

CLARK COUNTY BUILDING DEPARTMENT BUILDING ENTERPRISE FUND ADVISORY COMMITTEE (BEFAC)

CCBD Conference Room 1116
August 7, 2025

MINUTES

MEMBERS/ALTERNATES PRESENT:

Shawn Danoski, Chair	DC Building Group
Ann Barnett, Vice Chair	Nevada Contractors Association (NCA)
Tina Frias	Southern Nevada Home Builders Association (SNHBA)
Theresa Atimalala	Clark County Senior Management Analyst, Building Dept
Jessica Colvin	Clark County Finance Department
Sonny Vinuya	Las Vegas Asian Chamber of Commerce

MEMBERS/ALTERNATES NOT PRESENT:

Jordan Krahenbuhl	Plumbing, Heating, Cooling Contractors of NV (PHCCNV)
Anna Danchik (alternate)	Clark County Finance Department

STAFF PRESENT

James Gerren	Clark County Building Department
Timothy Baldwin	Clark County District Attorney
Sandy Miller	Clark County Building Department

GUESTS IN ATTENDANCE:

Ron Lynn	John Louie (Terēan)	Pramen Shrestha (UNLV)
Ying Tian (UNLV)	Bill Honjas (Terēan)	Russell Rowe (Terēan)
Renee Tresieras (CCFD)	Sam Palmer (UES)	
Mike McGettigan (McGettigan Consulting)		

In Compliance with the Open Meeting Law. The meeting of the Building Enterprise Fund Advisory Committee was called to order at approximately 1:30pm by Shawn Danoski, and a quorum was confirmed.

- I. **Introductions.** The meeting was called to order by Chair Shawn Danoski. Members present were Ann Barnett, Tina Frias, Jessica Colvin, Sonny Vinuya, and Theresa Atimalala.

Public Comment Period.

Mike McGettigan expressed his opposition to moving forward with Phase II of the Clark County Seismic Risk Map (SRM2) and why he is not in favor of it. He feels it is a waste of public funds.

John Louie explained the proposed benefits of the SRM2 project with 2D and 3D technology.

Ron Lynn expressed his support for the SRM2 project and why he feels it is important.

Pramen Shrestha explained the SRM2 process and cost savings effects of the project.

Sam Palmer expressed his support for the SRM2 project.

- II. **Review and Approve Minutes.** A motion was made by Ann Barnett to approve the minutes from the previous BEFAC meeting on March 5, 2025, seconded by Theresa Atimalala, and passed unanimously.
- III. **Approval of Agenda.** A motion was made by Ann Barnett to approve the agenda for August 7, 2025, seconded by Jessica Colvin, and passed unanimously.
- IV. **Discussion of proposal from Nevada System of Higher Education partners for Phase II of the Clark County Seismic Risk Map (SRM2):** **Pramen Shrestha**, UNLV Professor of Civil Engineering, explained differences between SRM1 and SRM2 projects and why SRM2 is needed. SRM2 Task 1 – new site classification; Task 2 – Create ArcGIS Online Database; Task 3 – Safety and Economic Impact Assessment; Task 4 – Workforce Development. (see presentation for more detailed information).

Public Comment:

Mike McGettigan again explained his concerns for the SRM2 project in detail. He feels 3D technology is unnecessary and the proposed cost savings are not significant. He feels there is plenty of data to use from SRM1

Sam Palmer feels the cost savings from the SRM2 on high-rise construction would be at least 10% and that by itself would pay for the studies.

Bill Hodges explained the new study will not only site-class 14,000 sites but will reprocess all 10,000 sites from SRM1, combine with the 14,000 additional sites and meet ASCE 7-22. To meet site class B for ASCE 722, you need 2D. He also mentioned an active increase in public safety and compliance with the new code.

Ron Lynn stated that he did a lot of research as to the value of the SRM1 project but feels the SRM2 project will be even more valuable and will enable people to design safe and sound structures.

Public comment was closed by the Chair. **Jim Gerren** wanted to clarify for everyone in the room that this board can only make a recommendation regarding their support of the SRM2 project. The actual approval to dedicate the funds would have to be approved by the Board of County Commissioners. **Tina Frias** explained that the Southern NV Homebuilder's Association felt the impact of this study was not as profound for residential construction as other construction given the height of the buildings. They felt this is something that could be beneficial to the community, however, \$10 million is a substantial amount of money, so SNHBA would not be voting on this today. **Jessica Colvin** also expressed her concerns from a financial perspective as it's not a requirement of the Building Department or the fund to award this grant. Revenues have declined about 14% from FY24 to FY25. The County is very cautious about future economic conditions. She doesn't want to see operations or capital needs deferred just to provide the grant for this project. **Ann Barnett** also agreed with Tina and Jessica that \$10 million is substantial and wondered if a pilot program could be done. She is not ready to make a recommendation based on the information we have so far on the project. **Sean Danoski** also feels there is more information needed on the total cost of the project and the reserves that need to be kept in place for the Building Department for what potentially may happen in our industry in the next 6 to 18 months. **Sonny Vinuya** also felt more information was needed before making a recommendation. A motion was made by Ann Barnett to table this discussion for more information to be presented at the next meeting, seconded by Jessica Colvin, and passed unanimously.

- V. **Financial Update:** Jessica Colvin, CFO for Clark County, gave a detailed presentation of the financial position of the Building Enterprise Fund for FY25 (unaudited) ([see presentation for more detailed information](#)). A motion was made by Tina Frias to move \$17.1 million in excess working capital to restricted funds, as recommended by Jessica Colvin, seconded by Sonny Vinuya, motion passed unanimously. A second motion was made by Tina Frias to request more information from the County on some scenarios for

reducing permit fees and bring the matter back for discussion at our next BEFAC meeting, seconded by Ann Barnett, and passed unanimously.

- VI. Department Update: Performance Data and Staffing.** Jim Gerren gave a detailed presentation of the Building Departments performance data for FY25 ([see presentation for more detailed information](#)). He highlighted that permit and inspection activity is down for FY25 and also discussed the current staffing vacancy rate of 12%, along with new hires and promotions within the department.
- VII. Capital Improvement Project Update.** Jim Gerren provided the status of previously approved capital improvement projects and the 5- and 10-Year Space Utilization Study for the Russell Campus. ([see presentation for more detailed information](#)).
- VIII. Economic Outlook from BEFAC Members.**
- Residential Construction Industry: Tina Frias said they are seeing a dip in permit numbers but nothing so astronomical that they're afraid of a recession. New home prices are becoming very competitive with existing home prices and sometimes even lower than existing homes.
 - Construction Industry: Ann Barnett reported even with permit numbers down, the contractors are staying steady with a healthy backlog. They are utilizing their national association as an additional resource on navigating tariffs, ICE, and things like that. Their work in the last legislative session was a success.
 - Commercial Development Industry: Shawn Danoski feels the market will stabilize in the next six months and feels next year we will see an increase in activity. It will take six to eight months to see the economic impact once activity increases.
 - Building Department projects: Jim Gerren gave an update of the large projects that are in the works: Bally's Resort, the A's Stadium, rebranding of the Hard Rock Hotel, Durango Station Phase II North, Intermountain Healthcare Children's Hospital.
- IX. Proposed items for future agendas.** Tina Frias requested in Item V, scenarios from the Building Department on reducing permit fees.
- X. Set next committee meeting time and location.** November 2025, Sandy Miller will send meeting options by Doodle.

Public Comment Period. None.

- XI. Adjourn Meeting:** The meeting was adjourned at 3:35p.m.

Prepared by: Sandy Miller
Approved Signature:
Approval Date: 11/6/2025