

**STATE INFRASTRUCTURE BANK**

**January 23, 2024 – 4:00 PM**

**Summary Minutes**

**Location:**

Via videoconference at the following locations:

Old Assembly Chambers Capitol Building, Second Floor 101 N. Carson Street Carson City, NV 89701	Governor’s Office Conference Room 555 E Washington Avenue, Suite 5100 Las Vegas, NV 89101
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Treasurer Conine called the meeting to order at 4:00 pm

**Board directors & members present:**

Treasurer Zach Conine – Las Vegas  
Director Terry Reynolds – Business and Industry – excused  
Director Tom Burns – Governor’s Office of Economic Development – virtual Teams  
Member Ken Liu – excused  
Member Tracy Holland – Carson City  
Member Jesse Haw – Carson City  
Member Matt Kershaw – Las Vegas  
Member Blayne Osborn – Carson City  
Director Kristopher Sanchez – Las Vegas

**Others present:**

Mary Huck:	Attorney General
Erik Jimenez:	Treasurer’s Office
Itzel Fausto:	Treasurer’s Office
Kendra Follett:	Sherman & Howard
Elyse Monroy- Marsala:	Belz & Case Government Affairs
Chris Melville:	City of West Wendover
Nicole Ting:	DAG
Russell Rowe:	Rowe Law Group
Zachary Walusek:	RTC Southern Nevada
Bill Vinnicombe:	SixCo
Andrew Artusa:	Zions Bank Public Finance
Tom Clark:	Tom Clark Solutions
Thomas Burns:	GOED
Gerald Rollins:	EITS
Morgan Biaselli:	SSGR
Sabrina Schnur Gabrielle Enfield Alina Ceballos	

Kanani Espinoza  
Connie Lucido  
Dorian Stonebarger  
Dana Searcy

**Agenda Item 2 – Public Comment**

No public comment in Carson City or Las Vegas. No written public comment.

**Agenda Item 3 – For discussion and possible action:** Approval of the minutes from the State Infrastructure Bank Board of Directors meeting from October 30, 2023.

Member Osborn noted the typo to be corrected on page 9 of the meeting minutes to reflect the correct spelling of his last name as there is no (e) in Osborn.

**Motion to approve the meeting minutes from Director Sanchez and a second from Director Burns. Motion passed unanimously.**

**Agenda Item 4 – For discussion and possible action:** Staff report on the operations and administration of the Nevada State Infrastructure Bank, including an update on financing applications received by the Nevada State Infrastructure Bank, and direction to staff as appropriate.

Chief Policy Deputy Erik Jimenez presented this agenda item and began on page 16 of the materials. He reviewed that at the last meeting on October 30<sup>th</sup>, the Board approved the \$15 million loan to Opportunity 180 for the Nevada Facilities Fund and have worked to ensure that the dollars have gone out the door to the applicant and have dispersed all \$15 million. He noted they are working to get their \$150,000 loan origination fee, which they expect to have in the next few weeks. He stated that some board members have asked when they are looking for the future agenda which will be later in the spring to bring that item back for an update. Additionally, the bank is required to submit an annual report for each fiscal year, which staff has submitted. They have also conducted the required regulatory review for the West Wendover Fire Station Emergency Operation Center Project, which is up for the Board's consideration. They have also received two additional applications for financing from perspective borrowers. In terms of staffing, the Treasurer's Office continues to serve as a Board liaison and in an interim capacity for the Executive Director of the bank until the Governor's Office decides to make a more formal appointment there with the leadership transition. They continue to be in constant communication to make sure that they are rowing in the same direction. He expressed they are desperately and anxiously trying to get some administrative staff for the bank. They posted an Administrative Assistant III position but unfortunately, none of the applicants that interviewed for that position were the right fit, so they're going to reopen that and go through the application or the interview process again and can hopefully get some administrative support for the bank. In terms of the financial overview on page 17 of the board packet shows in April of 2022, the bank completed a \$75 million General Obligation Bond Sale. \$15 million went into the Charter School bucket, \$20 million went into Affordable Housing bucket, and then \$40 million was done in a non-socially designated taxable issuance for federal infrastructure matching and general infrastructure. That \$40 million is the most flexible capital that the bank has and can be moved interchangeably among projects unlike the Housing and the Charter school dollars. He reviewed the total financial resources available to the bank, which includes several different things that being the credit enhancement that was passed by

the legislature in the 35th Special Session through Senate Bill I. The State Infrastructure Bank will be responsible to evaluate a financing application that will be submitted by the State Treasurer's Office on a credit enhancement in the amount of \$14 million plus interest that's earned on it, which was a general fund appropriation that will serve as a backstop to the bonds that will be issued by Clark County for the forthcoming State MLB Stadium project. He explained they have a long way to go for that but continues to bring it up so that when they are ready, the Board is aware and can expect that process to take at least six months. Once they start getting through the process and getting all the stakeholders involved, they will get as many financial documents in front of the Board as possible. The total funds available to the bank, including staffing is \$77,891,002 and when thinking about the total available funds that are available in new loans, they currently have \$63,093,232 and continue to accrue interest on the dollars from the bank. He noted that the more deliberate that this Board is on projects, the more money the Treasurer's Office will generate in interest. There is a project that's about \$1.7 million that will be funded largely if the Board chooses to do it on interest that has generated and not from the initial General Obligation Bond Issuance. He referenced the color-coded table with series of exhibits where they can see all the applications that have been received by the bank and the ones that are expected to be received by the bank which are broken down into three colors. The green colors are ones that staff has either completed or is very nearing completion on the regulatory review. For those projects, one is the West Wendover Fire Station. The second is a project that was also recently approved by the State Board of Finance for the Carville Park Apartments from the nonprofit arm of the Northern Nevada Building Trades. They are finalizing all those documents and expect that to be up for the Board's consideration at the next meeting. Additionally, in the yellow there are three applications which have been more recently received by the bank. One is the Lincoln County Power District Generation and Resiliency System. The applicant was present at the last meeting and is a collaborative effort between GOED and the Governor's Office and now the Country of Denmark. He explained that they are still working through that process and have received two newer applications that are quite interesting. One is the local Boys and Girls Club in Carson City, which is looking to build a new childcare facility or to basically do an act rehab on a new building to do build over 100 new childcare slots here in Carson City. The second one is a project in Lincoln County also on private land that would largely service 704B customers or large-scale casinos and other industrial customers that are off the NV Energy grid with renewable energy to help meet the state's renewable portfolio standards since those 704 B customers are subject to the same renewable portfolio standard requirement. That is being leveraged with a group called Ullico, which is a national pension infrastructure fund, so they are funded by member unions and then they fund the infrastructure project. This one does have an ask price of \$20 million and are looking at multiple potential vehicles to finance this. The intention would not be for the bank to consider the whole \$20 million but they did just receive the application so they will be moving forward with the review process. He put a chart together to show that if they were to process all these applications along with the blue projects and submits an application to the bank, they could see that they would probably be out of money. That led them into the next agenda item, which is based on what the Board wants to see with its funding priorities. He reviewed some of these projects may fall out of the pipeline, the project numbers may change, or different projects may come in the pipeline, but he thinks it's important that they highlight what staff is working on at a holistic level and then they can see all the projects in the various exhibits happening.

Member Kershaw recognized there is 40% that's supposed to be set aside for disadvantaged communities and wondered how that fit into what they are looking at and how they can meet those targets. Another question he had was about the number of requests and how much money would be leftover if all those funds were dispersed. He wondered if once disperse, if they will look at

repayment schedules so that they can then get further requests out.

Mr. Jimenez noted through the regulations that govern the Board, they have a stated goal of locating 40% of all investment in disadvantaged communities and is not a mandate, but it is a goal. He said it's a good idea for them to hit the goal, but if for some reason an opportunity came along, then they are not bound by that as it's not a requirement and can certainly break down this list in terms of whether it would hit that 40% threshold for disadvantaged communities. He noted that so far, all the projects cumulatively from the Charter School Fund that was created, a majority of about 80% of those at least will be located in disadvantaged communities. Additionally, the West Wendover Over Fire Station that is up for consideration does hit that designation as would the Carville Park Apartments, which will be on a forthcoming agenda and stated he is happy to display that going forward to show the tracking aspect. He stated they have also worked with a national organization and got a grant for technical assistance and have some reporting templates that they are using with borrowers now. They are going to start monitoring the economic investment, which communities is it going into, what types of people is it serving, what is the student and household population in order to retrieve more data as they get more projects. He shared that there are concerns so far on the 40% disadvantage communities but will factor that into their analysis. For the second question about the repayment, he showed that they started to model expected repayments on page 17 of the materials. He reviewed there are some expected loan repayments and fees that have been modeled for the Charter School Fund that was a long-term deal. They will get \$150,000 plus some dominus interest payments on an annual basis from them for 19 years, and then will get a lump sum with accrued interest of about \$19.5 million at the end of year 19, therefore it's a 20-year deal. He noted the project in front of them is much more traditional and is a 10-year loan that will have regular established interest payments. They understand that the bank does need to make a rate of return and does need to have funding to be solvent in the long term, so they will continue to develop the repayment model. He stated there will need to be a discussion at the executive branch level of what the banks resources look like going into a next legislative session or a next capital improvement program. He stated the importance of starting that conversation now and figure how to map out how many applications they are expecting, therefore if they do need to seek more resources, they can plan that process accordingly.

Treasurer Conine clarified that he mentioned traditional or nontraditional deals where housing deals with that length of time are traditional in the housing space, but not necessarily in the infrastructure bank space.

Chief Jimenez confirmed that is an accurate statement and thanked the Treasurer for the correction. He noted that for certain types of deals they are willing to negotiate the banks rate of return for what he considers public good, such as affordable housing, childcare, and education. He stated they need to make reasonable rates of return but also want outcomes at the lowest possible financing rate for borrowers.

Member Haw asked Secretary Jimenez about where they keep the money and how much interest they make.

Secretary Jimenez referred to the banks website [sib.nv.gov](http://sib.nv.gov) where there is an adopted interest policy which goes through authorized investments for the bank and what can be invested in accordance with state law. Much of that mirrors the State's Investment Policy that's approved by the Board of Finance. He stated they think it's necessary for this board to have a promulgated policy and that the investments team in the Treasurer's Office primary goal is to invest money without losing it,

generating reasonable rates of return, and now looking at how they can invest in things that create opportunity for the state. They did an initial issuance with \$75 million; subtracted the cost of issuance which was \$238,288.00 and now have \$77 million available to the bank as of this month. He reviewed they have earned several million in interest and will continue to do so and as they spend down that will decrease.

Member Haw noted he will review the investment policy on the website.

Treasurer Conine stated that the Fixed Income Portfolio that they manage in the Treasury broadly mirrors the portfolio that's available to the infrastructure bank from an investment perspective.

Member Osborn noted that he read the annual report that the Board prepared and submitted to the LCB and to the Governor's Office and one of the things that he found helpful in there was that each of these associated accounts came with what the ending of that account number is or as the state recognizes what those accounts are and therefore thinks it would be helpful if they could add those to this table so that they can see the initial amount listed and what the interest is. This will also help as they allocate what they can do as a bank with that money and where they are restricted.

Mr. Jimenez stated they can work on displaying those things in a way that makes sense to see change over time. He noted within the General Obligation Bond's structure two of the buckets, that being the Charter School and the Affordable Housing Funds were socially designated bonds. The initial proceeds with the \$15 million for the Charter schools and the \$20 million for the Housing are tied to those projects. In their official statement that they used for the issuance of those bonds they did not deem any interest generated to be subject to those restrictions. When it comes to the Board's decision, they can either keep them in those accounts if more money was allocated to those defined purposes, or they can choose to move them among various accounts. He reviewed that the \$40 million that was in the Federal Infrastructure Matching Account was done without the social designation and can move it. They have created a mechanism which is the State Infrastructure Bank General Account where they are getting the formal budget account set up for but can hopefully take action on that in the agenda. If a project doesn't meet the eligibility requirements for any of the three accounts are outlined clearly in the regulation, they can then fund projects through the general account. He expressed this is useful because sometimes a project may come across that they think it's a worthwhile project, but it doesn't meet 100% of the requirements. Therefore, they did want the flexibility and won't have to turn something away just from a bureaucratic standpoint. He encouraged a discussion with the Board on what to do with those interest proceeds. If they do not want to keep them designated, then his recommendation is to put them in the general account and then they could be funded for a variety of infrastructure projects.

Member Osborne asked if that is also true of the credit enhancement or those signed off in SB1.

Mr. Jimenez stated he is not an attorney; however, they are evaluating the language from the credit enhancement. From his first read, he noted it seemed to suggest that interest generated on the credit enhancement should stay with the credit enhanced but are getting formal and legal opinions on that subject matter.

**This is an informational item only and therefore did not require a vote of the members.**

**Agenda Item 5 – For discussion and possible action:** Discussion of project and funding priorities for the Board of Directors of the Nevada State Infrastructure Bank, and direction to staff as appropriate.

Secretary Jimenez noted there is no formal report for this agenda item except for what was provided in the previous item. They wanted to leave a space where this Board could opine on, since they need to recognize that these are limited funds and given the application pool, the bank will run out of money at some point. If more money comes in, they will also need to figure out how to prioritize things as they do not want this to be a solely staff driven process. He asked the Board if there are specific projects or broader goals for how they would like to think about projects for things such as leveraging additional dollars, focusing on specific subject matter areas, or if there are projects that they think are worth pursuing.

Member Haw expressed the importance of having a clear goal and figuring out how to get to that goal within any industry or organization. He inquired whether they are trying to get as much money out as quickly as possible to get it working and if they are supposed to ladder this for the state. He questioned how they will target and measure the 40% for certain communities. He stated its important to have specific metrics to determine if they are on course by also identifying strengths and weaknesses.

Treasurer Conine stated that when the Board and the infrastructure was originally created, the intention was to focus on horizontal infrastructure and energy projects. When they expanded the Board and revised the scope of its functionality during the 2021 Legislative Session, the focus was both in the executive and legislative branch with the intent to provide a vehicle to allow the state to handle the challenging projects such as those that can't happen under their current structure, without calling a special session or being responsive enough when there's larger opportunities. They will focus on ways that the state level can efficiently, effectively, quickly deploy capital to meet these public policy goals. He stated he may need to turn to the DAG at some point to ask for guidance in order to develop the highest and best deal flow sheet which is a work in progress. He explained if they have good deals that meet the criteria then there's no reason to hold capital but to get the capital distributed at whatever speed is pertinent and helpful to take advantage of opportunities when they come. Then if this board needs to go and talk to the Governor and legislature about additional funding, they will already have some success behind them as opposed to just ideas, which is what this board has had historically up until over the last couple of meetings.

Member Haw acknowledged and understood that they are taking it as it comes and figuring it out as it goes. He discussed further on how they should better measure the metrics of having enough money going to Southern Nevada and to the rural areas that they should traditionally consider. He noted the importance of thinking ahead and thanked them for the discussion.

Treasurer Conine agreed that they should have metrics in place in order to keep track as projects go and monitor progress and percentages of what happens in different geographic regions of the state to keep in line from a data perspective. He commented that all feedback is appreciated.

Member Osborn commented his goal being on this infrastructure bank is to approve projects that otherwise would not occur were it not for this body of funding, He stated the purpose the infrastructure bank is to not just approve projects first come first serve, but to prioritize and leverage those projects. He noted that as an outside observer it seems that not a lot of entities who can apply are aware of this funding that is available through this financing application on the SIB

website. He expressed he was happy to see the list of projects included in the last agenda item because it shows the need and to that point, they don't have the funding to approve all projects. He stated it could potentially be brought up again in future legislative sessions in hopes they would choose to allocate more dollars to that purpose. He asked Mr. Jimenez to speak about the application process and discuss how they market the availability of these funds.

Mr. Jimenez noted that the statute and regulation are more so application driven. Originally when they set up the bank, it was in a time of federal investment where there were a lot of grant funds going out and everybody came to the Treasurer's with interests in the SIB, however that is not this bank's job here and unfortunately cannot grant all those dollars as they are a bank and need to make money. He explained it would not need to be an obscene amount of money, but it needs to be financially solvent. He stated they have done a really good job on getting people who initially wanted to come for a grant and getting them comfortable with the idea of getting the project to make sense as far as fee structure and sustainability. If they can't repay a low interest loan to the infrastructure bank, then they advise to retool their business plan and make that more solvent which has made the application pipeline more successful. He pointed out their financing application is rigorous, and it is intentionally done so as well as the required regulatory review. Therefore, nothing comes in front of this Board for consideration unless staff is comfortable that it makes financial sense. He agreed that they can always do a better job at spreading the word, particularly in the tribal communities, because the bank can fund projects out there to nonprofit partners and local governments. He noted they are just starting to see the local government pipeline and are seeing this with the proposed West Wendover project. He stated if this bank wasn't here, that project would not be built, and they've already secured, 90% and more of the financing which really shows the need for this kind of low interest or low-cost credit facility in the state. He noted they could do a lot more work and encourage any ways to strengthen that process to also get the word out.

Treasurer Conine encouraged Board members to talk about the bank when the opportunities arise within different communities, nonprofits, municipal partners, and tribal communities. Social media is another way to spread awareness.

**This is an informational item only and therefore did not require a vote of the members.**

**Agenda Item 6 – For discussion only:** Presentation of the staff report required pursuant to Regulation No. R017-22 for the proposed West Wendover Fire Station Emergency Operations Center project which was previously submitted to the Nevada State Infrastructure Bank for consideration.

Mr. Jimenez provided an overview of the proposed project in this agenda item. He began on page 26 of the materials and noted the executive summary. On page 34 is the formal staff report with the staff recommendation that is required pursuant to the bank's regulation R017-22. He explained it is formulaic but is a useful tool in walking through what the staff analysis is on credit, repayment, and revenues for an applicant. This was the first local government loans and have learned a lot. He expressed that they are proud of where they've ended up. He reviewed that the City of West Wendover is requesting a \$1,750,000 loan to serve as gap financing for the construction of a fire station and emergency operation center in the City of West Wendover. He noted that in conversations he has had with the city, residents, and its elected leaders, the lack of a fully revamped Fire Station and Public Safety Response Center is impeding the growth of the city. He noted that West Wendover is unlike a lot of different towns as it's a border town, has a large Latino population, has lower income hospitality workers but are growing, and pointed out that this town

serves a niche for people who are looking to come both from rural Nevada and from Salt Lake City. He noted the applicant has done a tremendous job as this has been years in the making of securing basically \$12 million in additional funding through their own cash, through a rural development loan from the USDA, a community development block grant from the Governor's Office of Economic Development, a grant from the USDA, and this last gap financing. He reviewed the applicant originally got these grant funds and went to the USDA to get the rural loan. He explained the way that these loan programs work from the USDA is they will not release their financing until 100% of project costs are covered. Therefore, the City of West Wendover can't get started on this project until they secure 100% of their financing, which is why they've come to the bank. Even though the City of West Wendover is a smaller jurisdiction with limited tax revenues, he stated they are extremely comfortable with this project as the city has hired bond council, a financial advisor, and said they are willing to securitize this loan through the issuance of a medium-term general obligation. He explained that's a pledge of the full faith and credit of the City of West Wendover and is required under statute to be approved or under consideration by the Executive Director of the Nevada Department of Taxation before they can go out to issue and then will pay the bank the rate of the interest rate that is outlined in the term sheet or in exhibit A. He reviewed this project has an interest rate of 3.65% per year over a 10-year period. If any general fund revenues were unavailable to the applicant or there were declines in revenues, they would be required to impose or levy some sort of fee, tax, or other structure to make repayments to the bank. They recognize the city is in an extremely remote location and is an hour and a half and Elko is right on the Utah border. The bank does have Labor Standards and one of them is state mandated requirements for the payment of prevailing wage. If this project is approved, it will pay prevailing wage on 100% of the jobs that are that contemplated under the project but do have some standards for a 50% local hire and some apprenticeship utilization standards. With this, they created a pathway through the regulation on a one-time basis or board decision basis where those can be waived for unforeseen circumstances or circumstances outside of the borrowers control. He stated they do not want to get into the habit of waiving these things but do believe that with the applicant's extreme remote location, it will be very difficult for the applicant to comply with the 50% local hire requirements, and therefore are asking the board to waive that. He noted that the applicant's council and the financial advisor were present as well as City Manager Chris Melville to answer any questions.

Director Burns provided clarification on the waiver they are discussing which is for hiring of local and labor talent from Wendover versus that of waving prevailing wage.

Mr. Jimenez noted that is correct and clarified that statutorily, they cannot waive prevailing wage rights from the infrastructure bank unless there was a change in statute. He stated he wouldn't advocate for that, so this project will pay prevailing wage. The job numbers that were performed by GOED on the initial CBDG application and are factored into the project and the applicant is aware of those requirements. If that happens, they will still attempt and do their best to hire locals and Nevada workers as much as possible for this project. He clarified the only requirements that they are asking the Board to waive and will track, is the waiver of the 50% local hire because they think it will not be possible along with the apprenticeship thresholds. They will continue to track what the labor pool looks like both in temporary construction jobs and in permanent jobs within the state residents. They will also track the apprenticeship utilization data for the bank.

Member Burns appreciated the clarification and commented that GOED has been very bullish on this project to address one of the commissioner's prior comments about need as it's clear that 90% of the fire station is ineffective. He expressed that it's critical to serving the rural people of Nevada.

Member Sanchez commended Mr. Jimenez and staff for the great work on putting this project together and presenting the clients points around it. He recognized the way that it's structured, the buy in for different state agencies, the federal funds coming in through grants, and the gap that they're closing as infrastructure bank which is the purpose for this bank where he noted this project illustrates that quite well. He highlighted what Director Burns shared in recognition that their rural communities face different challenges and therefore must have an approach that recognizes some of those challenges while not having a one size fits all approach. He noted it is important to prioritize the different communities across the entire state and ensure that this bank is responsive to those needs and the challenges that they face. He appreciated the work that went into this as it is his first meeting.

Member Haw mentioned the full faith and credit and asked if that would be though the county or city. He also inquired if they have a good credit rating.

Mr. Jimenez noted that the City of West Wendover is currently unrated because they would have to do traditional bond issuances. He stated that two years ago the city did its first participation in a state bonding program through their Revolving Water Funds that are done through the Treasurer's Office and the Department of Conservation Natural Resources so they are starting to get into the mindset of long-term debt financing, but they do not have a rating which he noted is important as to why the medium term obligation would exist.

Member Haw thanked the Secretary for that explanation and expressed that it makes sense because if they had a bond rating, they could go get a bond rather than go through this process which drives to the point of what the infrastructure bank is for these projects that couldn't otherwise be caught.

Mr. Jimenez noted that if this bank couldn't fill this role, then the City of West Wendover would need to rethink their entire project or go seek private bank financing but would pay a much higher interest rate on that. They have structured this loan in what they think the city can reasonably obtain over those 10-year periods, looking at their general fund revenues. and tax receipts and also making it so that the city still has some resources to respond to the needs of the community.

Member Kershaw asked if there is a rule of thumb when it comes to the revenues that are supporting the debt payments associated or if there are a number or ratio that they would consider.

Mr. Jimenez stated he went through the statutory requirements of the 10 years of revenues and then looked through their five years of the audited financial statements.

Andrew Artusa from Zions Public Finance who is the Municipal Advisor to the City of West Wendover provided some insight. He reviewed that the credit is all available funds from West Wendover that are available for the repayment of this obligation and are able to raise its operating levy across all the property owners in the city. He explained that if to the extent there is a shortfall, the city is obligated to raise its property tax levy in order to pay this obligation.

Member Holland commented that with the waiver in place, he would like to see them to do their best to hire local hire and Nevada workers as much as possible for this project.

City Manager Melville with this project indicated they are doing prevailing wage, that's a requirement of theirs and have CDBG funds as well as USDA funds, which is Davis Bacon. He

noted for this project, their issue is within the size of their community, location, and they don't have numbers of companies with trades locally, however, the design build team they have is core construction out of Las Vegas and Reno. He noted they majority of their Subs are Northern Nevada Subs that will be working on this job.

Mr. Jimenez made a commitment to track this to make sure that they're hiring as many local Nevadans as possible at the highest wages they can pay them.

Member Osborn appreciated all the work that staff has done in putting this together. He pointed out that the amount of the ask for the city has increased slightly that's \$100,000 for it to cover any unanticipated cost of the project which he thought is smart. He was curious if they end up not needing the \$100,000, if they are restricted in applying it to the construction, or could they apply it to 40% of a new ambulance or anything else.

Mr. Jimenez noted that the loan is structured with the city where 100% of bank funds would be used for project costs and doesn't know if that would qualify as some sort of outside traditional capital expense. They recognize that this is a smaller jurisdiction and that bank dollars here are being used in a last resort and the intention is for the city to use those dollars first, both from a risk but from the overall interest burden that would be paid by the applicant. They will use those dollars and then the gap funding as they need can be drawn down. He noted they will see an estimated amortization in debt schedule, which is just an estimate. He explained they don't have to draw down 100% of the funds and would remain with the bank.

**This is an informational item only and therefore did not require a vote of the members.**

**Agenda Item 7 – For discussion only:** Approval of a transfer of \$1,750,000 from the Nevada State Infrastructure Bank's Federal Infrastructure Matching Account to the Nevada State Infrastructure Bank's General Account.

Mr. Jimenez began with the concept of agenda item 7, which is the transfer of \$1,750,000 from the infrastructure matching account to the general account. He reviewed there are requirements in the regulation for each of the sub accounts and one of the requirements in the federal infrastructure matching account was a mandated use of a project labor agreement. He stated he had discussions with the Building Construction Trades of Northern Nevada, the Executive Secretary, Treasurer Rob Benner, on this as they have a couple of different vehicles that they could pursue, or the trades interested in pursuing a project labor agreement on this. The building trades leadership determined that with the size of the project, it didn't warrant the expenditure of effort that it would have taken to do the PLA. They do believe there will be Union contractors on those jobs, but this project didn't warrant the PLA since it wasn't going to be applied and does not meet the requirements of the Federal Infrastructure Matching Account and is why they have the avenue for the State Infrastructure Bank General Account. He reviewed that if the board chooses to approve this project, they are asking to transfer the loan amount from the infrastructure matching account into the general account and then they could fund the project out of there. They didn't want to ask for more or take more dollars out of that because they think they should evaluate this on a project-by-project basis and look at some of the interests in the other accounts as a bookkeeping tool.

**Motion to approve this agenda item from Director Burns and a second from Member Osborn. Motion passed unanimously.**

**Agenda Item 8 – For discussion and possible action:** Consideration and possible approval of a resolution approving a financing agreement and related documents for the financing of the West Wendover Fire Station Emergency Operations Center in the maximum principal amount of \$1,750,000; and providing other matters properly related thereto.

Mr. Jimenez presented two documents that are executed as a part of agenda item 8. The first is the Standard Financing Agreement that the infrastructure bank has that the Board Chair would sign with applicant and legal counsel. This is their standard financing agreement which highlights the payment of prevailing wage that they're using funds for the associated project and what the remedies are in the event of non-repayment. This mirrors the language that is in the resolution in this item on page 129 of the materials.

Deputy Attorney General Mary Huck confirmed that Section 9.06 regarding the waiver is just adopted in the agreement, and it doesn't have to be voted on separately.

**Motion to approve this agenda item from Member Sanchez and a second from Member Kershaw. Motion passed unanimously.**

Treasurer Conine thanked everyone for their hard work.

**Agenda Item 9 – Public Comment**

No public comment in Carson City or Las Vegas. No written public comment.

Meeting adjourned at 5:10 pm.