

**BUILDING ENTERPRISE
FUND ADVISORY
COMMITTEE**

November 7, 2022

INTRODUCTIONS

PUBLIC COMMENT

**REVIEW AND APPROVAL
OF MEETING MINUTES**

MAY 23, 2022

**BEFAC ROLES AND
RESPONSIBILITIES
(BYLAWS)**

FINANCIAL UPDATE

BUILDING ENTERPRISE FUND

FINANCIAL UPDATE

JUNE 30, 2022

NRS REQUIREMENTS

NRS 354.59891 SECTION 4(D) REQUIRES A LOCAL GOVERNMENT TO MAINTAIN A BALANCE OF UNRESERVED WORKING CAPITAL IN THE ENTERPRISE FUND THAT DOES NOT EXCEED 50 PERCENT OF THE ANNUAL OPERATING COSTS AND CAPITAL EXPENDITURES, AS DETERMINED BY THE ANNUAL AUDIT OF THE LOCAL GOVERNMENT.

- IF THE ENTERPRISE FUND'S WORKING CAPITAL EXCEEDS 50 PERCENT OF ANNUAL OPERATING COSTS AND CAPITAL EXPENDITURES FOR 2 CONSECUTIVE FISCAL YEARS, THE LOCAL GOVERNMENT SHALL REDUCE THE FEES IT CHARGES BY AN AMOUNT THAT IS SUFFICIENT TO ENSURE THE WORKING CAPITAL DOES NOT EXCEED 50 PERCENT FOR THE NEXT FOLLOWING 2 CONSECUTIVE FISCAL YEARS.
- WORKING CAPITAL IS THE EXCESS OF CURRENT ASSETS OVER CURRENT LIABILITIES, AS DETERMINED BY THE LOCAL GOVERNMENT AT THE END OF THE FISCAL YEAR.
- ANY AMOUNT DESIGNATED FOR SPECIAL USE, INCLUDING WITHOUT LIMITATION, PREPAID FEES AND ANY OTHER AMOUNT SUBJECT TO A CONTRACTUAL AGREEMENT, MUST BE IDENTIFIED AS A RESTRICTED ASSET AND MUST NOT BE INCLUDED AS A CURRENT ASSET IN THE CALCULATION OF WORKING CAPITAL.

THE GOVERNING BODY OF A COUNTY OR CITY THAT HAS CREATED AN ENTERPRISE FUND PURSUANT TO NRS 354.59891 MAY TRANSFER AN AMOUNT OF MONEY FROM THE ENTERPRISE FUND TO PAY THE CAPITAL COSTS OF CONSTRUCTING ONE OR MORE FIRE STATIONS IF:

(A) THE TRANSFER FROM THE ENTERPRISE FUND DOES NOT CAUSE THE BALANCE OF UNRESERVED WORKING CAPITAL IN THE ENTERPRISE FUND TO BE LESS THAN 50 PERCENT OF THE ANNUAL OPERATING COSTS AND CAPITAL EXPENDITURES FOR THE PROGRAM FOR THE ISSUANCE OF BARRICADE PERMITS, ENCROACHMENT PERMITS AND BUILDING PERMITS; AND

(B) THE GOVERNING BODY FINDS THAT THE CONSTRUCTION OF THE FIRE STATION IS NECESSARY BASED ON AN ANALYSIS OF THE NEED FOR INFRASTRUCTURE PREPARED PURSUANT TO NRS 278.02591 BETWEEN JANUARY 1, 2020, AND DECEMBER 31, 2021.

STATEMENT OF NET POSITION

	2022 (unaudited)	2021 (audited)
Assets		
Current assets ⁽¹⁾	\$ 61,923,179	\$ 69,825,289
Noncurrent assets	24,982,837	25,495,796
Total assets	<u>86,906,016</u>	<u>95,321,085</u>
Deferred Outflows of Resources		
Related to pensions	<u>8,305,284</u>	<u>3,231,960</u>
Liabilities		
Current liabilities	19,949,392	19,158,700
Noncurrent liabilities	15,111,560	25,419,063
Total liabilities	<u>35,060,952</u>	<u>44,577,763</u>
Deferred Inflows of Resources		
Related to pensions	<u>13,504,159</u>	<u>1,487,176</u>
Net Position		
Net investment in capital assets	24,982,837	25,495,796
Unrestricted	21,663,352	26,992,310
Total net position	<u>\$ 46,646,189</u>	<u>\$ 52,488,106</u>

⁽¹⁾ Reduction due to \$10.3M transfer under NRS 354.59894

DESIGNATED CASH BALANCE

Designated Cash at 6/30/2021	\$ 21,671,001
BCC designation 11/16/21	5,500,000
Expenses:	
Building enhancements	<u>(1,387,042)</u>
Unaudited Designated Cash 6/30/22	<u>\$ 25,783,959</u>

Building Enhancements

FY22

Public Address & A/V	\$ (283,004)
Parking Lot Improvements	(163,136)
Exterior CCTV	(45,229)
Carpet Replacement	(179,323)
New Restroom	(79,953)
Public Parking Lot LED Lighting	(36,216)
ADA Accessibility Assessment	(15,895)
Chiller 1 & 2 Replacement	(165,200)
Data Room A/C Systems	(21,650)
Interior Camera VMS	
Upgrades	(32,650)
Ext. Waterproofing and Caulking	(48,220)
Parking Lot LED Lighting	(194,200)
Lighting Control Panel	(111,607)
Other	<u>(10,758)</u>

TOTAL PROJECT COST \$ (1,387,042) 3

UNEARNED REVENUE

PROJECT	UNEARNED REVENUE
THE SUMMIT - CLUBHOUSE	\$ 100,440
DURANGO HEALTH CENTER (CULINARY)	101,292
SUMMERLIN VILLAGE 17 PHASE 3	111,147
BUFFALO AND PATRICK	111,656
TANAGER II APARTMENTS	120,716
MGM GRAND WEST WING, LOBBY	126,190
RUSSELL/ROCKY HILL	131,234
FLAMINGO CANYON APARTMENTS	145,126
PROJECT 63	146,788
CORE APARTMENT HOMES	156,362
THE ARCH APARTMENTS	161,370
YELLOW PINE SOLAR	167,761
ELYSIAN @ FORT APACHE & POST	199,860
GRAMERCY APARTMENTS	200,076
KAKTUS LIFE	232,931
AMAZON CONVEYOR	394,359
THE GRAMERCY	1,244,379
MSG LAS VEGAS	1,913,640
FONTAINEBLEAU	2,907,167
Projects < 100,000	6,925,455
Total Unearned Revenue	\$ 15,597,959

INCOME STATEMENT

	FY23 (Budget)	FY22 (unaudited)	2021 (audited)
Operating revenues:			
Building fees and permits	\$ 29,360,500	\$ 28,794,959	\$ 27,922,076
Other operating revenues	165,751	61,042	155,872
Total operating revenues	<u>29,526,251</u>	<u>28,856,001</u>	<u>28,077,948</u>
Operating expenses:			
Salaries and wages	16,458,511	13,642,624	12,134,307
Employee benefits	7,157,871	5,539,947	5,826,025
Services and supplies	11,798,357	5,812,322	4,397,973
Depreciation	1,036,381	1,136,408	1,140,532
Total operating expenses	<u>\$36,451,120</u>	<u>26,131,301</u>	<u>23,498,837</u>
Operating income (loss)	<u>(6,924,869)</u>	<u>2,724,701</u>	<u>4,579,111</u>
Nonoperating revenues (expenses):			
Interest income	-	811,391	44,892
Gain on sale or disposition of property and equipment	-	18,810	127,775
Total nonoperating revenues (expenses)	<u>-</u>	<u>830,201</u>	<u>172,667</u>
Net income (loss)	<u>(\$6,924,869)</u>	<u>\$ 3,554,902</u>	<u>\$ 4,751,778</u>

BUILDING DEPARTMENT WORKING CAPITAL

	FY22 (unaudited)	FY21 (audited)
Current Assets ⁽¹⁾	\$ 61,923,179	\$ 69,825,289
Less designated cash ⁽²⁾	<u>(25,783,959)</u>	<u>(37,471,001)</u>
Unrestricted current assets	36,139,220	32,354,288
Current Liabilities	<u>(19,949,392)</u>	<u>(19,158,700)</u>
Working Capital	16,189,828	13,195,588
50% of Operating Expenses ⁽³⁾	<u>(14,587,728)</u>	<u>(14,054,850)</u>
Excess Working Capital	<u>\$ 1,602,100</u>	<u>(\$ 859,262)</u>

(1) Operating Current assets are adjusted to reflect the GASB 31 adjustment of \$701,070.

(2) FY21 Includes \$5.5M BCC designation for capital improvements and \$10.3M for a fire station allowed under NRS 354.59891

(3) Operating expenses include 100% budgeted salaries and benefits.
Operating expenses do not include FY22 \$10,300,000 in transfers out.

DESIGNATED CASH

Designated cash at June 30, 2022		\$ 25.8
Less commitments to date		(11.8)
Less future projects (5 year capital plan)		(43.4)
5 year capital plan remaining unfunded		(\$29.4)

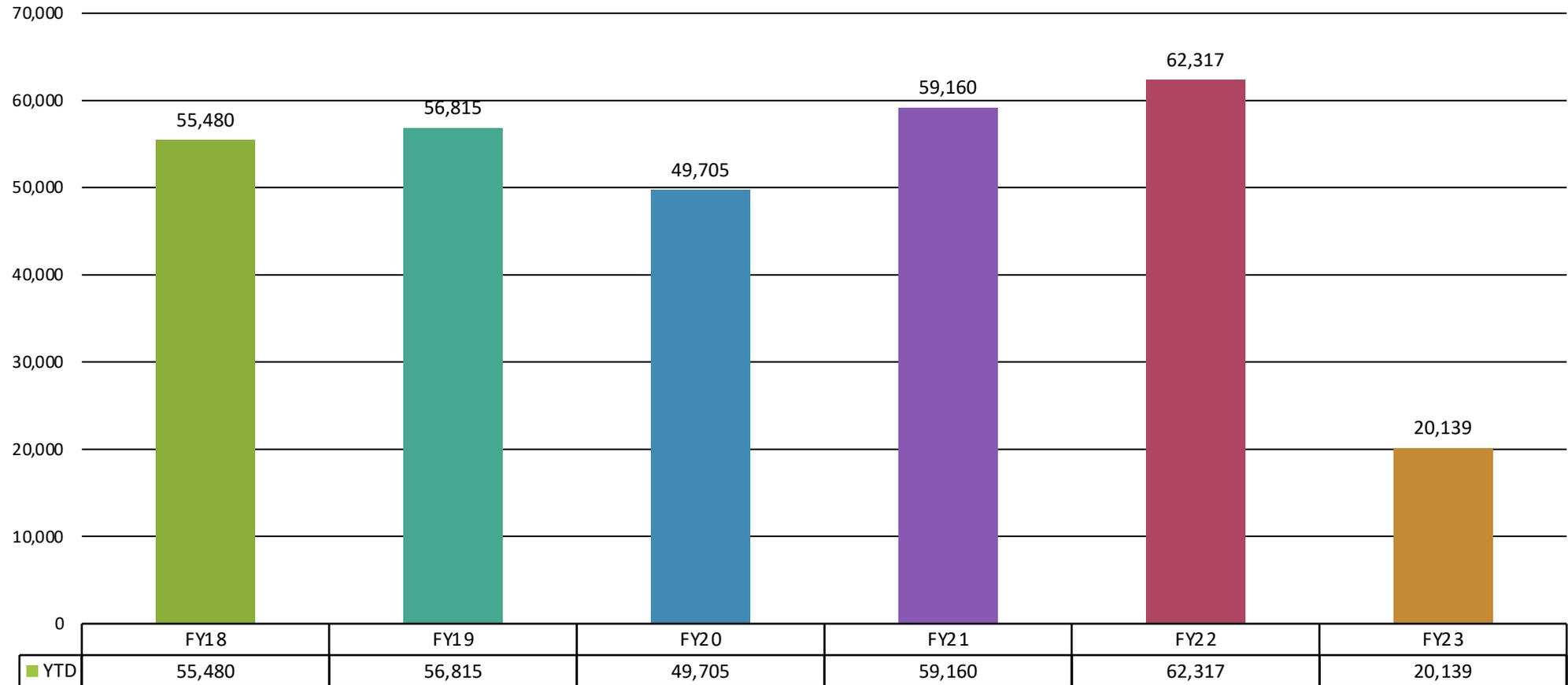
Recommendation: Designate 20% of the remaining unfunded capital plan in FY23 for an increase of \$5.9M in designated cash for a designated cash balance of \$31.7M.

DEPARTMENTAL PERFORMANCE DATA

Building Permits Issued - Fiscal Year Comparison

Through October 2022

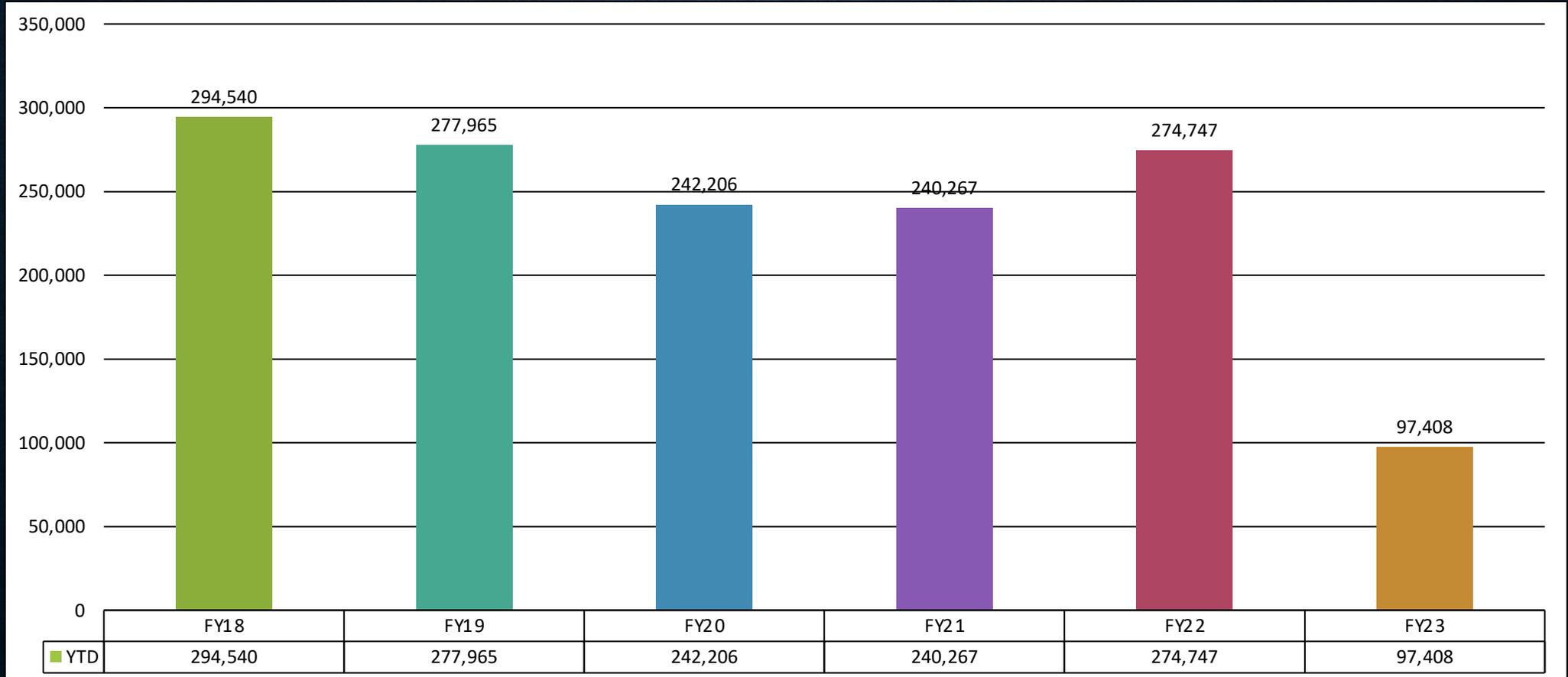
	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY18	4,632	5,239	4,302	4,646	4,406	3,866	4,223	4,058	4,934	4,781	5,346	5,047	55,480
FY19	4,946	5,579	4,177	5,237	4,486	3,729	4,424	4,584	4,657	5,148	4,926	4,922	56,815
FY20	5,480	4,570	3,919	4,704	3,418	3,714	4,621	4,088	3,726	3,308	3,479	4,678	49,705
FY21	4,718	4,849	5,179	4,609	3,924	5,141	4,777	4,516	5,168	5,200	5,211	5,868	59,160
FY22	5,007	6,187	4,757	5,068	4,823	5,063	5,004	5,075	5,482	4,739	5,336	5,776	62,317
FY23	4,724	5,909	5,055	4,451									20,139



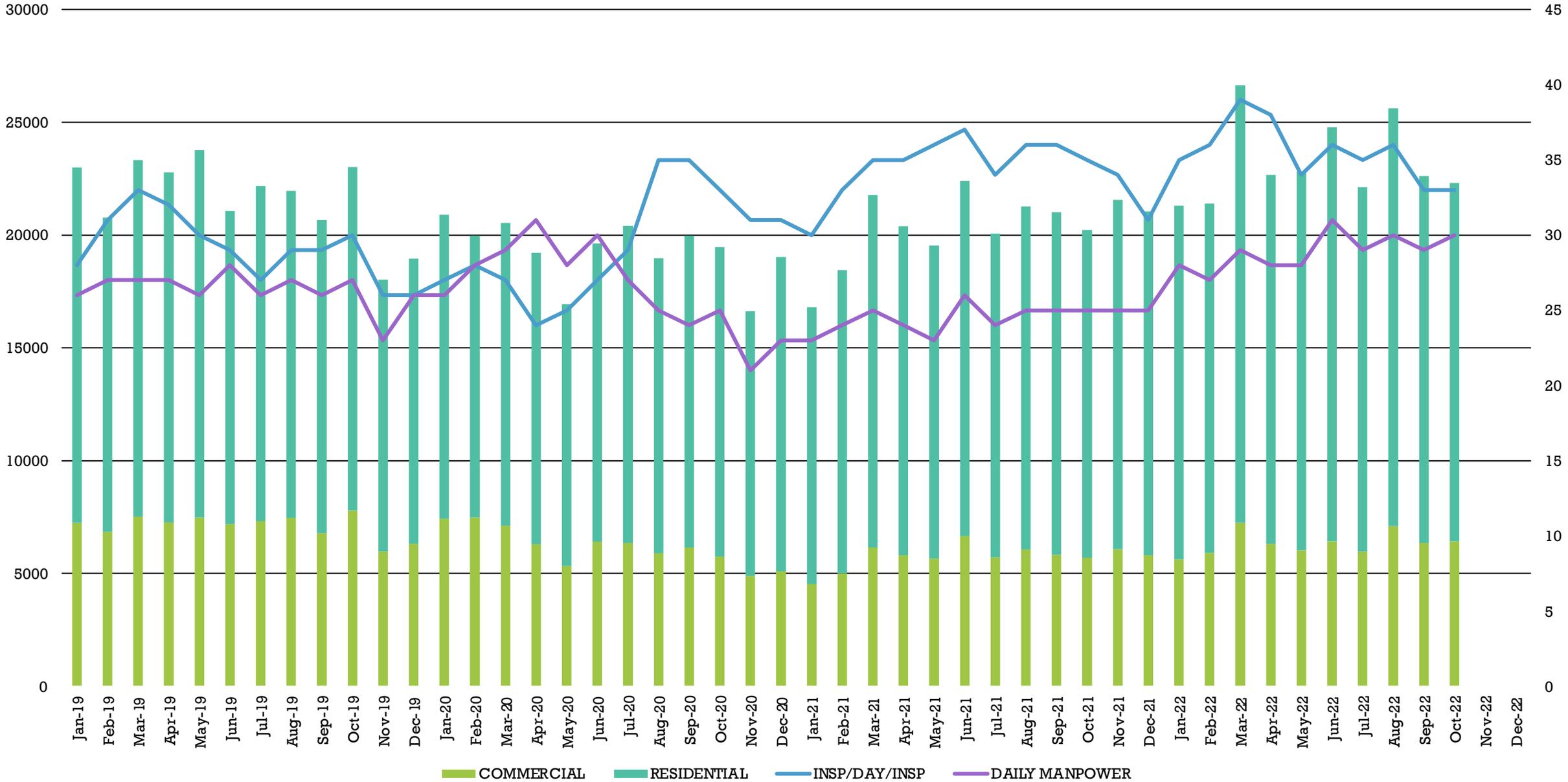
Building Completed Inspections- Fiscal Year Comparison

Through October 2022

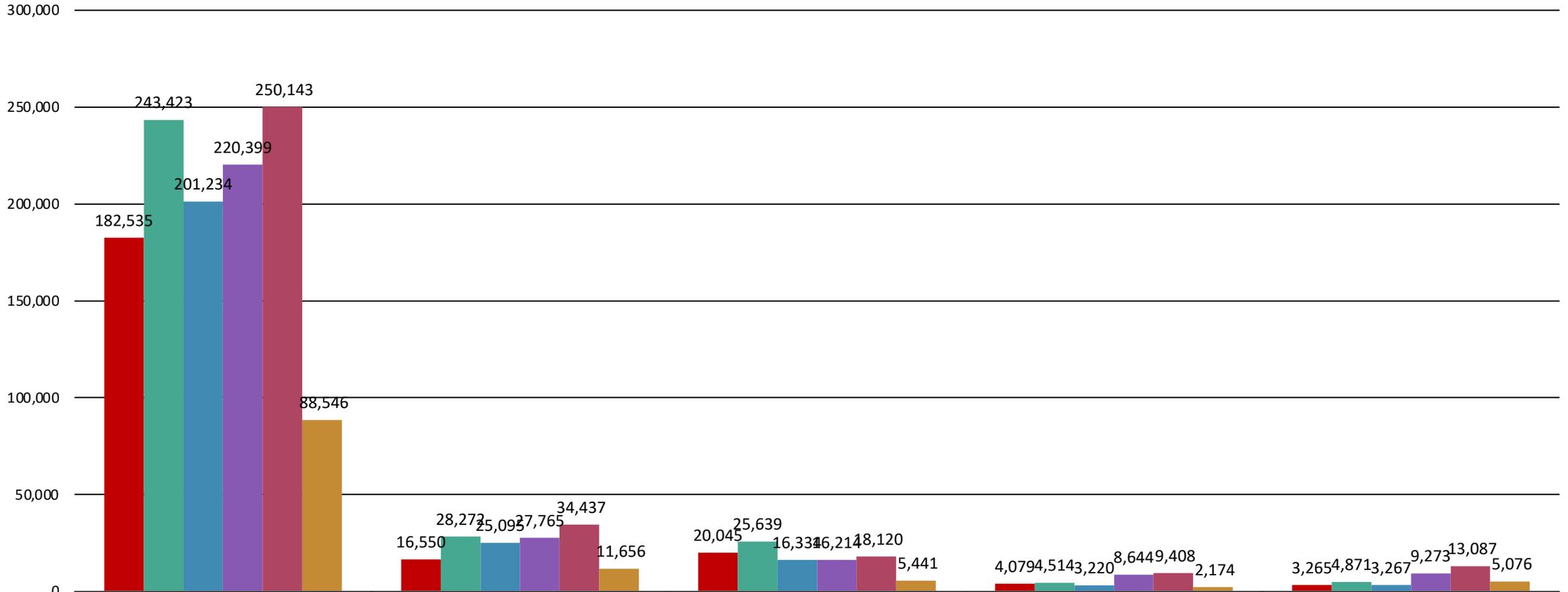
	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY18	22,626	26,980	26,459	25,020	22,778	27,768	22,870	21,398	24,830	23,942	25,426	24,443	294,540
FY19	23,689	25,729	21,795	26,588	23,249	22,133	23,008	20,788	23,326	22,801	23,779	21,080	277,965
FY20	22,187	21,963	20,661	23,024	18,050	18,977	20,933	19,986	20,557	19,241	16,963	19,664	242,206
FY21	20,440	19,376	20,604	20,062	17,055	19,487	17,307	18,928	22,626	21,014	20,078	23,290	240,267
FY22	20,791	21,925	21,764	20,779	22,321	21,774	22,023	22,316	27,561	23,712	23,818	25,963	274,747
FY23	23,350	26,984	23,786	23,288									97,408



Building Inspections Activity Breakdown



BUILDING INSPECTOR ACTIVITY



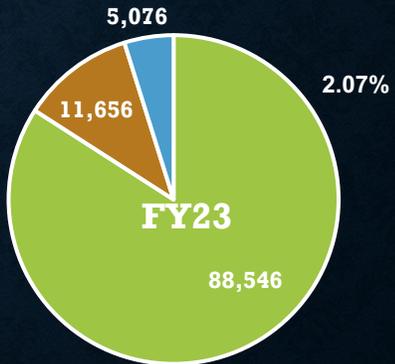
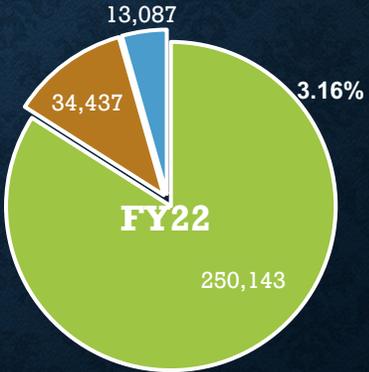
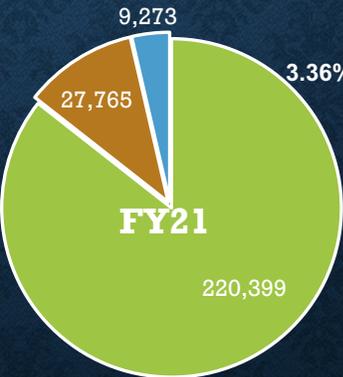
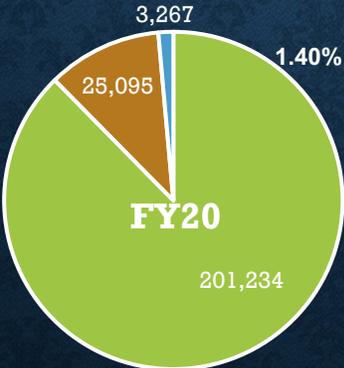
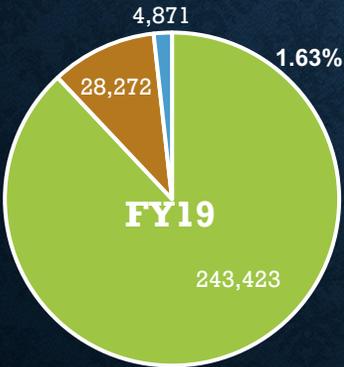
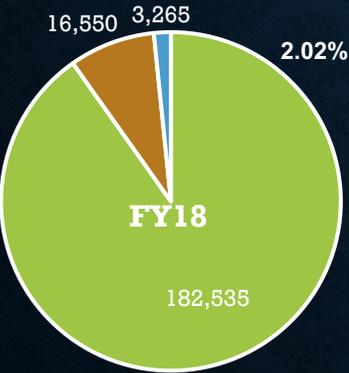
	Approved	Denied	Cancelled	Rollover	Others
FY 18	182,535	16,550	20,045	4,079	3,265
FY 19	243,423	28,272	25,639	4,514	4,871
FY 20	201,234	25,095	16,334	3,220	3,267
FY 21	220,399	27,765	16,214	8,644	9,273
FY 22	250,143	34,437	18,120	9,408	13,087
FY 23	88,546	11,656	5,441	2,174	5,076

BUILDING INSPECTOR ACTIVITY

Rollover Data by Fiscal Year

	FY18	FY19	FY20	FY21	FY22	FY23	TOTAL
Rollover Data	2.02%	1.63%	1.40%	3.36%	3.16%	2.07%	2.31%

■ Approved
 ■ Denied
 ■ Others



**DEPARTMENTAL
STAFFING UPDATE**

STAFFING UPDATES

New Hires

Fire Protection Engineer	10/31/22	Jungkoo Park
Building Permit Specialist I	11/14/22	Veinssa Paloma
Building Permit Specialist I	11/14/22	Kaitlyn Kole
Building Permit Specialist I	10/31/22	Thomas Riffle
Associate Engineer	10/31/22	Agatha Lallana
Building Plans Examination Spec	10/17/22	Sukanya Mandal
Building Permit Specialist I	10/17/22	Ashley Angelo
Associate Engineer	10/17/22	Marc Fernandez
Senior Engineer / Architect	11/14/22	Meichen Niu
Building Inspector I	10/17/22	Steve Cucinella
P/T Management Assistant	08/08/2022	Tatum Leaver
P/T Management Assistant	07/25/2022	Troy Wilson
P/T Management Assistant	06/27/2022	Markus Gharibian
Associate Engineer	08/22/2022	Justin Norfleet
Senior Office Specialist	08/08/2022	Sandy Miller
Building Inspector I	06/27/22	Brian Forest
Records Technician	08/22/2022	Georgina Ramirez
Senior Management Analyst	9/19/2022	James Oleniczak

STAFFING UPDATES

Promotions

Manager Plans Examination	10/31/22	Terry Kozlowski
Supervisor Building Permit Spec	10/17/22	Stacey Rainwater
Building Permits Manager	07/11/2022	Shannon McEwen
Assistant Director	06/27/2022	Werner Hellmer
Engineering Manager	07/11/2022	Jacob Mizrahi

Offers Made Pending Background Check

Assistant Manager Building Permits	Pending Background
Senior Engineer/Architect	Pending Background

Positions in Recruitment

10007663	Sr. Building Inspector (Inspections)
10007770	Sr. Building Inspector (Inspections)
10040723	Building Plan Exam Specialist
10037992	Building Plan Exam Specialist
10123268	Admin. Specialist (Fleet/Facilities Coordinator)
10007638	Deputy Building Director
10007865	Senior Management Analyst (Budget)
10007535	Office Specialist
10007860	Assistant Manager Plans Exam
10007650	Building Permit Specialist I/II

STAFFING UPDATES

Additional Positions Seeking Authority to Recruit

10007709	Bldg. Plan Exam I / II
10007576	Bldg. Plan Exam I / II
10007775	Building Inspector I/II
10007780	Sr. Building Inspector (Eng.)
10008964	Records Technician
10135679	Building Inspector I/II

Additional Funded Positions in Holding

10007540	Administrative Specialist
10007807	Sr. Building Inspector
10007827	Sr. Building Inspector
10007829	Sr. Building Inspector

CAPITAL IMPROVEMENT PROJECT UPDATE

ACCELLA & ELECTRONIC SUBMITTAL PROCESS

OPERATION FUNDING REQUEST

ECONOMIC OUTLOOK

From BEFAC Members

PROPOSED ITEMS FOR FUTURE AGENDA

SET NEXT COMMITTEE MEETING

February - March 2023

PUBLIC COMMENT

ADJOURN MEETING