

**STATE BOARD OF FINANCE**  
**January 11, 2022 – 1:00 PM**  
**Summary Minutes**

**Location:**

Via videoconference at the following locations:

Old Assembly Chambers	Governor’s Office Conference Room
Capitol Building, Second Floor	555 E Washington Avenue, Suite 5100
101 N. Carson Street	Las Vegas, NV 89101
Carson City, NV 89701	

Governor Sisolak called the meeting to order at 1:00 pm.

**Board members present:**

Governor Steve Sisolak – Las Vegas  
Treasurer Zach Conine – Las Vegas  
Controller Catherine Byrne – Carson City  
Teresa Courrier – Carson City  
Brian Sagert – via telephone

**Others present:**

Tara Hagan:	Treasurer’s Office
Jeff Landerfelt:	Treasurer’s Office
Ian Carr:	Attorney General’s Office
Steve Aichroth:	Nevada Housing Division
Michael Holliday:	Nevada Housing Division
Connor Law:	Ulysses Development
Ryan Wyatt:	Ulysses Development
Aaina Sharma:	Praxis
Marty Johnson:	JNA Consulting
Fred Eoff:	PFM
Spencer Winward:	Lander Co. School District

**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** – on the Board of Finance minutes from the meeting held on November 9, 2021.

**Treasurer Conine moved to approve the minutes. Motion passed unanimously.**

**Agenda Item 4 – For discussion and possible action:** on a resolution approving the report submitted by the Executive Director of the Department of Taxation and the State Permanent School Fund (PSF) Guarantee Agreement pertaining to the Lyon County School District, Nevada, General Obligation (Limited Tax) School Improvement and Refunding Bonds (PSF Guaranteed), Series 2022, in the aggregate principal amount not to exceed \$27,660,000. Approval of the Board of Finance is required pursuant to NRS 387.513 to 387.528 inclusive.

Deputy Treasurer of Debt Management Jeff Landerfelt presented this agenda item. He noted that the Lyon County School District is requesting to enter into a State Permanent School Fund Agreement in an amount not to exceed \$27,660,000 to guarantee the issuance of its 2022 Refunding Bonds. About \$24,600,000 in proceeds will be utilized for improvements to Fernley High School including a gym, new common area, and a kitchen. There will also be improvements to athletic facilities throughout the school district. He noted about \$3,000,000 of the proceeds will be used to refund the district's existing 2012 PSFG for cost savings. Together the district expects to realize approximately \$450,000 in cash flow savings over the life of the bonds attributable to the use of the state's guarantee. He stated that currently, the district has about \$25,500,000 of PSFG debt. With the Board's approval of the guarantee, the district will be utilizing \$49,800,000 of its total PSFG authorization of \$60,000,000. The total amount of all bonds guaranteed is \$173,000,000 which leaves just over \$1 billion of capacity for future guarantees. After its analysis, the Department of Taxation concluded that the district has the ability to make timely debt service payments of the bonds without increasing its current debt rate. He concluded by mentioning Treasurer Conine and Executive Director of the Department of Taxation Shellie Hughes respectfully requests the Board's approval on the Lyon County School District PSFG Resolution.

**Member Sagert moved to approve Agenda Item 4. Motion passed unanimously.**

**Agenda Item 5** – **For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$32,000,000 of Multi-Unit Housing Revenue Bonds (Vintage at Spanish Springs Apartments), for the purpose of construction of a 257-unit senior affordable housing rental project in Spanish Springs, Nevada. The project owner/developer will be a limited partnership, which will consist of entities owned by the Vintage Housing Development and AEGON Asset Management, who will be the equity investor limited partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Steve Aichroth presented the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$32,000,000 of Multi-Unit Housing Revenue Bonds for the Vintage at Spanish Springs Apartments. He noted that the bonds will be used for the acquisition and renovation of a 257-unit senior apartment complex in the Spanish Springs Valley of Sparks, Nevada. He stated that the rental housing will continue to serve 257 senior households at or below 60% of the area median income. This is the first tax credit development in Spanish Springs and the development team will consist of Vintage Housing and Greenstreet Development which is their eleventh project to come before the Board of Finance since 2014. He noted in those (11) projects they have created or preserved 2,455 units of affordable housing. Mr. Holliday explained the financial structure and noted that it will be a direct placement with Citibank. On this project there will be a taxable bridge loan of approximately \$11,500,000 which will not be issued by the Division and will not use bond cap. He added that the bond proceeds leverage about \$24,300,000 in private sector equity which includes a 30% basis boost. He concluded that its interest is only during construction and asked if the Board had questions.

Treasurer Conine thanked the developer as 2,455 affordable housing units are a great number, and he is appreciative of their work and commitment to Nevada. Governor Sisolak echoed his comment.

**Treasurer Conine moved to approve Agenda Item 5. Motion passed unanimously.**

**Agenda Item 6- For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$33,000,000 of Multi-Unit Housing Revenue Bonds (The Ridge at Sun Valley), for the purpose of construction of a 195-unit family affordable housing rental project in Sun Valley, Nevada. The project owner/developer will be a limited partnership, which will consist of entities owned by the Ulysses Development Group and Enterprise Housing Credit Investments, who will be the equity investor limited partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Mr. Aichroth presented the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$33,000,000 of Multi-Unit Housing Revenue Bonds for The Ridge at Sun Valley Apartments. These bonds will be used to provide for the new construction of a 195-unit affordable family apartment complex in the Sun Valley area of Washoe County. He noted that the rental housing will serve 195 households at or below 60% of the area median income. He added there are (73) 3-bedroom units being proposed representing 37% of the project. This is the first tax credit development in Sun Valley and is headed by the Ulysses Development Group which is their first project to come before the Board of Finance. Mr. Holliday reviewed the financial structure and noted that it is a direct placement with Fannie Mae which is a familiar structure over the last several years. This project qualifies for the basis boost and generates \$23,700,000 in equity and has a separate taxable bridge loan. He concluded that this loan would allow not having to put 100% of the bond cap for the preservation and construction of affordable housing going forward.

Governor Sisolak inquired about the higher costs and asked if it is because of the high number of 3-bedroom units.

Mr. Aichroth noted that there are many 2 and 3-bedroom units which increase the costs. He also noted the need for significant groundwork on the site to put in the units and an increase in lumber, labor, and land costs.

**Treasurer Conine moved to approve Agenda Item 6. Motion passed unanimously.**

**Agenda Item 7- For discussion and possible action:** (a) regarding the State Treasurer's quarterly investment report for the quarter ended September 30, 2021. and (b) to approve or disapprove the Treasurer's investment policies for the General Portfolio and the Local Government Investment Pool (LGIP). Approval of the Board of Finance is required pursuant to NRS 355.045.

Chief Deputy Tara Hagan presented this quarterly report and investment policies. She noted that the Local Government Investment Pool assets under management as of September 30, 2021, was nearly \$2.2 billion with a yield of (18) basis points which is (11) basis points higher than its benchmark. She noted for the General Portfolio it is nearly \$7 billion in assets with (82) basis points in yield. She concluded her presentation noting for the first quarter in 2022 they returned over \$7,600,000 in interest to state agencies.

**Controller Byrne moved to approve Agenda Item 7. Motion passed unanimously.**

**Agenda Item 8-** Public Comment

No public comment in Carson City or Las Vegas.

Meeting adjourned at 1:13 pm.