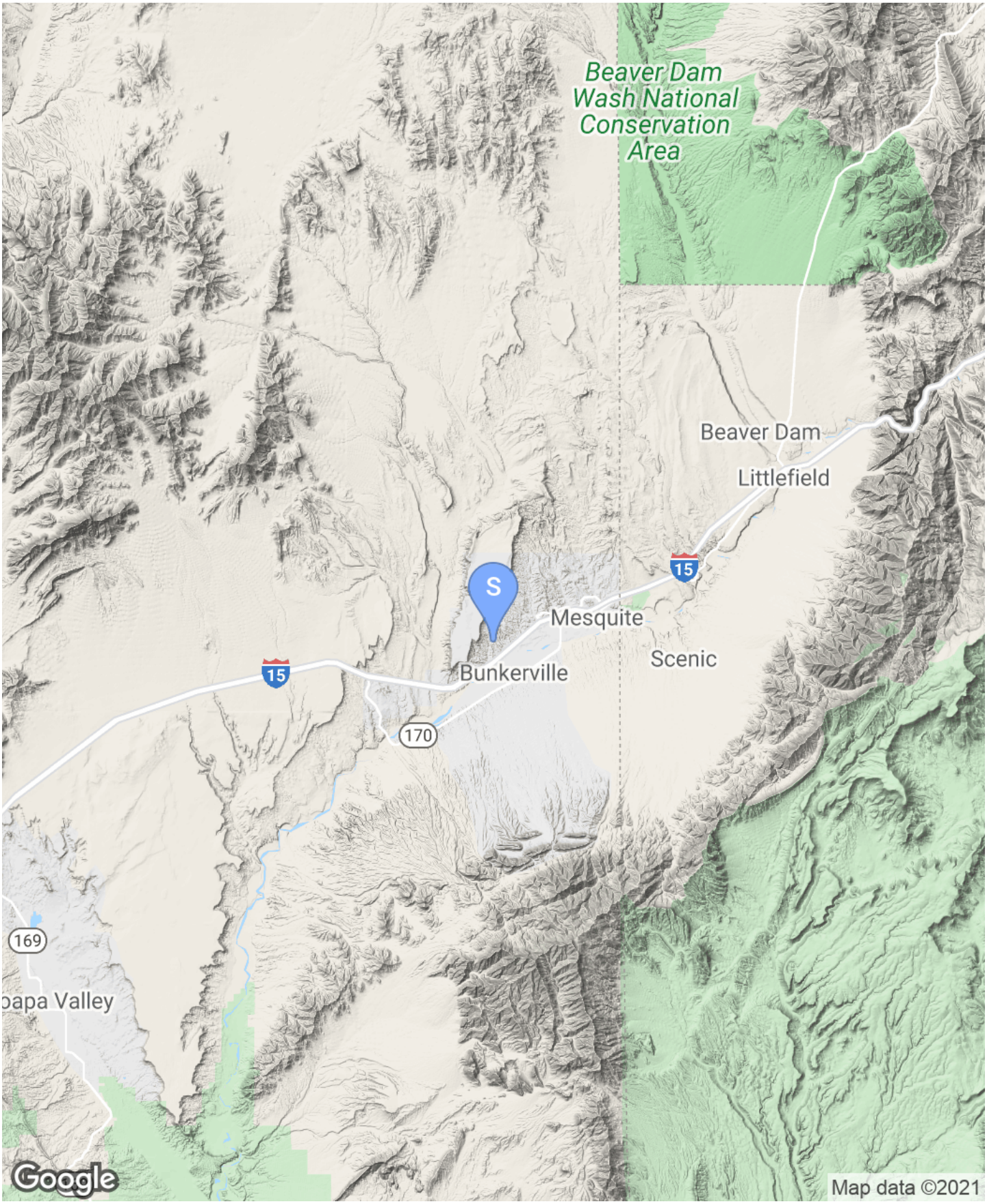
© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

SOURCES OF INFORMATION	
ITEM	**SOURCE**
Tax Information	Clark County Tax Assessor
Zoning Information	City of Mesquite Zoning Code
Site Size Information	Clark County Tax Assessor
Flood Map	InterFlood
Demographics	Pitney Bowes/Gadberry Group - GroundView®
Comparable Information	See Comparable Datasheets for details
Legal Description	Grant Deed
Other Property Data	Clark County Property Records

SUBJECT PROPERTY INSPECTION

SUBJECT PROPERTY INSPECTION			
APPRAISER	**INSPECTED**	**EXTENT**	**DATE OF INSPECTION**
Heidi Meidenbauer, MAI	Yes	Site Only	August 16, 2021
Evan Ranes, MAI, ASA, R/W-AC	No	-	-
Leah Mullen	No	-	-

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

REGIONAL ANALYSIS

The Las Vegas-Henderson-Paradise, NV Metropolitan Statistical Area is in southern Nevada and comprises Clark County. According to the 2010 census, the population was 1,951,269. The MSA is one of the top tourist destinations in the world, mostly concentrated in the Las Vegas Valley, which comprises the cities of Las Vegas and Paradise. The MSA also includes the cities of Henderson, North Las Vegas, and Boulder City. The MSA is served by Interstates 15, 215 and 515, U.S. Routes 93 and 95, and State Routes 146, 160, and 215. Air transportation is served by McCarran International Airport, a public airport in Paradise operated by Clark County. Clark County is home to 20 wilderness areas which include the Red Rock Canyon National Conservation Area, Sloan Canyon National Conservation Area, and Moapa Valley National Wildlife Refuge.



DEMOGRAPHIC ANALYSIS

The following is a demographic study of the region sourced by *Pitney Bowes/Gadberry Group - GroundView®*, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of geographical areas. Demographic changes are often highly correlated to changes in the underlying economic climate. Periods of economic uncertainty necessarily make demographic projections somewhat less reliable than projections in more stable periods. These projections are used as a starting point, but we also consider current and localized market knowledge in interpreting them within this analysis. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

REGIONAL AREA DEMOGRAPHICS

YEAR	US	NV	COUNTY	YEAR	US	NV	COUNTY
POPULATION				**NUMBER OF HOUSEHOLDS**			
2010 Total Population	308,745,538	2,700,551	1,951,269	2020	124,774,359	1,124,668	805,584
2020 Total Population	330,412,290	3,124,128	2,303,520	2025	128,904,424	1,190,459	857,380
2025 Total Population	341,167,877	3,342,408	2,486,695	CAGR	0.7%	1.1%	1.3%
2010 - 2020 CAGR	0.7%	1.5%	1.7%	**AVERAGE HOUSEHOLD SIZE**			
2020 - 2025 CAGR	0.6%	1.4%	1.5%	2020	2.58	2.74	2.83
POPULATION DENSITY				2025	2.58	2.78	2.87
2020 Per Square Mile	92	28	286	CAGR	0.00%	0.23%	0.29%
2025 Per Square Mile	95	30	309	**HOUSING UNITS**			
MEDIAN AGE				Owner Occupied	81,377,620	665,490	463,066
2020	38.24	38.18	37.55	Renter Occupied	43,396,739	459,178	342,518
2025	38.97	38.86	38.25	**AVERAGE HOUSEHOLD INCOME**			
CAGR	0.38%	0.35%	0.37%	2020	$90,034	$81,823	$80,911
MEDIAN HOME VALUE				2025	$107,805	$99,474	$98,986
2020	$203,894	$241,284	$237,221	CAGR	3.7%	4.0%	4.1%
PER CAPITA INCOME				**MEDIAN HOUSEHOLD INCOME**			
2020	$34,853	$29,817	$28,583	2020	$62,847	$60,289	$59,587
2025	$41,726	$35,843	$34,459	2025	$75,115	$72,920	$72,576
CAGR	3.7%	3.8%	3.8%	CAGR	3.6%	3.9%	4.0%

Source: Pitney Bowes/Gadberry Group - GroundView®

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Population

According to Pitney Bowes/Gadberry Group - GroundView®, a Geographic Information System (GIS) Company, Clark County had a 2020 total population of 2,303,520 and experienced an annual growth rate of 1.5%, which was higher than the Nevada annual growth rate of 1.4%. The county accounted for 73.7% of the total Nevada population (3,124,128). Within the county the population density was 286 people per square mile compared to the lower Nevada population density of 28 people per square mile and the lower United States population density of 38.24 people per square mile. The 2020 median age for the county was 37.55, which was younger than the United States median age of 38.24 for 2020. The median age in the county is anticipated to grow by 0.37% annually, increasing the median age to 38.25 by 2025.

Education

The area is home to three institutions of higher education: University of Nevada-Las Vegas, College of Southern Nevada and Nevada State College. The University of Nevada-Las Vegas (UNLV) is a public research institution and is continuing toward its broader Top Tier vision to become one of the nation's premier public universities in research, education, and community impact by 2025. With an economic impact of $2.51 billion (2017), UNLV has 4,002 employees and over 31,000 students. UNLV has two campuses, the 332-acre main campus approximately one and one-half miles east of the Las Vegas Strip, and the Shadow Lane campus, adjacent to the University Medical Center of Southern Nevada, a non-profit government hospital which contains the School of Dental Medicine. The College of Southern Nevada is a two-year college with campuses in Las Vegas, Henderson, Charleston and Mesquite. The college offers two-year degrees in several fields including business administration, hospitality/public services, and behavioral sciences. Nevada State College is a four-year public college in Henderson. The college has a 509-acre campus with an annual enrollment of over 35,800 students per Fall Semester.

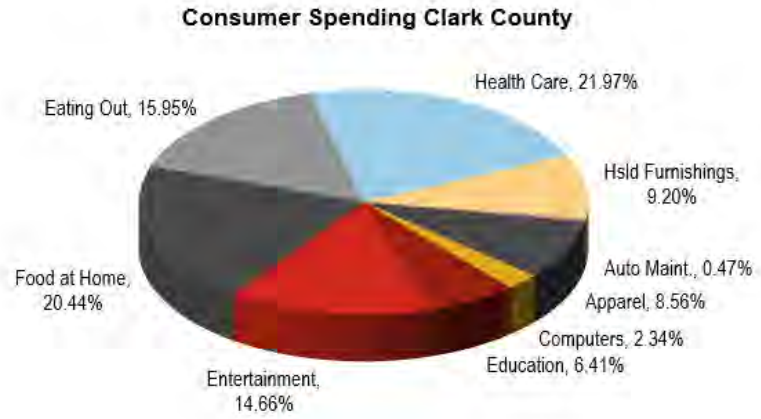
Household Trends

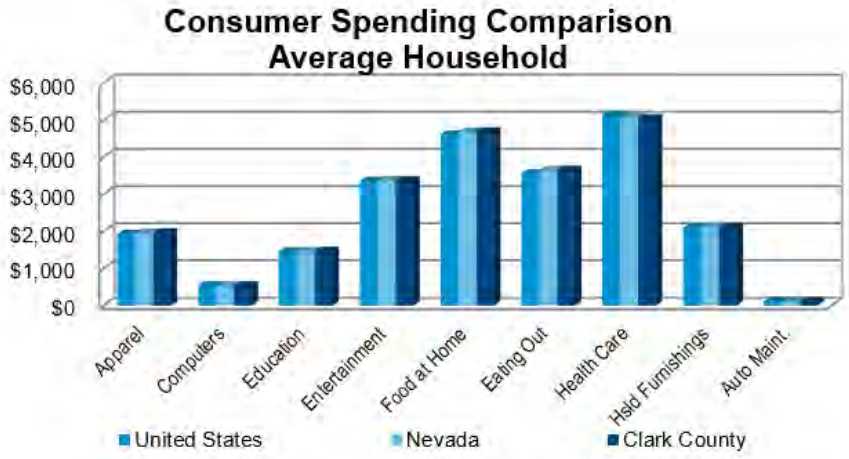
The 2020 number of households in the county was 805,584. The number of households in the county is projected to grow by 1.3% annually, increasing the number of households to 857,380 by 2025. The 2020 average household size for the county was 2.83, which was larger than the United States average household size of 2.58 for 2020. The average household size in the county is anticipated to grow by 0.29% annually, raising the average household size to 2.87 by 2025. Clark County had 42.52% renter occupied units, compared to 40.83% in Nevada and 34.78% in the United States.

Income Trends

The 2020 median household income for the county was $59,587, which was lower than the United States median household income of $62,847. The median household income for the county is projected to grow by 4.0% annually, increasing the median household income to $72,576 by 2024. As is often the case when the median household income levels are similar to the national average, the cost of living index is also similar. According to the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index, the NV-Las Vegas MSA's cost of living is 104.2 compared to the national average score of 100. The ACCRA Cost of Living Index compares groceries, housing, utilities, transportation, health care and miscellaneous goods and services for over 300 urban areas.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES





EMPLOYMENT

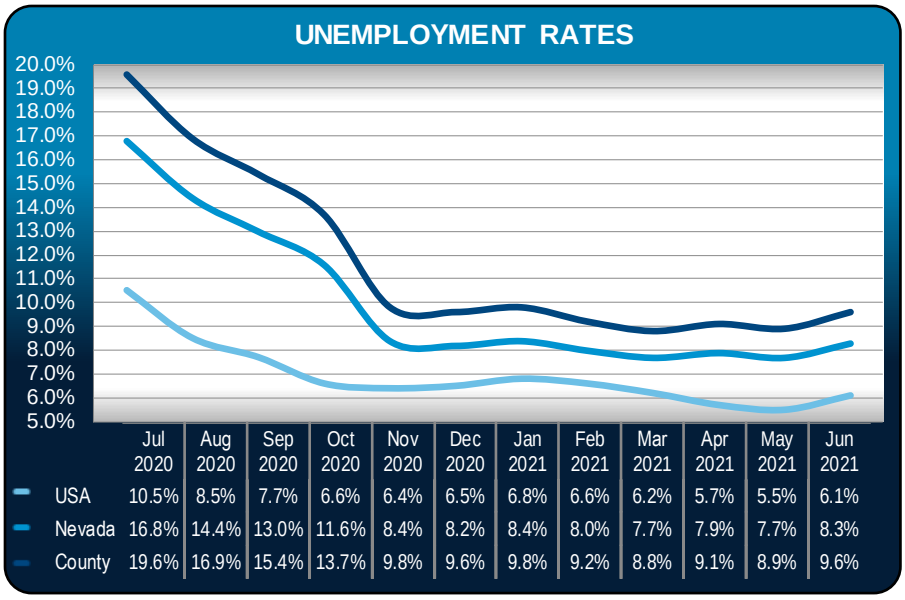
Total employment has increased annually over the past decade in the state of Nevada by 13.11% and had been increasing by approximately 3-4% annually in the county until the COVID-19 pandemic hit in March 2020. As a result, total county employment dropped by 13.2% and unemployment increased to more than 33%. By June 2020, however, county unemployment dropped by 18.2% and has continued to decrease since then. Current local unemployment (as of March 2021) is 8.8%.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

EMPLOYMENT & UNEMPLOYMENT STATISTICS 2011 - 2020

	TOTAL EMPLOYMENT				UNEMPLOYMENT RATE		
	Nevada		Clark County, NV		United States*	Nevada	Clark County, NV
Year	Total	% Δ Yr Ago	Total	% Δ Yr Ago			
2011	1,179,653	0.7%	852,943	0.7%	8.9%	13.3%	13.5%
2012	1,207,733	2.4%	875,964	2.7%	8.1%	11.6%	11.7%
2013	1,234,021	2.2%	898,037	2.5%	7.4%	10.0%	10.0%
2014	1,267,424	2.7%	926,938	3.2%	6.2%	8.2%	8.2%
2015	1,301,094	2.7%	956,238	3.2%	5.3%	6.8%	6.9%
2016	1,332,390	2.4%	978,799	2.4%	4.9%	5.8%	5.9%
2017	1,380,207	3.6%	1,011,367	3.3%	4.4%	5.0%	5.2%
2018	1,439,599	4.3%	1,052,555	4.1%	3.9%	4.4%	4.6%
2019	1,505,228	4.6%	1,103,405	4.8%	3.7%	3.9%	4.1%
2020	1,334,416	(11.3%)	958,069	(13.2%)	8.1%	12.8%	14.7%
CAGR	**1.4%**	-	**1.3%**	-	-	-	-

Source: U.S. Bureau of Labor Statistics *Unadjusted Non-Seasonal Rate



According to the Nevada Department of Employment, Training and Rehabilitation's (DETR) July 15, 2020 economic report, the unemployment rate improves as employment continues to add jobs back in June. Employment in Nevada is up 98,900 jobs over the month and the unemployment rate declined from 25.3 percent in May to 15 percent in June, according to the Nevada Department of Employment, Training and Rehabilitation's (DETR) June 2020 economic report. Nevada added back a significant number of jobs this month, up by 8.5 percent. Leisure and Hospitality added 72,700 jobs over the month following the re-opening of many hotel/casinos along with continued reopening of full-service restaurants during the reference period in early June. This reflects the first look at the Phase 2 reopening of the economy. DETR's report also notes that Nevada's Unemployment Insurance (UI) claims saw a decrease of initial claims over the month of 26,610, or 35.7 percent. "The month's numbers reflect the significant impact of policy restrictions on Nevada's businesses, including hotel casinos, and the impact of COVID-19 restrictions on employment and unemployment in the state. As of June's report Nevada has recovered nearly half the jobs lost and the State's unemployment rate declined from 30.1 percent to 15 percent," said David Schmidt, Chief Economist for DETR. "While encouraging, it is important to remember that conditions have changed since the middle of June, and the evolving public health landscape and necessary restrictions will continue to impact Nevada's labor market for several months to come."

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

TOP EMPLOYERS

EMPLOYER NAME	EMPLOYEES	INDUSTRY
Nellis Air Force Base	10,000 +	Government
Las Vegas Metropolitan Police	5,000 - 9,999	Municipality
Flamingo Las Vegas Hotel-Csn	5,000 - 9,999	Private Hotels and Motels
MGM Grand	5,000 - 9,999	Private Casinos
Orleans Hotel & Casino	5,000 - 9,999	Private Casinos
Las Vegas Sands Corp	5,000 - 9,999	Private Hotel and Motel Management
Mandalay Bay	5,000 - 9,999	Private Resorts
Caesars Palace Las Vegas Hotel	5,000 - 9,999	Private Casinos
Las Vegas Metro Police Dept	5,000 - 9,999	Government
Planet Hollywood	5,000 - 9,999	Private Restaurants

Source: Nevadaworkforce.com/CAFR

In addition to large corporations, universities, hospitals and public sector employment located within the Las Vegas MSA, smaller businesses make up a sizable portion of the local employment picture.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

The preceding chart depicts the top employers in Clark County. Principal employers in the region are spread throughout diverse sectors, including government, municipality and private. The top employer is Nellis Air Force Base. The "Home of the Fighter Pilot," Nellis Air Force Base is home to the U.S. Air Force Warfare Center, the largest and most demanding advanced air combat training mission in the world. Training is provided for composite strike forces which include every type of aircraft in the Air Force inventory. Training is conducted in conjunction with air and ground units of the Army, Navy, Marine Corps and air forces from our allied nations. The crews do not come to learn how to fly, but instead how to be the best combat aviators in the world. As of February 24, 2020, Nellis Air Force Base employed 17,729. The total economic impact is $3,495 million and a value of indirect jobs created of $79 million.

Las Vegas Metropolitan Police is a combined city and county law enforcement agency for the City of Las Vegas and Clark County, Nevada, United States. It is headed by the Sheriff of Clark County, who is publicly elected every four years. They have an annual budget of $856.3 million (2018).

Flamingo Las Vegas Hotel is operated by Caesars Entertainment Corporation (formerly Harrah's Entertainment). The firm owns and/or operates more than 50 casinos (under such names as Harrah's, Horseshoe, and Rio) in 12 US states and seven countries. Altogether its facilities -- including hotels, dockside and riverboat casinos, and Native American gaming establishments -- boast more than 3 million sq. ft. of casino space and some 43,000 hotel rooms. Among its many locations on the Vegas Strip are Caesars Palace, Paris Las Vegas, and Planet Hollywood.

Per DETR, Nevada Economy in Brief June 2020: Now that the State is reopening, we look at what companies are currently hiring, and how that differs from prior to the recession. With “realtime” labor market information obtained from the Economic Modeling, LLC (EMSI), we can provide an alternative assessment of the health of the State’s economy via an analysis of current online job posting activity. From February 2020 (just before the pandemic) to April 2020 (the first month reflecting the impacts) monthly job ad volume decreased by 26,450 or 27 percent.

However, as businesses start to reopen, the number of job ads has begun to increase again, up nearly 600 or one percent over the month resulting in 71,818 total ads in May. Job ads data reflects similar trends seen in other monthly labor market measures by showing a steep decline in April followed by an increase in May.

In February, the employers with the most job ads in the State were the MGM resorts, State of Nevada, Caesars, and the Clark County School District (CCSD). Typically, the largest employers in the State consistently provide the most job ads. As a result of the business shutdowns requiring hotel casinos to close temporarily, the number of ads posted by this industry declined and the top employers’ postings has shifted. In May, the employers with the most jobs postings are the State of Nevada, the CCSD, the Siegal group and Walmart. The occupations that realized the most postings in the month of May were heavy and tractor-trailer truck drivers (+3,555), registered nurses (+3,291), customer service representatives (+1,901), and retail salespersons (+1,856).

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

AIRPORT STATISTICS

The following chart summarizes the local airport statistics.

LOS ANGELES INTERNATIONAL AIRPORT (LAX)		
YEAR	ENPLANED PASSENGERS	% CHG
2009	27,439,897	-
2010	28,857,755	5.2%
2011	30,528,737	5.8%
2012	31,326,268	2.6%
2013	32,425,892	3.5%
2014	34,314,197	5.8%
2015	36,351,226	5.9%
2016	39,636,042	9.0%
2017	41,232,432	4.0%
2018	42,624,050	3.4%
2019	42,939,104	0.7%

Source: U.S. Department of Transportation

SOUTHERN NEVADA TAX CLIMATE & OPERATING STRUCTURE

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. This tax structure clearly distinguishes Nevada as providing a business environment very few states can match. Nevada has

- No personal income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

HEALTHCARE & LIFE SCIENCES

In the tables below are listed urgent care hospitals and specialty hospitals located in the region. The hospitals are ranked by bed count.

Urgent Care Hospitals			
Rank	Name	Beds	Avg. Daily Occupancy
1	Sunrise Hospital Medical Center	690	522
2	University Medical Center	541	376
3	Summerlin Hospital Medical Center	454	280
4	MountainView Hospital	340	284
5	Valley Hospital Medical Center	301	220
6	Desert Springs Hospital	293	218
7	Spring Valley Hospital Medical Center	231	221
8	St. Rose Dominican, Siena Campus	230	202
9	Centennial Hills Hospital Medical Center	190	126
10	North Vista Hospital	177	123
11	St. Rose Dominican, St. Martin Campus	147	95
12	Southern Hills Hospital	134	102
13	St. Rose Dominican Hospital, Rose de Lima Campus	110	96

Las Vegas Business Press - 2016 Book of Lists

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Specialty Hospitals

Rank	Name	Beds	Specialties
1	Southern Nevada Adult Mental Health Services	289	Behavioral Health
2	Horizon Speciality Hospital of LV	176	Long-term acute care
3	Kindred Hospital LV-Flamingo	174	Long-term acute care
4	Mountain's Edge Hospital	130	Long-term acute care
5	Harmon Hospital	116	Rehab
6	Spring Mountain Treatment Center	110	Behavioral Health
7	HealthSouth Rehabilitation Hospital of HD	90	Rehab
8	Desert Parkway Behavioral Healthcare Hospital	83	Behavioral Health
9	HealthSouth Rehabilitation Hospital of LV	79	Rehab
10	Complex Care Hospital at Tenaya	70	Complex long-term hospitalization
11	Desert Willow Treatment Center	58	Psychiatric care
12	Kindred Hospital LV-Sahara	52	Long-term acute care
13	HealthSouth Desert Canyon Rehabilitation Hospital	50	Rehab
14	Horizon Speciality Hospital of HD	39	Long-term acute care
15	Spring Mountain Sahara	30	Behavioral Health
16	Kindred Hospital LV-St. Rose Dominican St. Rose De Lima	28	Long-term acute care
17	Montevista Behavioral Health Hospital	21	Behavioral Health

Las Vegas Business Press - 2016 Book of Lists

AEROSPACE, UNMANNED AERIAL SYSTEMS, AND DEFENSE

The Defense and Aerospace cluster has historically been an important part of the Southern Nevada regional economy. Between the Nellis and Creech Air Force Bases and the Nevada Testing and Training Range, the Department of Defense employs approximately 14,000 airmen, civilian staff, and contractors in Southern Nevada. In recent years, the unmanned aerial systems (UAS) industry has become an important part of our economy. Creech AFB, in the town of Indian Springs northwest of Las Vegas, is the global home of drone operations for the Air Force. Additionally, Nevada is one of six locations that the FAA selected to be a center for Unmanned Aerial System (UAS) development in the United States.

Nevada's airspace is unique: it has expansive Military Operations Areas (MOAs) for testing, and general aviation airspace ranges from extremely low density (both aircraft and population) to extremely high density in certain areas. Restricted airspace can be negotiated using partnerships with Department of Defense and Department of Energy facilities.

Southern Nevada has:

- A climate ideal for testing and R&D with 320 days of sunshine and among the most predictable weather patterns in the nation
- Low costs of start-up and operations
- Abundance of economical commercial real estate near designated UAV airports near key metro areas, with large warehouse-type facilities available
- Competitive utility rates for commercial operations
- Robust data storage capacity, cloud computing resources and providers in-state

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Southern Nevada has three major United States Air Force installations

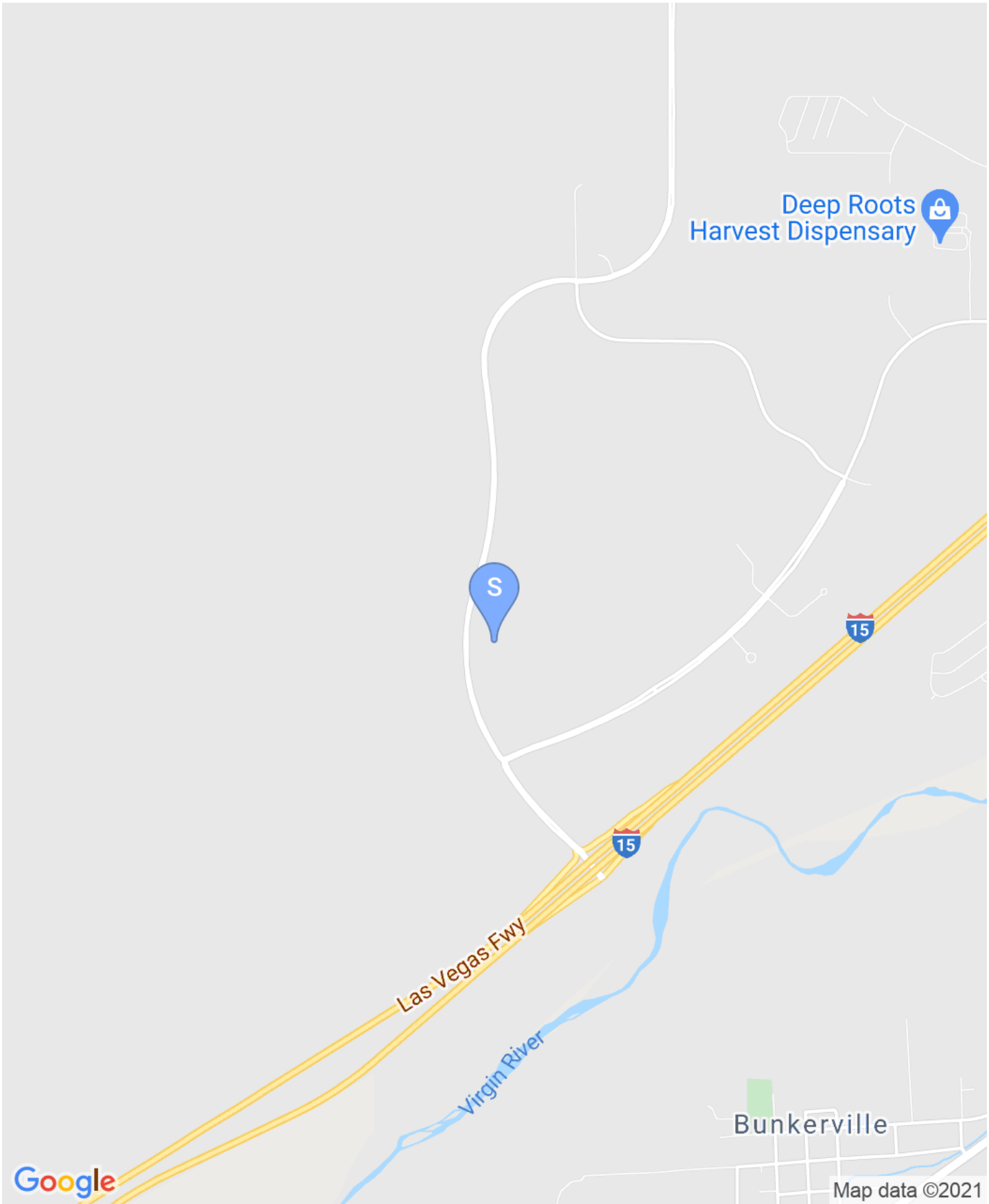
1. **Nellis Air Force Base**, a part of the United States Air Force's Air Combat Command, is located approximately eight miles northeast of Las Vegas, Nev. The base itself covers more than 14,000 acres, while the total land area occupied by Nellis and its restricted ranges is about 5,000 square miles. An additional 7,700 miles of airspace north and east of the restricted ranges are also available for military flight operations.
2. **Creech Air Force Base**, about 35 miles north of Las Vegas, is home to the 432 Wing, which has six operational squadrons, one maintenance squadron, and MQ-9 Reapers and MQ-1 Predator unmanned aerial vehicles, which are central to the ongoing Global War on Terror. The base is also home to the Unmanned Aerial Vehicle Battlelab.
3. **Nevada Testing and Training Range** (NTTR) is the largest contiguous air and ground space available for peacetime military operations in the free world. Annually, NTTR hosts large international training operations, including Red Flag and Green Flag.

SUMMARY

While the above data is the most recent available data as widely reported, the COVID-19 pandemic has had a substantial impact on employment figures throughout the region, state and USA. Jobs lost over the recent months have significantly impacted the local and national economies.

Moving forward, there is significant uncertainty with the opening of businesses and possible surge in COVID-19 cases leading to more business closures and new modifications and restrictions. A potential weakness in the economy would be led by a decline in consumer confidence, business spending, budget cuts and the end of some stimulus programs**.**

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

In this section of the report, we provide details about the local area and describe the influences that bear on the real estate market as well as the subject property. A map of the local area is presented on the prior page. Below are insights into the local area based on fieldwork, interviews, demographic data and experience working in this market.

LOCAL AREA PROFILE

The subject property is located in Mesquite, Nevada, within Clark County. According to the 2015 census, the population was 17,496. The city is in the Virgin Valley, adjacent to the Virgin Mountains in the northeastern part of the Mojave Desert. Mesquite is next to the Arizona state line, 80 miles northeast of Las Vegas and 39 miles southwest of St. George, Utah. The city is served by the St. George Regional Airport, approximately 42 miles northeast. The area is intersected by Interstate 15 and State Route 144.

DEMOGRAPHIC PROFILE

Below is a demographic study of the area, sourced by *Pitney Bowes/Gadberry Group - GroundView*®, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of properties and geographical areas. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LOCAL AREA DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILES	5 MILES	DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION				**AVERAGE HOUSEHOLD INCOME**			
2000 Population	0	2,783	8,749	2020	$0	$70,183	$70,704
2010 Population	0	5,199	13,636	2025	$0	$87,148	$88,499
2020 Population	0	6,476	17,241	Change 2020-2025		24.17%	25.17%
2025 Population	0	7,142	19,174	**MEDIAN HOUSEHOLD INCOME**			
Change 2000-2010		86.81%	55.86%	2020	$0	$57,937	$55,845
Change 2010-2020		24.56%	26.44%	2025	$0	$69,242	$67,035
Change 2020-2025		10.28%	11.21%	Change 2020-2025		19.51%	20.04%
POPULATION 65+				**PER CAPITA INCOME**			
2010 Population	0	1,316	3,462	2020	$0	$26,959	$27,435
2020 Population	0	2,387	5,878	2025	$0	$33,438	$34,210
2025 Population	0	2,975	7,410	Change 2020-2025		24.04%	24.70%
Change 2010-2020		81.38%	69.79%	**2020 HOUSEHOLDS BY INCOME**			
Change 2020-2025		24.63%	26.06%	<$15,000	0.0%	5.5%	6.7%
NUMBER OF HOUSEHOLDS				$15,000-$24,999	0.0%	8.7%	9.8%
2000 Households	0	832	2,966	$25,000-$34,999	0.0%	12.3%	11.9%
2010 Households	0	2,007	5,299	$35,000-$49,999	0.0%	16.8%	16.5%
2020 Households	0	2,501	6,648	$50,000-$74,999	0.0%	21.2%	21.1%
2025 Households	0	2,763	7,364	$75,000-$99,999	0.0%	17.8%	15.8%
Change 2000-2010		141.23%	78.66%	$100,000-$149,999	0.0%	13.0%	11.9%
Change 2010-2020		24.61%	25.46%	$150,000-$199,999	0.0%	2.1%	3.2%
Change 2020-2025		10.48%	10.77%	$200,000 or greater	0.0%	2.7%	3.1%
HOUSING UNITS (2020)				**MEDIAN HOME VALUE**	$0	$230,213	$222,994
Owner Occupied	0	1,797	4,880	**AVERAGE HOME VALUE**	$0	$256,598	$243,235
Renter Occupied	0	642	1,854	**HOUSING UNITS BY UNITS IN STRUCTURE**			
HOUSING UNITS BY YEAR BUILT				1, detached	0	1,467	4,199
Built 2010 or later	0	330	731	1, attached	0	550	1,013
Built 2000 to 2009	0	1,194	2,869	2	0	4	37
Built 1990 to 1999	0	540	1,983	3 or 4	0	137	530
Built 1980 to 1989	0	196	494	5 to 9	0	83	224
Built 1970 to 1979	0	140	395	10 to 19	0	56	173
Built 1960 to 1969	0	39	86	20 to 49	0	69	207
Built 1950 to 1959	0	25	46	50 or more	0	22	73
Built 1940 to 1949	0	0	0	Mobile home	0	51	277
Built 1939 or earlier	0	37	43	Boat, RV, van, etc.	0	0	0

Source: Pitney Bowes/Gadberry Group - GroundView®

Transportation Routes

Major traffic arteries are shown in the chart below:

MAJOR ROADWAYS & THOROUGHFARES

HIGHWAY	DIRECTION	FUNCTION	DISTANCE FROM SUBJECT
I-15	northeast-southwest	Interstate Highway	This is within a mile of the subject property.
SURFACE STREETS	**DIRECTION**	**FUNCTION**	**DISTANCE FROM SUBJECT**
W Pioneer Blvd	northeast-southwest	Primary Arterial	This is just down the street from the subject property.

Public Transportation is not available near the subject property.

Economic Factors

Mesquite is home to a growing retirement community, as well as several casino resorts and golf courses. Casinos in the area include the Virgin River Casino, Casa Blanca, Eureka Casino Hotel and Stateline Casino and Motel and the Rising Star Hotel. The city is a destination for year-round golf, with over nine public courses drawing golfers to the city. The city is a stopping point for those travelling along Interstate 15, between Salt Lake City, Las Vegas and Los Angeles. West Mesquite Boulevard serves as a commercial corridor with stores, financial institutions, hotels, restaurants and casinos. The Bowler Plaza is the primary shopping center on the east side of town south if Intestate 15 on North Sandhill Boulevard. The Walmart supercenter is the primary regional

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

shopping center on the west side of town at Falcon Ridge Parkway and W. Pioneer Blvd. The city's main industries are entertainment/gaming, recreation, retail trade and accommodation/food services. The retirement population is well established and impacts the economic base significantly.

Community Services
Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages).

IMMEDIATE AREA PROFILE

This section discusses uses and development trends in the immediate area that directly impact the performance and appeal of the subject property.

Predominant Land Uses
Significant development in the immediate area consists of industrial and retail uses along major arterials that are interspersed with multi-family complexes and single-family residential development removed from arterials.

SUBJECT PROPERTY ANALYSIS

The following discussion draws context and analysis on how the subject property is influenced by the local and immediate areas.

Subject Property Analysis
The uses adjacent to the property are noted below:

- **North -** Industrial land
- **South -** Industrial land followed by W Pioneer Blvd
- **East -** Industrial land followed by Isaac Newton Dr
- **West -** S Lower Flat Top Dr followed by Industrial/Parks-Recreation and Open Space land

Access
The subject site has frontage on a connector street. Based on our field work, the subject's access is rated good compared to other properties with which it competes.

Visibility
The subject is clearly visible in both directions along the street. The visibility of the property is not hampered by adjacent properties, trees or other obstructions. In comparison to competitive properties, the subject property has average visibility.

Subject Conclusion
Trends in the local and immediate areas, adjacent uses and the property's specific location features indicate an overall typical external influence for the subject, which is concluded to have an average position in context of competing properties.

SUMMARY

Trends in the local and immediate areas, adjacent uses and the property's specific location features indicate an overall typical external influence for the subject, which is concluded to have an average position in context of competing properties.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

General Description The subject site consists of 1 parcel. As noted below, the subject site has 315,374 SF (7.24 AC) of land area. The area is estimated based on the assessor's parcel map, and may change if a professional survey determines more precise measurements. Going forward, our valuation analyses will utilize the usable site area. The following discussion summarizes the subject site size and characteristics.

Assessor Parcel (portion of) 002-23-211-002

Number Of Parcels 1

Land Area	**Acres**	**Square Feet**
Primary Parcel	0.00	0
Unusable Land	7.24	315,374
Excess Land	0.00	0
Surplus Land	0.00	0
Total Land Area	**7.24**	**315,374**

Shape Irregular - See Plat Map For Exact Shape

Topography Mountainous above street grade

Drainage Assumed Adequate

Utilities Utilities will be available to Isaac Newton Dr within 12 months

Street Improvements

Street	**Direction**	**No. Lanes**	**Street Type**	**Curbs**	**Sidewalks**	**Streetlights**	**Center Lane**	**Gutters**
S Lower Flat Top Dr	Primary Street	two-way	two-lane	connector street	✓					

Frontage The subject has approximately 300 feet of frontage on S Lower Flat Top Dr.

Accessibility **Good** - The subject is just down the street from W Pioneer Blvd and is within a mile of I-15. The subject property is proposed to be part of a larger parcel combined with the south and east adjacent parcels and will overall have full-access from curb cuts on W Pioneer Blvd and Isaac Newton Dr.

Exposure **Average** - The subject is at a mid-block location on a connector street.

Seismic The subject is in Moderate Risk.

Flood Zone Zone X (Unshaded). This is referenced by Community Number 32003C, Panel Number 0367F, dated December 04, 2007. Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Site Rating

The subject site is considered a good land site in terms of its location, exposure, and access to employment, education and shopping centers, recognizing its location along a neighborhood collector street. However, drastically offsetting is the subject sites topography that does not allow for usable land area. Overall, the subject's site rating is poor.

Easements

A preliminary title report was not available for review. During the on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there is no negative value impact on the subject improvements. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

Soils

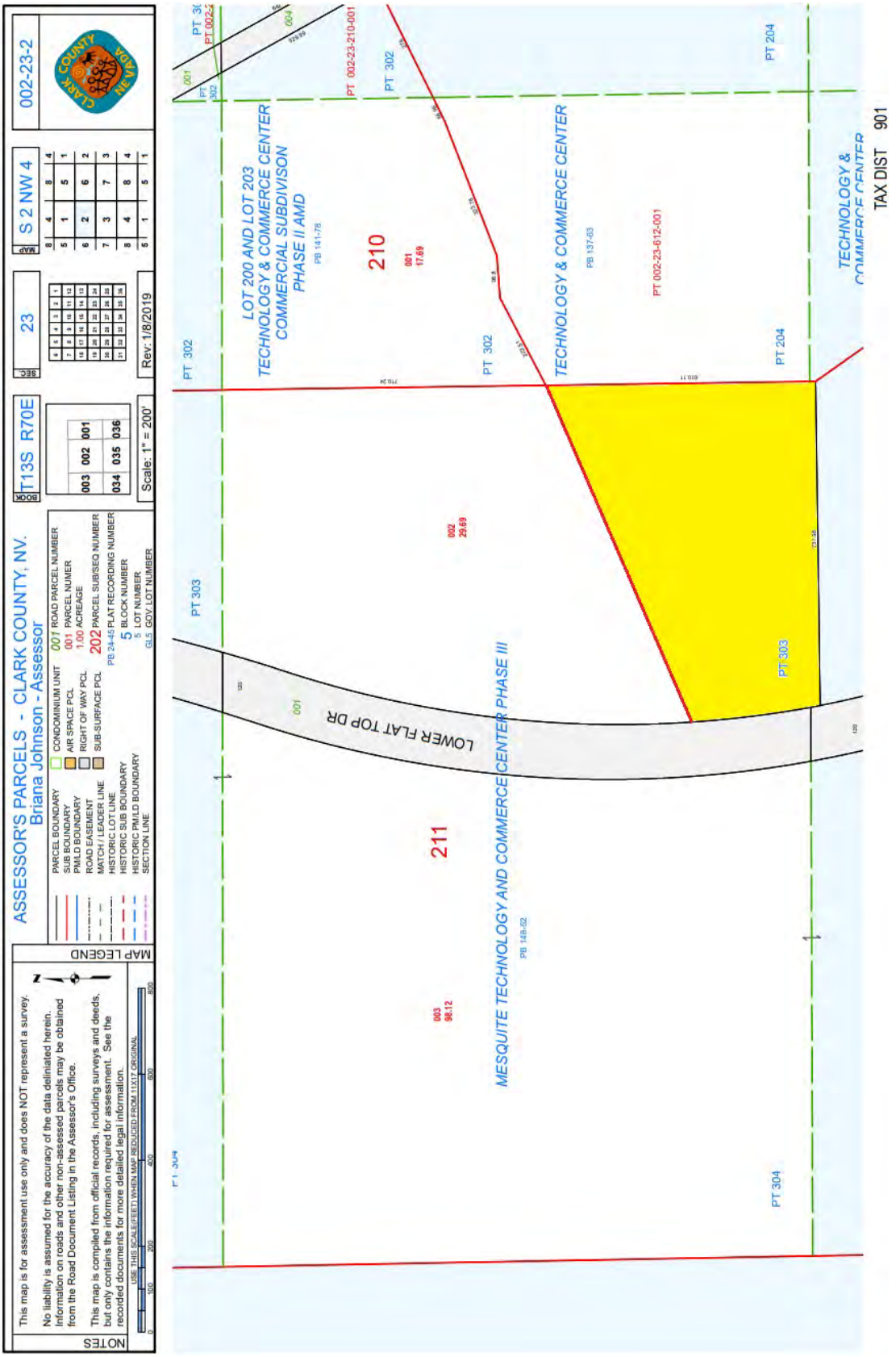
A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

Hazardous Waste

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

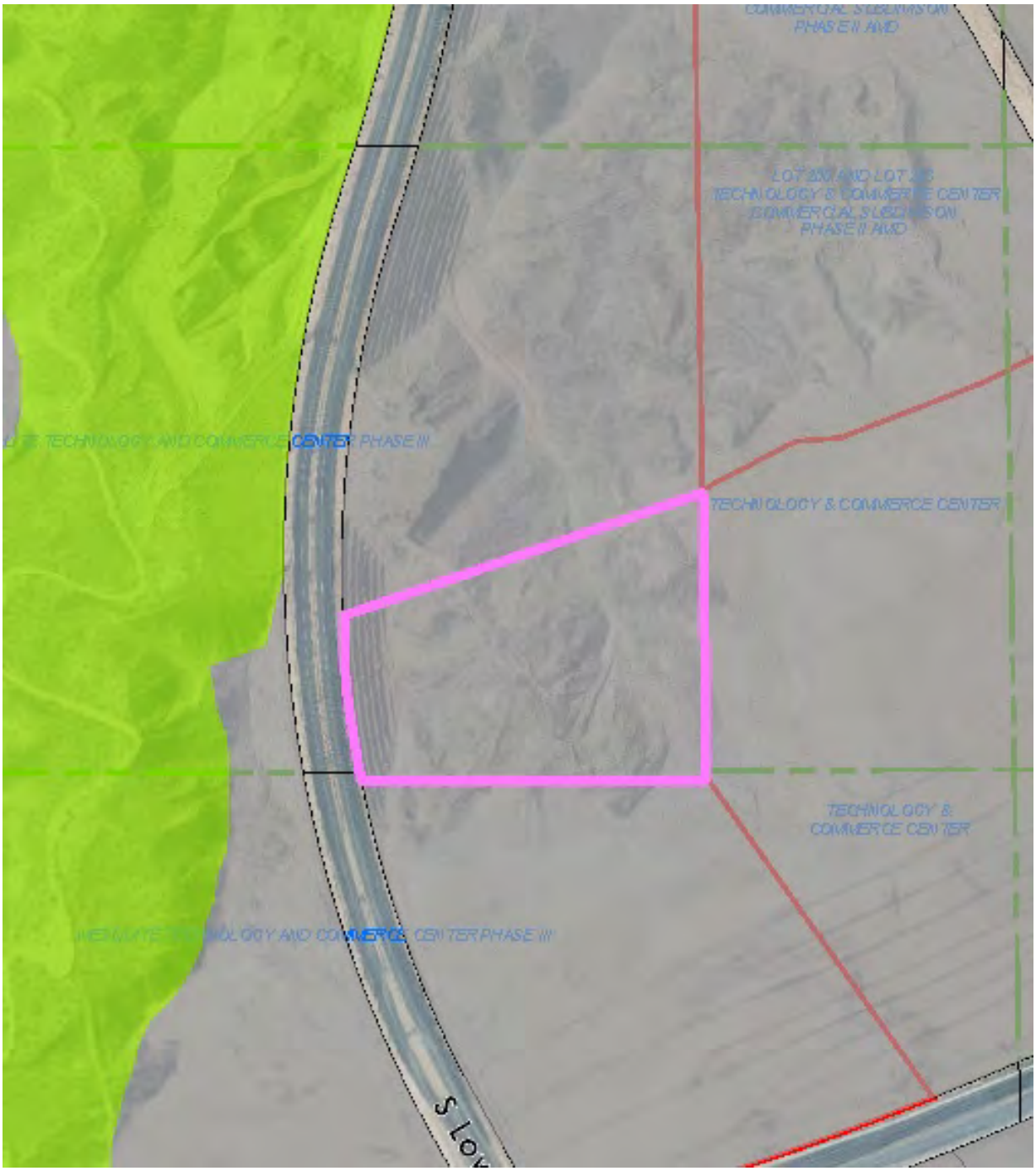
© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

PLAT MAP



© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

ZONING MAP



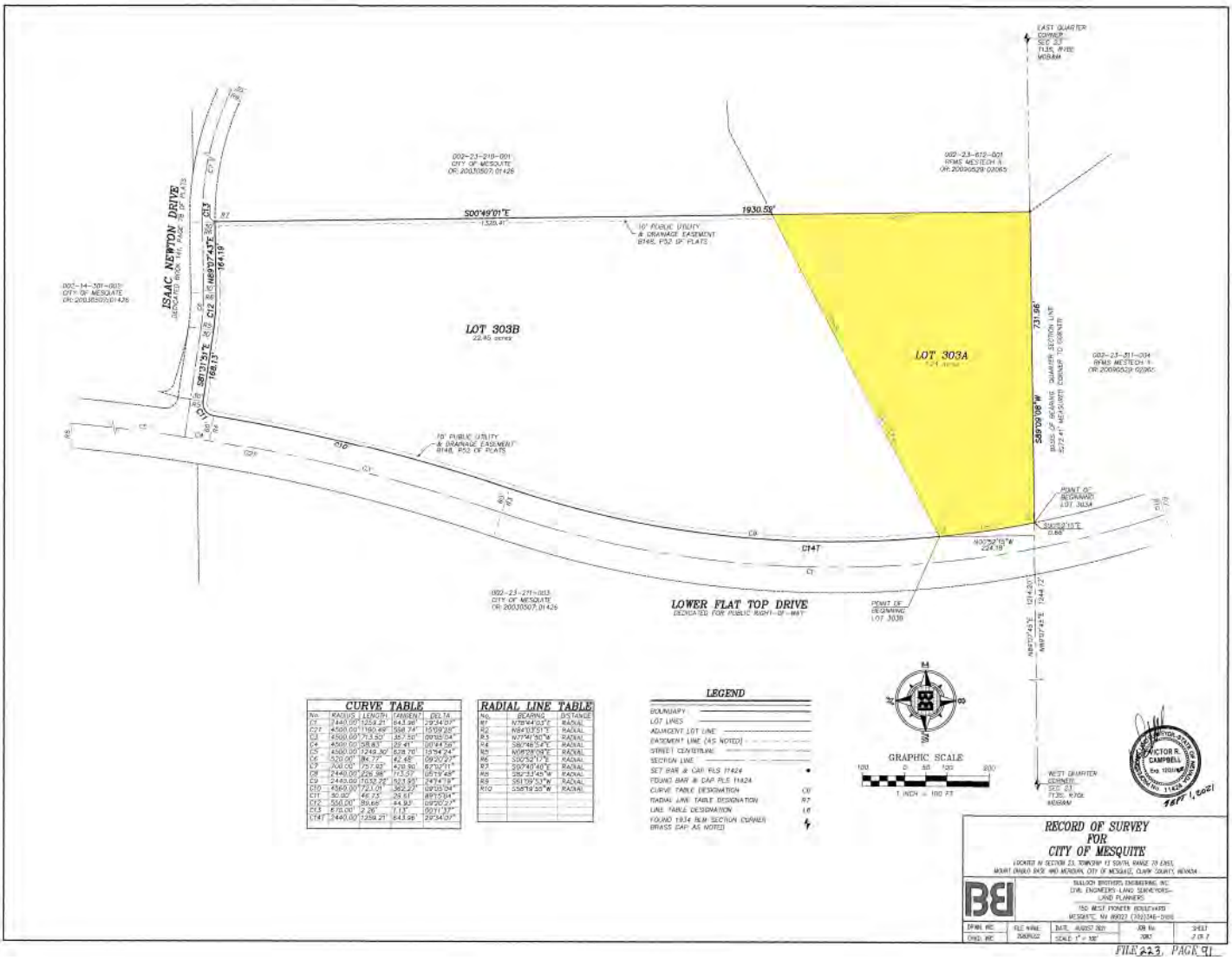
© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

FLOOD MAP



© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LAND SURVEY



© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

Assessment of real property is established by an assessor that is an appointed or elected official charged with determining the value of each property. The assessment is used to determine the necessary rate of taxation required to support the municipal budget. A property tax is a levy on the value of property that the owner is required to pay to the municipality in which it is situated. Multiple jurisdictions may tax the same property.

The subject property is located within Clark County. The assessed value and property tax for the current year are summarized in the following table.

ASSESSMENT & TAXES

Tax Year	2021				Tax Rate	2.7737%
Tax Rate Area	901				Taxes Current	Yes
APN	**LAND**	**IMPV**	**TOTAL**	**EXEMPTIONS**	**TAXABLE**	**BASE TAX**
(portion of) 002-23-211-002	$380,229	$0	$380,229	$0	$380,229	$10,546.41
Totals	**$380,229**	**$0**	**$380,229**	**$0**	**$380,229**	**$10,546.41**
Total/SF	**$1.21**	**$0.00**	**$1.21**	**$0.00**	**$1.21**	**$0.03**
Total Base Tax						**$10,546.41**
Total Base Tax Per SF						**$0.03**

Source: Clark County Assessment & Taxation

SUBJECT PROPERTY ANALYSIS

The total taxable value for the subject property's larger parcel is $380,229 or $1.09/SF. There are no exemptions in place. The subject property is a portion of this larger site.

In the State of Nevada, taxes are assessed on a fiscal year basis starting July 1st. Reassessments of property values occur every year. Taxable value represents the appraised value of the land and the current replacement cost of improvements, less depreciation, as determined by the Assessor. Assessed value is established as 35% of the taxable value. The value is broken down to represent a portion attributable to land, improvements and personal property. There are 107 tax districts in Clark County. The tax rates for these districts are based on the amount of monies budgeted to them for the necessary maintenance and improvements for their facilities and services. The tax monies collected for the districts must pay for schools, roads, police and fire protection, along with all other services that a taxpayer demands and desires from local government. These tax rates vary depending on the type of services provided to each district. The Nevada State Legislature passed a law to provide property tax relief to all citizens. NRS 361.4723 provides a partial abatement of taxes by applying a cap of up to 8% on the tax for residences that are not owner occupied. The up to 8% cap would also apply to land, commercial buildings, business personal property, aircraft, etc. The subject is located in tax district 901 with a tax rate of 2.7737%. Tax rates are set in June of each year. Tax bills are prepared and mailed out by August 1st of each year. Property taxes are due on the third Monday in August. However, the property owner may elect to pay in installments if the taxes on a parcel exceed $100.00. In the State of Nevada, properties are not reassessed upon resale or refinance.

According to the Clark County Assessor's Office, real estate taxes for the subject property are current as of the date of this report.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

ZONING SUMMARY	
Municipality Governing Zoning	City of Mesquite Planning & Zoning Department
Current Zoning	Industrial - Light (IR-1)
Permitted Uses	Please see the below table.
Prohibited Uses	Those not listed in the below table.
Current Use	Vacant Land
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely

IR-1 ZONING DISTRICT - ALLOWABLE USES

Permitted Uses		
Naimal hospital (large animal)	Electric plating	Moving, storage and transportation facilities
Antique restoration	Electronic equipment sales	Parking lot (commercial)
Bakery, w holesale	Flow ers or seed processing and sale	Plrinting, lithographay and publishers
Blacksmith shop	Fountain equipment and supply	Research laboratories
Boat building or repair	Freight terminals	Rubber fabrication
Boat sales/service	Funeral home an dinterment service	Sheet metal shops
Bottling plant	Garment manufacture	Storage w arehouse/ministorage
Broadcast studios	Heating/air conditioning; sales, supply, and repair	Taxidermist
Building materials storage or sales yard	Ice and cold storage	Telephone sales
Cabinet shop or furniture manufacture	Kennels	Truck stop
Candy manufacture	Laboratories, experimental	Union hall
Cleaning or dyeing plant	Laundry, professional	Uplholstery shop
Creamery	Lumberyard	Warehouses and w arehouse complexes
Dog pound	Machine shop	Wastepaper or rag collection and baling
Education and scientific research	Manufacturing	Wholesale fuel sale
Electric or neon signs or billboard manufacture	Motion picture production	All uses permitted in the PB, CR-1, and CR-2 Districts
Conditional Uses		
Adult uses	Mixing plant for cement, mortar, plaster or paving materials	Religious assembly
Automobile w recking and/or baling	Parks and recreation areas and facilities	Shoe manufacture
Blast furnace	Public, quasi-public and institutional facilities and uses	Storage space for contractor's equip., transit and transport equip.
Boiler w orks	Parks and recreation areas and facilities	Tattoo establishments
Brew ery	Public, quasi-public and institutional facilities and uses	Tire rebuilding, recapping or retreading
Grease or oil compounding		
Accessory Uses		
Accessory buildings	Accessory uses	Caretaker and security guard quarters
Planned Uses		
None		

ZONING REQUIREMENTS	
Minimum Yard Setbacks	
Front (Feet)	10
Rear (Feet)	5
Side (Feet)	5
Maximum Site Coverage	60%
Maximum Building Height	35 Feet
Conforming Use	The existing improvements represent a conforming use within this zone

Source: City of Mesquite Planning & Zoning Department

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

ZONING CONCLUSIONS

Based on the interpretation of the zoning ordinance, the subject property is an outright permitted use.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our analysis correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

As concluded ahead, the highest and best use of the subject site as-vacant is assemblage. Therefore, this section provides a brief study of industrial supply/demand conditions for the Las Vegas Market and Outlying Northeast Clark County Submarket, market participant interviews and transaction trends. These findings are used to support our conclusions for the competitive position, and exposure period of the subject site.

LAS VEGAS INDUSTRIAL MARKET

The following is an analysis of supply/demand trends in the Las Vegas Industrial market using information provided by CoStar, widely recognized as a credible source for tracking market statistics. The table below presents historical data for key market indicators.

LAS VEGAS HISTORICAL STATISTICS (LAST TEN YEARS)

PERIOD	SUPPLY	NEW CONSTRUCTION	NET ABSORPTION	VACANCY	ASKING RENT
2011	99,669,464 SF	63,574 SF	1,290,026 SF	13.2%	$5.75/SF
2012	99,702,988 SF	99,624 SF	300,875 SF	12.4%	$5.53/SF
2013	100,166,992 SF	555,149 SF	2,587,305 SF	11.0%	$5.56/SF
2014	101,125,478 SF	961,080 SF	3,101,119 SF	8.9%	$5.67/SF
2015	102,527,788 SF	1,427,848 SF	3,342,777 SF	6.1%	$6.04/SF
2016	105,785,813 SF	3,312,098 SF	2,836,447 SF	6.0%	$6.62/SF
2017	112,917,018 SF	6,844,035 SF	7,170,968 SF	5.9%	$6.82/SF
2018	117,158,706 SF	3,929,321 SF	5,154,234 SF	4.5%	$6.94/SF
2019	123,562,508 SF	6,323,361 SF	4,794,521 SF	4.5%	$8.12/SF
2020	129,733,664 SF	6,176,100 SF	4,177,913 SF	5.9%	$8.60/SF
CAGR	2.7%	-	-	-	4.1%

*Supply numbers based on information which is amended/updated on an on-going basis by Costar.
Source: Costar®

The following table summarizes the trailing four quarter performance of the Las Vegas market.

LAS VEGAS TRAILING FOUR QUARTER PERFORMANCE

PERIOD	SUPPLY	NEW CONSTRUCTION	NET ABSORPTION	VACANCY	ASKING RENT
2020 Q3	127,275,688 SF	1,639,427 SF	1,659,744 SF	5.9%	$8.66/SF
2020 Q4	129,733,664 SF	2,460,976 SF	1,742,551 SF	6.4%	$8.41/SF
2021 Q1	130,226,879 SF	493,215 SF	526,952 SF	6.3%	$8.50/SF
2021 Q2	131,775,277 SF	1,548,398 SF	3,792,055 SF	4.5%	$9.21/SF

Source: Costar®

Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

LAS VEGAS MARKET TREND ANALYSIS

	Q2 2021	2020	Last 10
Total SF	131,775,277	129,733,664	109,235,042
Vacant SF	5,965,603	7,654,286	8,567,304
Market Vacancy	4.5%	5.9%	7.8%
Construction Growth Rate	1.2%	4.8%	2.7%
Absorption Rate	2.9%	3.2%	2.7%
Average Asking Rent/SF	$9.21	$8.60	$6.57

Source: Costar®

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Las Vegas Market Conclusion

Based on the preceding analysis, the Las Vegas Industrial market demonstrates somewhat strong fundamentals. Analysis of supply and demand factors indicate the market is currently stable with no evidence to prove this will change any time soon. The greatest strength of the market appears to be its strong absorption trends. There are no observed weaknesses of the market that stand out.

OUTLYING NORTHEAST CLARK COUNTY INDUSTRIAL SUBMARKET OVERVIEW

The following is an analysis of supply/demand trends in the Outlying Northeast Clark County Industrial submarket using information provided by CoStar. The table below presents historical data for key market indicators.

OUTLYING NORTHEAST CLARK COUNTY HISTORICAL STATISTICS (LAST TEN YEARS)

PERIOD	SUPPLY	NEW CONSTRUCTION	NET ABSORPTION	VACANCY	ASKING RENT
2011	455,869 SF	0 SF	26,103 SF	32.7%	$7.16/SF
2012	482,485 SF	26,616 SF	50,436 SF	31.9%	$6.92/SF
2013	482,485 SF	0 SF	10,107 SF	20.9%	$6.79/SF
2014	482,485 SF	0 SF	12,800 SF	22.5%	$6.64/SF
2015	482,485 SF	0 SF	78,700 SF	8.1%	$6.27/SF
2016	482,485 SF	0 SF	18,173 SF	3.0%	$6.00/SF
2017	482,485 SF	0 SF	800 SF	0.4%	$6.00/SF
2018	482,485 SF	0 SF	(20,840) SF	2.7%	$1.50/SF
2019	482,485 SF	0 SF	22,440 SF	2.6%	$7.77/SF
2020	482,485 SF	0 SF	(2,900) SF	0.8%	$7.29/SF
CAGR	0.6%	-	-	-	0.2%

*Supply numbers based on information which is amended/updated on an on-going basis by Costar.
Source: Costar®

The following table summarizes the trailing four quarter performance of the Outlying Northeast Clark County submarket.

OUTLYING NORTHEAST CLARK COUNTY TRAILING FOUR QUARTER PERFORMANCE

PERIOD	SUPPLY	NEW CONSTRUCTION	NET ABSORPTION	VACANCY	ASKING RENT
2020 Q3	482,485 SF	0 SF	(6,600) SF	1.9%	$7.46/SF
2020 Q4	482,485 SF	0 SF	6,100 SF	0.6%	$7.47/SF
2021 Q1	491,485 SF	9,000 SF	0 SF	2.4%	$8.46/SF
2021 Q2	503,435 SF	11,950 SF	(450) SF	4.8%	$8.61/SF

Source: Costar®

Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

OUTLYING NORTHEAST CLARK COUNTY MARKET TREND ANALYSIS

	Q2 2021	2020	Last 10
Total SF	503,435	482,485	479,823
Vacant SF	24,300	4,005	60,227
Market Vacancy	4.8%	0.8%	12.6%
Construction Growth Rate	2.4%	0.0%	0.6%
Absorption Rate	(0.1%)	(0.6%)	4.1%
Average Asking Rent/SF	$8.61	$7.29	$6.23

Source: Costar®

Outlying Northeast Clark County Submarket Conclusion

Based on the preceding analysis, the Outlying Northeast Clark County Industrial submarket demonstrates sound fundamentals. Analysis of supply and demand factors indicate the market is currently in a state of imbalance;

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

however, the evidence points to signs of recovery and potential stability. The greatest strength of the submarket appears to be its low vacancy rates. The greatest weakness of the submarket appears to be its weak absorption trends.

BROKER / MARKET PARTICIPANT INTERVIEWS

Interviews with brokers and other market participants were conducted to put previously discussed trends and data into better context of what is really occurring in the marketplace.

SALES PERSPECTIVE INTERVIEW	
Name	Broker
Company	Premier Properties
Location	Mesquite, NV
Survey Date	2Q 2021
Survey Property Profile	Industrial Land

According to Broker, sale transactions have been steady over the past six months for usable industrial land. Conditions favor sellers in regard to negotiating sale terms. Pricing for this property type generally falls within a moderate range from $1 to $2.50 per square foot.

TRANSACTION TRENDS

In the open market, the subject property type (usable industrial land) would command most interest from regional and local buyers that are actively pursuing similar owner-user properties. There is currently steady buyer demand for substitute properties (usable industrial land) on the volume of sale transactions and reports by buyers, sellers and other market participants during confirmation of market transactions. The most probable buyer is the adjacent land owner.

Based on the preceding analysis, there is an established sales market for the subject property type; however, there appear to be limitations with regard to depth of the market. As previously discussed, the velocity of sale transactions has been steady over the past six months. Currently there is steady buyer demand, while there is somewhat limited availability for this property type on the supply side. Based on these factors, conditions favor sellers in regard to negotiating sale terms. In terms of the subject site in its As Is condition, 100% unusable land, there is a minimal market. The adjacent potential new land owner is interested in purchasing the subject site for assemblage.

SUBJECT PROPERTY ANALYSIS

Based on our analysis of the subject property and investigation of substitute properties in the marketplace, the subject is considered to have Poor overall buyer appeal with a Weak competitive position if the asset was exposed to the open market.

EXPOSURE TIME & MARKETING PERIOD

Exposure time is defined as "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market" (The Dictionary of Real Estate Appraisal, Appraisal Institute, 2015). Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property's exposure to market participants, availability and cost of financing, and demand for similar investments. Exposure time is best established based the recent history of marketing periods for comparable sales, discussions with market participants and information from published surveys.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

The availability of acquisition financing factors into exposure time. In recent quarters, financing has been available for well-positioned commercial real estate, particularly for stabilized assets within core MSAs and owner/user deals. For second tier or marginal properties, financing has been available but subject to more stringent requirements. Based on review of the local capital market, we conclude that adequate financing options would have been available to consummate a sale of the property on the date of value.

Exposure Time Conclusion

The preceding information generally supports an exposure time range from 12 months or less for sites similar to the subject. Based on its overall physical and locational characteristics, the subject site has poor overall appeal to owner/users. Considering these factors, a reasonable estimate of exposure time for the subject property is 12 months or less.

Marketing Period Conclusion

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. Having reviewed open listings and discussed the market with local participants, and given the nature of this site, we feel that a time period of 12 months or less is supported for the subject's marketing period.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

The highest and best use of an improved property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive. This section develops the highest and best use of the subject property As-Vacant.

AS-VACANT ANALYSIS

Legal Factors

The legal factors that possibly influence the highest and best use of the subject site are discussed in this section. Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. Permitted uses of the subject's Industrial - Light (IR-1) zoning were listed in the Zoning Analysis section. Overall, legal factors support a narrow range of industrial related uses for the subject site.

Physical & Locational Factors

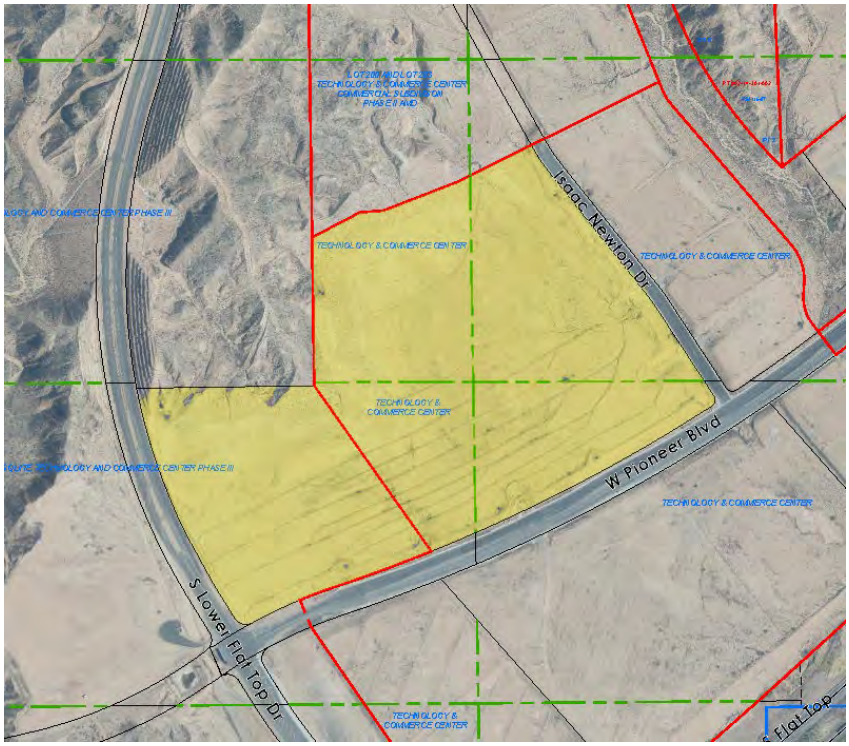
Regarding physical characteristics, the subject site is irregular in shape and has mountainous topography with good access and average exposure. The immediate area is relatively vacant land zoned for industrial uses.

The subject sites topography does not allow for future development due to the mountainous range. The site would have to be excavated in order to be developable. In the following section, we demonstrate the costs of excavation.

Of the outright permitted uses, physical and locational features best support assemblage for the site's highest and best use as-vacant.

The two sites adjacent to the subject and only sites that would allow for assemblage have unity of ownership and unity of zoning. These parcels to the south and east are identified as follows: APN: 002-23-311-004 is located at 1825 W. Pioneer Blvd at the northeast corner of W. Pioneer Blvd and S. Lower Flat Top Drive and containing 16.97 net acres. The site is irregular in shape and is near level with the exception of the northern most portion that becomes mountainous. The site is zoned IR-1 and is owned by R F M S Mestech II LLC and is in contract at an undisclosed price. APN: 002-23-612-001 is located at the northwest corner of W. Pioneer Blvd and Isaac Newton Drive containing 39.37 net acres. The site is irregular in shape and is near level. The site is zoned IR-1 and is owned by R F M S Mestech II and is under contract to the same buyer as the adjacent site at an undisclosed price. The two site combined contain 56.34 net acres with 0.65 acres considered unusable due to the mountainous terrain. The combined usable sites contain 55.69 acres. Below is an aerial with the highlighted portion representing these two sites:

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



The photo below is taken from the eastern top of the subject's 8 acre site looking southeasterly toward the adjacent parcel or 1725 W. Pioneer Blvd.



© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

The second photo below is taken from the eastern top of the subject's 7.24 acre site looking southwesterly toward the adjacent parcel or 1825 W. Pioneer Blvd.



Feasibility Factors

Regarding financial feasibility of industrial properties in the region, construction delivery trends were previously discussed in the Market Analysis section. In general, the Las Vegas Market and Outlying Northeast Clark County Submarket are experiencing a typical level of industrial construction activity compared to historical norms.

Based on this factor, as well as our analysis of other supply/demand factors that impact the feasibility of industrial development is likely; however, the subject site's topography requires substantial excavation in order to develop. As a stand-alone parcel, the cost of excavation is costly, ranging between $1.00 to $2.50 per SF and it is unlikely an owner user would purchase the subject site in today's market for immediate development as the cost to excavate is likely to exceed the purchase price of the land. Holding costs are also considered as a stand-alone site as a private purchaser would have to pay real estate taxes which further burdens the market value to the subject site as a stand-alone parcel. We have referenced some site costs below from actual construction costs obtained on proposed industrial properties in the Greater Las Vegas Valley:

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

	2020/2021 Cost Comparable's		
	Cost Comp 1	Cost Comp 2	Cost Comp 3
Total Proposed Building Area	**4,601,800 SF**	**127,493 SF**	**93,280 SF**
Subject Usable Site Area	**12,653,888 SF**	**297,079 SF**	**222,592 SF**
	$/SF	$/SF	$/SF
Land Acquisition	**$3.13***	**$12.00**	**$12.57**
Total Onsite Improvements			
Excavation/Grading/Site Preperation	$1.55	$2.89	$1.89
Total Sanitary Sewer Construction	$0.09	$0.07	N/A
Total Water Construction	$0.06	$0.36	N/A
Total Storm Sewer Construction	$0.28	$0.09	$1.26
Total Roadways	$0.60	N/A	N/A
Total Onsite Improvements	**$2.58**	**$3.41**	**$3.15**
Offsite Improvements			
Off-Site Improvements	$0.05	N/A	N/A
Off-Site Roadways	$0.25	$1.13	N/A
Offsite Utilities - NVE & WIP	$0.22	N/A	$3.22
Off-Site Sewer - 12" Line to 24"	$0.23	$0.06	N/A
Off-Site Sewer - Connection 24"	$0.22	N/A	N/A
Off-Site Sewer - 24" South of Trop	$0.65	N/A	N/A
Total Offsite Improvements	**$1.61**	**$1.19**	**$3.22**
Hard Cost Contigency	**$0.12**	**N/A**	**N/A**
SUBTOTAL HARD COSTS	**$4.31**	**$4.60**	**$6.37**
Total Soft Costs	**$0.71**	**$0.63**	**$0.70**
TOTAL HARD AND SOFT COSTS	**$5.02**	**$5.23**	**$7.07**

The cost comparable range between $1.55 to $2.89 per SF for excavation/grading/site preparation. Moving forward, in our analysis, we have estimated excavation costs towards the upper end of the range due to the severity of the topography, or $2.50 per SF. This has been deducted from the Unit Value Indication of the Adjacent Usable Site Area to reflect the costs that would be incurred by the owner user to allow the subject's 8-acre site to be developable.

Assemblage to the adjacent parcels allows for economies with scale for the excavation costs. Without the assemblage, the subject's 8-acre site is not marketable.

As-Vacant Conclusion

Based on the previous discussion, the subject's highest and best use as-vacant is concluded to be assemblage.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

INTRODUCTION

The following presentation of the appraisal process deals directly with the valuation of the subject property. The As-Is Market Value of the subject's fee simple interest is estimated using the Sales Comparison Approach, which is recognized as the standard appraisal technique for commercial land. The Cost and Income Capitalization Approaches are not applicable when valuing unimproved commercial land and are therefore excluded. Their exclusion is not detrimental to the reliability or credibility of the final value conclusion.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

LAND VALUATION

Due to land value trends in the subject market area, the subject site is valued to test highest & best use considerations. The subject site is mountainous and as a stand-alone parcel is not considered to be marketable. The highest and best use is for assemblage. We have valued the adjacent parcels through unity of ownership and unity of zoning. These two parcels are identified as Assessor Parcel Numbers 002-23-311-004 and 002-23-6712-001 containing a combined 56.34 acres. Of this total site area, approximately 0.65 acres is unusable due to bordering the subject property that is mountainous terrain. Excavation costs have been considered in our analysis. Our analysis will value 55.69 acres or 2,425,856 square feet of usable adjacent land. Once a market value has been established for this larger site, the subject's site area of 7.24 acres and the unusable site area of 0.65 acres will be added to the 55.69 usable acreage for a total site area of 63.58 acres. This will be divided into the market value of the 55.69 usable acreage site for a price per SF conclusion. The difference between the two unit values reflects the unit value to be applied to the subject's 7.24 acres or 315,374 SF, representing the market value of the subject site based on the highest and best use as assemblage.

UNIT OF COMPARISON

The most relevant unit of comparison is the price per square foot. This indicator best reflects the analysis used by buyers and sellers in this market for land with similar utility and zoning in this marketplace.

COMPARABLE SELECTION

A thorough search was made for similar land sales in terms of proximity to the subject, size, location, development potential, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of commercial sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales selected represent the best comparables available for this analysis.

ADJUSTMENT PROCESS

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

Transactional Adjustments

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Property Rights Transferred	The valuation of the subject site was completed on a fee simple basis. If warranted, leased fee, leasehold and/or partial interest land sales were adjusted accordingly.
Financing Terms	The subject site was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace.
Conditions of Sale	This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales and/or assemblages.
Expenditures After Purchase	Adjustments were applied if site conditions warranted expenditures on the part of the buyer to create a buildable site. Examples include costs for razing pre-existing structures, general site clearing and/or mitigation of environmental issues.
Market Conditions	Market conditions adjustments were based on a review of historical sale data, market participant interviews and review of current versus historical pricing. Based on our research, the following table summarizes the market conditions adjustment applied in this analysis.

MARKET CONDITIONS ADJUSTMENT		
Per Year As Of	March 2020 (PRE COVID-19)	0%

The market has exhibited value stability during the time from the oldest sale date up through the period preceding COVID-19; therefore a market conditions adjustment is not warranted.

COVID-19 Impact Adjustment
Industrial land has remained strong during the Pandemic and no adjustments are warranted.

Property Adjustments
Quantitative percentage adjustments are also made for location and physical characteristics such as size, shape, access, exposure, topography, zoning and overall utility. Where possible the adjustments applied are based on paired data or other statistical analysis. For example, location adjustments are based primarily on review of land values in the market areas for the comparables relative to the subject. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject site.

LAND VALUATION PRESENTATION

The following Land Sales Summation Table, Location Map and datasheets summarize the sales data used in this analysis. Following these items, the comparable land sales are adjusted for applicable elements of comparison and the opinion of site value is concluded.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LAND SALES SUMMATION TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Name	7.24 Acres of Industrial Land -	34.58 AC Apex Land	Industrial Land	Industrial Land	96.51 AC, APEX Land	Industrial Land	11.9 AC Vacant Land
Address	650 S Low er Flat Top Dr	W/side of US-93, south of Grand Valley Pkw y	NEC Pioneer & John Deere Dr	510 Isaac New ton Dr	Iron Mountain Rd - Apex Industrial Park	575 Commerce Cir	601 Hillside Drive
City	Mesquite	North Las Vegas	Mesquite	Mesquite	North Las Vegas	Mesquite	Mesquite
State	NV	NV	NV	NV	NV	NV	NV
Zip	89034	89105	89024	89034	89165	89027	89027
County	Clark	Clark	Clark	Clark	Clark	Clark	Clark
APN	(portion of) 002-23-211-002	103-11-010-019, -020	002-13-310-001 & -002	002-23-513-002	122-06-010-006; 122-07-010-012	002-24-212-003	001-10-301-003
PHYSICAL INFORMATION							
SF	2,425,856	1,506,305	857,696	510,088	4,203,976	495,713	518,364
Zoning	IR-1	M-2	IR-1	IR-1	M-2	IR-1	CR-2
Corner	No	No	No	No	No	No	No
Topography	Mountainous	Slightly rolling	Sloping and Level	Flat and	Slightly rolling	Level	Level
SALE INFORMATION							
Date		8/3/2021	4/8/2021	4/30/2021	2/2/2021	2/26/2020	2/28/2020
Status		In Contract	Listing	Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Price		$4,519,000	$2,000,000	$330,000	$19,547,980	$550,000	$750,000
Analysis Price		$4,519,000	$2,000,000	$330,000	$19,547,980	$550,000	$750,000
$/SF Land		$3.00	$2.33	$0.65	$4.65	$1.11	$1.45

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LAND SALES LOCATION MAP



COMPARABLE KEY

COMP	DISTANCE	ADDRESS	SALE DATE	ACRES	SF	$/SF
SUBJECT	-	650 S Lower Flat Top Dr, Mesquite, NV	-	7.2	315,374	$1.75
No. 1	51.1 Miles	W/side of US-93, south of Grand Valley Pkwy, North Las Vegas, NV	8/3/2021	34.6	1,506,305	$3.00
No. 2	1.5 Miles	NEC Pioneer & John Deere Dr, Mesquite, NV	4/8/2021	19.7	857,696	$2.33
No. 3	0.3 Miles	510 Isaac Newton Dr, Mesquite, NV	4/30/2021	11.7	510,088	$0.65
No. 4		Iron Mountain Rd - Apex Industrial Park, North Las Vegas, NV	2/2/2021	96.5	4,203,976	$4.65
No. 5	0.9 Miles	575 Commerce Cir, Mesquite, NV	2/26/2020	11.4	495,713	$1.11
No. 6	5.1 Miles	601 Hillside Drive, Mesquite, NV	2/28/2020	11.9	518,364	$1.45

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

COMPARABLE 1

LOCATION INFORMATION

Name	34.58 AC Apex Land
Address	W/side of US-93, south of Grand Valley Pkwy
City, State, Zip Code	North Las Vegas, NV, 89105
County	Clark
MSA	Las Vegas-Henderson-Paradise, NV
APN	103-11-010-019, -020

SALE INFORMATION

Buyer	TBD
Seller	APEX 53 03 LLC
Transaction Date	08/3/2021
Transaction Status	In Contract
Transaction Price	$4,519,000
Analysis Price	$4,519,000
Recording Number	TBD
Rights Transferred	Fee Simple
Financing	N/A
Conditions of Sale	Under Contract
Marketing Time	9 Months

PHYSICAL INFORMATION

Intended Use	Industrial Land	
Location	Average	
Flood Zone	X	
Site Size	Acres	SF
Net	34.58	1,506,305
Gross	34.58	1,506,305
Zoning	M-2	
Shape	Irregular	
Topography	Slightly rolling	
Access	Average	
Exposure	Average	
Easements	Assumed Typical	



34.58 AC APEX LAND

ANALYSIS INFORMATION

Price	$/Acre	$/SF
Gross	$130,682	$3.00
Net	$130,682	$3.00

CONFIRMATION

Source	Seller's Broker
Date / Phone Number	08/3/2021

REMARKS

This 34.58 AC parcel is located in the APEX Industrial Park with frontage along US93. It has been on the market for 9 months with a lot of interest more recently. Escrow is anticipated to close around the first or second week in August.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

COMPARABLE 2

LOCATION INFORMATION

Name	Industrial Land
Address	NEC Pioneer & John Deere Dr
City, State, Zip Code	Mesquite, NV, 89024
County	Clark
MSA	Las Vegas-Henderson-Paradise, NV
APN	002-13-310-001 & -002

SALE INFORMATION

Seller	Arvada Enterprises LLC
Transaction Date	04/8/2021
Transaction Status	Listing
Transaction Price	$2,000,000
Analysis Price	$2,000,000
Rights Transferred	Fee Simple
Conditions of Sale	Listing

PHYSICAL INFORMATION

Intended Use	Industrial Land	
Location	Average	
Flood Zone	X (Unshaded)	
Frontage	Average	
Site Size	Acres	SF
Net	19.69	857,696
Gross	19.69	857,696
Zoning	IR-1	
Shape	Irregular	
Topography	Sloping and Level	
Access	Average	
Exposure	Average	
Easements	Standard	



INDUSTRIAL LAND

ANALYSIS INFORMATION

Price	$/Acre	$/SF
Gross	$101,574	$2.33
Net	$101,574	$2.33

CONFIRMATION

Source	CoStar
Date / Phone Number	04/8/2021

REMARKS

This property is located at the northeast corner of W Pioneer Blvd and John Deer Dr. The property consists of tw o parcels totaling 19.69 acres of land zoned IR-1 (Light Industrial).

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

COMPARABLE 3

LOCATION INFORMATION

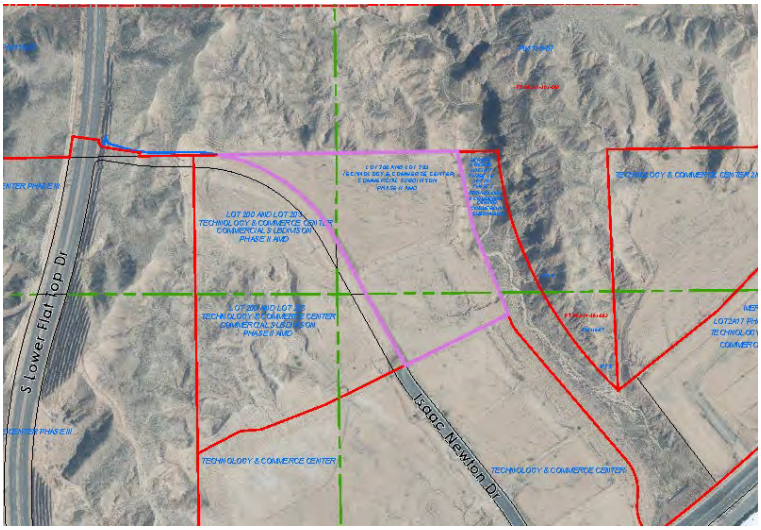
Name	Industrial Land
Address	510 Isaac Newton Dr
City, State, Zip Code	Mesquite, NV, 89034
County	Clark
MSA	Las Vegas-Henderson-Paradise, NV
APN	002-23-513-002

SALE INFORMATION

Buyer	Bark Canine Club LLC
Seller	City of Mesquite
Transaction Date	04/30/2021
Transaction Status	Recorded
Transaction Price	$330,000
Analysis Price	$330,000
Recording Number	20210430:02449
Rights Transferred	Fee Simple
Financing	Undisclosed
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Intended Use	Vacant Land	
Location	Average	
Flood Zone	X (Unshaded)	
Frontage	Average	
Site Size	Acres	SF
Net	11.71	510,088
Gross	13.71	597,208
Zoning	IR-1	
Shape	Irregular	
Topography	Flat and Moderate Slope	
Access	Good	
Exposure	Good	
Easements	Standard	



INDUSTRIAL LAND

ANALYSIS INFORMATION

Price	$/Acre	$/SF
Gross	$24,070	$0.55
Net	$28,181	$0.65

CONFIRMATION

Source	Seller
Date / Phone Number	08/3/2021

REMARKS

This property is located on the east side of Isaac Newton Dr, north of W Pioneer Blvd. The property is comprised of 13.71 gross acres of vacant land zoned for Industrial - Light (IR-1), of which 11.71 acres are usable. The property sold off market in April 2021 for $330,000 or $0.65/SF, which the purchase price was based off an appraisal. The buyer was aware at the time of purchase that Isaac Newton Dr would be installed by the City of Mesquite within the next 12 months and utilities would be coming into the street within a couple of months.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

COMPARABLE 4

LOCATION INFORMATION

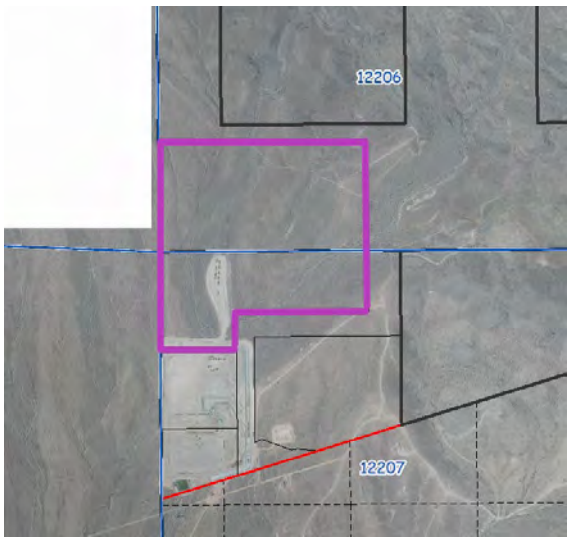
Name	96.51 AC, APEX Land
Address	Iron Mountain Rd - Apex Industrial Park
City, State, Zip Code	North Las Vegas, NV, 89165
County	Clark
MSA	Las Vegas-Henderson-Paradise, NV
APN	122-06-010-006; 122-07-010-012

SALE INFORMATION

Buyer	Smith Food & Drug Centers, Inc.
Seller	NMESA 319 LLC
Transaction Date	02/2/2021
Transaction Status	Recorded
Transaction Price	$19,547,980
Analysis Price	$19,547,980
Recording Number	210202:02667
Rights Transferred	Fee Simple
Financing	All Cash
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Intended Use	Industrial Land	
Location	Average	
Flood Zone	X	
Site Size	Acres	SF
Net	96.51	4,203,976
Gross	96.51	4,203,976
Zoning	M-2	
Shape	Irregular	
Topography	Slightly rolling	
Access	Average	
Exposure	Average	
Easements	Assumed Typical	
Utilities	Utilities are being extended into the area.	



96.51 AC, APEX LAND

ANALYSIS INFORMATION

Price	$/Acre	$/SF
Gross	$202,549	$4.65
Net	$202,549	$4.65

CONFIRMATION

Source	CoStar
Date / Phone Number	08/3/2021

REMARKS

Smith Food & Drug Centers Inc/ Kroger has purchased about 96.5 acres of land in North Las Vegas Apex Industrial Park for $19,547,980. The grocery chain would "potentially" build a distribution center, but it hasn't made "any final decisions" on what to do with the site, Smith's spokeswoman Aubriana Martindale per news report. The site located at Miner's Mesa Logisticenter.

Paved access is being improved to this site and utilities are being brought out to the area.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

COMPARABLE 5

LOCATION INFORMATION

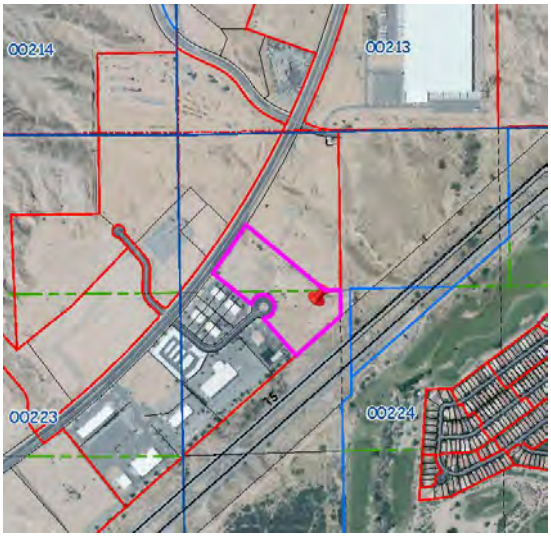
Name	Industrial Land
Address	575 Commerce Cir
City, State, Zip Code	Mesquite, NV, 89027
County	Clark
APN	002-24-212-003

SALE INFORMATION

Buyer	Mesquite Ranch 1 LLC
Seller	REV Recreation Group Inc.
Transaction Date	02/26/2020
Transaction Status	Recorded
Transaction Price	$550,000
Analysis Price	$550,000
Recording Number	2020030401642
Rights Transferred	Fee Simple
Financing	Conventional
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Location	Average	
Frontage	Average	
Site Size	Acres	SF
Net	11.38	495,713
Gross	11.38	495,713
Zoning	IR-1	
Shape	Irregular	
Topography	Level	
Access	Average	
Exposure	Average	
Utilities	Utilities in Commerce in service to adjacent p	



INDUSTRIAL LAND

ANALYSIS INFORMATION

Price	$/Acre	$/SF
Gross	$48,330	$1.11
Net	$48,330	$1.11

CONFIRMATION

Source	Seller's Broker
Date / Phone Number	09/22/2020

REMARKS

Raw land site that has access from a cul-de-sac (Commerce Cir) and good frontage on Pioneer Blvd. Site is north of Interstate 15 with partial visibility and freeway access a mile west. Site was listed for approximately a year at $949,000 and sold 42% below list price.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

COMPARABLE 6

LOCATION INFORMATION

Name	11.9 AC Vacant Land
Address	601 Hillside Drive
City, State, Zip Code	Mesquite, NV, 89027
County	Clark
MSA	Las Vegas-Henderson-Paradise, NV
APN	001-10-301-003

SALE INFORMATION

Buyer	Nevada Rural Housing Authority
Transaction Date	02/28/2020
Transaction Status	Recorded
Transaction Price	$750,000
Analysis Price	$750,000
Recording Number	20200228:01423
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Location	Average	
Flood Zone	X	
Frontage	Average	
Site Size	Acres	SF
Net	11.90	518,364
Gross	11.90	518,364
Zoning	CR-2	
Shape	Irregular	
Topography	Level	
Access	Average	
Exposure	Average	



11.9 AC VACANT LAND

ANALYSIS INFORMATION

Price	$/Acre	$/SF
Gross	$63,025	$1.45
Net	$63,025	$1.45

CONFIRMATION

Source	CoStar
Date / Phone Number	07/30/2020

REMARKS

This 11.90 acre parcel sold for $750,000. This sale was also verified through recorded #20200228:01423

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LAND SALES ADJUSTMENT TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Name	7.24 Acres of Industrial Land - Lot 303A	34.58 AC Apex Land	Industrial Land	Industrial Land	96.51 AC, APEX Land	Industrial Land	11.9 AC Vacant Land
Address	650 S Lower Flat Top Dr	W/side of US-93, south of Grand Valley Pkwy	NEC Pioneer & John Deere Dr	510 Isaac Newton Dr	Iron Mountain Rd - Apex Industrial Park	575 Commerce Cir	601 Hillside Drive
City	Mesquite	North Las Vegas	Mesquite	Mesquite	North Las Vegas	Mesquite	Mesquite
APN	(portion of) 002-23-211-002	103-11-010-019, -020	002-13-310-001 & -002	002-23-513-002	122-06-010-006; 122-07-010-012	002-24-212-003	001-10-301-003
SF	2,425,856	1,506,305	857,696	510,088	4,203,976	495,713	518,364
SALE INFORMATION							
Date		8/3/2021	4/8/2021	4/30/2021	2/2/2021	2/26/2020	2/28/2020
Status		In Contract	Listing	Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Analysis Price		$4,519,000	$2,000,000	$330,000	$19,547,980	$550,000	$750,000
Price/SF		$3.00	$2.33	$0.65	$4.65	$1.11	$1.45
TRANSACTIONAL ADJUSTMENTS							
Property Rights		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Conditions of Sale		0%	-10%	10%	0%	0%	0%
Expenditures After the Sale		0%	0%	0%	0%	0%	0%
Market Conditions (preceding COVID-19)[1]		0%	0%	0%	0%	0%	0%
COVID-19 Market Impact		0%	0%	0%	0%	0%	0%
Subtotal Transactional Adj Price		$3.00	$2.10	$0.72	$4.65	$1.11	$1.45
PROPERTY ADJUSTMENTS							
Location		-10%	0%	0%	-10%	0%	0%
Size		-10%	-20%	-20%	0%	-20%	-20%
Exposure		0%	0%	10%	10%	0%	0%
Access		0%	0%	0%	0%	5%	0%
Shape		0%	0%	0%	0%	0%	0%
Site Utility Rating		0%	5%	0%	0%	0%	-10%
Subtotal Property Adjustment		-20%	-15%	-10%	0%	-15%	-30%
TOTAL ADJUSTED PRICE		**$2.40**	**$1.79**	**$0.65**	**$4.65**	**$0.94**	**$1.02**

STATISTICS	UNADJUSTED	ADJUSTED
LOW	$0.65	$0.65
HIGH	$4.65	$4.65
MEDIAN	$1.89	$1.41
AVERAGE	$2.20	$1.91

[1] Market Conditions Adjustment: 0%

Date of Value (for adjustment calculations): 3/1/20

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LAND SALES ANALYSIS

Introduction

The comparable land sales indicate an adjusted value range from $0.65 to $4.65/SF, with a median of $1.41/SF and an average of $1.91/SF. The range of total gross adjustment applied to the comparables was from 20% to 40%, with an average gross adjustment across all comparables of 28%. The level of total adjustment applied to the comparables is considered minimal, an indication that the dataset is applicable to the subject and increases the credibility of the analysis. The adjustment process for each comparable land sale is discussed in the following paragraphs.

Discussion of Adjustments

Comparable 1 ($2.40/SF as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -20% for property characteristics. In comparison to the subject, downward adjustments are warranted for superior location being closer to Las Vegas and smaller size. The total gross adjustment applied to this comparable was 20%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given minimal consideration as a value indicator for the subject.

Comparable 2 ($1.79/SF as adjusted) required a total downward transaction adjustment of -10%. This sale is a listing; therefore, a downward adjustment is warranted. This comparable required a total downward adjustment of -15% for property characteristics. In comparison to the subject, an upward adjustment is warranted for inferior site utility having hilly topography. A downward adjustment is warranted for smaller size. The total gross adjustment applied to this comparable was 35%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given primary consideration as a value indicator for the subject.

Comparable 3 ($0.65/SF as adjusted) required a total upward transaction adjustment of 10%. This property sold off market; therefore, an upward adjustment is warranted. This comparable required a total downward adjustment of -10% for property characteristics. In comparison to the subject, an upward adjustment is warranted for inferior exposure on a collector street. A downward adjustment is warranted for smaller size. The total gross adjustment applied to this comparable was 40%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given secondary consideration as a value indicator for the subject.

Comparable 4 ($4.65/SF as adjusted) did not require any transaction adjustments. This comparable required adjustments for property characteristics, however these resulted in a net adjustment of 0%. In comparison to the subject, a downward adjustment is warranted for superior location being closer to Las Vegas. An upward adjustment is warranted for inferior exposure. The total gross adjustment applied to this comparable was 20%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given minimal consideration as a value indicator for the subject.

Comparable 5 ($0.94/SF as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -15% for property characteristics. In comparison to the subject, an upward adjustment is warranted for inferior access from a cul-de-sac only. A downward adjustment is warranted for smaller size. The total gross adjustment applied to this comparable was 25%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given primary consideration as a value indicator for the subject.

Comparable 6 ($1.02/SF as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -30% for property characteristics. In comparison to the subject, downward

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

adjustments are warranted for superior site utility rating being zoned CR-2 and smaller size. The total gross adjustment applied to this comparable was 30%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given primary consideration as a value indicator for the subject.

CALCULATION OF VALUE

The comparable land sales indicate an adjusted value range from $0.65 to $4.65/SF, with a median of $1.41/SF and an average of $1.91/SF. Based on the results of the preceding analysis, Comparable 2 ($1.79/SF adjusted), Comparable 5 ($0.94/SF adjusted)and Comparable 6 ($1.02/SF adjusted) are given primary consideration for the subject's opinion of land value.

The following table summarizes the analysis of the comparables, reports the reconciled price per square foot value conclusion, and presents the concluded value of the subject site.

CALCULATION OF LAND VALUE

	ANALYSIS	ADJUSTMENT				NET	GROSS	OVERALL
COMP	PRICE	TRANSACTIONAL[1]	ADJUSTED	PROPERTY[2]	FINAL	ADJ %	ADJ %	COMPARISON
1	$3.00	0%	$3.00	-20%	**$2.40**	-20%	20%	MINIMAL
2	$2.33	-10%	$2.10	-15%	**$1.79**	-23%	35%	PRIMARY
3	$0.65	10%	$0.72	-10%	**$0.65**	0%	40%	SECONDARY
4	$4.65	0%	$4.65	0%	**$4.65**	0%	20%	MINIMAL
5	$1.11	0%	$1.11	-15%	**$0.94**	-15%	25%	PRIMARY
6	$1.45	0%	$1.45	-30%	**$1.02**	-30%	30%	PRIMARY
LOW	**$0.65**					**AVERAGE**		**$1.91**
HIGH	**$4.65**					**MEDIAN**		**$1.41**

COMPONENT	SUBJECT SF	$/SF CONCLUSION		VALUE
Unit Value Indication of Adjacent Usable Site Area	**2,425,856**	**x**	$1.75	**$4,245,000**
Less: Excavation Costs	343,688	x	$2.50	$859,220
Unit Value Indication of Adjacent Usable Site Area	**2,425,856**		**$1.40**	**$3,385,780**
Less: Unit Value Indication of Adjacent Site Area plus the Subject Site Area	**2,769,545**		**$1.22**	**$3,385,780**
AS IS MARKET VALUE	**315,374**		**$0.17**	**$55,000**

[1]Cumulative [2]Additive

Rounded to nearest $1,000

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

LAND VALUE CONCLUSION

The Sales Comparison Approach was utilized for valuation of the subject site, as it best reflects the decision-making of buyers and sellers of development land in the local marketplace. The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

ANALYSIS OF VALUE CONCLUSIONS	
VALUATION INDICES	**AS-IS MARKET VALUE**
INTEREST APPRAISED	**FEE SIMPLE**
DATE OF VALUE	**AUGUST 16, 2021**
FINAL VALUE CONCLUSION	**$55,000**
$/SF	$0.17/SF
Exposure Time	12 Months or Less
Marketing Period	12 Months or Less

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The signers of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- Heidi Meidenbauer, MAI has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Evan Ranes, MAI, ASA, R/W-AC has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and the *Code of Professional Ethics and Standards of Professional Appraisal* Practice of the Appraisal Institute.
- Heidi Meidenbauer, MAI inspected the property that is the subject of this report. Evan Ranes, MAI, ASA, R/W-AC did not inspect the property that is the subject of this report. Leah Mullen did not inspect the property that is the subject of this report.
- Leah Mullen (Nevada State Registered Appraiser Assistant No. A.0207978-INTR) provided significant real property appraisal assistance to the appraisers signing the certification. Assistance included gathering, analyzing and reporting regional and local area information, and confirming and analyzing the subject's zoning and tax information.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report Heidi Meidenbauer, MAI and Evan Ranes, MAI, ASA, R/W-AC completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report Leah Mullen has completed the Standards and Ethics Education Requirement for (Candidates or Practicing Affiliates) of the Appraisal Institute.



September 8, 2021
Date

Heidi Meidenbauer, MAI
Senior Valuation Services Director
Certified General Real Estate Appraiser
State of Nevada License #A.0002459-CG
+1 702 836 3726
heidi.meidenbauer@colliers.com



September 8, 2021
Date

Evan Ranes, MAI, ASA, R/W-AC
Managing Director
Certified General Real Estate Appraiser
State of Nevada License #A.0001497-CG
+1 702 836 3749
evan.ranes@colliers.com

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

This appraisal is subject to the following assumptions and limiting conditions:

- The appraisers may or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- The statements of value and all conclusions shall apply as of the dates shown herein.
- There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.
- This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- The liability of Colliers International Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Colliers International Valuation & Advisory Services and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.

- The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act* (*ADA*). Colliers International Valuation & Advisory Services, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- An on-site inspection of the subject property was conducted. No evidence of asbestos materials on-site was noted. A Phase 1 Environmental Assessment was not provided for this analysis. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.
- This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Professional Service Agreement
Subject Data
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services

© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

Colliers Valuation & Advisory Services

Professional Service Agreement

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
Main: +1 702 735 5700
Mobile: +1 702 241 4313
www.colliers.com/valuationadvisory

8/6/2021

Evan Ranes MAI, ASA, R/W-CA
Managing Director | Las Vegas
Mobile +1 702 241 4313
evan.ranes@colliers.com

Martine Green
Deputy City Manager
City of Mesquite
10 E Mesquite Bouleard
Mesquite, NV 89027
702-346-5295
mgreen@mesqitenv.gov

RE: Appraisal of 8.00 Acres of Industrial Land

Dear Martine Green:

Thank you for considering Colliers International Valuation & Advisory Services, LLC for the assignment identified in the below stated Professional Service Agreement. Please sign one copy of the agreement and return it to me, thereby indicating your authorization for us to proceed with this assignment and your acceptance of the attached Terms and Conditions.

PROFESSIONAL SERVICE AGREEMENT ("Agreement")	
Project	8.00 Acres of Industrial Land ("Property")
Location	The East side of Lower Flat Top Drive, North of West Pioneer Boulevard, Mesquite, NV
Project Description	8.00 aacres of industrial land. APN 1002-23-311-002 (por).
Parties	Colliers International Valuation & Advisory Services, LLC ("CIVAS") and City of Mesquite (herein at times referred to as "Client")
Intended User	The appraisal will be prepared for City of Mesquite. Intended users include the Client. No other users are intended.
Intended Use	The report to be performed under this Agreement ("Appraisal") is intended only for use in Internal Decision Making. The report is not intended for any other use.
Purpose	Market Value
Type of Appraisal	CIVAS will produce an Appraisal Report in which the appraiser's analysis and conclusions will be summarized within this document.
Rights Appraised	Fee Simple
Date of Value	Date of inspection

Scope of Work	CIVAS and/or its designated affiliate will provide the Appraisal in accordance with USPAP, and the Code of Ethics and Certifications Standards of the Appraisal Institute and State Licensing Laws. CIVAS will research relevant market data and perform analysis to the extent necessary to produce credible appraisal results. Based on our discussions with the Client, the Client has requested the following valuation scenarios: › As Is CIVAS anticipates developing the following valuation approaches: › Land Value An exterior observation of the subject property will be performed. The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request.
Delivery	Delivered two (2) weeks from the date of authorization and receipt of property specific information.
Professional Fee	$3,500
Expenses	Fees include all associated expenses.
No. of Reports	One (1) Electronic Appraisal.
Retainer	No retainer is required.
Payment Terms	CIVAS will invoice Client for the Appraisal in its entirety at the completion of the assignment. Final payment is due and payable within five (5) business days upon delivery of the electronic copy of the Final Appraisal.
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within three (3) business days from the date of this letter.

Terms and Conditions

The attached Terms and Conditions and Specific Property Data Request are deemed a part of this Agreement as though set forth in full herein. The following is a list of information needed to begin and complete our analysis. The Client signing this Agreement or the party sending the specific property data certifies that all the information provided is accurate and complete as of the date of this request, and that any updates, revisions or additional relevant information that comes into control or possession of the Client prior to the date on which the Appraisal is delivered shall be provided to CIVAS immediately. Please forward with the Agreement or as soon as possible.

- Survey with Legal Description & Site Size
- Title Report
- Engineering studies, soil tests or environmental assessments
- Current County Property Tax Bill

In addition to the items requested above, please forward any additional materials you would consider relevant in the analysis of the subject property.

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with the stated Intended Use. CIVAS is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by CIVAS or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS, by a party satisfactory to CIVAS. CIVAS hereby expressly grants to client the right to copy the Appraisal and distribute it to employees of client and to your accountants/auditors in its entirety (but not component parts) without the need to provide CIVAS with an Indemnification Agreement and/or Non-Reliance letter.

If you have questions regarding the enclosed, please feel free to contact me. CIVAS appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, **Martine Green/City of Mesquite**, agree to the above stated terms and authorize Colliers International Valuation & Advisory Services, LLC to prepare the above referenced appraisal.

Martine Green Date: 8/9/21

Martine Green
Deputy City Manager
City of Mesquite

Respectfully,

Colliers International Valuation & Advisory Services, LLC

Evan Ranes

Evan Ranes MAI, ASA, R/W-CA
Managing Director | Las Vegas
Mobile +1 702 241 4313
evan.ranes@colliers.com

Terms and Conditions

"T&C"

1) The Appraisal will be subject to Colliers International Valuation & Advisory Services, LLC's ("CIVAS") Assumptions and Limiting Conditions that are incorporated into each appraisal, and any Extraordinary Assumptions and Hypothetical Conditions that may be incorporated into each appraisal.

2) Any capitalized, non-defined words shall have the same meaning as defined in the Agreement to which these T&Cs are attached.

3) Client is defined as the party signing the Agreement and shall be responsible for payment of the fees stipulated in the Agreement. Payment of the fee for the Appraisal is not contingent on the appraised value(s) or the outcome of the report(s). Additional fees will be charged on an hourly basis for any work that may exceed the scope of this proposal, including performing additional valuation scenarios, additional research, and conference calls, meetings, deposition preparation, deposition, trial testimony or travel that may exceed the time allotted by CIVAS for an assignment of this nature. If CIVAS is requested to cease working on the Appraisal for any reason prior to the completion of the appraisal(s), CIVAS will be entitled to bill the Client for the time spent to date at CIVAS' hourly rates for the personnel involved. The Client will be billed a minimum $500 or at a rate of $250 per hour for associate time, $300 per hour for valuation services director, $400 per hour for managing director, and $450 per hour for executive managing director. If the Client delays completion of the assignment beyond ninety (90) days, the fee may be renegotiated. This may result in the total fee exceeding the original agreed fee agreed upon cost.

4) Client agrees to pay all fees and expenses, including attorney's fees, incurred by CIVAS in connection with the collection or attempted collection of the fees and expenses. In the event Client fails to make payments when due and payable, the amount due shall bear interest at 1.5% per month or the maximum rate permitted in the state in which the CIVAS office executing the Agreement is located, whichever is lesser.

5) The fee is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. If a draft is requested, the fee is considered earned upon delivery of our draft report.

6) In the event that either party commences any legal action relating to the provisions of the Agreement, including collection, the prevailing party shall be entitled to its actual attorneys' fees and costs. The Agreement shall be governed by and construed in accordance with the laws of the state where the CIVAS office executing the Agreement is located. The venue of any action arising out of the Agreement shall be the county where the CIVAS office executing the Agreement is located. Client will have up to thirty (30) days from receipt of the Draft Appraisal to review and communicate its review to CIVAS. CIVAS reserves the right to bill Client for additional appraisal efforts that may arise from the Client not responding within with this time period.

7) CIVAS does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to CIVAS by Client. In the event that any such information is inaccurate, misleading or incomplete, CIVAS shall have no responsibility or liability for any matters relating thereto (whether to the Client or to any third party).

8) CIVAS shall have no responsibility for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The Appraisal will not constitute a survey of the Property analyzed.

9) Client shall provide CIVAS with such materials with respect to the Appraisal as requested by CIVAS and which are in the possession or under the control of Client. Client shall provide CIVAS with sufficient access to the Property to be analyzed and hereby grants permission for entry, unless discussed in advance to the contrary.

10) The data gathered in the course of the Appraisal (except data furnished by Client) and the Appraisal prepared pursuant to the Agreement are, and will remain, the property of CIVAS. With respect to data provided by Client, such data shall be confidential, and CIVAS shall not disclose any information identified as confidential furnished to CIVAS. Notwithstanding the foregoing, CIVAS is authorized by Client to disclose all or any portion of the Appraisal and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable CIVAS to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.

11) Unless specifically noted, CIVAS does not assume any duty to analyze or examine the Property or adjacent property for the possible presence of toxic and/or hazardous substances or materials (including but not exclusive to asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof) and accepts no liability regarding the issue. If such materials exist, CIVAS defers to the expertise of professionals specifically trained in analyzing the cost to remediate, which will not be a part of the appraisal fee proposal. The Appraisal will contain a comprehensive disclaimer to this effect.

12) CIVAS understands that there is no major or significant deferred maintenance in the Property which would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, and are not a part of the fee contemplated in the Agreement.

13) Client acknowledges that CIVAS is being retained hereunder as an independent contractor to perform the services described herein and nothing in the Agreement shall be deemed to create any other relationship between Client and CIVAS. The Agreement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal discussed herein.

14) Client agrees that its only remedy for losses or damages relating to the Agreement shall be limited to the amount of the appraisal fee paid by the Client and in no circumstances shall CIVAS be liable for any losses or damages in excess of this amount. Should the Client, or any other entitled party, make a claim against CIVAS, its directors, officers, employees and other affiliates and shareholders, relating to this engagement or the appraisal(s), the maximum damages recoverable from CIVAS, its directors, officers, employees and other affiliates and shareholders, shall be the amount of funds actually collected by CIVAS under the Agreement, and no claim shall be made for any consequential or punitive damages.

15) If CIVAS or any of its employees receives a subpoena or other judicial notification to produce documents or provide testimony involving the Appraisal in connection with a lawsuit or related proceeding, CIVAS will notify the Client of receipt of the subpoena or notification. However, if CIVAS is not part of the lawsuit or proceedings, Client agrees to compensate CIVAS for the professional time required and to reimburse CIVAS for the expenses incurred in responding to any such subpoena or judicial notification, including any attorneys' fees, as they are incurred. CIVAS is to be compensated at the prevailing hourly rates of the personnel responding to the subpoena or command for testimony.

16) If expert witness testimony is required in connection with the Appraisal, the following hourly rates will apply. The Client will be billed at the rate of $250 per hour for associate time, $350 per hour for valuation services director, $400 per hour for managing director, and $450 per hour for executive managing director. The hourly billings pertain to court preparation, waiting and travel time, document review and preparation (excludes appraisal report) and all meetings related to court testimony.

17) Client shall indemnify and hold CIVAS, its parent, subsidiaries, affiliates, its officers, directors, employees and agents ("CIVAS Indemnities"), fully harmless against all losses, damages, claims, and expenses of any kind whatsoever (including costs and reasonable attorneys' fees), sustained or incurred by a third party as a result of the negligence or intentional acts or omissions of Client (including any failure to perform any duty imposed by law), any misrepresentation, distortion or if Client fails to provide complete and accurate information to CIVAS, for which recovery is sought against the CIVAS Indemnities; however, such obligation to defend and indemnify shall not apply to the extent caused by the negligent act or willful misconduct of CIVAS. Client shall indemnify and hold CIVAS Indemnities harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the Appraisal to any third party. LIMITATION OF LIABILITY. EXCEPT FOR THE INDEMNIFICATION PROVISION ABOVE, ANYTHING IN THE AGREEMENT TO THE CONTRARY NOTWITHSTANDING, UNDER NO CIRCUMSTANCES WHATSOEVER SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, OR INCIDENTAL DAMAGES OF ANY KIND WHATSOEVER.

18) CIVAS agrees to maintain Professional Liability Insurance in the amount of $1,000,000 and General Liability insurance in the amount of $2,000,000, as well as Workers Compensation per local regulatory requirements. CIVAS will endeavor to provide Client with written notice regarding any cancellation of any such insurance. CIVAS will provide Client with certificates of insurance naming Client as an additional insured on the General Liability policy upon request.

19) The Appraisal and the name Colliers International Valuation & Advisory Services may not be used in any marketing or investment material or offering memoranda without CIVAS' prior written consent. CIVAS, its employees and appraisers have no liability to any recipients of any prepared material and disclaim all liability to any party other than the Client.

20) Unless CIVAS consents in writing, the Appraisal cannot be used by any party or for any purpose other than the Client for the purposes specified in the Agreement. Should the Client provide a copy of this Appraisal to any person or entity not authorized by CIVAS in writing, Client hereby agrees to hold CIVAS, its directors, officers, employees and other affiliates and shareholders, harmless from all damages, expenses, claims and costs, including any attorney's fees. The Client acknowledges that any opinions and conclusions expressed by the professionals of CIVAS pursuant to the Agreement are made as employees and not as individuals. CIVAS' responsibility is limited to the Client, and the use of the Appraisal or related product by third parties shall be solely at the risk of the Client and/or third parties.

21) The use of this appraisal shall be used only for the purpose as set forth in the Intended Use section of the Agreement. In the event that the client wishes to use this report or portions of this report for any other purpose such as, to become part of or be referenced in, any offering or other material intended for the review of others, or to be submitted to others, will be at the Client's sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS and the Client, by a party satisfactory to CIVAS and the Client. CIVAS does consent to Client submission of the complete Appraisal to rating agencies, loan participants or your accountants/auditors without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.

RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

PARENT PARCEL

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF LOT 303 AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINS 29.69 ACRES, MORE OF LESS AS DESCRIBED.

LOT 303A

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 303 THAT IS N89°07'45"E 1244.72 FEET ALONG THE QUARTER SECTION LINE AND S00°52'15"E 0.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 226.98 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°19'48" AND THE CENTER BEARS N78°44'03"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE N62°21'25"E 854.67 FEET TO THE EASTERLY LINE OF SAID LOT 303;
THENCE S00°49'01"E 610.11 FEET THE ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 303;
THENCE S89°09'08"W 731.96 FEET ALONG THE SOUTHERLY LINE TO SAID SOUTHWEST CORNER SAID LOT 303 AND THE POINT OF BEGINNING.

CONTAINS 7.24 ACRES, MORE OF LESS AS DESCRIBED.

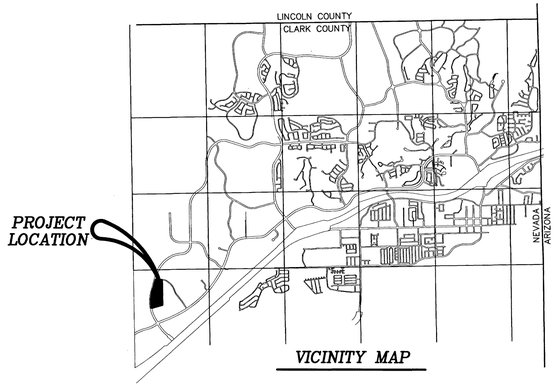
LOT 303B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), THAT IS N89°07'45"E 1214.20 FEET ALONG THE QUARTER SECTION LINE AND N00°52'15"E 224.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 1032.22 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°14'19" AND THE CENTER BEARS N84°03'51"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 723.01 FEET ALONG THE ARC OF A 4560.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°05'04" AND THE CENTER BEARS N71°41'50"W, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 46.73 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°15'04" AND THE CENTER BEARS S80°46'54"E, TO THE SOUTH LINE OF ISAAC NEWTON DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY);
THENCE S81°31'51"E 168.13 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 89.66 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°20'27" AND THE CENTER BEARS N08°28'09"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE N89°07'43"E 164.19 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 2.26 FEET ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00°11'37 AND THE CENTER BEARS S00°52'17"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE TO THE NORTHEAST CORNER OF SAID LOT 303;
THENCE S00°49'01"E 1320.41 FEET ALONG THE EAST LINE OF SAID LOT 303;
THENCE N62°21'25"E 854.67 FEET TO THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE AND THE POINT OF BEGINNING.

CONTAINS 22.45 ACRES, MORE OF LESS AS DESCRIBED.



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, VICTOR R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE CITY OF MESQUITE.

2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON AUGUST 31, 2021.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

VICTOR R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11424
EXPIRATION DATE: DECEMBER 31, 2022

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

BASIS OF BEARING

THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

EASEMENTS

LOT 303 HAS EXISTING 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINES AND A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES CONTIGUOUS TO DEDICATED RIGHT-OF-WAY LINES.

REFERENCE DOCUMENTS

1. PARCEL MAP, FILE 116, PAGE 87 OF PARCEL MAPS
2. FINAL MAP, BOOK 137, PAGE 63 OF PLATS
3. AMENDED FINAL MAP, BOOK 141, PAGE 78 OF PLATS
4. RECORD OF SURVEYS FILE 175, PAGE 15 OF SURVEYS
5. RECORD OF SURVEYS FILE 77, PAGE 37 OF SURVEYS
6. FINAL MAP, BOOK 148, PAGE 52 OF PLATS

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX NRS 278.5695.

RECORD OF SURVEY FOR CITY OF MESQUITE

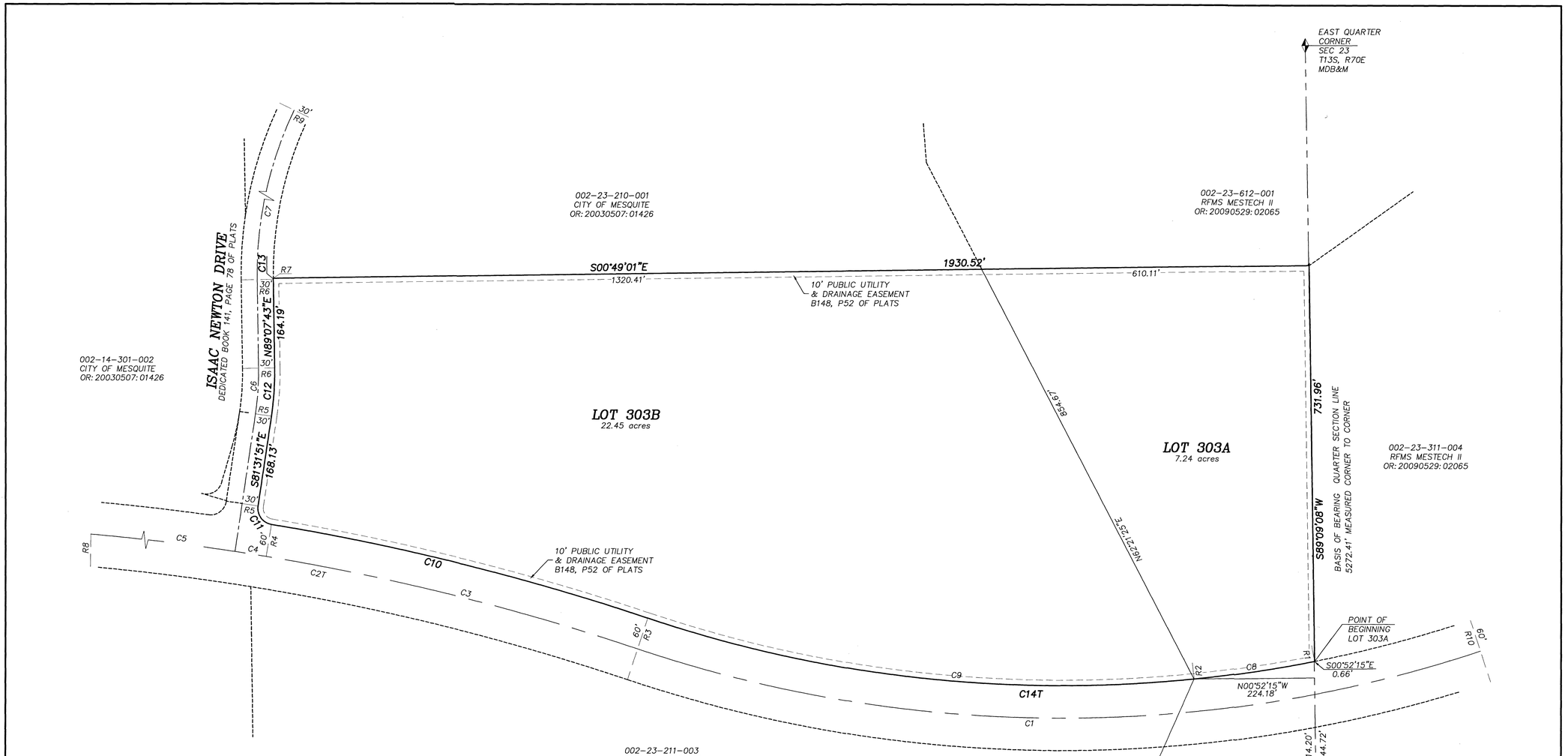
LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS-LAND SURVEYORS-
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 2083ROS1	DATE: AUGUST 2021	JOB No. 2083	SHEET 1 OF 2
CHKD: VRC		SCALE: 1" = 100'		

NO. 1889
FILED AT THE REQUEST OF BULLOCH BROTHERS ENGINEERING
DATE: 9-1-2021 AT: 12:37 PM
FILE: 223 PAGE: 91
"OF SURVEYS"
OFFICIAL RECORDS BOOK 20210901
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $: 44.00 DEPUTY: DK

FILE 223 PAGE 91.



CURVE TABLE

No.	RADIUS	LENGTH	TANGENT	DELTA
C1	2440.00'	1259.21'	643.96'	29°34'07"
C2T	4500.00'	1190.49'	598.74'	15°09'28"
C3	4500.00'	713.50'	357.50'	09°05'04"
C4	4500.00'	58.83'	29.41'	00°44'56"
C5	4500.00'	1249.30'	628.70'	15°54'24"
C6	520.00'	84.77'	42.48'	09°20'27"
C7	700.00'	757.92'	420.90'	62°02'11"
C8	2440.00'	226.98'	113.57'	05°19'48"
C9	2440.00'	1032.22'	523.95'	24°14'19"
C10	4560.00'	723.01'	362.27'	09°05'04"
C11	30.00'	46.73'	29.61'	89°15'04"
C12	550.00'	89.66'	44.93'	09°20'27"
C13	670.00'	2.26'	1.13'	00°11'37"
C14T	2440.00'	1259.21'	643.96'	29°34'07"

RADIAL LINE TABLE

No.	BEARING	DISTANCE
R1	N78°44'03"E	RADIAL
R2	N84°03'51"E	RADIAL
R3	N71°41'50"W	RADIAL
R4	S80°46'54"E	RADIAL
R5	N08°28'09"E	RADIAL
R6	S00°52'17"E	RADIAL
R7	S00°40'40"E	RADIAL
R8	S82°33'45"W	RADIAL
R9	S61°09'53"W	RADIAL
R10	S58°19'55"W	RADIAL

LEGEND

- BOUNDARY
- LOT LINES
- ADJACENT LOT LINE
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- SECTION LINE
- SET BAR & CAP PLS 11424 ●
- FOUND BAR & CAP PLS 11424
- CURVE TABLE DESIGNATION C6
- RADIAL LINE TABLE DESIGNATION R7
- LINE TABLE DESIGNATION L8
- FOUND 1934 BLM SECTION CORNER BRASS CAP AS NOTED ⧫

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS–LAND SURVEYORS–
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 2083R052	DATE: AUGUST 2021	JOB No. 2083	SHEET 2 OF 2
CHKD: VRC		SCALE: 1" = 100'		

FILE 223, PAGE 91.

Valuation & Advisory Services

Direct: +1 206 695 4200
Fax: +1 206 682 7938
colliers.com

601 Union Street
Suite 4800
Seattle, WA 98101
United States

Valuation Glossary

Unless specified otherwise, these definitions were extracted from the following sources or publications:

The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015 (Dictionary).

Uniform Standards of Professional Appraisal Practice, 2020-2022 Edition (USPAP).

The Appraisal of Real Estate, Fifteenth Edition, Appraisal Institute, Chicago, Illinois, 2020 (15th Edition).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. *(Dictionary)*

Ad Valorem Tax

A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. *(15th Edition)*

Aggregate of Retail Values (ARV)

The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called *sum of the retail values*. *(Dictionary)*

Arm's-length Transaction

A transaction between unrelated parties who are each acting in his or her own best interest. *(Dictionary)*

As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. *(Dictionary)*

Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. *(Dictionary)*

Average Daily Room Rate (ADR)

In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. *(Dictionary)*

Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. *(Dictionary)*

Cash-Equivalent Price

The price of a property with nonmarket financing expressed as the price that would have been paid in an all-cash sale. *(Dictionary)*

Common Area

The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. *(Dictionary)*

Contract Rent

The actual rental income specified in a lease. *(15th Edition)*

Cost Approach

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. *(Dictionary)*

Curable Functional Obsolescence

An element of depreciation; a curable defect caused by a flaw in the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). (*Dictionary)*

Deferred Maintenance

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

Depreciation

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. *(Dictionary)*

Direct Costs

Expenditures for the labor and materials used in the construction of improvements; also called hard costs. *(Dictionary)*

Discounted Cash Flow (DCF) Analysis

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

Discount Rate

A rate of return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate. *(Dictionary)*

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

Easement

The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(15th Edition)*

Economic Life

The period over which improvements to real property contribute to property value. *(Dictionary)*

Effective Age

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

Effective Date

The date on which the appraisal or review opinion applies (SVP) *(Dictionary)*

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

Effective Gross Income Multiplier (EGIM)

The ratio between the sale price (or value) of a property and its effective gross income. *(Dictionary)*

Effective Rent

The total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions - e.g. free rent, excessive tenant improvements, moving allowances, lease buyouts, cash allowances, and other lease incentives. *(15th Edition)*

Eminent Domain

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the takings clause, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

Entrepreneurial Incentive

The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called developer's profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement. *(Dictionary)*

Entrepreneurial Profit

A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with

development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. *(Dictionary)*

Excess Land

Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *(Dictionary)*

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the lessor and may reflect superior management, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(15th Edition)*

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. *(USPAP)*

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. *(USPAP)*

External Obsolescence

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be temporary or permanent. *(Dictionary)*

Fair Market Value

In nontechnical usage, a term that is equivalent to the contemporary usage of market value.

As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency. *(Dictionary)*

Feasibility Analysis

A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. *(Dictionary)*

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. *(Dictionary)*

Functional Obsolescence

The impairment of functional capacity of improvements according to market tastes and standards. *(Dictionary)*

Functional Utility

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-concern

An established and operating business having an indefinite future life. *(Dictionary)*

Going-concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern or market value of the total assets of the business. *(Dictionary)*

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. *(Dictionary)*

Gross Leasable Area (GLA) - Commercial

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

Gross Living Area (GLA) - Residential

Total area of finished, above-grade residential area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

Highest & Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for that asset when formulating the price that it would be willing to bid (IVS). *(Dictionary)*

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(USPAP)*

Income Capitalization Approach

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(15th Edition)*

Incurable Functional Obsolescence

An element of depreciation; a defect caused by a deficiency or superadequacy in the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

Indirect Costs

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called soft costs. *(Dictionary)*

Insurable Replacement Cost

The cost estimate, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

Interim Use

The temporary use to which a site or improved property is put until a different use becomes maximally productive. *(Dictionary)*

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. *(Dictionary)*

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversion right when the lease expires. *(Dictionary)*

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. *(Dictionary)*

Legally Nonconforming Use

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; also known as a grandfathered use. *(Dictionary)*

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas. *(Dictionary)*

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specific lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). *(Dictionary)*

Market Study

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. *(Dictionary)*

Market Value (Most Common Non-FRT)

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue distress. *(Dictionary)*

Market Value (Interagency Guidelines)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or salesconcessions granted by anyone associated with the sale. (Interagency Appraisal and Evaluation Guidelines, December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472)

Marketability Analysis

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property.*(Dictionary)*

Neighborhood Analysis

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. *(Dictionary)*

Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(15th Edition)*

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

Off-site Costs

Costs incurred in the development of a project, excluding on-site costs such as grading and construction of the building and other improvements; also called common costs or off-site improvement costs. *(Dictionary)*

On-site Costs

Costs incurred for the actual construction of buildings and improvements on a particular site. *(Dictionary)*

Overage Rent

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. *(15th Edition)*

Overall Capitalization Rate (OAR)

The relationship between a single year's net operating income expectancy and the total property price or value. *(Dictionary)*

Parking Ratio

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances.*(Dictionary)*

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. *(Dictionary)*

Potential Gross Income Multiplier (PGIM)

The ratio between the sale price (or value) of a property and its annual potential gross income. *(Dictionary)*

Present Value (PV)

The value of a future payment or series of future payments discounted to the current date or to time period zero. *(Dictionary)*

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. *(Dictionary)*

Qualitative Adjustment

An indication that one property is superior, inferior, or the same as another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. *(Dictionary)*

Quantitative Adjustment

A numerical (dollar or percentage) adjustment to the indicated value of the comparable property to account for the effect of a difference between two properties on value. *(Dictionary)*

Rentable Area

The amount of space on which the rent is based; calculated according to local practice. *(Dictionary)*

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. *(Dictionary)*

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." *(Dictionary)*

Sales Comparison Approach

The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered vacant when an adequate supply of comparable sales is available. *(Dictionary)*

Scope of Work

The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:

The extent to which the property is identified;

The extent to which tangible property is inspected;

The type and extent of data researched; and

The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

Shopping Center Types

Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

Super-Regional Center: A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. *(15th Edition)*

Superadequacy

An excess in the capacity or quality of a structure or structural component; determined by market standards. *(Dictionary)*

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *(Dictionary)*

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. *(Dictionary)*

Triple Net Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called NNN, triple net lease, or fully net lease. *(Dictionary)*

Usable Area

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. *(Dictionary)*

Useful Life

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. *(Dictionary)*

Vacancy and Collection Loss

A deduction from potential gross income (PGI) made to reflect income deductions due to vacancies, tenant turnover, and non-payment of rent; also called vacancy and credit loss or vacancy and contingency loss. *(Dictionary)*

Yield Capitalization

A method used to convert future benefits into present value by 1) discounting each future benefit at an appropriate yield rate, or 2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. *(Dictionary)*



Senior Valuation Services Director
Valuation & Advisory Services

heidi.meidenbauer@colliers.com
Direct: +1 702 836 3726
Mobile: +1 702 232 4353
colliers.com

3960 Howard Hughes Parkway
Suite 150
Las Vegas, NV 89169
United States

Heidi Meidenbauer, MAI

Area of Expertise

Heidi Meidenbauer is the Senior Valuation Services Director for Colliers International Valuation & Advisory Services. She began her career in 1992 in Las Vegas as an internship for Gary H. Kent, Inc. and was Owner/President between 2007-2011.

Mrs. Meidenbauer has expertise in a variety of assignments providing appraisals on commercial and complex properties, existing and proposed, including but not limited to multifamily, self-storages, retail, neighborhood, power and community shopping centers, industrial, office, land, condemnation, deed restriction modifications, hospitality, casinos, golf courses, convenience stores and gas stations, ground leases, fair market rental rates, and IRS valuations.

Affiliations or Memberships

CREW - 2019

Member: Appraisal Institute – MAI Designation

Las Vegas Chapter Appraisal Institute:

- 2000-2003 Education Chair
- 2001-2003 Regional Representative
- 2005 President: Appraisal Institute – Las Vegas Chapter

Professional Background

Managing Director
Valbridge Property Advisors (2013-2019)

Managing Director
Lubawy & Associates (2011-2013)

President/Owner
Gary H. Kent, Inc. dba Kent Appraisal Services (2007-2011)

MAI, Certified General Appraiser and Internship

Gary H. Kent, Inc. (1996-2011) – Certified General Appraiser, Received MAI designation in 2004

Gary H. Kent, Inc (1992-1996) - Internship

Education or Qualifications

Bachelor of Science Business Administration University of Nevada, Las Vegas

State Certifications

California

Nevada

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : HEIDI H MEIDENBAUER **Certificate Number:** A.0002459-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER **from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.**

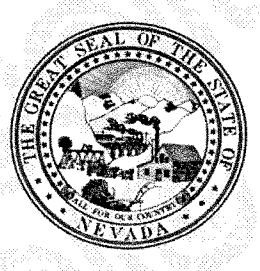
Issue Date: October 6, 2020 **Expire Date:** October 31, 2022

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES
3690 HOWARD HUGHES PKWY STE 150
LAS VEGAS, NV 89169

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator





Managing Director | Las Vegas
Valuation & Advisory Services

evan.ranes@colliers.com
Direct: +1 702 836 3749
Mobile: +1 702 241 4313
colliers.com

3960 Howard Hughes Parkway
Suite 150
Las Vegas, NV 89169
United States

Evan Ranes, MAI, ASA, R/W-AC

Education or Qualifications

M.B.A., University of Nevada, Las Vegas

B.S. Portland State University

State Certifications

Arizona

California

Hawaii

New Mexico

Nevada

Oregon

Utah

Area of Expertise

Evan Ranes is the Managing Director of the Las Vegas Office for Colliers International Valuation & Advisory Services. He began his appraisal career in 1992 in Las Vegas and has performed valuations and consulting services on a wide variety of property types and property rights.

Mr. Ranes has valuation expertise in a variety of assignments including: mortgage lending, condemnation (right-of-way), easements, conservation easements, land leases, agricultural land (row crops, hay, and permanent), minority and fractional ownership interest, and going concerns.

Multifamily valuation experience includes: apartment, age restricted, rent restricted, student housing, SRO, LIHTC, for HUD, FNMA/FHLMC, and REIT clients.

Healthcare experience includes: medical office building (hospital), ambulatory surgery center, independent living, assisted living, memory care, skilled nursing facility, and fair market value rent studies for Stark & Anti-Kickback Laws.

Retail experience includes: c-store/gas, tavern, net lease, quick service restaurant, casual dining, single-tenant, gentlemen's club, brothel, multi-tenant, big box, neighborhood center, regional mall including ASC 805 separation of value.

Hospitality experience includes: motel, hotel, hotel/casino, golf course, and waterpark.

Office experience includes: office condo, single and multi-tenant, mid-rise, and high-rise.

Industrial experience includes: warehouse, flex, R&D, and business parks.

Litigation experience includes: tax appeal, condemnation, right-of-way, landlord tenant disputes, divorce, estate valuation, and bankruptcy.

Mr. Ranes has testified as an Expert Witness in the following jurisdictions: Clark County District Court, San Diego County District Court, Utah District Court, Nevada District Court, Los Angeles Superior Court, Orange County Superior Court, Mohave County Superior Court, U.S. Bankruptcy Court, and Arbitration Los Angeles – JAMS.

Affiliations or Memberships

MAI, Designated Member of the Appraisal Institute

ASA, Accredited Senior Appraiser, American Society of Appraisers

R/W-AC, International Right of Way Association

ASFMRA, Associate Member

Appraisal Institute – Public Relations Chairman 1999 to 2000 Las Vegas Chapter

Professional Background

Managing Director | Las Vegas, Colliers International Valuation & Advisory Services 2018 to present

First Vice President | Las Vegas, Newmark Knight Frank Valuation & Advisory Services, 2017 to 2018

Managing Director | Western U.S., Healthcare Practice Leader, Newmark Knight Frank Valuation & Advisory Services, 2014 to 2017

Managing Director | Las Vegas, Newmark Knight Frank Valuation & Advisory, Services, 2012 to 2014

Senior Appraiser, Grubb & Ellis/Landauer, 2011 to 2012

Associate Appraiser, Lubawy & Associates, 1995 to 2011

Appraiser Intern, George A. Smith & Associates, 1992 to 1995

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : EVAN A RANES **Certificate Number:** A.0001497-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER **from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.**

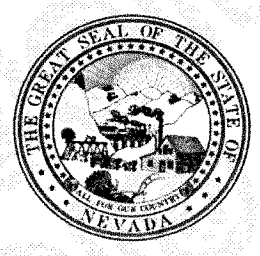
Issue Date: March 5, 2020 **Expire Date:** March 31, 2022

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES
3960 HOWARD HUGHES PARKWAY,
SUITE 150
LAS VEGAS, NV 89169

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator





Valuation & Advisory Services

Services Offered

Single Asset Valuation
Portfolio Valuation
Institutional Asset Valuation
Loan Pool Valuation
Appraisal Review
Appraisal Management
Lease and Cost Analysis
Insurance Valuation
Arbitration & Consulting
Feasibility Studies
Investment Analysis
Highest and Best Use Studies
Tax Appeals
Litigation Support
Segregated-Cost Analysis

Experience That Counts

Office
Industrial
Retail
Multifamily
Mixed-Use Properties
Senior Housing
Land
Self-Storage
Manufactured Housing
Agriculture
Net Lease
Hospitality
Health Care
Subdivisions
Embassies & Consulates
GSA Properties
Special Use Properties
Telecommunications

Real estate valuations play a pivotal role in today's business climate. An accurate and well supported opinion of property value can mean the difference between reaching a critical goal—securing a loan, closing a sale, reporting to investors, choosing the best asset—or failing to achieve it altogether.

Colliers Valuation & Advisory Services' reports are designed to deliver insight into a property's fundamentals, its competition and the overall market dynamics affecting value. A solid valuation report can be a strategic asset for investors, lenders and owners, provided that it addresses both a property's unique characteristics and the most current market conditions.

Commitment to high-end client service, coupled with Colliers' unparalleled market intelligence and resources, differentiates us as the firm of choice in the real estate industry.

Professionals

Our professionals share a commitment to deliver the highest level of service and consistent results. We go the extra mile for our clients, whether this means meeting a tight deadline or working with a complex and challenging property.

Technology

Our unmatched report creation technology speeds appraisals through the pipeline. This secure, centralized production system generates a wide range of reports and high volume portfolio orders without delays.

Information

Today's business climate places valuation in a more pivotal position than ever before. All our appraisals are evaluated and approved by an experienced review team to ensure our clients receive concise and timely appraisals. With clear, prompt reporting and a comprehensive, big picture approach, Colliers International's Valuation and Advisory reports give our clients the information they need to make better business decisions.

Valuation & Advisory Services National Leadership

Americas Leadership
Eduardo Alegre, MAI, MRICS
President | Americas
Ed.Alegre@colliers.com
+1 714 496 9400

US Leadership
Jeremy Walling, MAI, MRICS
Executive Vice President
Jeremy.Walling@colliers.com
+1 312 371 4920

National Client Services
Jerry Gisclair MAI, MRICS
EMD | National Client Services
Jerry.Gisclair@colliers.com
+1 813 871 8531

National Operations
Morgan Turnbow, MAI
EMD | National Operations
Morgan.Turnbow@colliers.com
+1 212 355 1029

Region & Market Leaders

Albuquerque
Conner Marshall, MAI
Sr. Valuation Services Director
Conner.Marshall@colliers.com
+1 505 880 7053

Austin
Jay Lefevers, MAI
Managing Director
Jay.Lefevers@colliers.com
+1 602 770 4530

Atlanta
Leamon Holliday, MAI
Managing Director
Leamon.Holliday@colliers.com
+1 404 892 3526

Baltimore
Zachary Smith, MAI
Associate Managing Director
Zachary.Smith@colliers.com
+1 443 602 8985

Boise
John Campbell, MAI
Sr. Valuation Services Director
John.Campbell@colliers.com
+1 206 965 1129

Boston
Chris Stickney, MAI
Associate Managing Director
Chris.Stickney@colliers.com
+1 617 330 8171

Buffalo
James Murrett, MAI, SRA
Executive Managing Director
Jim.Murrett@colliers.com
+1 716 312 7790

Charleston
Curt McCall, Jr., CRE, MAI
Executive Managing Director
Curt.McCall@colliers.com
+1 843 442 1915

Charlotte
Chris Johnson, MAI, SRA, AI-GRS
Managing Director
Christopher.Johnson@colliers.com
+1 704 409 2374

Chicago
Nancy Myers, MAI
Managing Director
Nancy.Myers@colliers.com
+1 312 602 6159

Cincinnati
Brian Graham, MAI, CCIM
Senior Valuation Specialist
Brian.Graham@colliers.com
+1 513 200 9735

Cleveland
Jacob Roehl
Senior Valuation Specialist
Jacob.Roehl@colliers.com
+1 303 915 5165

Columbus
Christian Smith, MAI
Managing Director
Christian.Smith@colliers.com
+1 614 437 4684

Dallas
Tom Bogdon, MAI, R/W-AC, MRICS
EMD | Southcentral Region
Thomas.Bogdon@colliers.com
+1 214 217 9338

Denver
Jonathan Fletcher, MAI
Managing Director
Jon.Fletcher@colliers.com
+1 303 779 5500

Destin
Kevin Branton
Senior Valuation Specialist
Kevin.Branton@colliers.com
+1 850 460 1202

Detroit
David Abraham, MAI, SRA
Managing Director
David.Abraham@colliers.com
+1 248 226 1872

Fayetteville
Curt Smith, MAI
Valuation Services Director
Curt.Smith@colliers.com
+1 479 202 5932

Fresno
John Larson, MAI
Sr. Valuation Services Director
John.Larson@colliers.com
+1 559 221 1271

Grand Rapids
Will Fowler, MAI
Valuation Services Director
Will.Fowler@colliers.com
+1 616 988 5843

Hawaiian Islands
Bobby Hastings, MAI, MRICS
Managing Director
Bobby.Hastings@colliers.com
+1 808 200 5603

Houston
Paula Thoreen, MAI, CRE
Executive Managing Director
Paula.Thoreen@colliers.com
+1 713 835 0081

Indianapolis
Nancy Myers, MAI
Managing Director
Nancy.Myers@colliers.com
+1 312 602 6159

Irvine
John Park, MAI
Sr. Valuation Services Director
John.Park@colliers.com
+1 949 751 2706

Jacksonville
Patrick Phipps, MAI
Managing Director
Patrick.Phipps@colliers.com
+1 904 861 1114

Kansas City
Alex Hoenig, MAI
Associate Managing Director
Alex.Hoenig@colliers.com
+1 816 419 3561

Las Vegas
Evan Ranes, MAI, ASA, R/W-AC
Managing Director
Evan.Ranes@colliers.com
+1 702 836 3749

Little Rock
Joshua Smith, MAI, MRICS
Managing Director
Joshua.Smith@colliers.com
+1 501 219 8546

Los Angeles
Casey Merrill, MAI, ASA, FRICS
EMD | Southwest Region
Casey.Merrill@colliers.com
+1 213 417 3315

Miami
Ralph Peña, III, MAI
Managing Director
Ralph.Pena@colliers.com
+1 786 517 4855

Milwaukee
Karen Dabek, MAI
Sr. Valuation Services Director
Karen.Dabek@colliers.com
+1 312 602 6158

Minneapolis
Karen Dabek, MAI
Sr. Valuation Services Director
Karen.Dabek@colliers.com
+1 312 602 6158

Nashville
Patrick Gibson, MAI, CCIM
Managing Director
Patrick.Gibson@colliers.com
+1 615 610 4728

New Orleans
Jason Lindsey, MAI
Valuation Services Director
Jason.Lindsey@colliers.com
+1 504 717 1926

New York
Tony O'Sullivan, MAI, MRICS
Managing Director
Tony.OSullivan@colliers.com
+1 212 207 8057

New York (upstate)
Anthony Palma, MAI, MRICS
Sr. Valuation Services Director
Anthony.Palma@colliers.com
+1 518 788 8108

Ontario
Casey Merrill, MAI, ASA, FRICS
EMD | Southwest Region
Casey.Merrill@colliers.com
+1 213 417 3315

Orlando
Chuck Buhler, MAI, CCIM
Managing Director
Chuck.Buhler@colliers.com
+1 407 362 6155

Philadelphia
Albert Crosby, MAI
Associate Managing Director
Albert.Crosby@colliers.com
+1 215 928 7526

Phoenix
Michael Brown
Associate Managing Director
Michael.Brown@colliers.com
+1 602 222 5166

Pittsburgh
Bruce Nell, MAI, AI-GRS, MRICS
EMD | National Practices
Bruce.Nell@colliers.com
+1 614 437 4687

Portland/Vancouver
Jeremy Snow, MAI
Managing Director
Jeremy.Snow@colliers.com
+1 503 542 5409

Raleigh
Chris Johnson, MAI, SRA, ASA
Managing Director
Christopher.Johnson@colliers.com
+1 704 409 2374

Reno
Rebekah Dunn, MAI
Sr. Valuation Services Director
Rebekah.Dunn@colliers.com
+1 916 724 5508

Richmond
Chris Johnson, MAI, SRA, AI-GRS
Managing Director
Christopher.Johnson@colliers.com
+1 704 409 2374

Sacramento
Scott Shouse, MAI
Managing Director
Scott.Shouse@colliers.com
+1 916 724 5532

Salt Lake City
John Blaser, MAI
Valuation Services Director
John.Blaser@colliers.com
+1 385 249 5440

San Diego
Rob Detling, MAI
Managing Director
Rob.Detling@colliers.com
+1 858 860 3852

San Francisco
Vathana Duong, MAI
Managing Director
Vathana.Duong@colliers.com
+1 415 288 7854

San Jose
Jeff Shouse, MAI, CRE
EMD | National Practices
Jeff.Shouse@colliers.com
+1 916 724 5531

Sarasota
Justin Butler, MAI
Manging Director
Justin.Butler@colliers.com
+1 941 210 5004

Seattle
Reid Erickson, MAI
EMD | Northwest Region
Reid.Erickson@colliers.com
+1 206 965 1106

St. Louis
Kate Spencer, MAI
Managing Director
Kate.Spencer@colliers.com
+1 214 558 9953

Tampa
PJ Cusmano, MAI, MRICS
EMD | Florida Region
PJ.Cusmano@colliers.com
+1 813 229 1599

Washington DC
Sam Nelson, MAI, MBA
Managing Director
Samuel.Nelson@colliers.com
+1 202 534 3631

Practice Group Leaders

Agriculture
Ben Slaughter, ARA
Sr. Valuation Services Director
Benjamin.Slaughter@colliers.com
+1 559 256 0156

Healthcare
Justin Butler, MAI
Manging Director
Justin.Butler@colliers.com
+1 941 210 5004

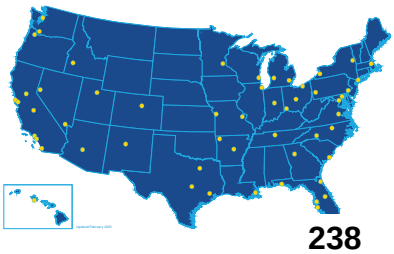
Institutional
Paula Thoreen, MAI, CRE
Executive Managing Director
Paula.Thoreen@colliers.com
+1 713 835 0081

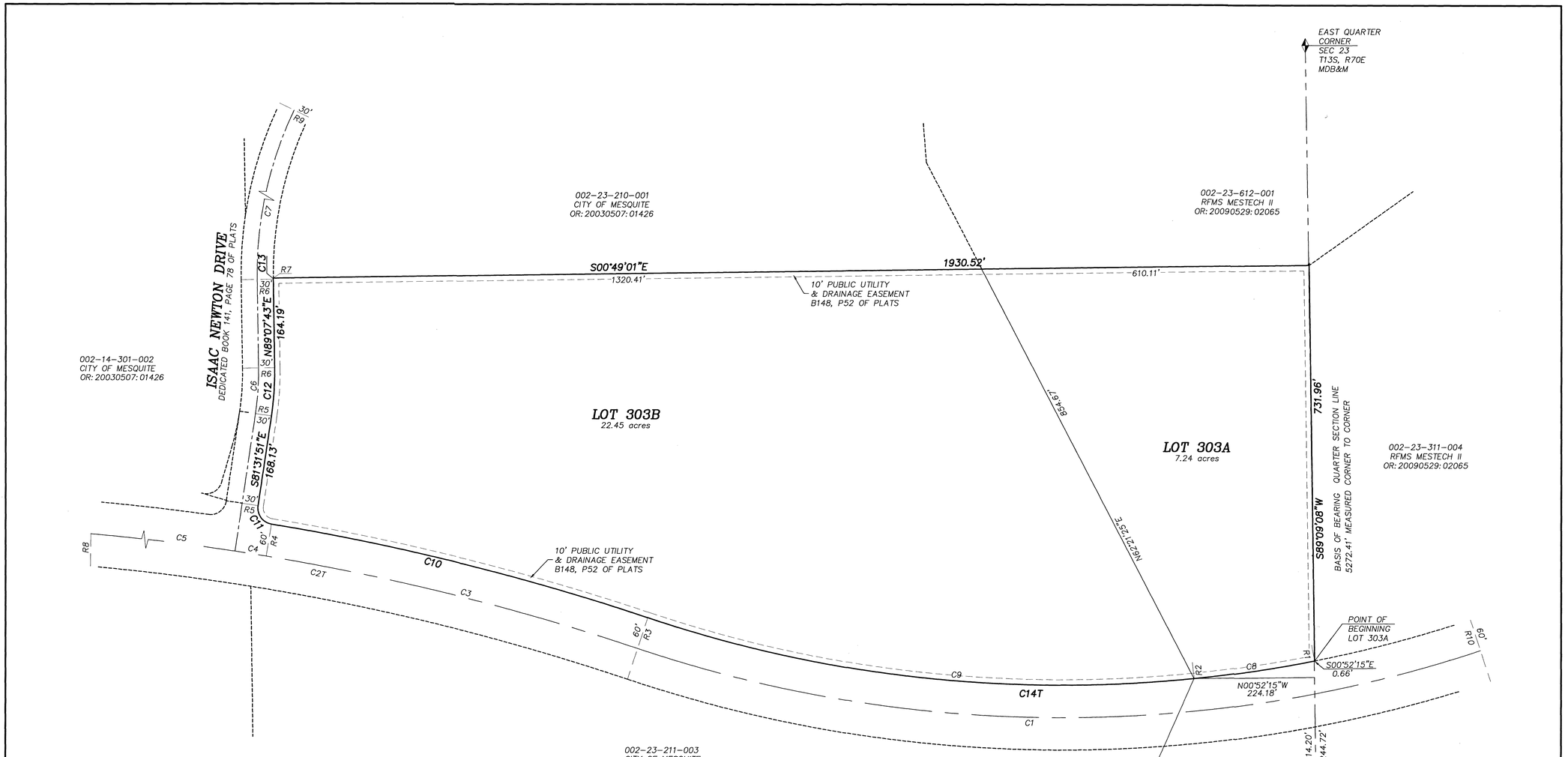
Manufactured Housing
Bruce Nell, MAI, AI-GRS, MRICS
EMD | National Practices
Bruce.Nell@colliers.com
+1 614 437 4687

Multifamily
John Jordan, MAI
Executive Managing Director
John.Jordan@colliers.com
+1 214 217 9328

ROW/Eminent Domain
Tom Bogdon, MAI, R/W-AC, MRICS
Executive Managing Director
Thomas.Bogdon@colliers.com
+1 214 217 9338

Self-Storage
Jeff Shouse, MAI, CRE
EMD | National Practices
Jeff.Shouse@colliers.com
+1 916 724 5531





CURVE TABLE

No.	RADIUS	LENGTH	TANGENT	DELTA
C1	2440.00'	1259.21'	643.96'	29°34'07"
C2T	4500.00'	1190.49'	598.74'	15°09'28"
C3	4500.00'	713.50'	357.50'	09°05'04"
C4	4500.00'	58.83'	29.41'	00°44'56"
C5	4500.00'	1249.30'	628.70'	15°54'24"
C6	520.00'	84.77'	42.48'	09°20'27"
C7	700.00'	757.92'	420.90'	62°02'11"
C8	2440.00'	226.98'	113.57'	05°19'48"
C9	2440.00'	1032.22'	523.95'	24°14'19"
C10	4560.00'	723.01'	362.27'	09°05'04"
C11	30.00'	46.73'	29.61'	89°15'04"
C12	550.00'	89.66'	44.93'	09°20'27"
C13	670.00'	2.26'	1.13'	00°11'37"
C14T	2440.00'	1259.21'	643.96'	29°34'07"

RADIAL LINE TABLE

No.	BEARING	DISTANCE
R1	N78°44'03"E	RADIAL
R2	N84°03'51"E	RADIAL
R3	N71°41'50"W	RADIAL
R4	S80°46'54"E	RADIAL
R5	N08°28'09"E	RADIAL
R6	S00°52'17"E	RADIAL
R7	S00°40'40"E	RADIAL
R8	S82°33'45"W	RADIAL
R9	S61°09'53"W	RADIAL
R10	S58°19'55"W	RADIAL

LEGEND

- BOUNDARY
- LOT LINES
- ADJACENT LOT LINE
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- SECTION LINE
- SET BAR & CAP PLS 11424 ●
- FOUND BAR & CAP PLS 11424
- CURVE TABLE DESIGNATION C6
- RADIAL LINE TABLE DESIGNATION R7
- LINE TABLE DESIGNATION L8
- FOUND 1934 BLM SECTION CORNER BRASS CAP AS NOTED ⧫

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST,
MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS–LAND SURVEYORS–
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 2083ROS2	DATE: AUGUST 2021	JOB No. 2083	SHEET 2 OF 2
CHKD: VRC		SCALE: 1" = 100'		

FILE 223, PAGE 91.

RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST,
MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

PARENT PARCEL

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF LOT 303 AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINS 29.69 ACRES, MORE OF LESS AS DESCRIBED.

LOT 303A

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 303 THAT IS N89°07'45"E 1244.72 FEET ALONG THE QUARTER SECTION LINE AND S00°52'15"E 0.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 226.98 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°19'48" AND THE CENTER BEARS N78°44'03"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE N62°21'25"E 854.67 FEET TO THE EASTERLY LINE OF SAID LOT 303;
THENCE S00°49'01"E 610.11 FEET THE ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 303;
THENCE S89°09'08"W 731.96 FEET ALONG THE SOUTHERLY LINE TO SAID SOUTHWEST CORNER SAID LOT 303 AND THE POINT OF BEGINNING.

CONTAINS 7.24 ACRES, MORE OF LESS AS DESCRIBED.

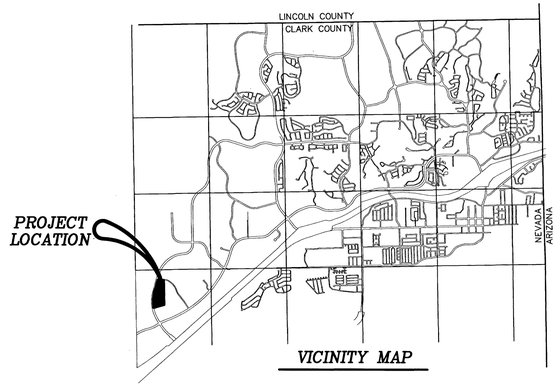
LOT 303B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), THAT IS N89°07'45"E 1214.20 FEET ALONG THE QUARTER SECTION LINE AND N00°52'15"E 224.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 1032.22 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°14'19" AND THE CENTER BEARS N84°03'51"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 723.01 FEET ALONG THE ARC OF A 4560.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°05'04" AND THE CENTER BEARS N71°41'50"W, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 46.73 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°15'04" AND THE CENTER BEARS S80°46'54"E, TO THE SOUTH LINE OF ISAAC NEWTON DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY);
THENCE S81°31'51"E 168.13 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 89.66 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°20'27" AND THE CENTER BEARS N08°28'09"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE N89°07'43"E 164.19 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 2.26 FEET ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00°11'37 AND THE CENTER BEARS S00°52'17"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE TO THE NORTHEAST CORNER OF SAID LOT 303;
THENCE S00°49'01"E 1320.41 FEET ALONG THE EAST LINE OF SAID LOT 303;
THENCE N62°21'25"E 854.67 FEET TO THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE AND THE POINT OF BEGINNING.

CONTAINS 22.45 ACRES, MORE OF LESS AS DESCRIBED.



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, VICTOR R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE CITY OF MESQUITE.

2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON AUGUST 31, 2021.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

VICTOR R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11424
EXPIRATION DATE: DECEMBER 31, 2022

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

BASIS OF BEARING

THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

EASEMENTS

LOT 303 HAS EXISTING 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINES AND A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES CONTIGUOUS TO DEDICATED RIGHT-OF-WAY LINES.

REFERENCE DOCUMENTS

1. PARCEL MAP, FILE 116, PAGE 87 OF PARCEL MAPS
2. FINAL MAP, BOOK 137, PAGE 63 OF PLATS
3. AMENDED FINAL MAP, BOOK 141, PAGE 78 OF PLATS
4. RECORD OF SURVEYS FILE 175, PAGE 15 OF SURVEYS
5. RECORD OF SURVEYS FILE 77, PAGE 37 OF SURVEYS
6. FINAL MAP, BOOK 148, PAGE 52 OF PLATS

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX NRS 278.5695.

RECORD OF SURVEY FOR CITY OF MESQUITE
LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS-LAND SURVEYORS-
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 2083ROS1	DATE: AUGUST 2021	JOB No. 2083	SHEET 1 OF 2
CHKD: VRC		SCALE: 1" = 100'		

NO. 1889
FILED AT THE REQUEST OF BULLOCH BROTHERS ENGINEERING
DATE: 9-1-2021 AT: 12:37 PM
FILE: 223 PAGE: 91
"OF SURVEYS"
OFFICIAL RECORDS BOOK 20210901
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $: 44.00 DEPUTY: DK

FILE 223 PAGE 91.

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tracy Beck
Submitting Department: Mayor & Council

Administrative

Discussion for possible addition of Fire Station #4 located in Sun City.

- Public Comment
- Discussion and Possible Action

PETITIONER: Wes Boger, Council member **DEPARTMENT:** Mayor & Council

---

RECOMMENDATION:

Discuss possible addition of Fire Station #4 located in Sun City.

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

-

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tracy Beck
Submitting Department: Mayor & Council

Administrative

Consideration for approval of the Employment Agreement for Andrew Barton, City Manager.

- Public Comment
- Discussion and Possible Action

PETITIONER: Allan S. Litman, Mayor **DEPARTMENT:** Mayor & Council

---

RECOMMENDATION:

Approve the Employment Agreement for Andrew Barton, City Manager.

Background:

Fiscal Impact: The Salary and Benefits will remain unchanged from the existing Contract.
The City Manager's position has been budgeted in the 2021-2022 budget.

Budgeted Item: Yes

Attachments:

- A. Barton Employment Agreement 11-2-21.docx

EMPLOYMENT AGREEMENT
CITY MANAGER FOR THE CITY OF MESQUITE

THIS AGREEMENT is made by and between the City of Mesquite, Nevada, a Nevada Municipal Corporation, hereinafter referred to as "City," and ANDREW BARTON, also referred to herein as "City Manager." This Agreement is effective as of November 10, 2021.

THE PARTIES AGREE AS FOLLOWS:

1. EMPLOYMENT:
City agrees to employ Andrew Barton as City Manager for the City of Mesquite, Nevada to perform the functions and duties of the City Manager as explicitly directed by the City Council and as defined in Mesquite City Charter Section 3.020.

2. COMPENSATION:
City agrees to pay the City Manager for his services in the amount of $12,348 .21 per month, payable in the same manner and on the same dates that other city employees are paid. During the term of this Agreement, the City Manager shall also receive all regular benefits available to similarly-situated City employees, including health, vision, and dental insurance; contributions to PERS; and administrative leave, sick leave, and vacation benefits (with vacation leave to accrue at the same rate in which it was accruing when the City Manager's employment previously ended in September of 2019).

3. JOB FUNCTIONS:
The City Manager shall report only to the City Council regarding all City matters and is considered a "direct report" to the City Council.

The City Manager shall perform the duties outlined in Section 3.020 of the City of Mesquite City Charter, act as an department head for the City Manager's Office, and report to the City Council as the chief executive officer of the City.

Failure to abide by this Agreement or the job duties outlined under Section 3.020 of the City of Mesquite City Charter may result in the immediate termination of the employment of the City Manager and of this Agreement.

4. USE OF CITY-PROVIDED VEHICLE:
The City Manager may utilize any standard City vehicle for City business. The City Manager shall not operate any vehicle unless he is licensed to operate such a vehicle.

5. TERMS OF SEPARATION:
The City Council may terminate this Agreement at any time. Upon termination of this Agreement, the City shall compensate the City Manager up to the date of termination and the City shall owe no further benefit to the City Manager. The City Manager may resign at any time with a 30 days' notice to the City Council. Resignation not consistent with this provision shall

forfeit any payments to be received by the City Manager under this Agreement that have not already been paid.

6. EFFECT ON OTHER AGREEMENTS:
This Agreement shall supersede any prior agreements the City currently has with Andrew Barton.

7. INDEMNIFICATION:
City shall defend, save harmless and indemnify the City Manager against any tort, professional liability claim or demand or other legal action, whether groundless or based on ordinary negligence, arising out of an alleged act or omission occurring in the performance of City Manager's official duties, unless such action was previously prohibited by the City Council. Notwithstanding the foregoing, the City will not indemnify the City Manager against illegal acts and acts or omissions that exceed ordinary negligence, including, but not limited to, an act or omission involving gross or wanton negligence, or intentional action. At your request for defense must be submitted by the City Manager in accordance with N.R.S. 41.0339.

8. APPROPRIATION:
The City Council, by approval of this Agreement, agrees to appropriate all funds necessary to cover the entire financial obligation of the City to the City Manager under the terms of this Agreement.

9. SEVERABILITY:
If any provision of this Agreement, or any portion thereof, is held unconstitutional, invalid or unenforceable the remainder of the Agreement shall be deemed severable and the remainder of this Agreement shall not be affected and remain in full force and effect.

10. TERMINATION OF AGREEMENT:
This Agreement will remain in effect until terminated in writing by the parties.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be signed and executed and duly attested by the Mesquite City Clerk.

CITY OF MESQUITE, NEVADA:

_____
Allan S. Litman, Mayor

Date: _____

EMPLOYEE:

_____
Andrew Barton, City Manager

Date: _____

ATTEST:

_____
Tracy E. Beck, City Clerk

Approval as to Form:

_____
Bryan Pack, City Attorney

AGENDA ITEM
Technical Review Meeting
Meeting Date:
Submitted by: Tracy Beck
Submitting Department: City Clerk

Public Comments

Public Comment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

-

AGENDA ITEM
City Council Meeting
Meeting Date: November 9, 2021
Submitted by: Tracy Beck
Submitting Department: City Clerk

Adjournment

Adjournment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

-