



*Matthew Fox, Esq.*  
*Chair*

*Jesse Welsh, EdD*  
*Chief Executive Officer*

August 17, 2023

State Charter Governing Board  
State Public Charter School Authority  
2080 E. Flamingo Rd., Suite 230  
Las Vegas, NV 89119

Re: Good Cause Exemption Request to Amend Charter Application

Nevada State High School respectfully requests a good cause exemption from the current amendment schedule to amend their charter contract with the State Public Charter School Authority (SPCSA) in order to relocate the Nevada State High School: Las Vegas Summerlin campus beginning in the 2024-2025 school year as outlined in the attached documentation.

This amendment was approved by the NSHS Governing Body on 8/17/23.

Sincerely,

Dr. Jesse Welsh, CEO

# STATE PUBLIC CHARTER SCHOOL AUTHORITY



## 2023 CHARTER SCHOOL REQUEST FOR AMENDMENT TO CHARTER CONTRACT APPLICATION

For Additional Instructions, please see the [Amendment Application Guidance Document](#)

For: **Nevada State High School- Las Vegas: Summerlin Campus**

Date Submitted: 8/21/23

Current Charter Contract Start Date: July 1, 2022

Charter Contract Expiration Date: June 30, 2029

Key Contact: Dr. Jesse Welsh

Key Contact title: Chief Executive Officer

Key Contact email and phone: [jwelsh@earlycollegenv.com](mailto:jwelsh@earlycollegenv.com); 702-953-2600

Date of School Board approval of this application: 8/17/23

### Deadlines

	Spring Cycle	Fall Cycle
Notice <sup>1</sup> of Intent to submit Request for Charter Amendment (RFA)	No Later Than: March 1	No Later Than: September 1
Request For Amendment (RFA)	Due between April 1 – 15	Due between October 1 – 15
Board Meeting for Possible Action (tentative and subject to change)	June board meeting	December board meeting

*[RFA application processing includes an initial high-level completeness check followed by an ongoing completeness check as specific, relevant sections of the application are reviewed in detail.](#)*

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<sup>1</sup> Notice or Letter of Intent

This Request For Amendment (RFA) is submitted to request a contract amendment regarding the following:

1.  [Add Distance Education](#)
2.  [Add Dual-Credit Program](#)
3.  [Change Mission and/or Vision](#)
4.  [Eliminate a Grade Level or Other Educational Services](#)
5.  [EMOs: Entering, Amending, Renewing, Terminating Charter Contract with an EMO](#)
6.  [Enrollment: Expand Enrollment in \*\*Existing\*\* Grade Level\(s\) and Facilities](#)
7.  [Enrollment: Expand Enrollment in \*\*New\*\* Grade Levels](#)
8.  [Facilities: Acquire or Construct a New or Additional Facility that will not affect approved enrollment](#)
9.  [Facilities: Occupy New or Additional Facility](#)
10.  [Facilities: Occupy a Temporary Facility](#)
11.  [Facilities: Relocate or Consolidate Campuses](#)
12.  [RFA: Transportation](#)
13.  [Change of Incorporation Status](#)
14.  [Other changes](#)

# Standard RFA Requirements

## A) EXECUTIVE SUMMARY

- **Identification of the school, its location(s), enrollment(s)(most recent ADE quarter), brief history, brief description of its board members and key leadership team members**

Nevada State High School (NSHS) originally opened its doors with 40 students in the fall of the 2004-2005 school year, with only 11 graduates in the first year of operation. The 2023-2024 school year is the 20<sup>th</sup> year of operation for NSHS with an enrollment of 1,101 11<sup>th</sup> and 12<sup>th</sup> grade students across nine campuses in both southern and northern Nevada. For the 2022-2023 school year, the Las Vegas Summerlin campus had a total of 164 students enrolled. NSHS current campuses include:

- North Las Vegas: 4280 W Craig Rd. North Las Vegas, NV 89032
- Henderson: 233 N. Stephanie St. Henderson, NV 89074
- Las Vegas- Summerlin: 850 S. Durango Dr. Ste. 100 Las Vegas, NV 89145
- Downtown Henderson: 303 S Water St Suite 120, Henderson, NV 89015
- Sunrise: 2425 N. Lamb Blvd., Las Vegas, NV 89115
- Meadowwood: 7530 Longley Dr., Reno, NV 89511
- Las Vegas- Southwest: 7885 W Sunset Rd. Las Vegas, NV 89113
- Las Vegas- Northwest: 7240 W Azure Dr Suite 110, Las Vegas, NV 89130
- Las Vegas- Downtown: 300 N. 13th St. Las Vegas, NV 89101

NSHS provides the only real college experience for high school students in Nevada; students are enrolled and fully integrated into college. A small, dedicated NSHS staff provides instruction and support to students with the transition to college and in the college environment while the majority of classes are taught by college professors who are not employees of NSHS.

The Governing Body of Nevada State High School’s Flagship charter consists of parents and community members with a variety of backgrounds and experiences to ensure the school continues to operate efficiently and maintain high levels of academic achievement.

<b>Member Name</b>	<b>County</b>	<b>Position</b>	<b>Charter</b>
Georgette Stormo	Washoe	Community	FLAG & MDW
Astrid Perez	Washoe	Business	FLAG & MDW
Stephanie Ray	Washoe	Parent	MDW
<vacant>	Washoe	<vacant>	FLAG & MDW
Julie Hendrix	Clark	Parent	FLAG
Laura Bielinski Langberg	Clark	Law	FLAG & MDW
Andy Donahue	Clark	Community	FLAG & MDW
Matthew Fox	Clark	Law	FLAG & MDW

The leadership team at Nevada State High School represents over 60 years of experience in their respective roles and consists of the following staff members:

- Dr. Jesse Welsh, Chief Executive Officer
- Dr. Ra’Chanel Wells, Chief Integrity and Accountability Officer

- Melissa McCormick, Support Services Director
- Ryan McKnight, Finance Director
- Dwight Reynolds, Campus Instructional Director
- Amy Spero, Marketing and Engagement Director

- **Statement and overview of the mission and vision**

Nevada State High School’s mission is *to support students in a college environment with personal, academic, and social skills*. Our vision is *every student college ready*. The core purpose of NSHS is *to provide opportunities for students’ success in a real college environment*. Nevada State High School follows an established, proven process for transitioning students from high school to college.

- **Specific statement of the request**

The Governing Body of Nevada State High School, operating under a current contract with a start date of July 1, 2022 and an expiration date of June 30, 2029 requests that the SPCSA approve this request to amend its charter school contract with the SPCSA regarding the following (check all that apply):

- 1. Dual-Credit Programs
- 2. EMOs: Amend charter contract with an EMO or CMO
- 3. Enrollment: Expand enrollment in existing grades and facilities
- 4. Enrollment: Expand enrollment in new grade levels
- 5. Enrollment: Eliminate a grade level or other educational services
- 6. Facilities: Acquire or construct a new or additional facility that will not affect approved enrollment
- 7. Facilities: Occupy additional sites
- 8. Facilities: Relocate or consolidate campuses
- 9. Facilities: Occupy a temporary facility
- 10. Other (specify): \_\_\_\_\_

- **Summary explanation of the reason(s) that NSHS is seeking to make this specific requested change.**

With the current term of the NSHS Summerlin campus set to expire or be renewed in June 2024, we are seeking to change the location of the campus from its current address at 850 S. Durango Dr. Ste. 100 Las Vegas, NV 89145 to the proposed location at 6250 West Charleston Boulevard, Suite 150, Las Vegas, NV 89146 (Cross streets of Charleston & Jones). It is anticipated that this move will accomplish the following:

**a) Increased access for students from more diverse backgrounds**

The proposed new location is closer to the center of Las Vegas, allowing greater access for students from schools, including but not limited to: Bonanza High School, Western High School, Cimarron-Memorial High School, and Clark High School. The current location is within the CCSD attendance boundaries of Palo Verde High School.

**b) Greater visibility and marketability**

The current location, located on Durango north of Charleston is difficult to find and is not along a major thoroughfare. This makes it difficult for organic campus awareness due to the location. Due to the nature of the location, signage is also limited.

**c) Proximity to NSHE institutions (College of Southern Nevada)**

The proposed new location is directly adjacent to the College of Southern Nevada- West Charleston Campus, making access for students to classes and supports offered at the college extremely convenient. Most NSHS students in Southern Nevada take one or more classes with CSN.

**d) Better alignment of space to needs**

The square footage of the current campus is 5,800 square feet, however the ideal square footage for an NSHS location is 2,000 square feet. As a result, while the extra square footage does afford greater flexibility in instructional programming, it is more space than is needed to meet our instructional needs.

**e) Cost effectiveness**

While the lease at the current location had a very low cost per square foot, because of the square footage, the cost of rent is higher than the proposed new location. The overall cost of facilities at the new location will generate significant cost savings over time.

- **Description of proposed target model and target communities**

The target population and model for the school for the new Summerlin campus remains consistent with the overall NSHS network model and expectations. Nevada State High School is an early college model, serving students in 11<sup>th</sup> and 12<sup>th</sup> grade. The target market is students within 60 miles of an NSHS in Nevada. The population consists of students who are motivated, want to save money for college, and/or want a head start on college or career pathways.

- **Statement of outcomes you expect to achieve across the network of campuses**

Nevada State High School is built around the concept of providing 11th and 12th grade students a real college experience and a transition to early college. Nevada State High School intends to maintain the long track record of high expectations for all students. Our campuses will continue to earn 4- and 5-star ratings annually, demonstrating high levels of academic achievement and growth. Students participating in Nevada State High School will earn college credits while meeting high school graduation requirements. Students graduating from Nevada State High School will be both college- and career-ready.

- **Key components of your educational model for the expanded school**

Nevada State High School is built around the concept of providing 11<sup>th</sup> and 12<sup>th</sup> grade students a real college experience and a transition to early college. Students complete their core curriculum (math, English, science, social studies, electives) through college coursework at college within the Nevada System of Higher Education (NSHE). Additional coursework specific to supporting students with the transition to college is provided by NSHS staff and includes Intro to College, Study Skills, Transitions, and COMPASS classes.

- **Describe the charter school’s plan to ensure that proper restorative justice principles are practiced. Describe plans, including record keeping, to monitor for potential disproportionate discipline practices.**

Nevada State High School takes a restorative discipline approach to addressing student behaviors. When a situation arises, NSHS works with students to develop a plan to reflect on their actions, the impact their choices have, and how to better prepare for similar situations in the future. NSHS practices vertical equity, recognizing that that a fair system is one that treats people who display responsible behavior with more freedom and flexibility than those who consistently display a lack of responsibility. Disciplinary infractions are logged in Infinite Campus so that data can be tracked to identify any potential issues with disproportionality.

- **Describe the charter school’s plan to ensure enrollment diversity and equity, commensurate with the neighborhood and zip codes it serves. Include plans to close any proficiency gaps among diverse student groups (ex. race/ethnicity, FRL, EL, IEP) as well as family and community engagement strategies.**

In alignment with Nevada State High School’s marketing and recruitment plan, there are several steps being taken to increase access and awareness for traditionally underserved populations. Specifically including, but not limited to: marketing materials in both English and Spanish, in-person and online open-houses, grassroots events, online

marketing, nurturing and leveraging community partnerships, and increasing academic supports for students (such as tutoring, summer course reimbursements, and increasing textbook stipends).

Additionally, as noted previously, the proposed location change for the Summerlin campus is anticipated to have a direct impact on increasing access for students from more diverse backgrounds and underserved populations.

- **The values, approach, and leadership accomplishments of your school or network leader and leadership team**

Nevada State High School operates following the Entrepreneurial Operating System (EOS), following a consistent structure for business operations and problem solving. The Core Values of Nevada State High School, *Own It*, *Uphold the Proven Process*, and *Continually Improve* are exemplified and followed by all staff and by students. Within the last two years, NSHS leadership is proud of the following accomplishments to increase student access and achievement:

- a) After starting the summer tuition reimbursement program using grant funds in summer 2022, making the program permanent using general funds.
- b) Doubling the textbook stipend for students by providing a stipend in both the fall and spring semesters.
- c) Expanding to a 9<sup>th</sup> campus, serving the North Las Vegas community in Southern Nevada.
- d) Maintaining 4- and 5-star ratings at all campuses annually.

- **Key supporters, partners, or resources that will contribute to your expanded school's success.**

Nevada State High School is in year two of implementation of the Charter Schools Program grant to support the growth of the North Las Vegas campus. NSHS continues to leverage additional grant funds offered through the SPCSA and the state to support increased academic supports for students, including tutoring and mental health. In addition to strong partnerships with CSN, GBC, and TMCC, NSHS partners with community organizations including the City of Henderson, City of Las Vegas, City of North Las Vegas, the Latin Chamber of Commerce, and others.

## B) MEETING THE NEED

### Targeted Plan

- Identify the community you wish to serve as a result of the campus relocation; describe your interest in serving this specific community.

Currently, the Nevada State High School: Las Vegas- Summerlin campus is located in the 89145 ZIP code, within the attendance boundary of CCSD’s Palo Verde High School. The proposed 89146 ZIP code serves students from Bonanza, Western, and Cimarron-Memorial High Schools. Below is a comparison of the demographics of the schools:

Name	Enrollment	American Indian/Alaskan Native %	Asian %	Hispanic %	Black %	White %	Pacific Islander %	Two or More Races %	FRL Eligible %*
Palo Verde High School	3186	0.13	10.3	24.36	8.69	45.73	1.57	9.23	100
Bonanza High School	2035	0.34	3.54	60.88	14.25	14.4	1.62	4.96	100
Cimarron-Memorial High School	2503	0.6	3.72	55.25	20.62	12.47	1.32	6.03	100
Western High School	2949	0.07	1.56	75.38	15.26	4.58	0.92	2.24	100
<b>Target Schools' Composite Average</b>	<b>2496</b>	<b>0.34</b>	<b>2.94</b>	<b>63.84</b>	<b>16.71</b>	<b>10.48</b>	<b>1.29</b>	<b>4.41</b>	<b>100</b>

By relocating the campus as proposed, we believe that we will be able to serve a significantly more diverse community compared to the current location, specifically including students within the Hispanic and Black subgroups, as defined by the Nevada Department of Education.

- Explain how your relocation, and the commitment to serve this population, including the grade levels you have chosen, would meet the district and community needs and align with the mission of the SPCSA.

We believe that increasing access to students from more diverse backgrounds and with greater socio-economic diversity directly aligns with the goals of the SPCSA. Specifically, as outlined in the SPCSA strategic plan, the vision of the SPCSA is *Equitable access to diverse, innovative, and high-quality public charter school for every Nevada student*. Additionally, Goal #3 of the SPCSA, *Increase the diversity of students served by SPCSA schools* directly aligns with this shift in location for the Nevada State High School: Las Vegas- Summerlin campus.

### PARENT AND COMMUNITY INVOLVEMENT

- Describe the role to date of any parents, neighborhood, and/or community members involved in the proposed relocation of the school.

Due to Nevada State High School’s unique one-room-schoolhouse model, the impacts on the neighborhood and community are anticipated to be minimal. Nevada State High School has not yet engaged families in the proposed relocation of the school in anticipation of the proposed campus realignment. Because Nevada State High School only enrolls students in grades 11 and 12, current 11<sup>th</sup> grade students may be impacted by the location change. These current 11<sup>th</sup> grade students, who will be 12<sup>th</sup> grade students for the 2024-2025 school year, will be enrolled in COMPASS and five college classes each semester and, unless they need to remain in Study Skills, do not attend



classes at the campus in alignment with the instructional model for the school. They will come to the campus for required collections (Course Validation, Parent Performance Review, CAP submission) and social events only.

- (2) **Describe how you will engage parents, neighborhood, and community members from the time that the application is approved through the opening of the relocated campus. What specific strategies will be implemented to establish buy-in and to learn parent priorities and concerns during the transition process and post opening?**

Upon confirmation of the proposed relocation, Nevada State High School is planning on hosting a series of parent/student input meetings to share information about the new location and to gather feedback regarding any unanticipated challenges regarding the campus location change. Input received will help Nevada State High School ensure that current 11<sup>th</sup> grade students and their families have the necessary support needed to continue through 12<sup>th</sup> grade.

- (3) **Describe the school's ties to and/or knowledge of the target community. How has the school learned from and engaged with this community to date? What initiatives and/or strategies will you implement to learn from and engage the neighborhood, community, and broader city/county?**

As part of recruitment strategies, Nevada State High School is planning on incorporating additional grassroots events within the area to build awareness of the school within the community. Because of the proximity with the CSN West Charleston location, Nevada State High School is exploring partnerships with CSN to host registration meetings and campus tours at CSN West.

## **C) ACADEMIC PLAN – No Change**

### **D) FINANCIAL PLAN**

- (1) **Present a budget narrative including a detailed description of assumptions and revenue estimates, including but not limited to the basis for revenue projections, staffing levels, and costs.**

Please see the included budget workbook for details regarding the anticipated financial assumptions and revenue estimates for the campus. Nevada State High School is taking a conservative approach to projections for enrollment, assuming that enrollment remains in alignment with current enrollment and projected growth within the established enrollment cap. There are no assumptions made regarding any sources of variable income (e.g., grants, donations, fundraising, etc.).

Nevada State High School is projecting revenues based on the per-pupil funding amounts of \$8,966 for FY24 and \$9,414 for FY25 as communicated by the SPCSA and determined during the 2023 legislative session. Assumptions for per-pupil funding beyond FY25 do not include any projections for increases. Additionally, the projected revenues do not include additional funding that will likely be received for student weights as part of the Pupil-Centered Funding Plan (PCFP), including at-risk, ELL, and IEP students.

Funding through external sources such as loans, corporations, foundations, or grants is not anticipated and is not included in budget revenue estimates.

There is no estimated change in personnel costs as result of the proposed campus relocation. It is anticipated that operating costs will be lower when compared to the current location due to (a) lower rent due to a lower overall square footage and (b) lower facility maintenance expenses due to a lower square footage. It is anticipated that the relocation will save Nevada State High School approximately \$13,277 annually from FY25 to FY28.

Should anticipated revenues not be realized or enrollments be lower than anticipated, Nevada State High School will first adjust staffing and expenses to better meet the needs of students. In the unlikely event that this approach

is not effective, Nevada State High School, with approval of the Governing Body, may elect to leverage cash reserves, which currently exceed 300 days of cash on hand, to maintain operations of the campus.

For additional details, please see the included, completed financial plan for FY24 demonstrating the solvency of the campus.

## **E) OPERATIONS PLAN – No Change**

### **Section II: SPECIFIC RFA SECTIONS**

#### **General Facility RFA requirements**

1. Identify the entity responsible for acquiring and maintaining school facilities and describe that entity's relationship to both the school and any management organization. If costs related to the facility will be borne by the proposed school's education management organization or a related party such as a foundation, it should identify the level of capital support the organization (or related party) is willing to provide to the school.

*Not Applicable- Nevada State High School leases space for campuses and does not engage with any third party for facility needs.*

2. List names and roles of any parties which could be deemed financially interested and describe the potential or actual interest relating to the current or proposed facility. This includes any existing or potential conflicts of interest or existing, direct or indirect, potential ownership interests with the current and/or proposed facility.

*Nevada State High School is not aware of any relationships or conflicts of interest staff or Governing Body members have with Charleston Festival Retail LLC or Virtus Commercial.*

3. Show the fiscal impact of the proposed facility plan for the first three years after implementation of your plan using the SPCSA Financial Performance Ratings model. Explain plans to address any pro forma rating declines—if any—to at least the below areas from implementation of the plan.
  - a) Current Ratio (CR)
  - b) Unrestricted Days Cash on Hand (UDCOH)
  - c) Cash Flow (CF)
  - d) Debt to Asset Ratio (D/A)
  - e) Debt (or Lease) Service Coverage Ratio (DSCR or LSCR)

*Nevada State High School does not anticipate any substantive changes or adverse impacts to elements of the SPCSA Financial Performance Ratings model. The anticipated savings of approximately \$13,277 annually from FY25 to FY28 is anticipated to be allocated toward greater supports for students at the campus. Items (d) and (e) above are not applicable since Nevada State High School does not carry any debt.*

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# Budget Amendment Assumptions FY24

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## Location Name

Summerlin

## Administrator

Dwight Reynolds

### Networkwide Assumptions

Below are the networkwide assumptions at each location including:

1. NSHS is projecting state funding to be \$7,300 per student
2. Federal Title grants will be budgeted based on SPCSA estimates
3. NSHS will plan for no CARES Act, ESSER, or GEER grant funding
4. NSHS will plan for ARP ESSER carryover from FY23
5. SPCSA sponsorship of 1.5% and 32% for CSO fee at each location
6. NSHS will have adjustments made to FY23 unreserved balance (true-up) on approximately Aug. 25<sup>th</sup>
7. **Show 3% surplus at all sites and submit amended budget in October 2023**

### Location Assumptions 4/20/2023

1. Budgeted Enrollment based on ADE as of 12/31/2022.
2. Annual salaries for 1 EAC: \$52,000.
3. Annual salary for CID (\$113,000), CIAD (\$80,000), OM (\$59,000) divided by all sites based on enrollment.
4. Annual salary for Lead EAC \$64,000 (50% at Summerlin/50% divided evenly between SW, NW, NLV)
5. 2 student workers 20hrs./week at \$15/hr.
6. 1 OA 20hrs/week at \$17/hr.
7. Reflect annual increases with performance incentives for each position.
8. Reflect an increase in rent per month \$6,839/mo.
9. Annual tuition & fees include tuition at \$2,243, textbooks at \$100.37, and classroom technology at \$247.85 per student.
10. RTC Bus Passes for students \$1750 total



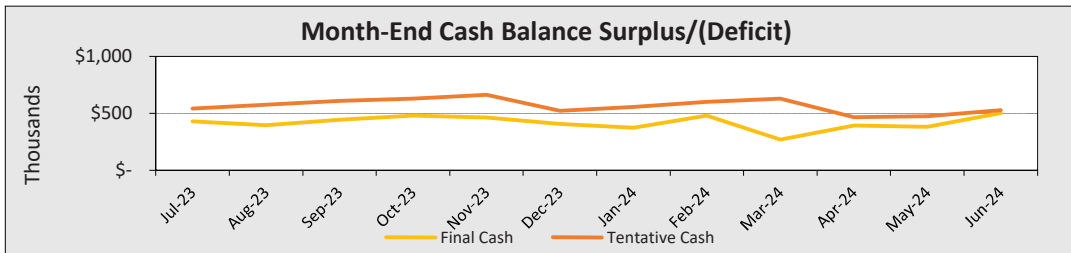
# Nevada State High School (Summerlin)

## FY24 Budget Summary

Board Approved: Proposed: 4/20/2023

	FY23	FY24	Fav/(Unf)
	Final	Proposed	
<b>Attendance</b>	<b>156</b>	<b>156</b>	<b>-</b>
<b>Revenue</b>			
Distributed School Account	\$ 795,880	\$ 774,381	\$ (21,499)
State Revenue	22,100	22,100	-
Federal Revenue	74,184	4,320	(69,865)
Other Local Revenue	-	-	-
<b>Total Revenue</b>	<b>\$ 892,164</b>	<b>\$ 800,801</b>	<b>\$ (91,363)</b>
<b>Expenses</b>			
Salaries	\$ 170,930	\$ 181,270	\$ 10,340
Employee Benefits	44,614	50,008	5,394
Prof. and Tech. Services	22,823	20,930	(1,893)
Property Services	90,685	92,743	2,058
Other Purchased Services	366,818	350,114	(16,704)
Supplies	104,169	81,672	(22,497)
Property	-	-	-
Debt Service and Misc.	463	583	120
General	-	-	-
<b>Total Expenses</b>	<b>\$ 800,502</b>	<b>\$ 777,320</b>	<b>\$ (23,182)</b>
<b>Total Surplus(Deficit)</b>	<b>\$ 91,662</b>	<b>\$ 23,481</b>	<b>\$ (68,182)</b>
Beginning Fund Balance	503,832	595,494	
<b>Ending Fund Balance</b>	<b>\$ 595,494</b>	<b>\$ 618,975</b>	<b>23,481</b>

	FY23	FY24
	Final	Proposed
<b>Financial Performance Measures</b>		
Days Cash-on-Hand	272	291
SPCSA Enrollment CAP	240	245
Enrollment Forecast Accuracy	65%	64%
Total Margin	10%	3%



### Summary

#### Note

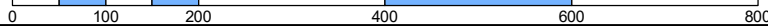
Distributed School Account - per pupil funding \$7300 -  
 State Revenue - At Risk Per Pupil Funding  
 Federal Revenue - Several sunseting grants  
 Prof. and Tech Services - SPCSA 1.5% fees as expenses in budget vs. net of revenue in actuals  
 Property Services - rent increase  
 Other Purchased Services - Budgeted using more accurate tuition data  
 Supplies - Budgeted using more accurate textbook data

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



# ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

- Parcel Boundary
- Sub Boundary
- PM/LD Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PM/LD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Road Parcel Number
- Parcel Number
- 1.00 Acreage
- Parcel Sub/Seq Number
- PB 24-45 Plat Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

BOOK T20S R60E

SEC. 35

MAP S 2 SE 4

138-35-8

126	125	124
137	138	139
164	163	162
175	176	177

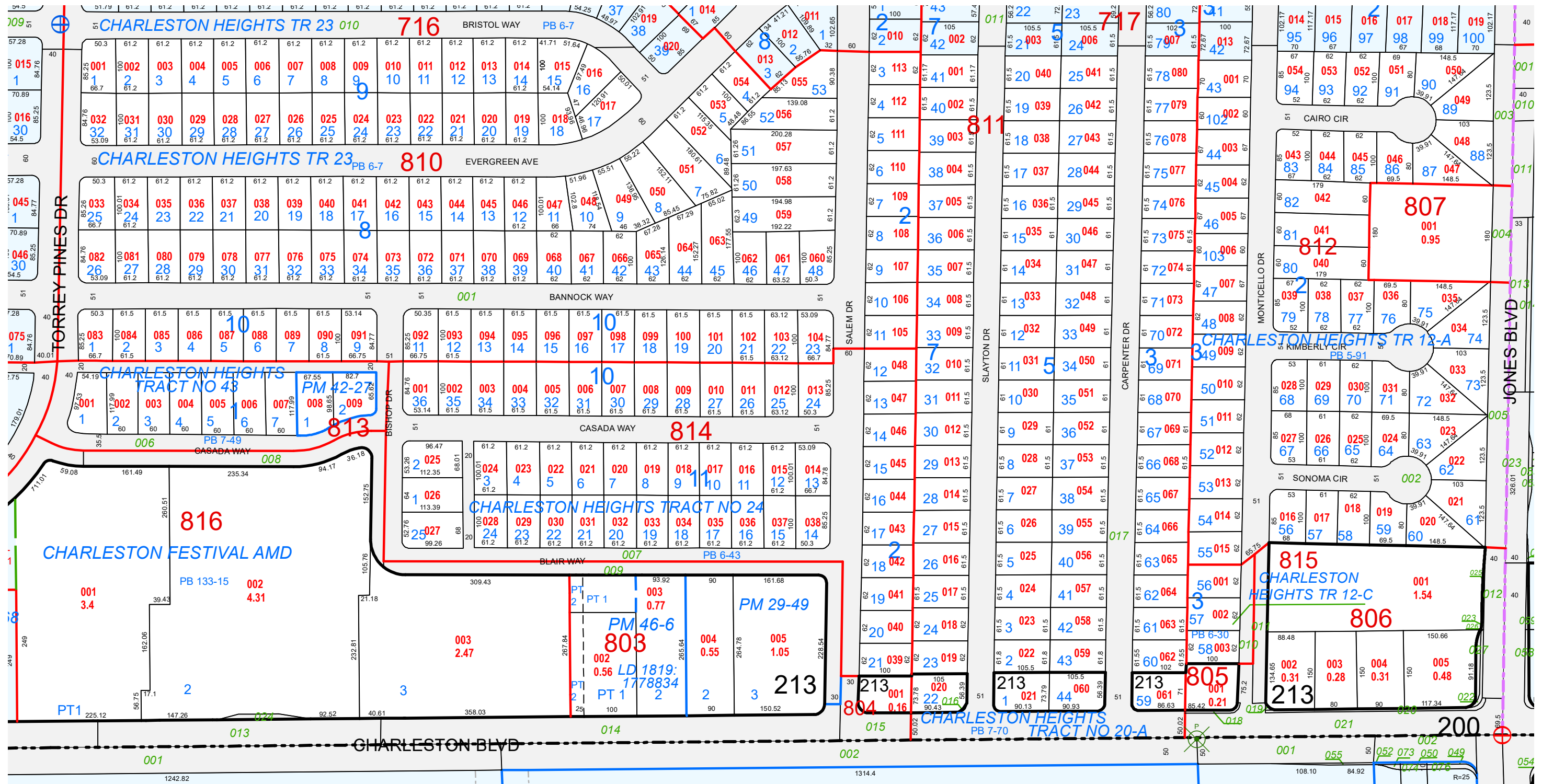
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1" = 200'

Rev: 8/14/2019





# AVAILABLE FOR LEASE

Lease Rate: \$2.10-\$3.65/SF NNN

(2023 estimated CAMs are \$0.69 PSF)

# CHARLESTON FESTIVAL



6250-6380 W Charleston Boulevard | Las Vegas, NV 89146

## PROPERTY DESCRIPTION

**CHARLESTON FESTIVAL** is a ±100,258 sf Neighborhood Center located on West Charleston Boulevard, directly across the street from the College of Southern Nevada campus. Close proximity to US-95 provides easy access to the surrounding Summerlin, Northwest, and Downtown areas. This Walmart Neighborhood Market anchored center enjoys a strong level of national credit co-tenancy provided by Walmart Neighborhood Market, Denny's, McDonald's, Tropical Smoothie, Capriotti's, and more.

## PROPERTY HIGHLIGHTS

- Solid traffic counts
- Pylon Space is available
- Strong mix of national and solid local tenants
- Across the street from the College of Southern Nevada, boasting approximately 40,000 students
- Upscale street presence with terrific visibility
- Only 1.9 miles from US-95 via West Charleston Boulevard and South Rainbow Boulevard (approx 5 mins)

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

www.virtusco.com



# AVAILABLE FOR LEASE

Lease Rate: \$2.10-\$3.65/SF NNN

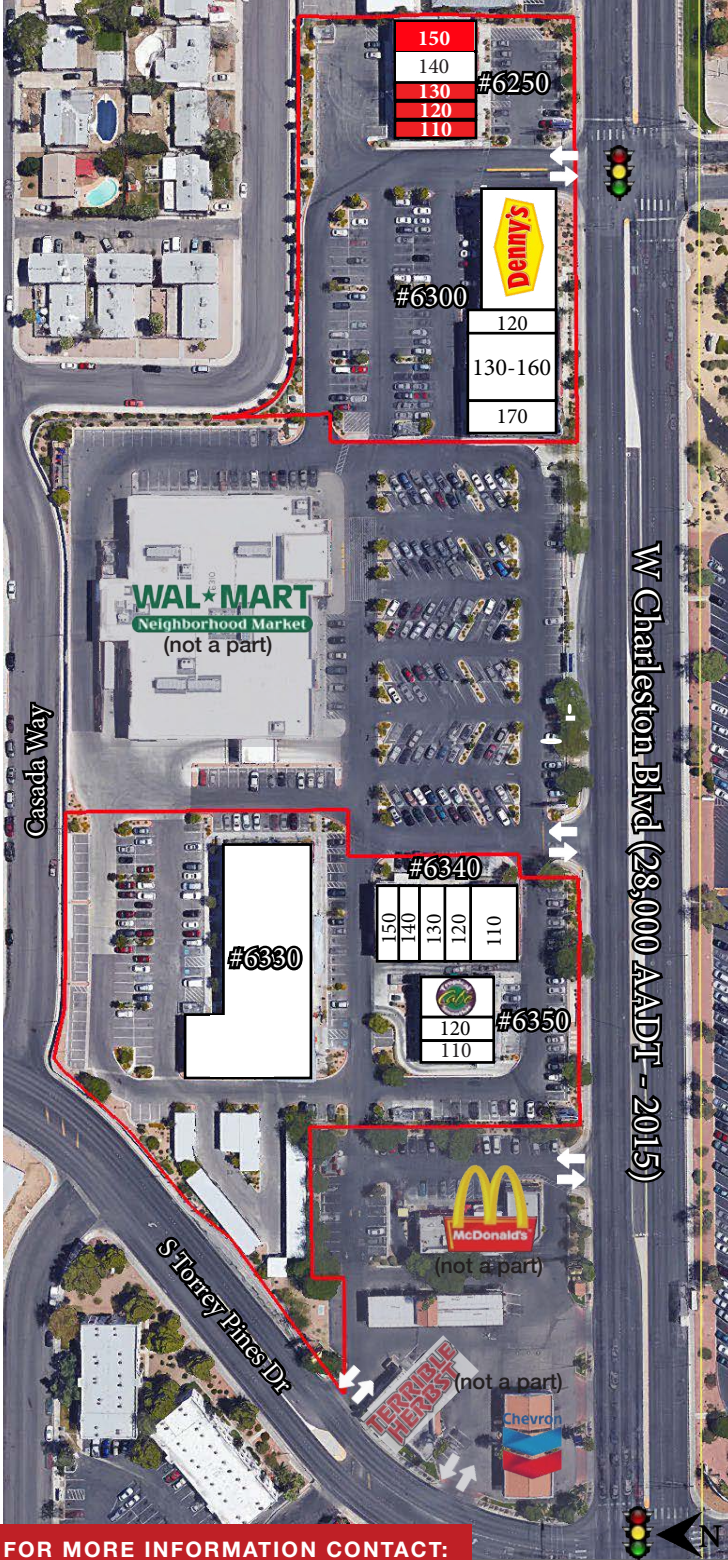
(2023 estimated CAMs are \$0.69 PSF)

# CHARLESTON FESTIVAL

NEIGHBORHOOD RETAIL CENTER • 6250-6380 W Charleston Boulevard | Las Vegas, NV 89146

## AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
6250-110-120	2,600	AVAILABLE
6250-130	1,300	AVAILABLE
6250-140	2,025	Deco Furniture
6250-150	2,025	AVAILABLE
6300-110	5,520	Denny's
6300-120	1,350	Smoke Shop
6300-130-160	6,800	BLICK Art Materials
6300-170	2,000	Catcher's Fish House
6330	18,815	Southern Nevada Workforce
6340-110	2,405	Korean Restaurant
6340-120	1,520	Capriotti's
6340-130	1,520	Sam's Spa
6340-140	1,219	Hookah
6340-150	1,219	Bijou Salon
6350-110	1,690	Sweet Lab
6350-120	1,365	Moko
6350-130	2,210	Tropical Smoothie Cafe
6310	39,395	Walmart (NOT A PART)
6360	2,640	McDonald's (NOT A PART)
6380	2,640	Terrible Herbst, Chevron (NOT A PART)



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



**virtus**  
commercial

www.virtusco.com



**AVAILABLE FOR LEASE**  
Lease Rate: \$2.10-\$3.65/SF NNN  
*(2023 estimated CAMs are \$0.69 PSF)*

**CHARLESTON FESTIVAL**

**NEIGHBORHOOD RETAIL CENTER • 6250-6380 W Charleston Boulevard | Las Vegas, NV 89146**

**SUITE 6250-150 - 2,025 SF**



**FOR MORE INFORMATION CONTACT:**

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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**virtus**  
commercial

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# AVAILABLE FOR LEASE

Lease Rate: \$2.10-\$3.65/SF NNN

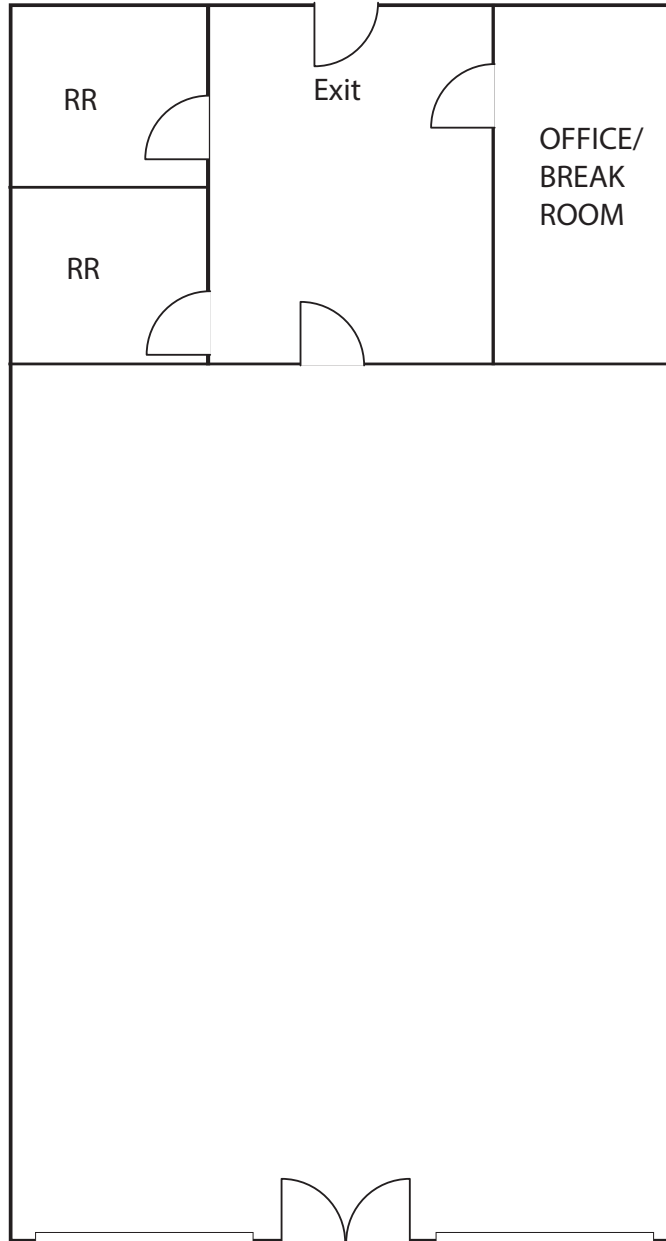
(2023 estimated CAMs are \$0.69 PSF)

# CHARLESTON FESTIVAL

NEIGHBORHOOD RETAIL CENTER • 6250-6380 W Charleston Boulevard | Las Vegas, NV 89146

## SUITE 6250-150 - FLOOR PLAN

6250 W Charleston Blvd - Suite 150 (2,025 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

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Lease Rate: \$2.10-\$3.65/SF NNN

(2023 estimated CAMs are \$0.69 PSF)

# CHARLESTON FESTIVAL

NEIGHBORHOOD RETAIL CENTER • 6250-6380 W Charleston Boulevard | Las Vegas, NV 89146

## PROPERTY PHOTOS



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

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www.virtusco.com



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Lease Rate: \$2.10-\$3.65/SF NNN

(2023 estimated CAMs are \$0.69 PSF)

# CHARLESTON FESTIVAL

NEIGHBORHOOD RETAIL CENTER • 6250-6380 W Charleston Boulevard | Las Vegas, NV 89146



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

www.virtusco.com





1700 W. Horizon Ridge Pkwy, Suite 102  
Henderson, NV 89012  
(702) 353-5053 Mobile

June 7, 2023

Attention:

Geri Jameson  
Virtus Commercial  
2470 Paseo Verde Parkway, Suite 140  
Henderson, Nevada 89074

**RE: PROPOSAL TO LEASE**

To Whom It May Concern,

This LOI shall serve to set-forth the terms and conditions by which Nevada State High School (Tenant), shall enter into a Lease Agreement with the Landlord of the below-referenced property. If the following terms and conditions as outlined below are acceptable, please indicate approval where provided herein. The following are the terms and conditions by which we would like to proceed to lease documentation:

**LETTER OF INTENT**

- Tenant:** Nevada State High School
- Trade Name:** Nevada State High School
- Landlord:** Charleston Festival Retail, LLC
- Premises:** 6250 W. Charleston Blvd, Suite 150, Las Vegas, NV 89146  
Approximately 2,025+/- square feet of space
- Use:** Public School
- Primary Term:** 90 months from Lease Commencement date.
- Option Periods:** Two (2) option periods of five (5) years, at Tenants Option. Renewal to occur at 2% annual increase from the prior year lease rate.

- Commencement:** Commencement at Lease execution, Landlords delivery of suite to tenant for Tenant Improvements.
- Base Rent:** The monthly Base Rent will be calculated at \$2.00 per square foot, triple net. CAM reported at \$0.69 per square foot for current base year. CAM to be adjusted with consideration toward the proportionate *real estate tax exemption* for subject's use in the fiscal year following commencement.
- Property Taxes:** Tenant's tax-exempt status shall be shared with the Lessor, and Lessee will facilitate all necessary work for such exemptions to be granted. At the time that such tax exemptions are granted, Lessee's CAM/Additional Rent fees will be adjusted accordingly with the removal of the property tax line items charge specific to the Lessee and Lessee's specified leased space.
- Annual Increases:** 2% on base rent
- Security Deposit:** A Security Deposit equal to the first month's rent and CAM along with the first month's rent prepaid, will be required following lease execution. Such is processed and mailed to Landlord the same day of execution.
- Rent Abatement:** Tenant to receive 6-month rent and CAM abatement, which will be applied at the beginning of the lease commencement, inclusive of any build-out period.
- Contingency:** The Lease is contingent on the approval of the special use permit by the City of Las Vegas for the Tenant's proposed use. Tenant shall have until the close of business on the Ninetieth (90th) day of the initial lease term to secure all licensing and conditional use permits required to operate at the leased premises, and shall notify Landlord of its inability to achieve necessary city approvals to operate its business within the leased premises within this time frame. Should Tenant receive such a denial prior to One Hundred Eightieth (180th) day of the initial lease term, Landlord shall:
- Within days 1-90 of the initial lease term, Landlord shall release Tenant from this lease with all obligations of each party owed to the other fully released, and all funds collected at Mutual Lease Execution fully reimbursed to Tenant.
- Within days 91-120 of the initial lease term, Tenant shall forfeit its security deposit and first month's rent, a total amount equal to \$10,894.50.
- Within days 121-150 of the initial lease term, Tenant shall forfeit its security deposit and first month's rent that were collected at Mutual Lease Execution and pay one additional month's full rent, a total amount equal to \$16,341.75.
- Within days 151-180 of the initial lease term, Tenant shall forfeit its security deposit and first month's rent that were collected at Mutual Lease Execution and pay one additional month's full rent, a total amount equal to \$21,789.00.
- There shall be no contingency allowed past the 180th day of the initial lease term.
- Any collected monthly rent shall be applied to the rent commencement period following the abatement if the lease is ultimately pursued.

**Landlord TIA:** Landlord to provide space in “as is” condition. In lieu of Landlord TIA, Landlord has provided tenant with rent abatement as stated above. All contract work to be completed by Tenant’s contractor, including permits and approvals with the City of Las Vegas. If during the Tenant’s construction effort situations that arise from of any pre-existing condition that would prevent Tenant’s progress and opening for business such as the presence of hidden mold, pre-existing unpermitted improvements to the space, roof damages, inadequate fire/life/safety systems, Landlord will remedy such issues at Landlord’s sole expense.

**Signage:** Tenant shall be allowed an exterior signage location in proximity to the Tenant’s leased space to place its trademark signage subject to Landlord and local government approval, which Landlord’s approval shall not be unreasonably withheld or delayed.

Landlord to provide one location along both the east and westbound sides of the monument sign at no additional cost. All costs associated with the installation and fabrication of Tenant’s signage shall be paid solely by the Tenant.

**Form:** The lease will be on Landlord’s standard form.

**Parking:** Landlord to provide (2) two reserved parking stalls along unit entry. Any curb identification or signage will be at Tenant’s cost.

**Warranty:** Landlord to provide 1-year warranty from the Lease Commencement date on HVAC units, including any maintenance services. Landlord to also be responsible for any roof repairs or maintenance throughout the lease term and any option periods.

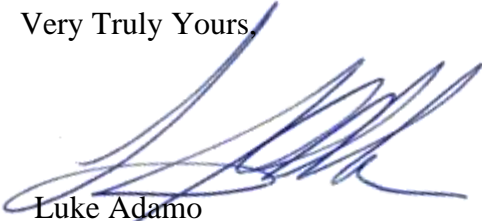
**Representation:** Tenant and Landlord acknowledge that Luke Adamo of Rothwell Gornt Companies is the agent of the Tenant. Landlord to be responsible for commission in the amount of three (3%) percent of the gross lease amount of the entire term to Rothwell Gornt Companies. Except for those parties herein named, Tenant is not now and has not been represented in the past by any other broker, agent, or real estate firm who is a party to this transaction.

This proposal is not intended to be a contract, but is only an expression of those basic terms and conditions which will be incorporated into a final lease agreement, which will be on Landlord’s standard form and will contain such content as may be mutually acceptable to Landlord and Tenant, in the sole discretion of each.

Further, any binding agreement must be evidenced by such final lease agreement executed by both Landlord and Tenant.

Please indicate your acceptance of the above terms and conditions by signing below and returning a copy to us at your earliest convenience.

Very Truly Yours,



Luke Adamo  
Rothwell Gornt Companies

**AGREED AND ACCEPTED**

Tenant:

By: 6/11/2023

Its: Jesse welsh, Chief Executive Officer

Date: 6/11/2023

Landlord:

By: \_\_\_\_\_

Its:

Date: \_\_\_\_\_

# Las Vegas Summerlin Campus GANNT Chart

## Nevada State High School

Project start date:

Milestone marker:

Milestone description

August	September	October	November	December	January	February	March	April	May	June	July	August
14 21 28	4 11 18 25	2 9 16 23 30	6 13 20 27	4 11 18 25	1 8 15 22 29	5 12 19 26	4 11 18 25	1 8 15 22 29	6 13 20 27	3 10 17 24	1 8 15 22 29	5 12 19 26

### Design Development

Preliminary Design

Changes to Design

Approve Design

Traffic

Submit Permit Drawings

### Permits & Requirements

Certificate of Insurance

Apply for Special Use Permit

Hearing by Planning Commission / City

Approval by Planning Commission / City

### Construction

#### Plumbing

Excavation

Underground

Inspection

Pull test / Backfill

#### Concrete

Subgrade Concrete

Inspect Concrete

Pour Concrete

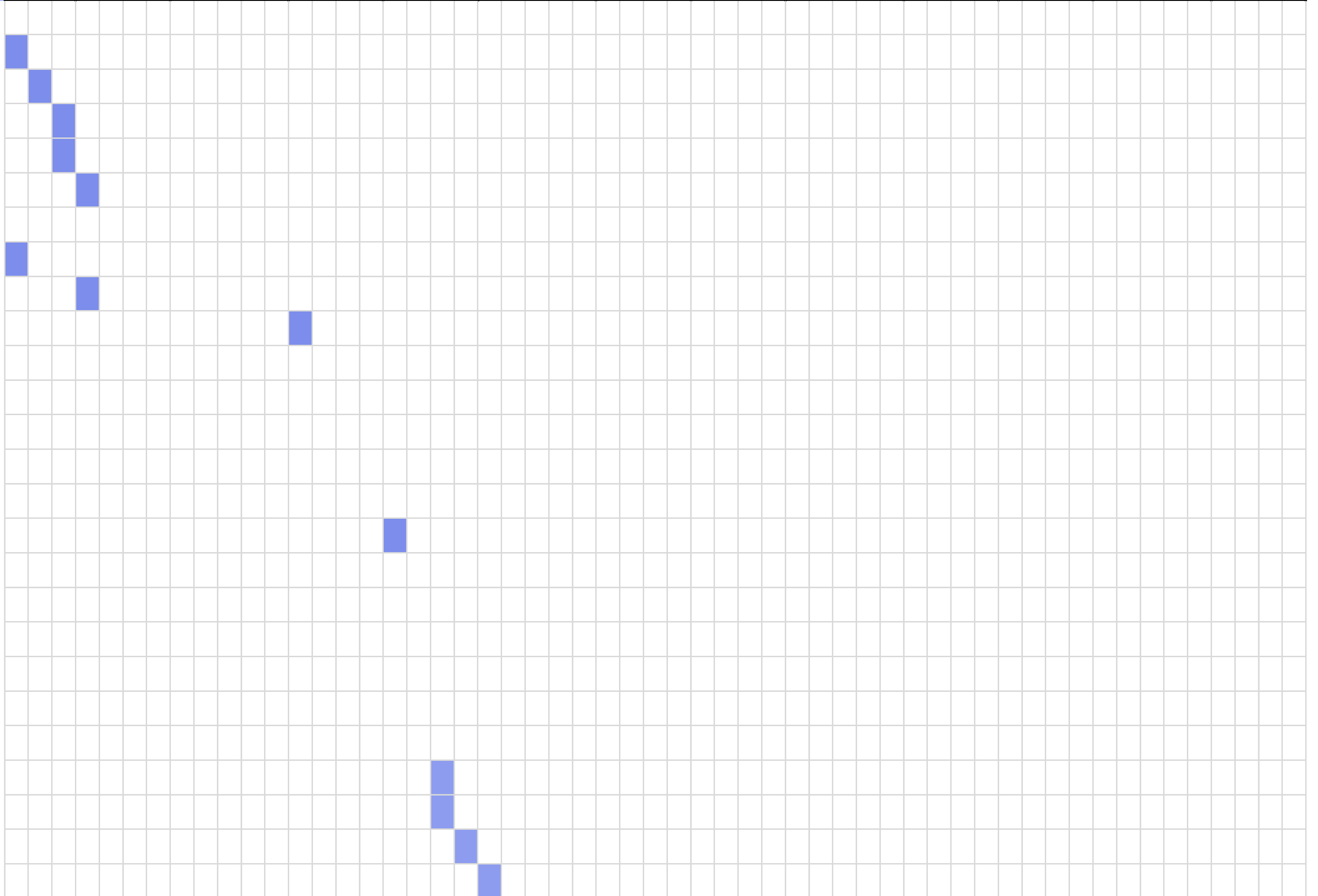
#### Rough Framing/Carpentry

Install Studs

Install Door Openings

Stock Drywall

Rough Structural Inspection







**RFA Fiscal Impact Budget Workbook**  
**Nevada State High School- Summerlin**

Nevada State Public Charter School Authority  
 Mike Dang

6250 West Charleston Boulevard, Suite 150, Las Vegas, NV 89146 (Charleston & Jones)

Proposed Site Address (/w/cross streets)

Input cells (yellow)

(Overwrite test #s below)

This "General" RFA Fiscal Impact Pro Forma tab is for showing non facility fiscal impacts if the RFA application is approved.

If a RFA will have fiscal impacts for both facilities and in general and you have been in operation for a year or longer, then check with staff to use your Financial Performance Ratings model instead of this file.

	Current			Project Plan				
	SYE 2020	SYE 2021	SYE 2022	yr 1 SYE 2023	yr 2 SYE 2024	yr 3 SYE 2025	yr 4 SYE 2026	yr 5 SYE 2027
<b>Enrollment, Actual, Planned</b>								
Actual	205	206	188	164	-	-	-	-
Planned	230	235	221	157	188	207	228	255
Actual - Planned	(25)	(29)	(33)	7	-	-	-	-
<b>Revenues (actual, estimate)</b>								
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	\$ 1,476,000	\$ 1,483,200	\$ 1,353,600	\$ 1,180,800	\$ 1,685,608	\$ 1,948,698	\$ 2,146,392	\$ 2,400,570
Total Revenue	\$1,476,000	\$1,483,200	\$1,353,600	\$1,180,800	\$1,685,608	\$1,948,698	\$2,146,392	\$2,400,570
Revenue per pupil, est'	\$7,200	\$7,200	\$7,200	\$7,200	\$8,966	\$9,414	\$9,414	\$9,414
<b>Expenses (actual, estimate)</b>								
Instruction	\$ 93,959	\$ 123,424	\$ 144,669	\$ 119,334	\$ 140,800	\$ 261,000	\$ 287,100	\$ 348,000
Admin & support	130,540	279,765	130,320	96,210	135,421	148,963	163,859	180,245
Other expenses	1,076,484	969,864	948,171	842,449	1,290,520	1,441,046	1,589,904	1,762,517
<b>Total Expenses (b4 Facility pay)</b>	\$1,300,983	\$1,373,053	\$1,223,160	\$1,057,993	\$1,566,741	\$1,851,010	\$2,040,863	\$2,290,762
Expenses per pupil, est'	\$6,346	\$6,665	\$6,506	\$6,451	\$8,334	\$8,942	\$8,951	\$8,983
<b>Net Surplus/(Deficit)</b>	<b>\$175,017</b>	<b>\$110,147</b>	<b>\$130,440</b>	<b>\$122,807</b>	<b>\$118,867</b>	<b>\$97,689</b>	<b>\$105,529</b>	<b>\$109,808</b>
Cumulative (5 yr)				\$122,807	\$241,674	\$339,362	\$444,891	\$554,699

**Facility Fiscal Impact Budget workbook**  
**Nevada State High School- Summerlin**

6250 West Charleston Boulevard, Suite 150, Las Vegas, NV 89146 (Charle  
 Proposed Site Address (/w/cross streets)

Nevada State Public Charter School Authority  
 Mike Dang

**Input cells (yellow)**

(Overwrite test #s below)

This "Facilities" RFA Fiscal Impact Pro Forma tab is for showing facility fiscal impacts for pre start up schools if the RFA application is a  
 If a RFA will have fiscal impacts and has been operating for a year or more, SPCSA staff may request you instead  
**add projections to your Financial Performance Ratings model for the remainder of your current contract or a longer period.**

	Current		Project Plan				
	yr 1	yr 2	yr 3	yr 4	yr 5		
	SYE 2022	SYE 2023	SYE 2024	SYE 2025	SYE 2026	SYE 2027	SYE 2028
<b>Enrollment, Actual/Planned</b>							
Actual	188	164	-	-	-	-	-
Planned	221	157	188	207	228	255	255
	(33)	7	-	-	-	-	-

<b>Revenues (actual/estimate)</b>							
Other Revenue	\$ 1,353,600	\$ 1,180,800	\$ 1,685,608	\$ 1,948,698	\$ 2,146,392	\$ 2,400,570	\$ 2,400,570
Total Revenue	1,353,600	1,180,800	1,685,608	1,948,698	2,146,392	2,400,570	2,400,570
Revenue per pupil, est'	\$7,200	\$7,200	\$8,966	\$9,414	\$9,414	\$9,414	\$9,414

<b>Expenses (actual/estimate) --(Facility leasing/acquisition, maintenance expenses below)</b>							
Other Expenses (b4 Facility payments)			111,823				
Total Expenses (b4 Facility pay)	\$ -	\$ -	\$111,823	\$ -	\$ -	\$ -	\$ -
Expenses per pupil, est'	\$ -	\$ -	\$595	\$ -	\$ -	\$ -	\$ -

<b>Net Surplus/(Deficit)</b>	\$1,353,600	\$1,180,800	\$1,573,785	\$1,948,698	\$2,146,392	\$2,400,570	\$2,400,570
<b>Cumulative (5 yr)</b>			\$1,573,785	\$3,522,483	\$5,668,875	\$8,069,445	\$10,470,015

<b>Facility Acquisition</b>			Beginning				
	SYE 2022	SYE 2023	Plan Yr 1	yr 2	yr 3	yr 4	yr 5
<b>Square Footage</b>			SYE 2024	SYE 2025	SYE 2026	SYE 2027	SYE 2028
Current facility leased	5,800 sf	5,800 sf	5,800 sf	5,800 sf	5,800 sf	5,800 sf	5,800 sf
Proposed facility to acquire				2,025 sf	2,025 sf	2,025 sf	2,025 sf
	-	-	-	-	-	-	-

Change in square footage				(3,775)	(3,775)	(3,775)	(3,775)
New total sf vs prior sf				0.35	0.35	0.35	0.35
			Payments /	yr 2	yr 3	yr 4	yr 5
<b>Lease/Mortgage Payments</b>	SYE 2022	SYE 2023	SYE 2024	SYE 2025	SYE 2026	SYE 2027	SYE 2028
Current facility leased	\$51,834	\$53,993	\$56,153	\$58,399	\$60,735	\$63,164	\$65,691
Proposed facility to acquire	-	-	\$24,300	\$49,451	\$51,181	\$52,972	\$54,826
	-	-	-	-	-	-	-
<b>Savings (Cost increase)/yr</b>	\$ -	\$ -	\$31,853	\$8,948	\$9,554	\$10,192	\$10,865
<b>Cumulative Savings (Costs)</b>			\$31,853	\$40,801	\$50,355	\$60,547	\$71,412

<i>Adjusted for square footage</i>							
<b>Facility Maint' Expenses</b>			Payments /				
	SYE 2022	SYE 2023	SYE 2024	yr 2	yr 3	yr 4	yr 5
Current facility leased	\$7,855	\$7,855	\$7,855	\$7,855	\$7,855	\$7,855	\$7,855
Proposed facility to acquire	-	-	-	\$4,080	\$4,080	\$4,080	\$4,080
Facility Reserves	-	-	-	-	-	-	-
<b>Maint' Expenses/yr</b>	\$ -	\$ -	\$ -	\$3,775	\$3,775	\$3,775	\$3,775
<b>Net Acq' &amp; Maint' savings</b>	\$ -	\$ -	\$31,853	\$12,723	\$13,329	\$13,967	\$14,640
<b>Cumulative Savings (Costs)</b>			\$31,853	\$44,576	\$57,905	\$71,872	\$86,512

<b>Waivers/Deferrals</b>			Payments /				
	SYE 2022	SYE 2023	SYE 2024	yr 2	yr 3	yr 4	yr 5
Gross Facility lease-mortgage							
Waived costs			\$24,300				
Deferred costs							
Other							
<b>Net Facility Lease-Mortg'</b>	\$ -	\$ -	\$ (24,300)	\$ -	\$ -	\$ -	\$ -

Statistics (Lease vs. Buy)	SYE 2022	SYE 2023	Plan Yr 1	yr 2	yr 3	yr 4	yr 5
			SYE 2024	SYE 2025	SYE 2026	SYE 2027	SYE 2028
Lease/sf/mo	\$0.74	\$0.78	\$0.81	\$0.84	\$0.87	\$0.91	\$0.94
Mortgage/sf/mo	\$ -	\$ -	\$ -	\$2.04	\$2.11	\$2.18	\$2.26
Lease/sf/yr	\$8.94	\$9.31	\$9.68	\$10.07	\$10.47	\$10.89	\$11.33
Mortgage/sf/yr	\$ -	\$ -	\$ -	\$24.42	\$25.27	\$26.16	\$27.07
Lease/Revenue	3.8%	4.6%	3.3%	3.0%	2.8%	2.6%	2.7%
Mortgage/Revenue	-%	-%	1.4%	2.5%	2.4%	2.2%	2.3%
Lease Growth Rates	(58%)	4%	4%	4%	4%	4%	4%
Mortgage Growth Rates	-%	-%	-%	104%	3%	3%	3%
SF PP	31 sf	35 sf	-	10 sf	9 sf	8 sf	8 sf

Notes: Overwrite #s & formulas above in yellow cells w/your information  
 "Mortgage," or bond, loan or any other facility financing obligation



**NEVADA**  
**State High School**

2651 N. Green Valley Pkwy, #106  
Henderson, NV 89014

*Matthew Fox, Esq.*  
*Chair*

*Jesse Welsh, D.Ed.*  
*Chief Executive Officer*

## **NOTICE OF PUBLIC MEETING**

The Nevada State High School will conduct a public meeting on **August 17, 2023, beginning at 6:30pm** at the following locations:

**Nevada State High School**  
**Central Support Offices**  
2651 N. Green Valley Pkwy #106  
Henderson, NV 89014

**Telephone**  
AUDIO ONLY  
**Toll Free: 1-866-**  
**953-2610**  
**PIN #: 2600**

**Computer or Handheld**  
VIDEO & AUDIO  
<http://teams.microsoft.com>  
Contact 702-953-2600 by  
8/16/2023 at Noon for login details

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

Members of the public are invited to attend at the location(s) listed above.

Please note the following:

Time for public comment is provided at the beginning and at the end of the meeting. Individuals wishing to provide public comment should make note on the sign in sheet. TIME LIMIT: A time limit of three (3) minutes, subject to the discretion of the Governing Body Chair, will be imposed on the 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 Governing Body. Public comment cannot be restricted based on viewpoint.

The Governing Body 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.

Governing Body members and staff of the school may participate via teleconference.

The Governing Body is pleased to make reasonable accommodations for any member of the public who has a disability and wishes to attend the meeting. If special arrangements for the meeting are necessary, please notify the Governing Body, in writing, at 2651 N. Green Valley Pkwy; Ste 106, Henderson, NV 89014; via email at [governingbody@earlycollegenv.com](mailto:governingbody@earlycollegenv.com); or call 702-953-2600.

## AGENDA

1. Call to Order, Roll Call, and Pledge of Allegiance.
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 Governing Body Chair may allow additional public comment at his/her discretion. Public Comment #2 will provide an opportunity for public comment on any matter not on the agenda.*
3. Election of Officers (policy, 1000) (Matthew Fox, Chair) **(For Possible Action)**
  - a. Nomination and Election of Governing Body Chair
  - b. Nomination and Election of Governing Body Vice-Chair
  - c. Nomination and Election of Governing Body Clerk
4. EXECUTIVE UPDATE: An update from members of the executive leadership team on the progress and performance of the school (Jesse Welsh, CEO) **(Discussion and Information)**
  - a. CEO: IAC, Leases, HRC Recommendations, Registration, Staffing
  - b. CIAO: Follow up Project Action Plan, In Progress Items Update, Recruitment
  - c. CID: Fall Testing, SPCSA Site Visits, Site Level Staffing
  - d. FD: Scorecard (Cash on Hand), Budget, and Finance Committee
  - e. SSD: Student Scorecards Update, NVSCA, Special Programs Coordinator, Credit by Exam
  - f. MED: Registration Update; Registration Stop, Start, & Continue
5. CONSENT AGENDA: Information concerning the following consent agenda items has been forwarded to Governing Body members for study prior to the meeting. Unless a Governing Body Member has a question concerning a particular item and asks that it be withdrawn from the consent list, items are approved at one time.  
(Matthew Fox, Chair) **(For Possible Action)**
  - a. Approval of the meeting minutes from 4/20/23, 5/11/23, and 6/8/23 meetings for Flagship
  - b. Approval of 2023-2024 NSHS Staff Handbook  
*Handbook posted here: <http://earlycollegenv.com/about-us/governance/>*
  - c. Approval of 2023-2024 Emergency Operation Plan (policy, 3432)
  - d. Approval of 2023-2024 Test Security Plan and Test Security Annual Update
  - e. Approval of 2022-2023 school Discipline and Firearm Report submitted to the Nevada Department of Education
  - f. Approval of 2023-2024 School Performance Plan
  - g. Approval and ratification of purchase orders (policy, 6200)

NEVADA STATE HIGH SCHOOL GOVERNING BODY

Public Meeting Date – Thursday, August 17, 2023  
Public Notice and Agenda – Page 3

- h. Employee Contracts
  - i. Approval to continue staff and administrative performance incentives
  - j. Ratify 2022-2023 administrative performance pay and accrual of time
  - k. Approval of NVPERS Employee Retention Incentives
  - l. Approval of a letter confirming special education \$25,000 set-aside
6. Ending Fund Balance Investment. Discussion and possible action on investing reserve funds in no-risk funds with Fidelity.  
(Ryan McKnight, Finance Director) ***(For Possible Action)***
- a. Investment Memorandum
7. NSHS Policy Review and Update. Discussion and possible action on updates to NSHS policies and procedures to reflect changes to position titles. (Jesse Welsh, CEO) ***(For Possible Action)***
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  - j. 6200P Purchases and Contracts (Procedure)
  - k. 6300 Investment
8. Summerlin Campus Lease & Relocation. Discussion and possible action on approving new lease for the NSHS Summerlin campus and request to the SPCSA for approval of the move from 850 S Durango Dr #100, Las Vegas, NV 89145 to 6250 West Charleston Boulevard, Suite 150, Las Vegas, NV 89146 beginning with the 2024-2025 school year.  
(Jesse Welsh, CEO) ***(For Possible Action)***
- a. Lease between NSHS and Charleston Festival Retail, LLC
  - b. SPCSA Charter School Request for Amendment to Charter Contract Application
9. Approval of information, reports, and contracts from the State Public Charter School Authority (SPCSA) (Jesse Welsh, CEO) ***(For Possible Action)***
- a. SPCSA Site Evaluation Reports
  - b. Organizational Performance Framework Self-Certification Form
  - c. Pupil Enrollment and Attendance Audit- NSHS Meadowwood
10. Approval for Nevada State High School Network to apply for local, State, Federal, or private grants that is consistent with the school's mission for any school in the network's portfolio including expansion and replication schools.  
(Jesse Welsh, CEO) ***(For Possible Action)***

NEVADA STATE HIGH SCHOOL GOVERNING BODY

Public Meeting Date – Thursday, August 17, 2023  
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11. CLOSED SESSION: Approval for the Governing Body to enter a closed session under NRS 241.015(3)(b)(2) to receive information from NSHS legal counsel. (Matthew Fox, Chair) ***(Discussion and Information)***
12. Board Member Comments
13. Public Comment #1.  
*Public comment will be taken during this agenda item. 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. 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 Governing Body Chair may allow additional public comment at his/her discretion.*
14. Adjournment



NEVADA STATE HIGH SCHOOL GOVERNING BODY

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Supporting materials for items listed on the above-referenced agenda are available, at no charge, at the meeting locations, or by contacting the Governing Body, 2651 N. Green Valley Parkway Suite 106, Henderson, NV 89014; or by email/phone [governingbody@earlycollegenv.com](mailto:governingbody@earlycollegenv.com) or 702-953-2600.

Archived meeting minutes, agendas, supporting documents, or recordings for previously held meeting can be requested by contacting the Governing Body, 2651 N. Green Valley Parkway Suite 106, Henderson, NV 89014; or by email/phone [governingbody@earlycollegenv.com](mailto:governingbody@earlycollegenv.com) or 702-953-2600.

In accordance with NRS 241.020, this public notice and agenda has been posted at the following locations, on or before August 14, 2023, and is also available at the Nevada State High School's website at <https://earlycollegenv.com/governance/> and the State of Nevada's Official website, <https://notice.nv.gov/>

- Nevada State High School at Central Support Organization  
2651 North Green Valley Parkway Suite 106, Henderson, NV 89014
- Nevada State High School at Henderson  
233 North Stephanie Street, Henderson, NV 89074
- Nevada State High School at Henderson Downtown  
303 S Water St Suite 120, Henderson, NV 89015
- Nevada State High School at Las Vegas Downtown  
300 North 13<sup>th</sup> Street, Las Vegas, NV 89101
- Nevada State High School at Las Vegas Northwest  
7240 W Azure Dr Suite 110, Las Vegas, NV 89130
- Nevada State High School at Las Vegas Southwest  
7885 W. Sunset Road Suite 170, Las Vegas, NV 89113
- Nevada State High School at Las Vegas Summerlin  
850 South Durango Drive Suite 100, Las Vegas, NV 89145
- Nevada State High School at Las Vegas Sunrise  
2425 N. Lamb Blvd. Suite 130 Las Vegas NV 89115
- Nevada State High School at Reno Meadowwood  
7530 Longley Drive Suite 103, Reno, NV 89511

**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 August 14, 2023, this Public Notice and Agenda was posted at the above-referenced locations, and websites.



---

Jesse Welsh / Chief Executive Officer  
to the Governing Body of Nevada State High School



**NEVADA**  
**State High School**

2651 N. Green Valley Pkwy, #106  
Henderson, NV 89014

*Matthew Fox, Esq.*  
*Chair*

*Jesse Welsh, D.Ed.*  
*Chief Executive Officer*

## **NOTICE OF PUBLIC MEETING**

The Nevada State High School will conduct a public meeting on **August 17, 2023, beginning at 6:30pm** at the following locations:

**Nevada State High School**  
**Central Support Offices**  
2651 N. Green Valley Pkwy #106  
Henderson, NV 89014

**Telephone**  
AUDIO ONLY  
**Toll Free: 1-866-**  
**953-2610**  
**PIN #: 2600**

**Computer or Handheld**  
VIDEO & AUDIO  
<http://teams.microsoft.com>  
Contact 702-953-2600 by  
8/16/2023 at Noon for login details

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

Members of the public are invited to attend at the location(s) listed above.

Please note the following:

Time for public comment is provided at the beginning and at the end of the meeting. Individuals wishing to provide public comment should make note on the sign in sheet. TIME LIMIT: A time limit of three (3) minutes, subject to the discretion of the Governing Body Chair, will be imposed on the 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 Governing Body. Public comment cannot be restricted based on viewpoint.

The Governing Body 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.

Governing Body members and staff of the school may participate via teleconference.

The Governing Body is pleased to make reasonable accommodations for any member of the public who has a disability and wishes to attend the meeting. If special arrangements for the meeting are necessary, please notify the Governing Body, in writing, at 2651 N. Green Valley Pkwy; Ste 106, Henderson, NV 89014; via email at [governingbody@earlycollegenv.com](mailto:governingbody@earlycollegenv.com); or call 702-953-2600.

## AGENDA

1. Call to Order, Roll Call, and Pledge of Allegiance.

Start: 6:30pm

Matthew Fox  
Stephanie Ray  
Andy Donahue  
Astrid Perez  
Julie Hendrix  
Laura Langberg  
Georgetta Stormo

Fox – we will be adding a flexible agenda – will be taking out of order

2. Public Comment #1.

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None

3. Election of Officers (policy, 1000) (Matthew Fox, Chair) (***For Possible Action***)
  - a. Nomination and Election of Governing Body Chair
  - b. Nomination and Election of Governing Body Vice-Chair
  - c. Nomination and Election of Governing Body Clerk

Skip: move to Agendan 4

3a.

Fox – last meeting

NEVADA STATE HIGH SCHOOL GOVERNING BODY

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Dr. Welsh – holding meeting – can nominate

Fox – nominates member Langberg

Ray – asking if member langber wants to be chair

Hendrix 1<sup>st</sup> motion to elect

Ray 2<sup>nd</sup> to elect

6-1-0

Fox – abstains

Fox

Nominates Perez as vice chair

Astrid – does want to be vice chair

Hendrix -

Asking if she terms our October

She terms January 2024

1<sup>st</sup> motion Donahue

2<sup>nd</sup> motion Ray

6-1-0

Fox abstains

Fox – asking if anyone consist

Ray – not well how clerk

Welsh – keep minutes – making sure notice – keeping track of present – final

Ray – asking if she

Ray – nominates self

1<sup>st</sup> motion ray

2<sup>nd</sup> Hendrix

6-1-0

Fox abstains

4. EXECUTIVE UPDATE: An update from members of the executive leadership team on the progress and performance of the school (Jesse Welsh, CEO) (***Discussion and Information***)
  - a. CEO: IAC, Leases, HRC Recommendations, Registration, Staffing
  - b. CIAO: Follow up Project Action Plan, In Progress Items Update, Recruitment
  - c. CID: Fall Testing, SPCSA Site Visits, Site Level Staffing
  - d. FD: Scorecard (Cash on Hand), Budget, and Finance Committee
  - e. SSD: Student Scorecards Update, NVSCA, Special Programs Coordinator, Credit by Exam
  - f. MED: Registration Update; Registration Stop, Start, & Continue

4a: June special meeting on track – Dr. McDonald – Candance Farthing – members Resolved MDW lease  
Working on FY2425 new campus – reduce cost – access to CSN  
Getting students in – we are down 10% in enrollment  
Staffing has been an issue – we are better – AM filled and two EAC closed

4b; Rae Wells

COMmittes have made progress  
DEI – implemented in July work place  
Culutre committee hosted a paint night

Employee training

Organized training with employers

We joined as members for compliance for training

Streamline – evaluation tool  
Focuses on core values and job functions  
Embrace more collaboration

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Communication committee – involving staff – in collaboration days –

EOS and culture committees – staff support – CSO staff support – Intro to College – on going support each month

Mr. Andrews – Will send diverse team to 2024

In regard to HR – roles have been filed – CIAD - -streamline tracking

Restructuring onboard

Two internal promotions

28 full staff – replace all positions

4c.

Dr. Dwight Reynolds

Prepared for fall testing – security and test training – preparations for workkesy testing next week – EAC will do intro to college make up

SPCSA site visit have been conclude – no recommendation – high standards of NSHS

Have stuff updates

Cory Cought – CIAD

Quin – NLV

Ma'son – Sunrise

Marie

4d. Ryan Mcknight

Cash on hand: 309 SPCSA 109 days

7/1 -8900 per students – Amended budget present in October

Finance committee update – finance department – pay scale – appropriate COA

Target ne matrix 11/1/2023

4e.

Final score year 2023

Consistent – green decrease 1%

Yellow – 3% decrease

Red – 36% and it decrease from January

Counseling network – lead counselor presented – on NSHS – want to refer students to our program

SPED professional – 37 year’s experience – remain compliance

Updated every CBE – need realignment – will have impact to students – high school graduation

4f. Amy Spero

Transition with registration down – 10% this school year – FY23 1004 students –

Registration stop and start September 7<sup>th</sup>

5. CONSENT AGENDA: Information concerning the following consent agenda items has been forwarded to Governing Body members for study prior to the meeting. Unless a Governing Body Member has a question concerning a particular item and asks that it be withdrawn from the consent list, items are approved at one time.

(Matthew Fox, Chair) (***For Possible Action***)

- a. Approval of the meeting minutes from 4/20/23, 5/11/23, and 6/8/23 meetings for Flagship
- b. Approval of 2023-2024 NSHS Staff Handbook  
*Handbook posted here: <http://earlycollegenv.com/about-us/governance/>*
- c. Approval of 2023-2024 Emergency Operation Plan (policy, 3432)
- d. Approval of 2023-2024 Test Security Plan and Test Security Annual Update
- e. Approval of 2022-2023 school Discipline and Firearm Report submitted to the Nevada Department of Education
- f. Approval of 2023-2024 School Performance Plan
- g. Approval and ratification of purchase orders (policy, 6200)
- h. Employee Contracts
- i. Approval to continue staff and administrative performance incentives
- j. Ratify 2022-2023 administrative performance pay and accrual of time

- k. Approval of NVPERS Employee Retention Incentives
  1. Approval of a letter confirming special education \$25,000 set-aside

Dr. Welsh – standard business needed NDE and SPCSA  
Employee retention incentive included

1<sup>st</sup> Fox  
2<sup>nd</sup> Hendrix  
7-0-0

6. Ending Fund Balance Investment. Discussion and possible action on investing reserve funds in no-risk funds with Fidelity.  
(Ryan McKnight, Finance Director) (*For Possible Action*)
  - a. Investment Memorandum

Ryan Mcknight

April board meeting – invest – only support shown was vague email – research as memo shows the investment from DSA governing federal 350-355-356 –

Met with CFO of Coral academy – wants to clarify

Clark County – has a policy but do not govern –

In short we need a policy – must be no principal – same usages funds for – internal policy – Including resolutions from Fidelity

Ray – questions – is there a time limit on these investments –

Mcknigt – had conversation – if need to pull CD – interest lost – but principal maintain  
Laddering – creating individual investment each – every 3-6 months maturity – or we can roll into new investment vehicle

Ray – asking if it needs to be written –

Mcknight – not against to adding



Stromo – confirmed laddering investment – they will be used for same ways set aside – are there different usage not just block money

Knight -

The block of money has rules and needs to be used

Storomo – thank you for clarifying

Fox – investment objectives – never be situation where we won't be able to pay bills – or be at risk

Mcknight – right now flagship has 6mil – at a minimum 100 days – have not decided how much we will invest – intention – stop from being aggressive

Fox – we in theory – 100 days cash on hand – is that accurate

Mcknight

Fox – when will we make decisions on how much

Mcknight – after audit

Fox – feels comfortable calendar year liquidity – flexibility –

Mcknight – one things to keep important in mind – every three months – 250k available fully mature

And his experience since October –

If we only had 100 days – would have time

1<sup>st</sup> Fox  
2<sup>nd</sup> Ray  
7-0-0

7. NSHS Policy Review and Update. Discussion and possible action on updates to NSHS policies and procedures to reflect changes to position titles. (Jesse Welsh, CEO) (***For Possible Action***)
- a. 0100P Vision Building
  - b. 1000 Bylaws
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  - i. 5240 Evaluations
  - j. 6200P Purchases and Contracts (Procedure)
  - k. 6300 Investment

Dr. Welsh – clean up to position titles – incorporated into 1000 bylaws  
Added 6300 – investment

Fox – add detail how they were realized

Dr. Welsh – Core values needed to be updated – making reference to COO to CIAO title changes  
– and added committee as well

Fox – asking about reference

Dr. Welsh – we will add references in 6300

Fox – approved with modifications

1<sup>st</sup> – Fox  
2<sup>nd</sup> – Hendrix

7-0-0

8. Summerlin Campus Lease & Relocation. Discussion and possible action on approving new lease for the NSHS Summerlin campus and request to the SPCSA for approval of the move from 850 S Durango Dr #100, Las Vegas, NV 89145 to 6250 West Charleston Boulevard, Suite 150, Las Vegas, NV 89146 beginning with the 2024-2025 school year. (Jesse Welsh, CEO) (*For Possible Action*)
  - a. Lease between NSHS and Charleston Festival Retail, LLC
  - b. SPCSA Charter School Request for Amendment to Charter Contract Application

Dr. Welsh – consideration regarding new location for FY2425

We have been seeking for several reasons – have advantages for relocation

One is location is on Charleston – better access to school – Bonanza – Clark -

Right now closer to Palo Verde

Now one news Summerlin location but now Henderson

Directly across – CSN – take more classes for students

Current Summerlin – 5800 – normal is 2000 square fit

Small footprint – cost effectiveness – even though a little higher will still save money

Need to submit to SPCSA

Fox – believes this is a great move – likes across from CSN

1<sup>st</sup> Fox

2<sup>nd</sup> Langberg

7-0-0

9. Approval of information, reports, and contracts from the State Public Charter School Authority (SPCSA) (Jesse Welsh, CEO) (*For Possible Action*)
  - a. SPCSA Site Evaluation Reports
  - b. Organizational Performance Framework Self-Certification Form
  - c. Pupil Enrollment and Attendance Audit- NSHS Meadowwood

Dr. Welsh – bi-annual report was completed – self-certification form with requirements

Fox – thanks everyone involved

1<sup>st</sup> Fox

2<sup>nd</sup> perez

7-0-0

10. Approval for Nevada State High School Network to apply for local, State, Federal, or private grants that is consistent with the school’s mission for any school in the network’s portfolio including expansion and replication schools.  
(Jesse Welsh, CEO) *(For Possible Action)*

Dr. Welsh – Apply for CSP grant with authority

1<sup>st</sup> Fox

2<sup>nd</sup> Hendrix

7-0-0

11. CLOSED SESSION: Approval for the Governing Body to enter a closed session under NRS 241.015(3)(b)(2) to receive information from NSHS legal counsel. (Matthew Fox, Chair) *(Discussion and Information)*

7:07 pm

Fox: Move to close section

7:15 – back to open section

12. Board Member Comments

Perez – thanks chair fox

13. Public Comment #1.

*Public comment will be taken during this agenda item. No action may be taken on a*

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*matter raised 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 Governing Body Chair may allow additional public comment at his/her discretion.*

14. Adjournment

End:

8:23 pm

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