

Zach Conine
State Treasurer



STATE OF NEVADA
OFFICE OF THE STATE TREASURER

PUBLIC NOTICE

AGENDA

**ANNUAL MEETING OF THE NEVADA REAL PROPERTY
CORPORATION (NRPC) MEMBERS**

Wednesday, September 16, 2026 at 10:30 a.m.

Locations:

Via Conference call:

Dial in Number: 775-321-6111

Access Code: 890 558 159#

State Capitol Building 2nd Floor – Guinn Room
101 N. Carson Street
Carson City, NV 89701

Agenda Items:

1. **Roll Call**

2. **Public Comment**

Comments from the public are invited at this time. Pursuant to NRS 241.020(2)(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. Comment 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.

3. **For possible action to approve:** Reading and approval of the September 10, 2025 NRPC Annual Members' Meeting minutes.

Presenter: Cari Eaton, Secretary of the NRPC

4. **Report of the Secretary of the Corporation** – For Discussion Only

Presenter: Cari Eaton, Secretary of the NRPC

5. **For possible action to approve:** Election of Directors

Presenter: Cari Eaton, Secretary of the NRPC

6. **Unfinished Business:** None

7. **New Business:** None

8. **Public Comment:**

Comments from the public are invited at this time. Pursuant to NRS 241.020(2)(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. Comment 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.

9. **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.

NRPC is pleased to make reasonable accommodations for persons with physical disabilities. Please call (775) 684-5600 if assistance is needed.

Itzel Fausto may be contacted at (775) 684-5600 to obtain copies of supporting materials.

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

Agenda Item #3

NRPC Annual Members' Meeting Draft Minutes

September 10, 2025

NEVADA REAL PROPERTY CORPORATION (NRPC)

Annual Members' Meeting
Summary Minutes
September 10, 2025

Location:

Via Zoom

Members present:

Zach Conine – State Treasurer and NRPC President
James Settelmeyer – Director, Department of Conservation & Natural Resources
Tiffany Greenameyer – Director, Governor's Finance Office
James Dzurenda – Director, Department of Corrections

Members absent:

Diane Thornton – Chief, Legislative Counsel Bureau
Matt McNair – Chancellor, Nevada System of Higher Education

Others present:

Cari Eaton, Deputy Treasurer and NRPC Secretary
Lori Hoover, Chief Deputy Treasurer and NRPC Vice President
Itzel Fausto, State Treasurer's Office

Chairman Conine called the meeting to order at 10:04 a.m.

Agenda Item 1 – Roll Call

Agenda Item 2 – Public Comment

There was no public comment in Carson City or on the telephone.

Agenda Item 3 – For possible action – Approval of the September 11, 2024 NRPC Annual Members' Meeting's minutes.

Chair Conine stated he would entertain a motion to waive the reading of the minutes.

Director Settelmeyer made a motion to waive the reading of the minutes. The motion passed unanimously.

Chair Conine stated he would entertain a motion to approve the minutes of the September 11, 2024 meeting.

Director Settelmeyer moved to approve the September 11, 2024 meeting minutes. There was no discussion. The motion passed unanimously.

Agenda Item 4 – Report of the Secretary of the Corporation

Cari Eaton, Secretary, NRPC, stated that The NRPC currently has 4 Certificates of Participation with an outstanding balance of \$51.3. All lease payments from the Nevada System of Higher Education and debt service payments from the additional 3 COPs owed to the NRPC have been made on time and paid in full.

No questions or comments.

Agenda Item 5 – For possible action - Election of Directors

Cari Eaton, Secretary, NRPC, explained the main purpose of meeting on an annual basis is to elect the Directors of the Corporation. Stating that the Board consists of three (3) people chosen by the Members annually. Directors hold office for one (1) year until their successors are elected or until a vacancy is created as provided in Section 2.02 of the By-Laws.

The Board has historically consisted of the State Treasurer, the Director of the Governor's Finance Office, and the Chief Deputy Treasurer as members of the Board of Directors. The responsibilities of the Board of Directors require project knowledge consistent with the duties, functions, and knowledge required in these State positions.

The NRPC Secretary recommends the members elect Zach Conine, Tiffany Greenameyer, and Lori Hoover as NRPC directors in accordance with section 2.02 of the By-Laws.

Chair Conine stated he would entertain a motion on this item outlined by Deputy Eaton.

Director Settlemeyer motioned to nominate and approve the Board of Directors as proposed by Deputy Eaton. There was no discussion. The motion passed unanimously.

Agenda Item 6 – Unfinished business – no discussion

Agenda Item 7 – New business – no discussion

Agenda Item 8 – Public comment

There was no public comment in Carson City or on the telephone.

Meeting adjourned at 10:09 a.m.

Agenda Item #4

NRPC Annual Members' Meeting Secretary Report

September 16, 2026



STATE OF NEVADA
OFFICE OF THE STATE TREASURER

**ANNUAL MEETING OF THE NEVADA REAL PROPERTY
CORPORATION (NRPC) MEMBER**

Date: September 16, 2026

Item Number: 4

Title: Report of the Secretary of the Corporation

Summary:

This report is to provide an update on the outstanding securities of current Certificates of Participation (COPs) and an overview of any other information concerning COPs.

Outstanding Securities:

As of September 1, 2026, the NRPC has outstanding COPs for the following projects:

Project	Series	Original Par Value	Indebtedness as of September 1, 2026	TIC	Maturity
Capitol Complex Building 1 ⁽¹⁾	2024A	\$ 8,540,000	\$ 6,410,000	2.83%	4/1/2031
Casa Grande ⁽¹⁾	2024B	\$ 8,025,000	\$ 6,020,000	2.72%	4/1/2031
LCB Printing Office ⁽²⁾	2016A	\$ 3,730,000	\$ -	2.22%	4/1/2026
Nevada State University ⁽³⁾	2024C	\$ 37,160,000	\$ 35,020,000	3.49%	6/1/2043
Total		\$ 57,455,000	\$ 47,450,000		

⁽¹⁾ Original Series 2004 Issuance refunded by Series 2013 Issuance; Refunded by Series 2024 Issuance

⁽²⁾ Original Series 2006 Issuance refunded by Series 2016 Issuance

⁽³⁾ Original Series 2013 Issuance refunded by Series 2024 Issuance

All lease/rent payments owed to the NRPC to date from the State and Nevada System of Higher Education (NSHE) have been received timely and in full.

Additionally, all debt service payments owed to date to the Trustee on behalf of the COP holders from the NRPC have been made on time and paid in full.

Agenda Item #5

NRPC Annual Members' Meeting Election of Directors

September 16, 2026



STATE OF NEVADA
OFFICE OF THE STATE TREASURER

ANNUAL MEETING OF THE NEVADA REAL PROPERTY
CORPORATION (NRPC) MEMBERS

Date: September 16, 2026

Item Number: 5

Title: Annual Election of NRPC Directors

Summary:

The annual meeting of Members shall be held no later than October 1st of each year for the purpose of electing Directors to serve during the ensuing year and for the transaction of such other business as may be brought before the meeting.

At the Members' meeting, sixty percent (60%) of the issued and outstanding Member Certificates of the NRPC shall constitute a quorum.

At each meeting of the Members, every member shall be entitled to vote in person or by his or her duly authorized proxy appointed by an instrument in writing.

The purpose of this annual Members' meeting is to elect the NRPC Board of Directors (Board). The Board consists of three (3) persons chosen by the Members annually. Directors hold office for one (1) year and/or until their successors are elected or until a vacancy is created as provided in Section 2.02 of the By-Laws. The By-Laws set the following conditions for Directors:

- Directors need not be NRPC Members.
- The *majority of Directors* shall be persons who are residents of the State of Nevada, Members of the NRPC, and persons who are elected or appointed officials or employees of the State of Nevada.
- Except upon approval by the Members as provided in section 6.02 of the By-Laws, the Directors shall not be allowed or paid expenses in attending any meeting of the Board and shall not receive any compensation for their services as directors.

Historically, the Board has consisted of three (3) Directors:

- State Treasurer;
- Director, Governors' Finance Office; and
- Chief Deputy Treasurer, State Treasurer's Office.

The Board's responsibilities and required project knowledge are consistent with the duties, functions, and knowledge required in these State positions.

Recommendation:

The NRPC Secretary recommends the members elect Zach Conine, Tiffany Greenameyer, and Lori Hoover as NRPC directors in accordance with section 2.02 of the By-Laws.