



SOUTHERN NEVADA TRADES HIGH SCHOOL

Building a Brighter Future

SOUTHERN NEVADA TRADES HIGH SCHOOL

NOTICE OF PUBLIC MEETING-BUDGET HEARING

The Southern Nevada Trades High School (SNTHS) will conduct a virtual public meeting on **Monday, July 10, 2023**, beginning at 3:00pm at the following Google Meets link:

meet.google.com/coi-praq-qdf

This public meeting will be conducted in accordance with Nevada's Open Meeting Law, NRS 241.020.

Public Comment: Time for public comment will be provided at the beginning of the meeting regarding any agenda items on which action may be taken by the public body and again before the adjournment of the meeting on any matter within the jurisdiction of the Southern Nevada Trades High School Board. See NRS 241.020(2)(d)(3)(I).

Public comment may also be provided telephonically by utilizing the following conference call line: 1-424-255-9950; extension 176822#.

Finally, public comment may also be submitted in writing via email at snthinfo@gmail.com and any such public comment received prior to or during the meeting will be provided to the Board and included in the written minutes of the meeting.

A time limit of three (3) minutes, subject to the discretion of the Chair, will be imposed on public comments in order to afford all members of the public who wish to comment an opportunity to do so within the timeframe available to the Board. Public comment will not be restricted based on viewpoint.

The Board reserves the right to take agenda items out of order, items may be removed or delayed from the agenda at any time, and two or more items may be combined for consideration.

AGENDA

- 1) Call to Order & Roll Call.
- 2) Public Comment #1.
Public Comment will be taken during this agenda item regarding any item appearing on the agenda. No action may be taken on a matter discussed under this item until the matter is included on an agenda as an item on which action may be taken. See NRS 241.020. A time limit of three (3) minutes, subject to the discretion of the Chair, will be imposed on public comments. The Chair may allow additional public comment at his discretion. Public Comment #2 will provide an opportunity for public comment on any matter not on the agenda.
- 3) Approval of June 26, 2023, SNTHS Board Meeting Action Minutes. The Board will review and possibly approve the action minutes from the June 26, Board meeting.
Brett Willis, Chair. ***For Possible Action.***
- 4) Committee Reports. ***Information/Discussion***
 - a. Academics, Tina Morgan, Member



- b. Facilities, Rebecca Merrihew, Vice Chair
 - c. Marketing, Kelly Gaines, Secretary
 - d. Finance, Lisa Jones, Treasurer and Kristin Dietz from EdTec
-
- 5) May 2023 Financials. Kristin Dietz will present the financials to the Board for approval. ***For Possible Action***
 - 6) Executive Director's Report. Executive Director Julie Carver will provide the Board with information and updates on incubation year planning. Julie Carver, Executive Director. ***Information/Discussion.***
 - 7) Enrollment. Executive Director Julie Carver will update the board on enrollment efforts. ***Information/Discussion***
 - 8) Transportation. Executive Director Julie Carver will present the SPCSA Transportation Grant and required Amendment to Charter to Include Transportation. ***For Possible Action.***
 - 9) Facility Lease Amendment. Chair Brett Willis will present a proposed amendment to the school's lease with Red Hook. ***For Possible Action.***
 - 10) Public Comment #2.
Public comment will be taken during this agenda item on any matter not on the agenda. See NRS 241.020(d)(3). No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which action may be taken. A time limit of three (3) minutes, subject to the discretion of the Chair, will be imposed on public comments. The Chair may allow additional public comment at her discretion.
 - 11) Adjournment.



SOUTHERN NEVADA TRADES HIGH SCHOOL

Building a Brighter Future

Supporting materials for items listed on the above-referenced agenda are available, at no charge, at the Southern Nevada Trades High School website, <https://www.snvtradeshighschool.org/> and by contacting Julie Carver, Executive Director via email at snthsinfo@gmail.com, or via phone at 702-758-3512.

In accordance with Nevada's Open Meeting Law, this public notice and agenda has been posted on or before July 5, 2023, as follows:

At the Southern Nevada Trades High School website <https://www.snvtradeshighschool.org/>
and

At the State of Nevada's official website, <https://notice.nv.gov/>



SOUTHERN NEVADA TRADES HIGH SCHOOL

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DECLARATION OF POSTING

Pursuant to NRS 53.045, I declare under penalty of perjury that the following is true and correct:

That on or before July 5, 2023 this Public Notice and Agenda was posted at the above-referenced websites and locations.

A handwritten signature in blue ink that reads "Julie Camar". The signature is written in a cursive, flowing style.

Southern Nevada Trades High School



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NOTICE OF PUBLIC MEETING-BUDGET HEARING

The Southern Nevada Trades High School (SNTHS) will conduct a virtual public meeting on *Monday, June 26, 2023*, beginning at 3:00pm at the following Google Meets link:

meet.google.com/coi-praq-qdf

This public meeting will be conducted in accordance with Nevada's Open Meeting Law, NRS 241.020.

Public Comment: Time for public comment will be provided at the beginning of the meeting regarding any agenda items on which action may be taken by the public body and again before the adjournment of the meeting on any matter within the jurisdiction of the Southern Nevada Trades High School Board. See NRS 241.020(2)(d)(3)(I).

Public comment may also be provided telephonically by utilizing the following conference call line: 1-424-255-9950; extension 176822#.

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A time limit of three (3) minutes, subject to the discretion of the Chair, will be imposed on public comments in order to afford all members of the public who wish to comment an opportunity to do so within the timeframe available to the Board. Public comment will not be restricted based on viewpoint.

The Board reserves the right to take agenda items out of order, items may be removed or delayed from the agenda at any time, and two or more items may be combined for consideration.

MINUTES OF THE MEETING

BOARD MEMBERS PRESENT

Chair Brett Willis
Vice Chair Rebecca Merrihew
Tina Morgan
Amber Karweick
Kent Lay
Dan Wright

BOARD MEMBER(S) ABSENT

Secretary Kelly Gaines
Amanda Moss
Michael Van
Treasurer Lisa Jones
Kelly Suiter

ADVISORS

Nat Hodgson – Absent
Bob Deruse – Absent



Kristin Dietz, EdTec - Present

SNTHS STAFF

Julie Carver – Present

Candi Wadsworth - Present

AGENDA

- 1) Call to Order & Roll Call.
Brett Willis called meeting to order and began meeting recording at 3:05 PM.
- 2) Public Comment #1.
Public Comment will be taken during this agenda item regarding any item appearing on the agenda. No action may be taken on a matter discussed under this item until the matter is included on an agenda as an item on which action may be taken. See NRS 241.020. A time limit of three (3) minutes, subject to the discretion of the Chair, will be imposed on public comments. The Chair may allow additional public comment at his discretion. Public Comment #2 will provide an opportunity for public comment on any matter not on the agenda.
No public comment.
- 3) Approval of June 12, 2023, SNTHS Board Meeting Action Minutes. The Board will review and possibly approve the action minutes from the June 12, Board meeting.
Brett Willis, Chair. ***For Possible Action.***
Rebecca Merrihew made a motion to approve the June 12, 2023 Meeting Minutes. Tina Morgan seconded. All in favor. No one opposed. Motion passed.
- 4) Committee Reports. ***Information/Discussion***
 - a. Academics, Tina Morgan, Member
No updates.
 - b. Facilities, Rebecca Merrihew, Vice Chair
Phase A still under construction. Phase B demo has begun. On schedule. Inspections underway. July 26th walk through with Charter Authority.
 - c. Marketing, Kelly Gaines, Secretary
No updates.
 - d. Finance, Lisa Jones, Treasurer
No updates.
- 5) Executive Director's Report. Executive Director Julie Carver will provide the Board with information and updates on incubation year planning. ***Information/Discussion.***
Large purchases being made, textbooks, furniture, etc. Challenges with finding community members to sign off on EOP. EOP meeting is tomorrow.
- 6) Enrollment. Executive Director Julie Carver will update the board on enrollment efforts. ***Information/Discussion***
Enrollment is at 73. Latino Outreach Solutions still assisting in events for enrollment. Spanish radio, and Social Media platforms bringing in students. Relatively even between 9th and 10th grade. 118 enrollments needed for no use of reserves. 55 with use of reserves. If we don't reach 180, will have to amend plan and budget with Charter Authority. 9 applied but haven't received final documents. Questions from team regarding playing sports in student's residential zoned school. In Washoe County, public charter school kids can play in zone school league. Julie Carver to research and provide follow-up with Board.
Discussion of creating an industry event.



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7) Public Comment #2.

Public comment will be taken during this agenda item on any matter not on the agenda. See NRS 241.020(d)(3). No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which action may be taken. A time limit of three (3) minutes, subject to the discretion of the Chair, will be imposed on public comments. The Chair may allow additional public comment at her discretion.

No public comment.

8) Adjournment.

Brett Willis adjourned meeting at 3:32 PM. Next meeting is July 10, 2023 at 3:00 PM.

Supporting materials for items listed on the above-referenced agenda are available, at no charge, at the Southern Nevada Trades High School website, <https://www.snvtradeshighschool.org/> and by contacting Julie Carver, Executive Director via email at snthsinfo@gmail.com, or via phone at 702-758-3512.

In accordance with Nevada's Open Meeting Law, this public notice and agenda has been posted on or before June 21, 2023, as follows:

At the Southern Nevada Trades High School website <https://www.snvtradeshighschool.org/>
and

At the State of Nevada's official website, <https://notice.nv.gov/>

DECLARATION OF POSTING

Pursuant to NRS 53.045, I declare under penalty of perjury that the following is true and correct:

That on or before June 21, 2023, this Public Notice and Agenda was posted at the above-referenced websites and locations.

Southern Nevada Trades High School

Southern Nevada Trades HS Financial Update

KRISTIN DIETZ & NICK MAWAD
JULY 2023



1. 2022–2023 Forecast Update – May 2023
2. May 2023 Forecast vs. Actuals
3. 2022–23 Cash Balance
4. Balance Sheet as of May 2023
5. Grants Summary
6. Exhibits

2022–2023 Forecast Update



Forecast Update – May 23 Forecast vs. Approved Budget

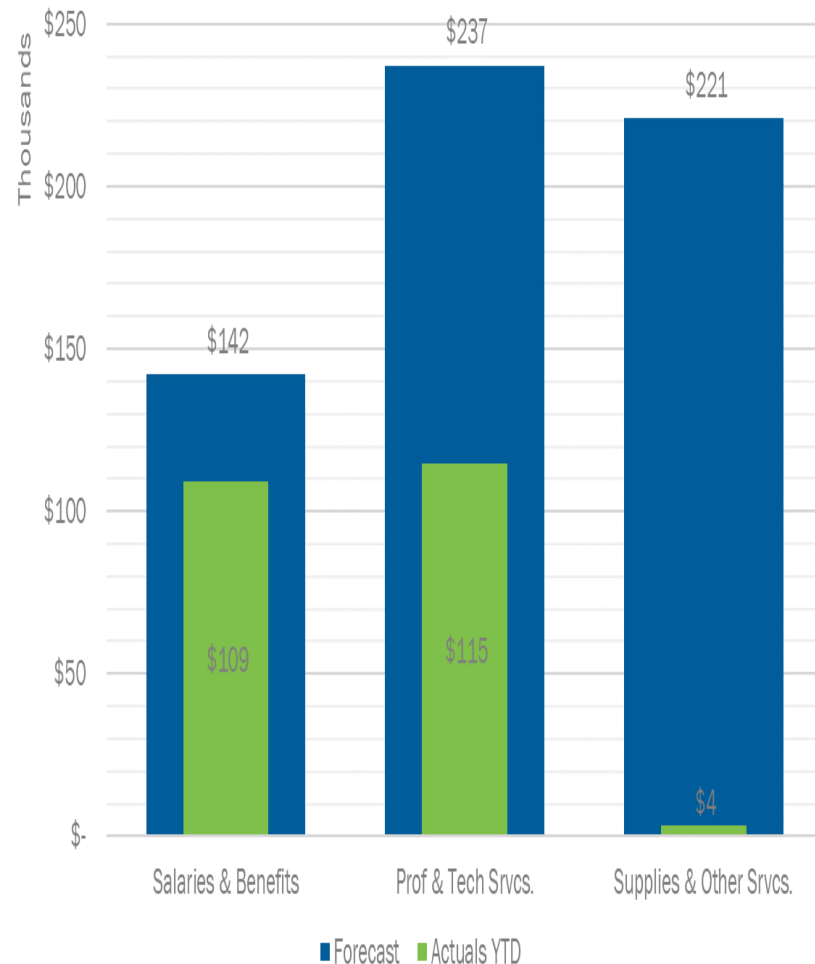
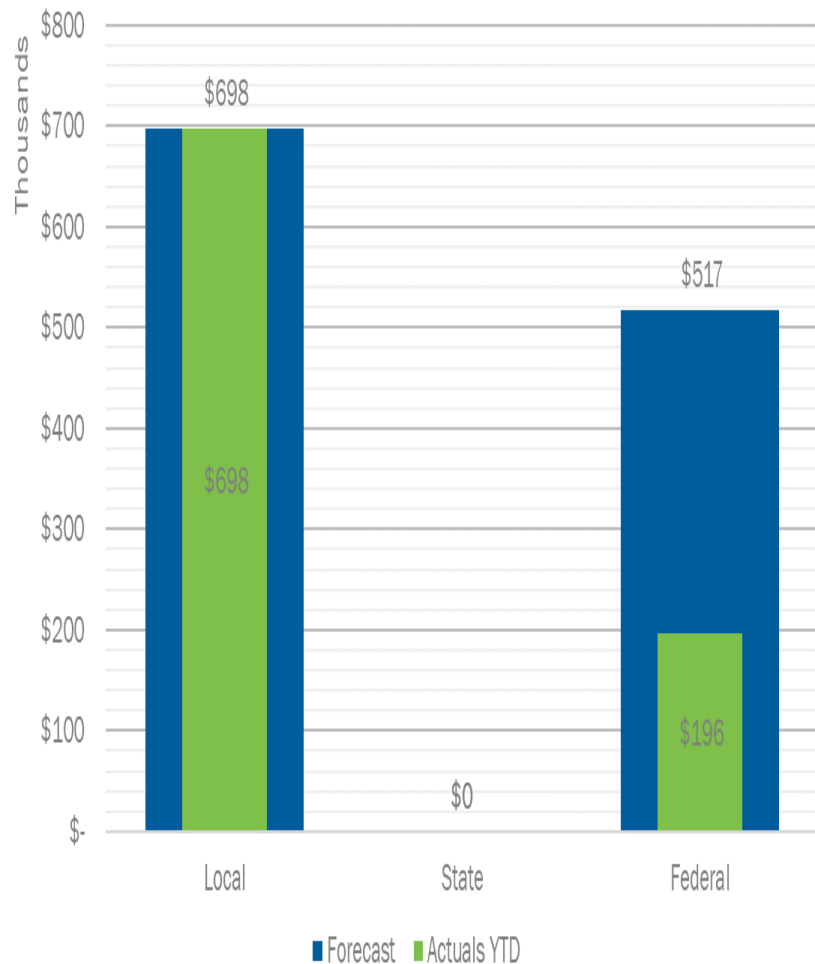


Forecasting \$614k Net Income, increase +\$507k, due to fundraising

		2022-23	2022-23	Variance
		Budget	Current Forecast	
Revenue	Revenue from Local Sources	170,000	697,730	527,730
	Intermediate Revenue Sources	-	-	-
	State Revenue	-	-	-
	Federal Revenue	500,523	517,324	16,801
	Other Financing Sources	-	-	-
	Other Items	-	-	-
	Total Revenue	670,523	1,215,053	544,530
Expenses	Personnel Services-Salaries	96,042	121,663	(25,621)
	Personnel Services-Employee Benefits	14,206	20,476	(6,270)
	Professional and Tech Services	221,732	237,288	(15,556)
	Property Services	-	-	-
	Other Services	10,667	10,667	-
	Supplies	218,960	209,022	9,939
	Depreciation Expense	-	-	-
	Debt Service and Miscellaneous	1,200	1,200	-
	Other Items - Expense	-	-	-
	Total Expenses	562,807	600,315	(37,509)
	Operating Income	107,716	614,738	507,022
	Beginning Balance (Audited)	206,398	106,398	(100,000)
	Operating Income	107,716	614,738	507,022
	Ending Fund Balance (incl. Depreciation)	314,115	721,136	407,022
	Ending Fund Balance as % of Expenses	55.8%	120.1%	64.3%

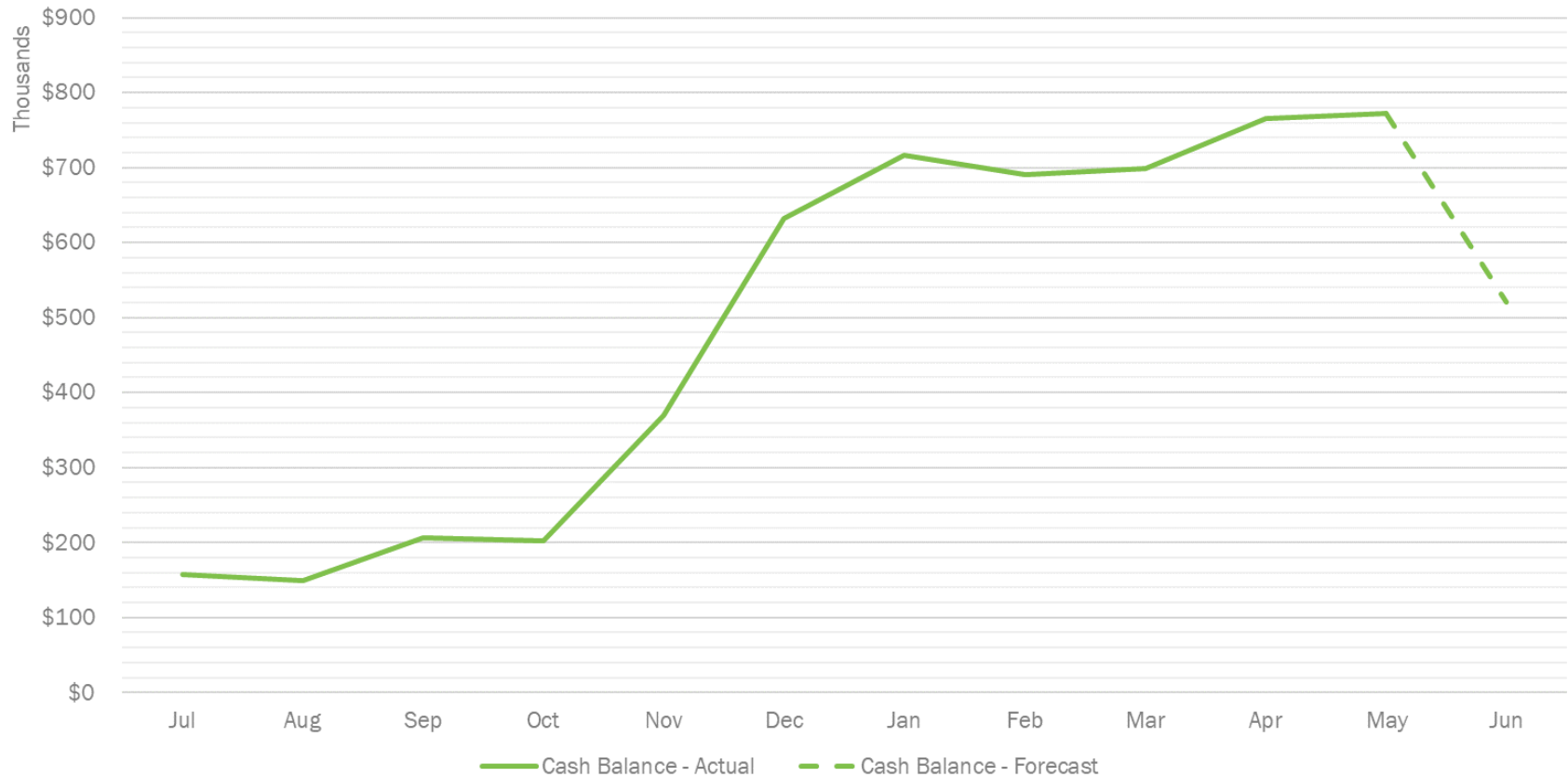
May 23 Forecast vs. Actuals – Rev. & Exp.

74% of forecast revenue has been received; 38% of expenses incurred



2022–2023 Cash Balance

Current balance \$771k, projected to drop to \$520k as expenses hit



Balance Sheet as of May 2023



Shows what SNTHS owns and owes as of 5/31/23

		Jun FY2022	May FY2023	YTD Change
Assets	Cash Balance	206,398	771,671	565,273
	Current Assets	-	45,824	45,824
	Other Assets	-	41,300	41,300
	Total Assets	206,398	858,795	652,397
Liabilities & Equity	Current Liabilities	100,000	85,858	(14,142)
	Beginning Net Assets	-	106,398	106,398
	Net Income (Loss) to Date	106,398	666,539	560,141
	Total Liabilities & Equity	206,398	858,795	652,397

Strong cash balance due to increased fundraising

SNTHS has spent \$196k, 87% of grant remains

Account	Description	Total Budget- Current	Total Reimbursement Requests Submitted	Budget Remaining
100	Compensation	325,434	72,677	252,757
200	Benefits	96,244	35,604	60,640
300	Contracted services	305,036	26,285	278,750
345	Marketing	110,000	58,401	51,599
520	Insurance	20,826	3,472	17,354
530	Communications & travel	4,500	-	4,500
600	Furniture & equipment (non-IT)	561,500	-	561,500
600-700	Tech equipment	76,460	-	76,460
	Totals	1,500,000	196,439	1,303,561

Exhibits



Southern Nevada Trades High School
Income Statement
As of May FY2023

	Actual			YTD	Current Closed Month			Budget						
	Mar	Apr	May	Actual YTD	Actual	Budget	Variance	Approved Budget v1	Previous Forecast	Current Forecast	Previous Forecast vs. Current Forecast	Approved Budget v1 vs. Current Forecast	Current Forecast Remaining	% Current Forecast Spent
SUMMARY														
Revenue														
Revenue from Local Sources	993	50,000	35,095	697,730	35,095	1,500	33,595	170,000	671,120	697,730	26,609	527,730	-	100%
Federal Revenue	86,962	21,871	25,248	196,314	25,248	50,000	(24,752)	500,523	517,324	517,324	-	16,801	321,009	38%
Total Revenue	87,955	71,871	60,343	894,044	60,343	51,500	8,843	670,523	1,188,444	1,215,053	26,609	544,530	321,009	74%
Expenses														
Personnel Services-Salaries	15,833	17,910	19,767	95,177	19,767	12,083	(7,684)	96,042	121,663	121,663	-	(25,621)	26,486	78%
Personnel Services-Employee Benefits	2,597	1,786	2,898	13,979	2,898	1,574	(1,324)	14,206	20,476	20,476	-	(6,270)	6,496	68%
Professional and Tech Services	2,270	2,185	11,399	114,815	11,399	40,371	28,972	221,732	237,288	237,288	-	(15,556)	122,473	48%
Other Services	-	-	-	3,472	-	567	567	10,667	10,667	10,667	-	-	7,195	33%
Supplies	-	-	62	62	62	32,844	32,782	218,960	208,960	209,022	(62)	9,939	208,960	0%
Debt Service and Miscellaneous	-	-	-	-	-	133	133	1,200	1,200	1,200	-	-	1,200	0%
Total Expenses	20,701	21,880	34,126	227,505	34,126	87,573	53,447	562,807	600,254	600,315	(62)	(37,509)	372,810	38%
Operating Income	67,254	49,991	26,217	666,539	26,217	(36,073)	62,290	107,716	588,191	614,738	26,548	507,022	(51,801)	
Fund Balance														
Beginning Balance (Unaudited)								206,398	106,398	106,398				
Operating Income								107,716	588,191	614,738				
Ending Fund Balance								314,115	694,589	721,136				
Total Revenue Per ADE														
Total Expenses Per ADE														
Operating Income Per ADE														
Fund Balance as a % of Expenses								55.8%	115.7%	120.1%				

Southern Nevada Trades High School
Income Statement
As of May FY2023

	Actual			YTD	Current Closed Month			Budget						
	Mar	Apr	May	Actual YTD	Actual	Budget	Variance	Approved Budget v1	Previous Forecast	Current Forecast	Previous Forecast vs. Current Forecast	Approved Budget v1 vs. Current Forecast	Current Forecast Remaining	% Current Forecast Spent
REVENUE														
Revenue from Local Sources														
1920 Contributions and Donations From Private Sources	993	50,000	35,095	697,730	35,095	1,500	33,595	170,000	671,120	697,730	26,609	527,730	-	100%
SUBTOTAL - Revenue from Local Sources	993	50,000	35,095	697,730	35,095	1,500	33,595	170,000	671,120	697,730	26,609	527,730	-	100%
Intermediate Revenue Sources														
SUBTOTAL - Intermediate Revenue Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Revenue														
SUBTOTAL - State Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Federal Revenue														
4500.661 CSP	86,962	21,871	25,248	196,314	25,248	50,000	(24,752)	500,523	517,324	517,324	-	16,801	321,009	38%
SUBTOTAL - Federal Revenue	86,962	21,871	25,248	196,314	25,248	50,000	(24,752)	500,523	517,324	517,324	-	16,801	321,009	38%
TOTAL REVENUE	87,955	71,871	60,343	894,044	60,343	51,500	8,843	670,523	1,188,444	1,215,053	26,609	544,530	321,009	74%

Southern Nevada Trades High School
Income Statement
As of May FY2023

	Actual			YTD	Current Closed Month			Budget						
	Mar	Apr	May	Actual YTD	Actual	Budget	Variance	Approved Budget v1	Previous Forecast	Current Forecast	Previous Forecast vs. Current Forecast	Approved Budget v1 vs. Current Forecast	Current Forecast Remaining	% Current Forecast Spent
EXPENSES														
Personnel Services-Salaries														
104	7,500	7,500	7,500	22,500	7,500	-	(7,500)	-	30,000	30,000	-	(30,000)	7,500	75%
105	8,333	9,956	10,821	70,776	10,821	12,083	1,263	96,042	86,196	86,196	-	9,845	15,420	82%
107	-	454	1,447	1,901	1,447	-	(1,447)	-	5,467	5,467	-	(5,467)	3,566	35%
	15,833	17,910	19,767	95,177	19,767	12,083	(7,684)	96,042	121,663	121,663	-	(25,621)	26,486	78%
Personnel Services-Employee Benefits														
210	1,386	457	1,386	5,323	1,386	650	(736)	6,500	6,500	6,500	-	-	1,177	82%
220	982	1,110	1,226	5,901	1,226	749	(476)	5,955	7,543	7,543	-	(1,589)	1,642	78%
240	230	260	287	1,380	287	175	(111)	1,393	1,764	1,764	-	(372)	384	78%
260	-	(42)	-	417	-	-	-	47	3,559	3,559	-	(3,513)	3,142	12%
270	-	-	-	958	-	-	-	312	463	463	-	(151)	(495)	207%
290	-	-	-	-	-	-	-	-	646	646	-	(646)	646	0%
	2,597	1,786	2,898	13,979	2,898	1,574	(1,324)	14,206	20,476	20,476	-	(6,270)	6,496	68%
Professional and Tech Services														
310	100	89	89	24,866	89	6,200	6,111	31,000	26,973	26,973	-	4,027	2,107	92%
331	-	-	-	625	-	3,083	3,083	18,500	18,500	18,500	-	-	17,875	3%
340	-	-	-	-	-	7,569	7,569	45,417	30,000	30,000	-	15,417	30,000	0%
340.1	2,050	2,050	2,050	16,400	2,050	1,845	(205)	18,450	18,450	18,450	-	-	2,050	89%
345	120	46	9,260	72,925	9,260	12,000	2,740	60,000	115,000	115,000	-	(55,000)	42,075	63%
350	-	-	-	-	-	1,000	1,000	5,000	5,000	5,000	-	-	5,000	0%
352	-	-	-	-	-	8,673	8,673	43,365	23,365	23,365	-	20,000	23,365	0%
	2,270	2,185	11,399	114,815	11,399	40,371	28,972	221,732	237,288	237,288	-	(15,556)	122,473	48%
Property Services														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Services														
522	-	-	-	3,472	-	-	-	5,000	5,000	5,000	-	-	1,528	69%
540	-	-	-	-	-	567	567	5,667	5,667	5,667	-	-	5,667	0%
	-	-	-	3,472	-	567	567	10,667	10,667	10,667	-	-	7,195	33%
Supplies														
612	-	-	-	-	-	23,400	23,400	156,000	126,000	126,000	-	30,000	126,000	0%
630	-	-	62	62	62	-	(62)	-	-	62	(62)	(62)	-	100%
650	-	-	-	-	-	4,275	4,275	28,500	28,500	28,500	-	-	28,500	0%
651	-	-	-	-	-	5,169	5,169	34,460	54,460	54,460	-	(20,000)	54,460	0%
	-	-	62	62	62	32,844	32,782	218,960	208,960	209,022	(62)	9,939	208,960	0%
Depreciation Expense														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service and Miscellaneous														
810	-	-	-	-	-	133	133	1,200	1,200	1,200	-	-	1,200	0%
	-	-	-	-	-	133	133	1,200	1,200	1,200	-	-	1,200	0%
Other Items - Expense														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	20,701	21,880	34,126	227,505	34,126	87,573	53,447	562,807	600,254	600,315	(62)	(37,509)	372,810	38%

Southern Nevada Trades High School
Monthly Cash Forecast
As of May FY2023

	2022-23												Forecast	Remaining Balance
	Actuals & Forecast													
	Jul Actuals	Aug Actuals	Sep Actuals	Oct Actuals	Nov Actuals	Dec Actuals	Jan Actuals	Feb Actuals	Mar Actuals	Apr Actuals	May Actuals	Jun Forecast		
Beginning Cash	206,398	157,979	149,641	206,923	203,003	369,206	632,122	716,742	690,221	699,359	765,020	771,671		
REVENUE														
Revenue from Local Sources	-	-	65,620	5,500	175,000	290,025	75,000	496	993	50,000	35,095	-	697,730	-
Intermediate Revenue Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Federal Revenue	-	-	-	-	-	19,929	29,166	13,139	86,962	21,871	25,248	25,248	517,324	295,761
Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Items	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	-	-	65,620	5,500	175,000	309,954	104,166	13,635	87,955	71,871	60,343	25,248	1,215,053	295,761
EXPENSES														
Personnel Services-Salaries	-	-	-	8,333	8,333	8,333	8,333	8,333	15,833	17,910	19,767	22,319	121,663	4,167
Personnel Services-Employee Benefits	-	-	-	930	763	1,596	2,774	638	2,597	1,786	2,898	5,144	20,476	1,352
Professional and Tech Services	7,118	8,338	8,338	157	4,176	5,688	40,111	25,035	2,270	2,185	11,399	88,149	237,288	34,324
Property Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Services	-	-	-	-	-	3,472	-	-	-	-	-	6,628	10,667	567
Supplies	-	-	-	-	-	-	-	-	-	-	62	142,461	209,022	66,499
Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service and Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	1,200	1,200	-
Other Items - Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	7,118	8,338	8,338	9,420	13,272	19,088	51,218	34,006	20,701	21,880	34,126	265,901	600,315	106,909
Operating Cash Inflow (Outflow)	(7,118)	(8,338)	57,282	(3,920)	161,728	290,865	52,948	(20,371)	67,254	49,991	26,217	(240,653)	614,738	188,853
Accounts Receivable - Current Year	-	-	-	-	-	(30,000)	30,000	-	(58,116)	15,670	(3,377)	-	-	-
Other Assets	(41,300)	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Payable - Current Year	-	-	-	-	4,100	2,050	2,050	(6,150)	-	25,000	(16,189)	(10,861)	-	-
Other Current Liabilities	-	-	-	-	375	-	(378)	-	-	(25,000)	-	3	-	-
Ending Cash	157,979	149,641	206,923	203,003	369,206	632,122	716,742	690,221	699,359	765,020	771,671	520,160		

Southern Nevada Trades High School
Balance Sheet
As of May FY2023

	Jun FY2022	May FY2023	YTD Change
ASSETS			
Cash Balance	206,398	771,671	565,273
Current Assets	-	45,824	45,824
Other Assets	-	41,300	41,300
TOTAL ASSETS	206,398	858,795	652,397
LIABILITIES & EQUITY			
Current Liabilities	100,000	85,858	(14,142)
Beginning Net Assets	-	106,398	106,398
Net Income (Loss) to Date	106,398	666,539	560,141
TOTAL LIABILITIES & EQUITY	206,398	858,795	652,397

FIRST AMENDMENT TO LEASE AGREEMENT

This FIRST AMENDMENT TO LEASE AGREEMENT (this “**Amendment**”) is made and entered into effective as of June 28, 2023, by and between **RED HOOK SNTHS LLC**, a Delaware limited liability company (“**Lessor**”), and **SOUTHERN NEVADA TRADES HIGH SCHOOL**, a Nevada non-profit corporation (“**Lessee**”).

RECITALS:

A. Lessor and Lessee are parties to that certain Lease Agreement dated June 27, 2022 (the “**Original Lease**”), pursuant to which Lessor leases (or will lease) to Lessee and Lessee leases (or will lease) from Lessor certain premises commonly known as 1580 Bledsoe Lane, Las Vegas, Nevada and more particularly described in the Original Lease.

B. Except as otherwise set forth herein, all capitalized terms used in this Amendment shall have the same meaning as given such terms in the Original Lease.

C. Lessor and Lessee desire to amend the Original Lease as set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Phase B Improvements.

(a) Following the Commencement Date, Lessor covenants and agrees to construct (or cause the construction of) certain additional improvements (the “**Phase B Improvements**”) on the Premises as more particularly depicted on Exhibit A attached hereto and incorporated herein by reference. The cost to design and construct the Phase B Improvements shall be included in Lessor’s Project Costs, and Base Rent shall be increased accordingly upon completion of the Phase B Improvements and Lessor’s final determination of such costs (such date, the “**Phase B Commencement Date**”). From and after the Phase B Commencement Date, (a) Lessee shall pay to Lessor base rent for the Additional Improvements (the “**Phase B Base Rent**”) concurrently with payment of initial Base Rent under the Original Lease, and (ii) any references to “Base Rent” in the Original Lease shall mean and include both initial Base Rent and Phase B Base Rent.

(b) Lessee hereby waives, releases, and holds harmless Lessor from any and all claims, causes of action, damages, liabilities, losses, costs, and expenses arising from or relating to construction of the Phase B Improvements, including without limitation, noise, vibration, and odor disturbances.

2. Initial Base Rent; Base Rent Escalations.

(a) Section 1 of Exhibit B to the Original Lease is amended and replaced in its entirety as follows:

“1. Initial Base Rent:

Base Rent from the Commencement Date until the last day of the twelfth (12th) calendar month following the Phase B Commencement Date shall be calculated based on eight percent (8%) of Lessor’s Project Costs (as defined below), as determined by Lessor and reviewed by Lessee on or before the Commencement Date and as increased effective as of the Phase B Commencement Date to include such additional Lessor’s Project Costs incurred in connection with the Phase B Improvements. At the request of either party, the other party shall execute and deliver to the requesting party on or before the Commencement Date or the Phase B Commencement Date, as applicable, a completed certificate that confirms the Base Rent for such time period.”

(b) The first sentence of Section 2 of Exhibit B to the Original Lease is amended and replaced in its entirety as follows:

“Commencing on the first day of the thirteenth (13th) month following the Phase B Commencement Date and on each anniversary thereafter during the Initial Term, Base Rent shall increase by three percent (3%).”

3. No Further Modification. Except as set forth in this Amendment, all of the terms and provisions of the Original Lease shall remain unmodified and in full force and effect.

[signatures appear on following pages]

IN WITNESS WHEREOF, this Amendment has been executed as of the day and year first above written.

LESSOR:

RED HOOK SNTHS LLC,
a Delaware limited liability company

By: Red Hook Investor II LLC,
a Delaware limited liability company,
its managing member

By: Red Hook GP II LLC,
a Delaware limited liability company,
its managing member

By: Red Hook Capital Partners IV LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: Craig Underwood
Title: Managing Member

[signatures continue on following page]

LESSEE:

SOUTHERN NEVADA TRADES HIGH SCHOOL,
a Nevada non-profit corporation

By: _____

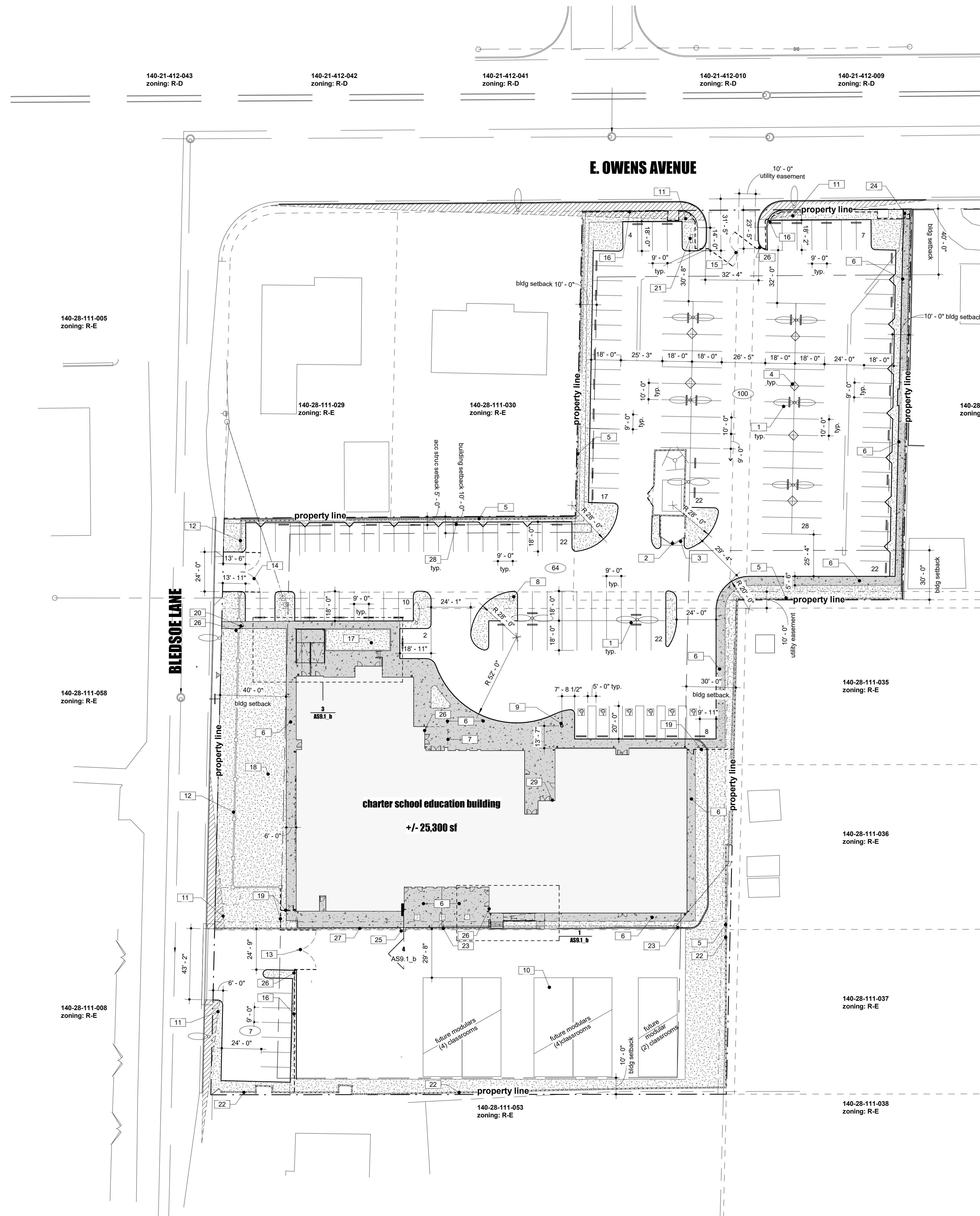
Name: R. Brett Willis

Its: Board Chair

Exhibit A

Phase B Improvements

(attached)



general notes

- a. apr: 140-28-112-001
- b. estimated lot size: 3.96 acres
- c. zoning classification: R-E (rural estates residential)
- d. refer to demolition site plan for additional information

parking calculation

use: educational - high school

table 30.60-1 schedule of parking requirements:

tenant improvement to existing building:			
7 : classroom	@	20 classrooms	= 140 spaces
4 : 1,000 sf of office	@	1,850 sf of offices	= 8 spaces
future modular classrooms:			
7 : classroom	@	10 classrooms	= 70 spaces
total parking spaces required:			218 spaces

provided parking: 171 spaces (including 6 accessible spaces including 1 van space)

keyed notes

- 1 provide heads and light source at existing light pole, refer to electrical drawings for additional information
- 2 provide latch that is compatible with a padlock
- 3 repair trash enclosure door, match existing, prime white and prep existing trash enclosure doors and bollards for painted finish, paint
- 4 existing landscape diamonds to remain, preserve in place
- 5 8" cmu block wall (painted-school side), 6ft tall, refer to civil drawings for additional information.
- 6 concrete sidewalk, refer to civil drawings for additional information
- 7 line of entry canopy above
- 8 existing power pole with overhead power, protect in place
- 9 flag pole lit from below, refer to civil drawings for additional information
- 10 future modular classroom buildings
- 11 sight visibility zone, refer to civil drawings for additional information
- 12 8" split face cmu block wall and top cap to match existing building, 2'-8" tall typ, with 6ft tall pilasters and decorative wrought iron, refer to section and civil drawings for additional information
- 13 existing chain link fence/gates to remain, preserve in place
- 14 24ft wide, 6ft tall steel and wrought iron vehicular access gate with keyed lock [secondary emergency gate, normally closed]
- 15 6ft tall x 32ft wide chain link swing gate to remain open during normal business hours
- 16 6ft tall chain link fence
- 17 existing water detention basin area, refer to civil and landscape drawings for additional information
- 18 existing turf landscape area to receive new plant material and decorative rock, typ, refer to landscape drawings for additional information
- 19 6'-0" wide x 6ft tall chain link swing gate
- 20 6ft tall wrought iron fence/pedestrian swing gate (3ft wide gate) with exit device and keyed lock
- 21 existing pylon sign, protect in place
- 22 existing cmu to remain, (paint) protect in place
- 23 remove existing unused wood power pole, refer to civil drawings for additional information
- 24 6ft tall x 30" wide chain link pedestrian gate, gate to remain open during normal business hours
- 25 provide concrete steps at existing cmu opening and provide 1-1/2" dia handrail on both sides
- 26 knox box, provide clark county fire department approved surface mounted knox box, confirm all locations with fire department prior to installation
- 27 existing cmu wall to remain, paint all exposed faces of the wall
- 28 wheel stop typ, refer to civil drawings for additional information
- 29 lock box, provide NV Energy approved surface mounted lock box, confirm location with NV Energy prior to installation

4 XXXXXXXX owner requested changes

construction documents
AS1.1_b
 architectural site plan

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 tenant improvement
 phase B
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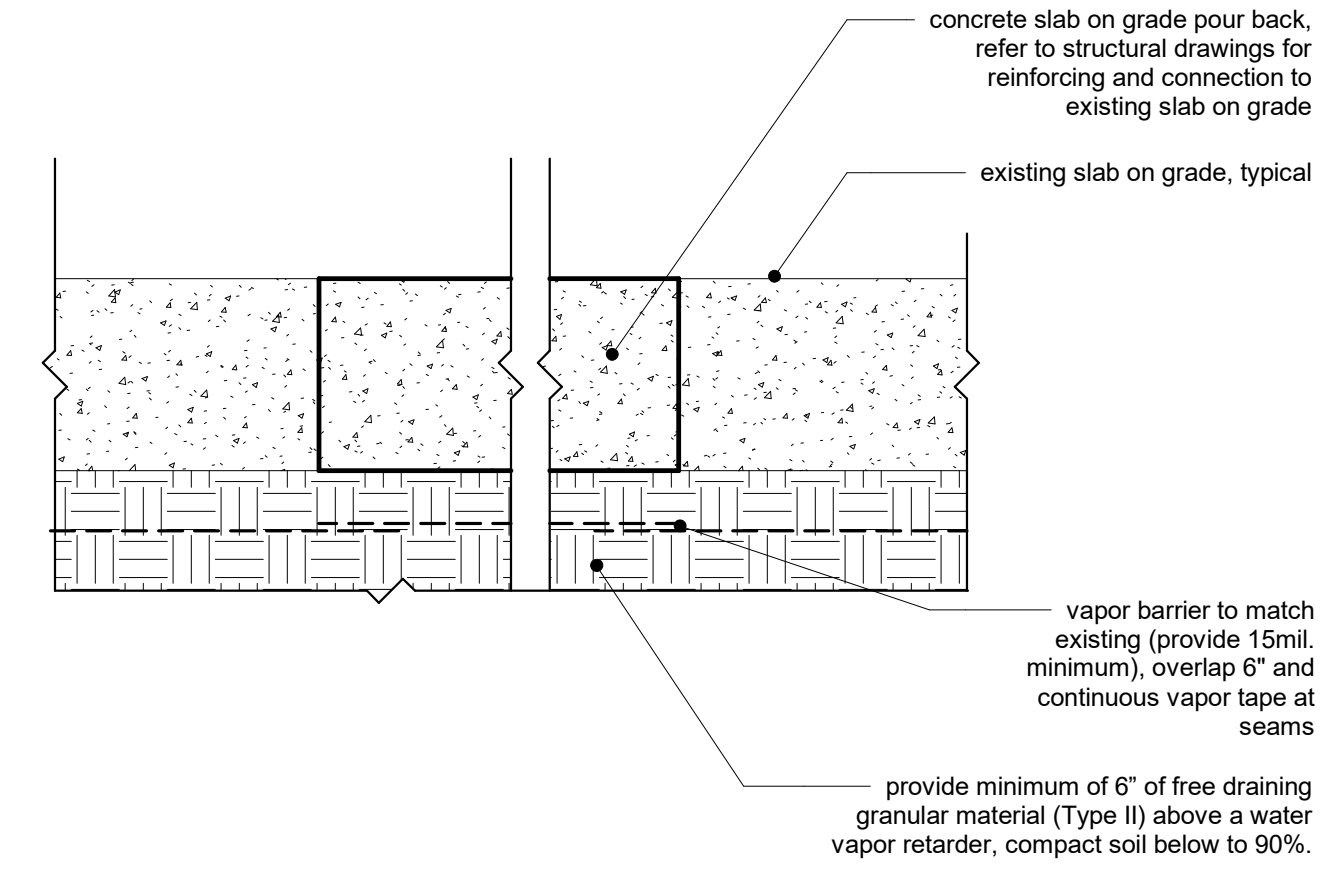
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wheel stops added



general notes

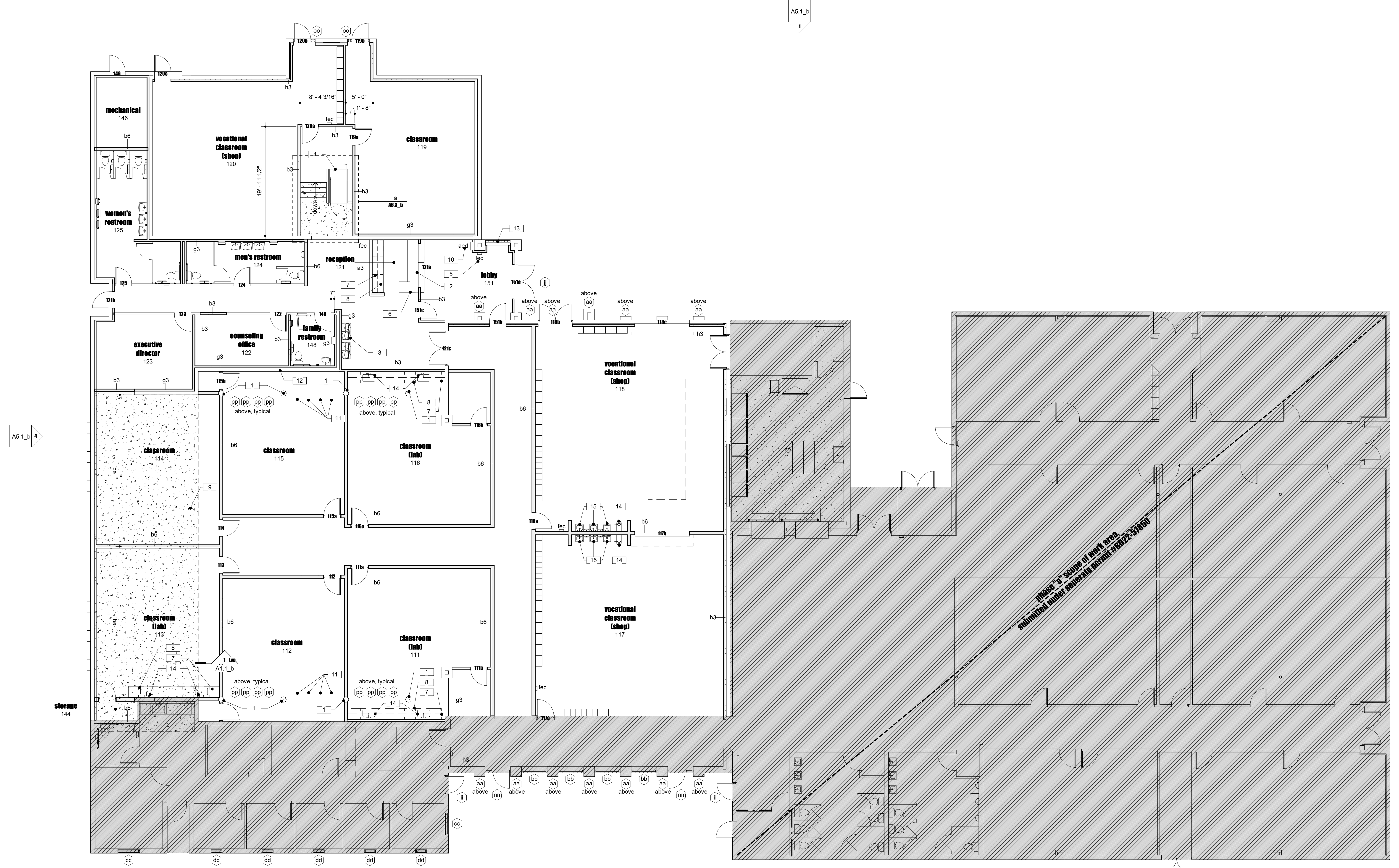
- a. all dimensions are to the face of stud, face of masonry, centerline of steel, or gridline, unless noted otherwise
- b. architectural finished floor elevation (100'-0", unless noted otherwise), see civil drawings for grade
- c. all doors to be located 4" from hinge-side jamb, unless noted otherwise
- d. partition types noted continue around adjacent corners, unless noted otherwise
- e. prep all existing concrete slabs (grind, float, patch, treat, and fill existing cracks) to receive specified finishes
- f. provide concrete slab on grade pour back at all locations of demolished slabs.



1 concrete slab on grade pour back
3" = 1'-0"

keyed notes

- 1 existing structural column, protect in place
- 2 rolling counter shutter, galvanized finish, manual operated
- 3 drinking fountains, high-low, refrigerated, with water bottle filler
- 4 vertical platform lift (savaria v1504, or approved equal)
- 5 semi-recessed fire extinguisher cabinet, and fire extinguisher, typical
- 6 solid surface reception desk with solid surface quartz countertop, 34 inch counter height
- 7 plastic laminate upper cabinets, 48 inch, lockable, typical
- 8 plastic laminate base cabinets with solid surface quartz countertop and 6 inch backsplash, 34 inch counter height, lockable, typical
- 9 concrete slab pour back indicated with gray concrete hatch
- 10 semi-recessed and cabinet (activar 1400 series or equal)
- 11 infill location of existing window, provide water proofing and matching wall finishes
- 12 infill opening with masonry with depth to match existing, refer to structural drawings for details
- 13 existing glass block system, protect in place
- 14 eye wash station, refer to plumbing drawings for additional information
- 15 hand washing sink(s), refer to plumbing drawings for additional information



01.10.2023 building department corrections + bid clarifications

construction documents
A1.1_b
floor plan

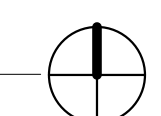


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tenant improvement
phase B

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general notes

- a. all gypsum board walls to be painted pt-1, unless noted otherwise
- b. all gypsum board or frp walls to receive rubber walls base (wb-1 typical, wb-2 in vocational classrooms), unless noted otherwise
- c. provide t-2 cove wall base at all walls in rooms to receive t-2 flooring
- d. refer to sheet a2.2_1 for accessories schedule
- e. all transition to receive ada accessible transition, refer to transition schedule on sheet A2.1_1
- f. accessory callouts are typical/similar unless noted otherwise
- g. prep all existing concrete slabs (grind, float, patch, treat, and fill existing cracks) to receive specified finishes

finish schedule - phase b

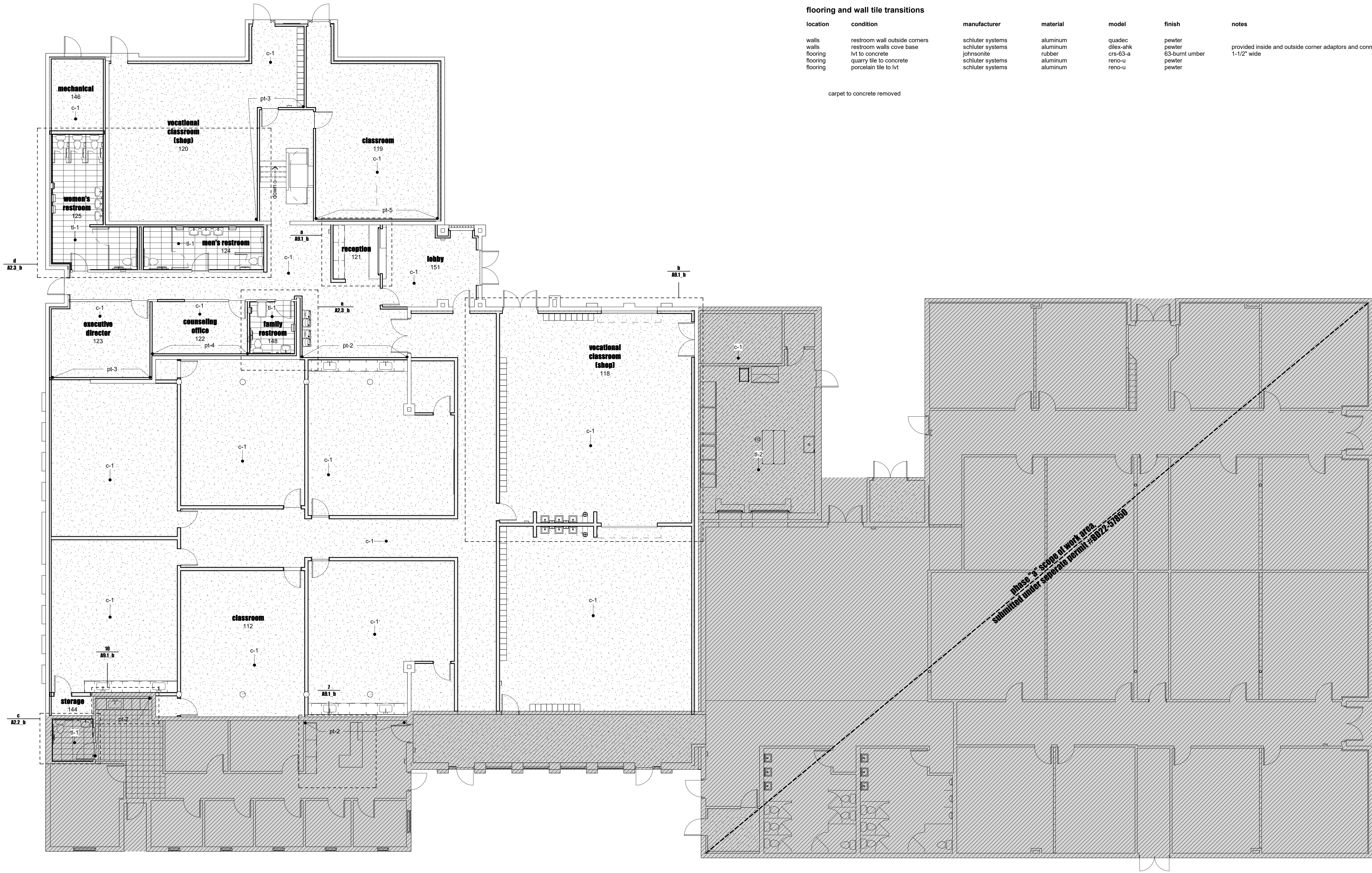
tag	name	size	color	contact	manufacturer	style comments
c-1	sealed concrete		clear			satln finish
c-2	epoxy coating		white		marlite	6ft tall with frp nudo inside ,trim cap and division bar trim peices
frp-1	fiberglass reinforced panels		white		shawcontract	Unite II - commingle - 4350V
lv-2	luxury vinyl flooring	9" x 48"	50505 iron	travis.wolf@shawinc.com 702.370.6340	wilsonart	ridgewood finish
plam-1	plastic laminate	sheets	friston ash - 8220k-70		dunn edwards	sheen: low sheen
pt-1	interior paint	n/a	deW341 Swiss Coffee - lrv 83	lori simpson 702.540.6752	dunn edwards	sheen: low sheen
pt-2	interior paint	n/a	de6222 weather board lrv28	lori simpson 702.540.6752	dunn edwards	sheen: low sheen
pt-3	interior paint	n/a	de5860 slumber lrv6 a	lori simpson 702.540.6752	dunn edwards	sheen: low sheen
pt-4	interior paint	n/a	de5829 frozen wave lrv 33	lori simpson 702.540.6752	dunn edwards	sheen: low sheen
pt-5	interior paint	n/a	spmas50 cabbage patch	lori simpson 702.540.6752	dunn edwards	sheen: low sheen
pt-6	interior paint	n/a	de5385 black beam	lori simpson 702.540.6752	dunn edwards	sheen: low sheen
ss-1	quartz counter top	slab	nq 90 white ice	david.payne@datlile.com 702.591.2324	datlile	
tl-1	porcelain tile	12" x 24"	light gray	david.payne@datlile.com 702.591.2324	datlile	Industrial Park [grout tg-1 customs - color 644 shadow - joint size 3/32"]
tl-2	quarry tile	6" x 6"	arid flash square	david.payne@datlile.com 702.591.2324	datlile	tg-3 epoxy grout customs - color 644 shadow - joint size 1/8" [provide 5" tall round top cove base]
tl-3	porcelain tile	12" x 24"	cotto	david.payne@datlile.com 702.591.2324	datlile	portfolio [grout tg-1 customs - color 644 shadow - joint size 3/32"]
tl-4	porcelain tile	12" x 24"	charcoal	david.payne@datlile.com 702.591.2324	datlile	portfolio [grout tg-1 customs - color 644 shadow - joint size 3/32"]
tl-5	ceramic tile - glazed	4" x 12"	matte arctic white	david.payne@datlile.com 702.591.2324	datlile	color wheel linear [grout tg-2 customs - color 642 ash - joint size 3/32"]
tl-6	ceramic tile - glazed	4" x 12"	ocean blue	david.payne@datlile.com 702.591.2324	datlile	color wheel linear [grout tg-2 customs - color 642 ash - joint size 3/32"]
tl-7	ceramic tile - glazed	4" x 12"	architectural gray	david.payne@datlile.com 702.591.2324	datlile	color wheel linear [grout tg-2 customs - color 642 ash - joint size 3/32"]
vcl-1	vinyl composite tile					match existing adjacent
wb-1	wall base	4 - 1/2" tall	193 black brown		roppe	pinnacle rubber
wb-2	wall base	5 - 1/2" tall	193 black brown		roppe	pinnacle rubber

cpt-1 removed

flooring and wall tile transitions

location	condition	manufacturer	material	model	finish	notes
walls	restroom wall outside corners	schluter systems	aluminum	quadec	pewter	provided inside and outside corner adaptors and connectors (alum pewter)
walls	restroom walls cove base	schluter systems	aluminum	dilex-alk	pewter	
flooring	lvt to concrete	johnsontite	rubber	crs-63-a	63-burnt umber	1-1/2" wide
flooring	quarry tile to concrete	schluter systems	aluminum	reno-u	pewter	
flooring	porcelain tile to lvt	schluter systems	aluminum	reno-u	pewter	

carpet to concrete removed



4 XX.XXXXXX owner requested changes

construction documents
A2.1_b
 finish plan + finish schedules



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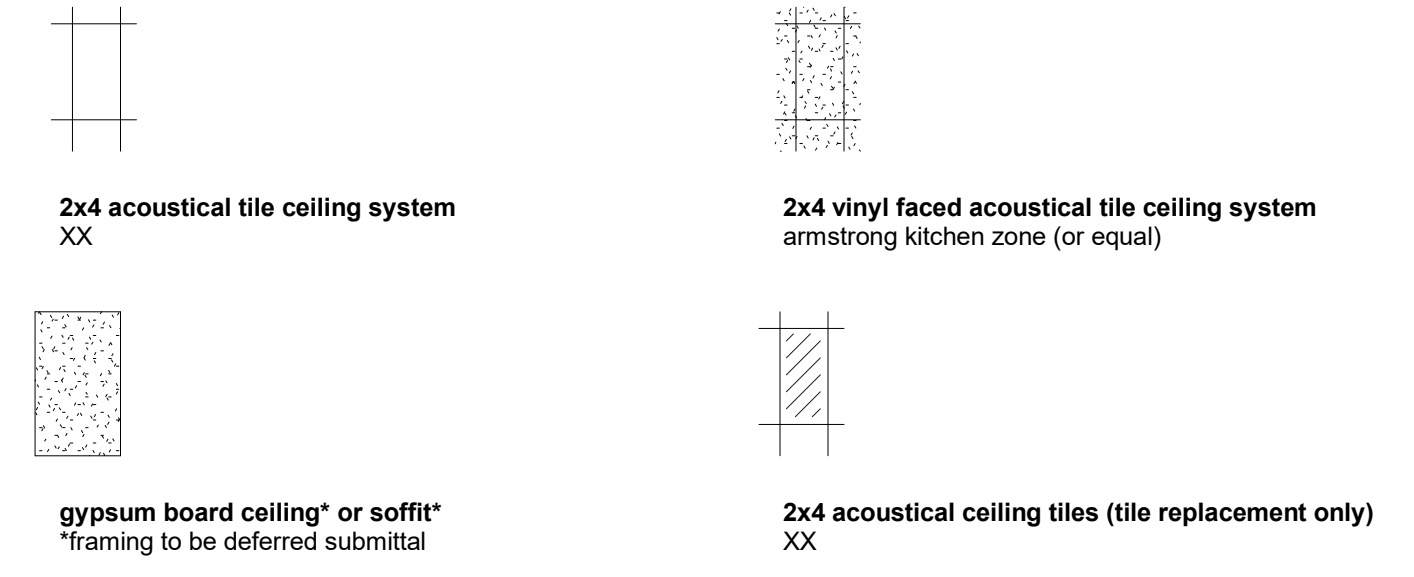
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general notes

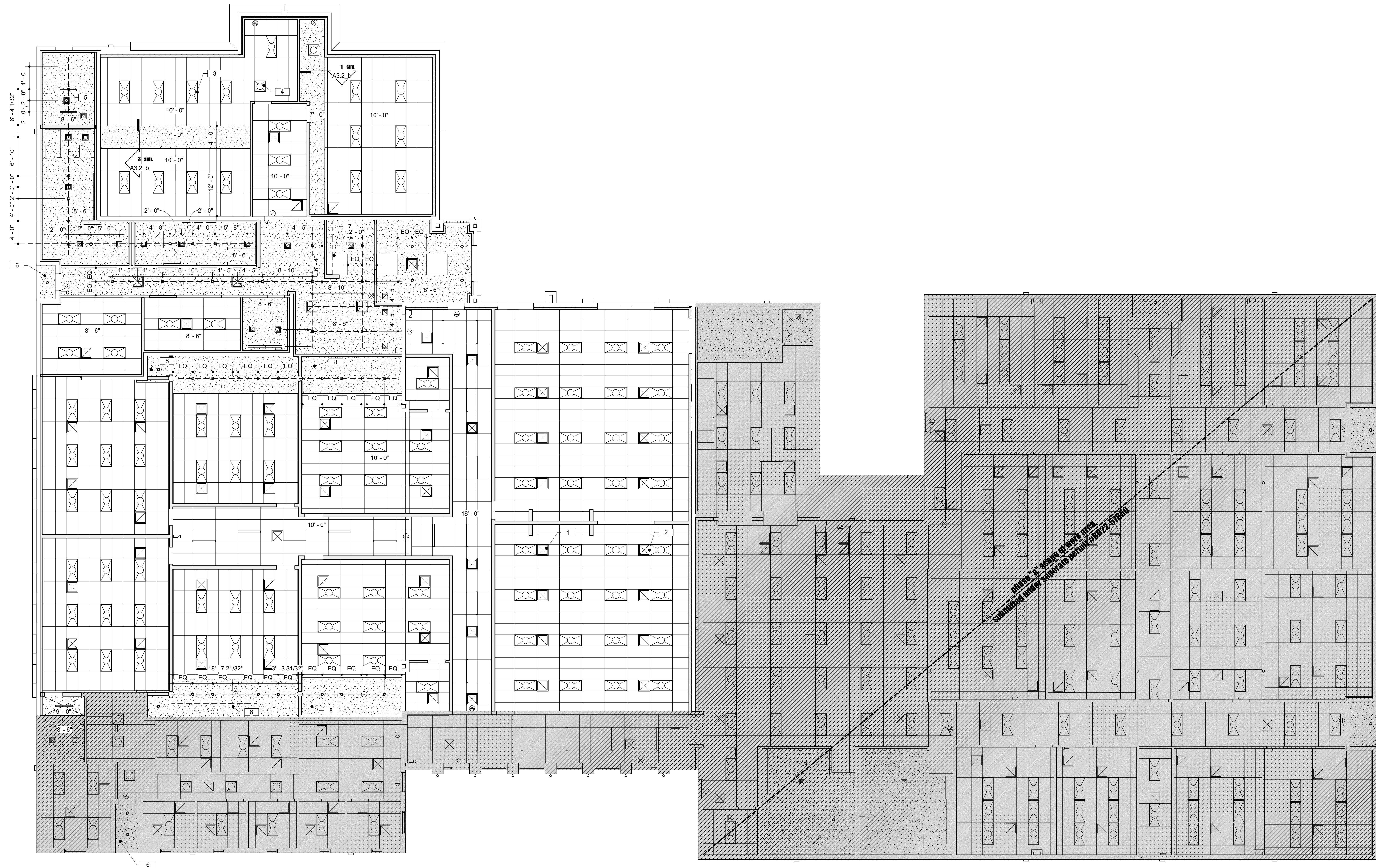
- a. all dimensions are to the face of stud, face of masonry, centerline of steel, or gridline, unless noted otherwise
- b. ceiling elevations are based on architectural finished floor elevation (100'-0", unless noted otherwise), Rooms 119, 120, 143 are based on finished floor elevation of 98'-0"
- c. all gypsum board ceilings and soffits to be painted pt-1, unless noted otherwise.

legend

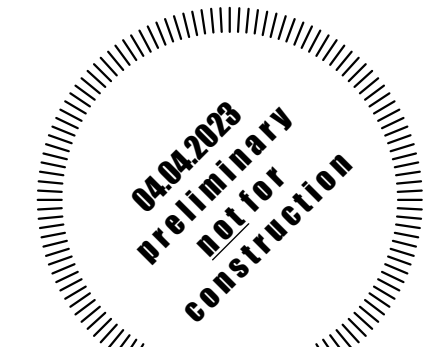


keyed notes

- 1 return air grill, typical, refer to mechanical drawings for additional information
- 2 supply air grill, typical, refer to mechanical drawings for additional information
- 3 2x4 led light fixture, typical, refer to electrical drawings for additional information
- 4 2x2 led light fixture, typical, refer to electrical drawings for additional information
- 5 surface mounted led linear light fixture, typical, refer to electrical drawings for additional information
- 6 existing exterior soffit, protect in place
- 7 existing skylight, typical
- 8 gypsum board attached to the bottom of existing framing



construction documents
A3.1_b
ceiling plan



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SOUTHERN NEVADA TRADES HIGH SCHOOL

Building a Brighter Future

July 10, 2023

Request for Good Case Exemption Southern Nevada Trades High School

This letter is provided to formally request a Good Cause Exemption to amend the Southern Nevada Trades High School charter contract outside of the traditional amendment cycle. This request was approved by the Governing Body of Southern Nevada Trades High School on July 10, 2023. The attached amendment application would formally establish transportation services to and from school at Southern Nevada Trades High School. Transportation would begin on or about August 7, 2023.

Sincerely,

Brett Willis

Board Chair
Southern Nevada Trades High School



SOUTHERN NEVADA TRADES HIGH SCHOOL

Building a Brighter Future

Sample Board Motion for Amendment July 10, 2023

Approve the Southern Nevada Trades High School transportation plan and funding request for submission to the State Public Charter School Authority and approve the amendment request to add transportation of students to and from school, including a request for good cause exemption request to have the State Public Charter School Authority consider this amendment request outside of the established windows.