State of Nevada
STATE BOARD OF FINANCE

# PUBLIC NOTICE

# AGENDA

MEETING OF THE STATE BOARD OF FINANCE
August 19, 2026
2:00 P.M.

**Locations:**

Old Assembly Chambers
Capitol Building, Second Floor
101 N. Carson Street
Carson City, NV 89701

Governor's Office Conference Room
1 State of Nevada Way, Fourth Floor
Las Vegas, NV 89119

**Videoconference Link:**
https://teams.microsoft.com/meet/230692336627550?p=bGfpon04JzLxET7IfP
Meeting ID: 230 692 336 627 550

Dial-in by phone:
**+1 775-321-6111**
Phone conference ID: 216 970 949#

**YouTube Livestream:** https://www.youtube.com/watch?v=6MwcWlhDHzI

**Agenda Items:**

1. Roll Call.

   Presenter: Lori Hoover, Chief Deputy, Nevada State Treasurer's Office

2. Public Comment.
   Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and may impose reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comments will only be received on matters relevant to the Board's jurisdiction. The Board may discuss but is precluded from acting on items raised during Public Comment that are not on the agenda.

   Presenter: Joe Lombardo, Governor of the State of Nevada

101 N. Carson Street, Suite 4
Carson City, Nevada 89701
775-684-5600
Website: NevadaTreasurer.gov/BoF

3. **For discussion and for possible action:** For discussion and for possible action on the Board of Finance minutes from the meeting held on June 24, 2026.

   Presenter: Joe Lombardo, Governor of the State of Nevada

4. **For discussion and for possible action:** 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 $17,100,000 of Multi-Unit Housing Revenue Bonds (Gagnier Senior Affordable Apartments), for the purpose of new construction of a 190-unit affordable senior housing rental project in Clark County, Nevada. The project developers are Ovation Design and Development Inc and Coordinated Living of Southern Nevada Inc. The borrower/ownership entity will be Gagnier Seniors LLC. Bank of America N.A. will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

   Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

5. **For discussion and for possible action:** 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 $26,930,000 of Multi-Unit Housing Revenue Bonds (Marble Manor Phase 2b), for the purpose of new construction of a 173-unit family affordable housing rental project in Las Vegas, Nevada. The project developers are Brinshore Development and Affordable Housing Program Inc, a non-profit affiliate of the Southern Nevada Regional Housing Authority. The borrower entity will be Marble Manor 2b, LLC and Walker & Dunlop Affordable Equity will be the investor member. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

   Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

6. **For discussion and for possible action:** 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 $9,850,000 of Multi-Unit Housing Revenue Bonds (Paseo del Prado Apartments), for the purpose of the acquisition and rehabilitation of a 120-unit family affordable housing rental project in Henderson, Nevada. The project developer is Fairway Multifamily, LLC. The borrower entity will be FWM Paseo, LLC and Key Community Development Corp will act as the investor limited partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

   Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

7. **<u>For discussion and for possible action:</u>** 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 $49,940,000 of Multi-Unit Housing Revenue Bonds (Townhomes at Fremont), for the purpose of new construction of a 293-unit family affordable housing rental project in Fernley, Nevada. The project developers is Lincoln Avenue Capital. The borrower entity will be 890 Fremont St LP and National Equity Fund will be the investor member. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

   Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

8. **<u>For discussion and for possible action:</u>** State of Nevada Fall 2026 General Obligation Bond Issuances.

   **a.** **<u>For possible action:</u>** Discussion and possible action on a resolution designated the **"2026D Capital Improvement and Open Space Bond Resolution"**; approving the issuance and sale of the State of Nevada, General Obligation (Limited Tax) Capital Improvement and Open Space Bonds, Series 2026D, in the aggregate principal amount not to exceed $425,000,000; providing the purposes for which such bonds are issued, the form, terms, and conditions of such bonds, and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bonds; and providing other related matters. See Attachment A for approval.

   **b.** **<u>For possible action:</u>** Discussion and possible action on a resolution designated the **"2026E School District Capital Improvement Bond Resolution"**; approving the issuance and sale of the State of Nevada, General Obligation (Limited Tax) School District Capital Improvement Bonds, Series 2026E, in the aggregate principal amount not to exceed $100,000,000; providing the purposes for which such bonds are issued, the form, terms, and conditions of such bonds, and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bonds; and providing other related matters. See Attachment B for approval.

   **c.** **<u>For possible action:</u>** Discussion and possible action on a resolution designated the **"2026F Natural Resources and Open Space Bond Resolution"**; approving the issuance and sale of the State of Nevada, General Obligation (Limited Tax) Natural Resources and Open Space Bonds, Series 2026F, in the aggregate principal amount not to exceed $37,500,000; providing the purposes for which such bonds are issued, the form, terms, and conditions of such bonds, and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bonds; and providing other related matters. See Attachment C for approval.

   **d.** **<u>For possible action:</u>** Discussion and possible action on a resolution designated the **"2026 Attainable Housing Bond Resolution"**; authorizing the issuance and sale of the State of Nevada, General Obligation (Limited Tax) Taxable Attainable Housing Bonds, Series 2026G, in the maximum aggregate principal amount of $50,000,000; providing the purposes for which such bonds are issued, the form, terms, and conditions of such bonds, and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bonds; and providing other related matters. See Attachment D for approval.

Presenter: Cari Eaton, Deputy Treasurer of Debt Management, Nevada State Treasurer's Office

9. **Informational Item:** regarding the State Treasurer's quarterly investment report for the quarter ended March 31, 2026.

Presenter: Steven Hale, Deputy Treasurer of Investments, Nevada State Treasurer's Office

10. **For discussion and for possible action:** For discussion and for possible action on the Treasurer's investment policies the Local Government Investment Pool dated August 2026. Approval of the Board of Finance is required pursuant to NRS 355.045.

Presenter: Steven Hale, Deputy Treasurer of Investments, Nevada State Treasurer's Office

11. **For discussion and for possible action:** For discussion and for possible action on the Treasurer's investment policies the General Portfolio dated July 2022. Approval of the Board of Finance is required pursuant to NRS 355.045.

Presenter: Steven Hale, Deputy Treasurer of Investments, Nevada State Treasurer's Office

12. Public Comment.
Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and reserves the right to impose other reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comments will only be received on matters relevant to the Board's jurisdiction. The Board may discuss but is precluded from acting on items raised during Public Comment that are not on the agenda.

**ADJOURNMENT**

Notes:
Items may be taken out of order; items may be combined for consideration by the public body, and items may be pulled or removed from the agenda at any time.

Prior to the commencement and conclusion of a quasi-judicial proceeding that may affect the due process rights of an individual, the Board may refuse to consider public comment. See NRS 233B.126.

The State Board of Finance is pleased to make reasonable accommodations for people with physical disabilities. Please call (775) 684-5753 if assistance is needed.

Lori Hoover, Secretary to the Board, may be contacted at (775) 684-5753 to obtain copies of supporting materials, which are available to the public at 101 N. Carson St., Suite 4, Carson City, NV 89701.

**THIS AGENDA HAS BEEN POSTED IN THE FOLLOWING PUBLIC LOCATIONS:**

- **Capitol Building, 1st & 2nd Floors, Carson City, Nevada**
- **1 State of Nevada Way, Las Vegas, Nevada**

**Also online at: http://www.nevadatreasurer.gov/Finances/Board/BOF_Home/ and https://notice.nv.gov/**