

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

CCBD Conference Room 1116  
March 5, 2025

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## MINUTES

### MEMBERS/ALTERNATES PRESENT:

Ann Barnett, Vice Chair	Nevada Contractors Association (NCA)
Tina Frias	Southern Nevada Home Builders Association (SNHBA)
Jordan Krahenbuhl	Plumbing, Heating, Cooling Contractors of NV (PHCCNV)
Theresa Atimalala	Clark County Senior Management Analyst, Building Dept
Jessica Colvin	Clark County Finance Department (left the meeting at 12:53pm)

### MEMBERS/ALTERNATES NOT PRESENT:

Anna Danchik (alternate)	Clark County Finance Department
Shawn Danoski, Chair	DC Building Group
Sonny Vinuya	Las Vegas Asian Chamber of Commerce

### 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)
Ying Tian (UNLV)	Bill Honjas (Terēan)
Holly Nostro (SNHBA)	

**In Compliance with the Open Meeting Law.** The meeting of the Building Enterprise Fund Advisory Committee was called to order at approximately 11:02 a.m. by Ann Barnett, and a quorum was confirmed.

- I. **Introductions.** The meeting was called to order by Vice Chair Ann Barnett. Members present, Jordan Krahenbuhl, Ann Barnett, Tina Frias, Jessica Colvin, and Theresa Atimalala.

**Public Comment Period.** There were no public comments.

- II. **Review and Approve Minutes.** A motion was made by Jordan Krahenbuhl to approve the minutes from the previous BEFAC meeting on October 3, 2024, seconded by Tina Frias, and passed unanimously.
- III. **Approval of Agenda.** A motion was made by Jordan Krahenbuhl to approve the agenda for March 5, 2025, seconded by Tina Frias, 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):** Ron Lynn explained the history and purpose of the Clark County Seismic Risk map. John Louie of Terēan, and Ying Tian of UNLV, described the technical aspects of the proposed study for the second phase of the seismic project with a presentation ([see presentation for more detailed information](#)). In summary, during a future meeting, the group will request BEFAC's support for their proposal to secure \$10 million from the Building Enterprise Fund. This funding will support

a 6-year project, with payments distributed over 24 quarters, aimed at enhancing building safety, generating economic savings for developers, and advancing workforce development in Clark County. Committee members had several questions and requested a detailed budget with line items, a breakdown of the approval process, and clarification on how the project will impact workforce development. The presentation team will compile this information and send it to Jim Gerren, who will share it with the committee. Any additional questions from committee members should be directed to Jim Gerren.

- V. **BEFAC Recruitment Update:** Discussion regarding recruiting for the vacancy of the representative of the gaming industry and also current member, Sonny Vinuya, who has never attended a meeting since appointed. Sonny's term will expire on 11/2/2025.
- VI. **Financial Update:** Jessica Colvin, CFO for Clark County, gave a detailed presentation of the financial position of the Building Enterprise Fund for FY24 audited ([see presentation for more detailed information](#)). She highlighted that approving the \$10 million request for the SRM2 project would reduce the available balance in the fund, potentially impacting the ability to weather future economic downturns. Jessica suggested inviting representatives from RPM to a future meeting to discuss capital improvement projects. She recommended designating the \$13.5 million in excess working capital at the next BEFAC meeting, pending further information on the SRM2 project and input from the Commissioners. A motion was made by Ann Barnett to defer the decision on the \$13,497,098 in excess working capital until the next BEFAC meeting, seconded by Tina Frias, and passed unanimously.
- VII. **Department Update: Performance Data and Staffing.** Jim Gerren gave a detailed presentation of the Building Departments performance data through February 2025 ([see presentation for more detailed information](#)). He highlighted an increase in fees due to permits for the A's Stadium, Phase II of Durango Station, and the Lifetime Fitness project. Jim also discussed the current vacancy rate of 14%, with 26 funded vacant positions, including 13 supplemental positions. He noted that multiple interviews would be conducted this month to fill these vacancies.
- VIII. **Capital Improvement Project Update.** Jim Gerren provided a status on previously approved capital improvement projects ([see presentation for more detailed information](#)).
- IX. **Discuss By-Laws Revisions:** This item to be held until the next BEFAC meeting.
- X. **Economic Outlook from BEFAC Members.**
- Construction Industry: Ann Barnett reported that the NCA is focusing on the legislative session and expressed concern that some bills could impact project labor agreements. She noted that while contractors in the commercial sector remain busy, some highway contractors have experienced layoffs. NCA is working with NDOT to address these challenges.
  - Construction Industry: Jordan Krahenbuhl raised concerns about certain bills in the legislative session, specifically opposing efforts to increase the dollar limitations for handymen. He reported that their workforce remains busy despite these concerns.
  - Residential Construction Industry: Tina Frias discussed issues related to permits, attainable housing, land constraints, and partnerships with BLM. She emphasized the importance of being proactive in identifying policies that could help more Nevadans access homes and expressed a desire for collaboration on these efforts. She noted that housing bills are a top priority for the Governor.

**XI. Proposed items for future agendas.** Held until next meeting

**XII. Set next committee meeting time and location.** Held until next meeting

**Public Comment Period.** Jordan Krahenbuhl announced that their apprentice competition will be this Saturday at the training center, 252 Sunpac Ave, from 1pm – 4pm. Everyone is welcome.

**XIII. Adjourn Meeting:** The meeting was adjourned at 1:18p.m.

Prepared by: Sandy Miller

Approved Signature: See next page

Approval Date: 8/7/2025


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