

**APPRAISER CERTIFICATION BOARD
AGENDA**

**DEPARTMENT OF TAXATION
1550 COLLEGE PARKWAY
CARSON CITY BREAK ROOM CONFERENCE ROOM
CARSON CITY, NEVADA 89706
August 27, 2018
10:00 a.m.
Audio Conference #1-877-402-9757
Access Code: 7983499**

This meeting will also be part of a teleconference. Please call the Department at (775) 684-2044 for the teleconference number.

Note: Items on this agenda may be taken in a different order than listed.
Items may be combined for consideration by the Appraisal Certification Board.
Items may be pulled or removed from the agenda at any time.

Action will be taken on the following items listed in **Bold**:

1. Roll Call and Opening Remarks
2. Public Comment (See Note 1)
3. Discussion: Per NRS 361.224, Department report regarding appraisers failing to meet requirements for continuing education.
4. **FOR POSSIBLE ACTION: Review and approval of continuing education credit hours for the following courses:**

a.	IAAO	Marshall & Swift Commercial-Calculator Method-Forum #962	8 Hours
b.	Appraisal Institute	Las Vegas Market Symposium 2018	5.5 Hours
c.	Appraisal Institute	Northern Nevada Real Estate Overview	5.5 Hours

5. Briefing to and from Appraiser Certification Board and Department Staff.
6. **FOR POSSIBLE ACTION: Schedule Date and Review Agenda Topics for the Next Appraiser's Certification Board Meeting.**
7. Public Comment (See Note 1)
8. **ADJOURNMENT**

Note 1: This item is to receive public comment on any issue and any discussion of those items; provided that comment will be limited to areas relevant to and within the authority of the Appraiser Certification Board. No action will be taken on any items raised in the public comment period. At the discretion of the Chairman, public comment may be received prior to action on individual agenda items. Public Comment may not be limited based on viewpoint. Prior to the commencement and conclusion of a contested case or a quasi judicial proceeding that may affect the due process rights of an individual the board may refuse to consider public comment. See NRS 233B.126.

Note 2: Disabled persons who will require accommodations or assistance at this meeting should write or call the Department of Taxation at 775-684-2100 in advance.

Note 3: Persons who wish to continue to receive notice of meetings must renew the request every six months after the first request is made because "[a] request for notice lapses 6 months after it is made." NRS 241.020(3)(c)."

Note 4: Notice agendas were posted at the following locations: Notice of this meeting was posted in the following Carson City, Nevada location: Department of Taxation, 1550 College Parkway; Legislative Building, 401 South Carson Street; and Nevada State Library, 100 Stewart Street, Carson City.

Notice of this meeting was Faxed or E-mailed for posting to the following locations: Department of Taxation, 4600 Kietzke Lane, Building L, Suite 235, Reno; Department of Taxation, 850 Elm Street, Suite 2, Elko; Department of Taxation, 2550 Paseo Verde, Suite 180, Henderson; Department of Taxation, 555 E. Washington Street; Las Vegas; Clark County Office, 500 South Grand Central Parkway, Las Vegas. Notice of this meeting was also posted on the Internet through the Department of Taxation website at <http://tax.nv.gov/> and on the Department of Administration website at <https://notice.nv.gov/>

APPRAISER CERTIFICATION BOARD
August 27, 2018

Agenda Item 1

- 1. Roll Call and Opening Remarks.**

APPRAISER CERTIFICATION BOARD
August 27, 2018

Agenda Item 4

- 4. FOR POSSIBLE ACTION: Review and approval of continuing education credit hours for the following course:**

a.	IAAO	Marshall & Swift Commercial-Calculator Method-Forum #962	8 Hours
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Form 5310LGS



**Nevada Department of Taxation
Property Tax Appraiser Continuing Education
New Course Application**

Return this form to:
Division of Local Government Services
1550 College Parkway
Carson City, Nevada 89706

Please Print or Type:

Part A. COURSE INFORMATION (A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.)

TITLE OF COURSE Marshall & Swift-Commercial Calculator Method-Forum #962			
DELIVERY METHOD - CHECK ONE <input checked="" type="checkbox"/> Classroom <input type="checkbox"/> Internet <input type="checkbox"/> Home Study		SPONSORING ORGANIZATION Nevada Assessors' Association	
STREET ADDRESS		CITY	STATE
NAME OF INSTRUCTOR(S)			

1. Course objective:

Those attending will be introduced to the appraisal process, sales comparison, income approach, cost approach and have an understanding of cost breakdown, review cost methods, gain working knowledge of the Marshall Valuation Service and commercial evaluation using the calculator method.

2. What are the expected hours of instruction? 8 hours

3. What is the expected completion date? _____

Part B. SUBJECT CLASSIFICATION - CHECK ALL THAT APPLY

- | | |
|--|--|
| <input type="checkbox"/> Mass Appraisal Concepts and Applications | <input type="checkbox"/> Appraisal and Assessment Standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information Systems, Mapping Techniques |
| <input type="checkbox"/> Residential Appraisal | <input type="checkbox"/> Laws Relating to Real Estate, Water, or Mining |
| <input checked="" type="checkbox"/> Commercial /Industrial Appraisal | <input type="checkbox"/> Professional Ethics |
| <input type="checkbox"/> Unitary/Centrally Assessed Property Appraisal | <input type="checkbox"/> Administrative Procedures |
| <input type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes.

Part C. REQUIRED MATERIALS TO BE SUBMITTED WITH APPLICATION:

- Detailed Course Outline or Syllabus
 Books or Course Materials

Do you want this course submitted for credit to your Continuing Education transcript?

- Yes No

Part D. SIGNATURE

[Signature]
For Department Use Only

NUMBER OF CREDIT HOURS GRANTED	NUMBER OF CREDIT HOURS APPEARING ON TRANSCRIPT	Milestone Applied To	Total CE'S for this Milestone (Including this course)	REASON FOR DENIAL OF CREDIT, IF ANY

Verified by:

Division of Local Government Services

Title

Date

International Association of Assessing Officers

**Marshall & Swift Commercial –
Calculator Method**

One-Day Forum #962



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International Association of Assessing Officers
130 East Randolph Street, Suite 850
Chicago, Illinois 60601-6217
www.iaao.org



AGENDA

8:00 a.m.	8:15 a.m.	Introductions
		Workshop Goals
		Workshop Agenda
8:15 a.m.	9:00 a.m.	General Introduction – Section 1
9:00 a.m.	9:20 a.m.	Section Overview
9:20 a.m.	9:45 a.m.	Occupancies
9:45 a.m.	10:00 a.m.	Break
10:00 a.m.	10:20 a.m.	Construction Class
10:20 a.m.	10:40 a.m.	Quality
10:40 a.m.	11:00 a.m.	Calculator Method – Base Square Foot Cost
11:00 a.m.	11:30 a.m.	Square Foot Refinements: Heating/Cooling
11:30	12 30 p.m.	Lunch
12: 30 p.m.	12:50 p.m.	Square Foot Refinements: Elevators
12:50 p.m.	1:10 p.m.	Number of Stories Multiplier
1:10 p.m.	1:30 p.m.	Story Height Multiplier
1:30 p.m.	1:50 p.m.	Floor Area-Perimeter Multiplier
1:50 p.m.	2:10 p.m.	Current Cost Multiplier/Local Multiplier
2:10 p.m.	2:30 p.m.	Lump Sum Adjustments/Depreciation
2:30 p.m.	2:45 p.m.	Break
2:45 p.m.	4:00 p.m.	Case Study
4:00 p.m.	5:00 p.m.	Exam



FORUM OVERVIEW

This forum explores the use of the Marshall Valuation Service in evaluating commercial properties using the cost approach. The method discussed is the calculator (square foot) method.

LEARNING OUTCOMES

Upon completion of this one-day forum participants will:

- Be introduced to the appraisal process and sales comparison; the income approach; and cost approach
- Have an understanding of cost breakdown
- Review cost methods, occupancy and quality issues, and square foot method
- Have a working knowledge of the Marshall Valuation Service and a commercial evaluation using the calculator method

APPRAISER CERTIFICATION BOARD
August 27, 2018

Agenda Item 4

- 4. FOR POSSIBLE ACTION: Review and approval of continuing education credit hours for the following course:**

b.	Appraisal Institute	Las Vegas Market Symposium 2018	Hours 5.5
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Form 5310LGS



**Nevada Department of Taxation
Property Tax Appraiser Continuing Education
New Course Application**

Return this form to:
Division of Local Government Services
1550 College Parkway
Carson City, Nevada 89706

Please Print or Type:

Part A. COURSE INFORMATION (A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.)

TITLE OF COURSE <i>Appraisal Inst. Las Vegas Market Symposium 2018</i>			
DELIVERY METHOD - CHECK ONE <input checked="" type="checkbox"/> Classroom <input type="checkbox"/> Internet <input type="checkbox"/> Home Study		SPONSORING ORGANIZATION <i>Appraisal Institute</i>	
STREET ADDRESS <i>2251 N. Rampart Bldg 1495</i>	CITY <i>Las Vegas</i>	STATE <i>NV</i>	ZIP CODE <i>89128</i>
NAME OF INSTRUCTOR(S) <i>various</i>			
INSTRUCTOR(S) QUALIFICATIONS <i>various</i>			

1. Course objective: On completion of this course, students will be able to:
Have current market understanding of a variety of property types.

2. What are the expected hours of instruction? 5.5

3. What is the expected completion date? November 8, 2018

Part B. SUBJECT CLASSIFICATION - CHECK ALL THAT APPLY

- | | |
|--|--|
| <input type="checkbox"/> Mass Appraisal Concepts and Applications | <input type="checkbox"/> Appraisal and Assessment Standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information Systems, Mapping Techniques |
| <input checked="" type="checkbox"/> Residential Appraisal | <input type="checkbox"/> Laws Relating to Real Estate, Water, or Mining |
| <input checked="" type="checkbox"/> Commercial /Industrial Appraisal | <input type="checkbox"/> Professional Ethics |
| <input type="checkbox"/> Unitary/Centrally Assessed Property Appraisal | <input type="checkbox"/> Administrative Procedures |
| <input type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes.
Current appraisal and industry experts describing current market trends

Part C. REQUIRED MATERIALS TO BE SUBMITTED WITH APPLICATION:

- Detailed Course Outline or Syllabus
 Books or Course Materials

Part D. SIGNATURES

[Signature]
Applicant Signature (Use blue ink)

Jeffrey Payson
Print Name

8-13-18
Date

Las Vegas Market Symposium 2018
Schedule and Program Outline
Detailed Discussion Topics

CE
Time

75

8:30-9:45 am

Land Panel

Panel Discussion

What is the balance of buyers? More investors or more end-users? How has this changed in the last two years?
Where will land for future growth come from?
What segment has the most interest (Multi-family, commercial, industrial?)
Have Park Highlands and the Skye Canyon developments created more development in the north?
What are the biggest challenges facing the land market in the next year?
Discuss recent deals, what was purchased, who the buyer was and why?
West Henderson is gaining traction, but what exactly is going on there?
What is the level of interest for Las Vegas Boulevard south of I-215
Where do you anticipate growth in the valley?
Discuss redevelopment in downtown Las Vegas, downtown Henderson and downtown NLV.
Has the Las Vegas Raiders changed the land market? In what way?
Is there any update to legislative land issues in Clark County?

9:45-9:55 am

Break

60

9:55-10:55 am

Single Family Residential Panel

Panel Discussion

Current & Projected Inventory trends
Local market conditions
How and where are investors and typical home buyers competing?
If your kids were buying now.....what would you tell them?
What types of loans are available?
What is the best loan product out there right now?
what are entry level buyers looking at?
What are move up buyers looking at?
2018 forecast for new construction and existing housing market overview
Builders? New Home Construction?
what is the coolest design element you have seen? all price levels?
Builders and Realtors....what are the design trends that have good or even great market acceptance?
For the builders: What are you currently offering to new home buyers?
For the brokers: What are the buyer's looking for? More SF, more land, flexible floor plans, etc?
Time element in the Short Sale and Foreclosure process and other trends; how has it changed?
How has the Las Vegas Raiders and the Las Vegas Knights changed the residential market?
Is there a product out the (across the entire US) that is not being offered her....that should be?

10:55-11:05 am

Break

60

11:05 am-12:05 pm

Multi-Family Panel

Panel Discussion

Provide update and understanding of what is going on in the apartment markets

Who and where are the buyers?

Who are the lenders and what types of loans are available?

What are the cap rate trends?

How has the renter profile changed over the last several years? Or has it?

What are the changes and trends in the affordable housing market?

What are the trends in rents & vacancies?

Will there be an increase in conversions from Class C properties to extended stays?

Are Class B and C properties being upgraded to keep up with market changes?

Discuss recent deals, what was purchased, who the buyer was and why?

What are the biggest challenges facing the apartment market in the next year?

Has the Las Vegas Raiders changed the multi-family market?

What is the new construction forecast?

12:05-12:15 pm

Break

55

12:15-1:10 pm

Lunch Panel

Panel Discussion

What are some of the legislative/laws that have provided direction for the management of southern Nevada lands?

What is the purpose and need for the Resource Management Plan (RMP)?

Describe the general location of the planning area/disposal boundary?

What land use plan decisions does the BLM make for these lands within the disposal/sale area identified in the RMP?

What are some of the RMP issues of interest from the BLM side/Public side?

What was the impetus for the Southern Nevada Public Lands Management Act (SNPLMA)?

How are the auction parcels determined?

Provide an overview of the BLMs processes for the SNPLMA auction

Discuss the easement process when public lands are sold

Discuss the importance of Master Title Plats and how the public can locate them.

What are the BLM auction/land sale statistics for the last 3 years – 2016, 2017 and 2018?

As a regional economist, what do you feel is the impact of the RMP?

Does the Las Vegas Valley have a shortage of land for development?

What impact will the sale of federal lands have on the growth of the Las Vegas Valley?

60 1:10-2:10 pm

Office

Panel Discussion

How has the LV market changed this year?

Discuss rent levels, vacancies & current state of the investment market

Where is the office market in this recovery?

Discuss current supply and demand trends including concessions being granted

Where are rents compared to a year ago? Which areas are increasing/decreasing/stable?

From a national perspective, how does the Las Vegas market stack up for investors and owner/users?

What is the current state of the office market in terms of who is buying and what loans are available?

Can you discuss the East submarket and its office product? Has it changed any over the past year?

Demand for leasing office products, which submarkets are strong and which are not?

The asking rate has finally increased after being flat for six quarters. What do you see happening in the next six months?

Discuss recent deals, what was purchased, who the buyer was and why?

Now that most of the bank/REO portfolios have been repositioned, are there still deals to be had and who are the buyers?

Has the Las Vegas Raiders changed the office market?

Discuss equity rates of return on all of the investment type properties

2:10-2:20 pm

Break

60 2:20-3:20 pm

Industrial

Panel Discussion

Discuss rent levels, vacancies, current pricing and who the buyers are

Are any submarkets lagging behind in absorption and rental rate growth?

Are investors interested in more than large buildings?

What is the supply and demand of for sale properties versus last year

Is there a noticeable change in demand for industrial land and where is it located?

Are the larger developers (Panattoni, ProLogis, Harsch) looking for land for future development or do they have enough in their inventory already?

Is there any change in demand for Apex outside of medical marijuana and Hyperloop? What is going on with the Faraday site?

With medical marijuana development in Apex, is development there now feasible for other users?

If you had no projects in Las Vegas and wanted to enter the market, would you build or buy? What product would you be interested in?

Discuss equity rates of return on all of the investment type properties

Has the Las Vegas Raiders changed the industrial market?

Is there anything that you are seeing from prospective tenants that has changed your development or expenditure plans?

3:20-3:30 pm

Break

3:30-4:30 pm

Retail

Panel Discussion

How has the retail market changed this year?

Discuss rent levels, vacancies & current retail pricing.

Is there any submarket that is not seeing growth or positive absorption?

Are the national retailers retreating, retrenching or reinvigorating the centers they occupy?

How has changes in the big box segment affected shopping centers and the retail market overall?

What do you see happening in the capital markets and retail property investment sales

Discuss rates of return for all retail properties

Where is there demand for retail land?

Discuss recent deals, what was purchased, who the buyer was and why they purchased?

Is Las Vegas being considered by more national investors? Why or why not?

Discuss current supply and demand trends including concessions

Are there any value-add properties left in the market?

Will the Raiders Stadium and-or practice facility effect retail investment or leasing?

Are lenders still actively lending on retail projects and is there anything they are avoiding?

What are you seeing on rates of return for investment properties

What are retail property owners doing to attract tenants?

Time Calculations: 430 minutes divided by 50-minute hour = 8.60 hours

APPRAISER CERTIFICATION BOARD
August 27, 2018

Agenda Item 4

- 4. FOR POSSIBLE ACTION: Review and approval of continuing education credit hours for the following course:**

c.	Appraisal Institute	Northern Nevada Real Estate Overview	Hours 5.5
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Form 5310LGS



**Nevada Department of Taxation
Property Tax Appraiser Continuing Education
New Course Application**

Return this form to:
Division of Local Government Services
1550 College Parkway
Carson City, Nevada 89706

Please Print or Type:

Part A. COURSE INFORMATION (A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.)

TITLE OF COURSE Appraisal Inst. Northern Nevada Real Estate Overview			
DELIVERY METHOD - CHECK ONE <input checked="" type="checkbox"/> Classroom <input type="checkbox"/> Internet <input type="checkbox"/> Home Study		SPONSORING ORGANIZATION Appraisal Institute	
STREET ADDRESS 2251 N. Rampart Bldg 1495		CITY Las Vegas	STATE NV
ZIP CODE 89128			
NAME OF INSTRUCTOR(S) various			
INSTRUCTOR(S) QUALIFICATIONS various			

1. Course objective: On completion of this course, students will be able to:
Have current market understanding of a variety of property types.

2. What are the expected hours of instruction? 5.5

3. What is the expected completion date? October 4, 2018

Part B. SUBJECT CLASSIFICATION - CHECK ALL THAT APPLY

- | | |
|--|--|
| <input type="checkbox"/> Mass Appraisal Concepts and Applications | <input type="checkbox"/> Appraisal and Assessment Standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information Systems, Mapping Techniques |
| <input checked="" type="checkbox"/> Residential Appraisal | <input type="checkbox"/> Laws Relating to Real Estate, Water, or Mining |
| <input checked="" type="checkbox"/> Commercial /Industrial Appraisal | <input type="checkbox"/> Professional Ethics |
| <input type="checkbox"/> Unitary/Centrally Assessed Property Appraisal | <input type="checkbox"/> Administrative Procedures |
| <input type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes.
Current appraisal and industry experts describing current market trends

Part C. REQUIRED MATERIALS TO BE SUBMITTED WITH APPLICATION:

- Detailed Course Outline or Syllabus
 Books or Course Materials

Part D. SIGNATURES

Applicant Signature (Use blue ink)

Print Name
Jeffrey Payson

Date
8-13-18

BRIAN SANDOVAL
Governor

STATE OF NEVADA



C.J. MANTHE
Director

SHARATH CHANDRA
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.nv.gov

August 08, 2018

APPRAISAL INSTITUTE, NEVADA CHAPTER
TINA ANDERSON
2251 N RAMPART #1495
LAS VEGAS, NV 89128

Dear Education Provider:

The following course has been approved and is effective July 26, 2018:

CE.0009167-A 2018 Northern Nevada Real Estate Overview 5 HOURS

This approval is subject to the provisions of NAC 645C. 200-260 and/or 645C.300-355. Proof of attendance must comply with NAC 645C.315(4). Advertising must comply with NAC 645C.225, .335, and 340.

This approval, subject to the above provisions, is effective July 26, 2018. Approval expires on July 31, 2019, unless proper application for renewal is received and approved by the Division prior to its expiration.

Further, if this is a distance education course, it is your responsibility to provide the Division with current AQB/IDDEC certificates. Failure to do so will result in the course being placed on inactive status. Students taking a course that is on inactive status will not receive credit in Nevada.

Please notify the undersigned of the dates this course will be offered in Nevada no less than thirty (30) days prior to the offering.

Sincerely,

A handwritten signature in cursive script that reads "Jaye Lindsay".

Jaye Lindsay
State of Nevada
Appraisal Program Officer

2018 Northern Nevada Real Estate Overview
Schedule and Program Outline
Detailed Discussion Topics

60

8:30-9:30 a.m.	Land Panel
Moderator John Wright, MAI - John S. Wright & Associates	
Panelists Brian Bonnenfant - UNR, College of Business, Center for Regional Studies	
Panel Discussion What is the balance of buyers? More investors or more end-users? How has this changed in the last two years? What areas have price appreciation? What segment has the most interest (Multi-family, commercial, industrial?) Discuss recent deals, what was purchased, who the buyer was and why? What are major challenges in getting future developments approved considering added traffic of many projects? What special ways will technology companies incorporate technology into build-to-suits? When tech companies are looking for space are there any technological factors that must be taken into consideration? Marijuana cultivation and manufacturing facilities in Northern NV occupied how much space at the end of the first year? How do you expect that to change in the next year? What are the biggest challenges facing the land market in the next year? Where do you anticipate growth? What do you foresee in Downtown's development trend regarding the land market?	

9:30-9:35 a.m. Break

60

9:35-10:35 a.m.	Industrial Panel
Moderator James E. Urmston, MAI, SRA	
Panelists Paul Kinne - Panattoni Development Chris Fairchild, CCIM, SIOR - Colliers International	
Panel Discussion Discuss rent levels, vacancies, current pricing and who the buyers are Are any submarkets lagging in absorption and rental rate growth? Are investors interested in more than large buildings? What is the supply and demand of for sale properties versus last year Is there a noticeable change in demand for industrial land and where is it located? What special ways will technology companies incorporate technology into build-to-suits? Is there anything that you are seeing from prospective tenants that has changed your development or expenditure plans? If you had no projects in Reno/Northern NV and wanted to enter the market, would you build or buy? What product would you be interested in? Discuss equity rates of return on all the investment type properties How did marijuana legalization drive the price-per-square-foot for industrial buildings in Northern Nevada? Marijuana cultivation and manufacturing facilities in Northern NV occupied how much space at the end of the first year? How do you expect that to change in the next year?	

10:35-10:40 a.m. Break

10:40-11:40 a.m.

Single Family Residential Panel

Moderator

William G. Kimmel, MAI, SRA - Kimmel & Associates

Panelists

Taylor Cohee - Ryder Homes

Dan T. Magee, SRA

Panel Discussion

Current & Projected Inventory trends

Local market conditions

How and where are investors and typical home buyers competing?

What types of loans are available?

Homeowner Associations – Are still affected by the Great Recession and foreclosures?

2019 forecast for new construction and existing housing market overview

Builders? New Home Construction?

For the builders: What are you currently offering to new home buyers?

For the brokers: What are the buyer's looking for? More SF, more land, flexible floor plans, etc?

Time element in the Short Sale and Foreclosure process and other trends; how has it changed?

How does the recent Nevada Supreme Court decision on Homeowners Associations having super priority lien affect the housing market?

How has the tech industry changed the residential market?

What types of homebuyers are driving the market in Northern Nevada?

What are major challenges in getting future developments approved considering added traffic of many projects?

11:40 a.m. - 11:45 a.m. Break

11:45 a.m.-12:30 p.m.

Multi-Family Panel

Moderator

Scott Q. Griffin, MAI - Johnson Perkins Griffin

Panelists

Kenneth N. Blomsterberg - Marcus & Millichap

Jonathan Fore - Fore Property Company

Panel Discussion

Provide update and understanding of what is going on in the apartment markets

Who and where are the buyers?

Who are the lenders and what types of loans are available?

What are the cap rate trends?

How has the renter profile changed over the last several years? Or has it?

What are the changes and trends in the affordable housing market?

What are the trends in rents & vacancies?

Will there be an increase in conversions from Class C properties to extended stays?

Are neglected Class B and C properties being upgraded to keep up with market changes?

Discuss recent deals, what was purchased, who the buyer was and why?

What are the biggest challenges facing the apartment market in the next year?

How has the tech industry changed the multi-family market?

What is the new construction forecast?

For the Midtown and Downtown Reno areas - What has been the success in conversions from motels to apartment units?

12:30-12:40 p.m. Break

50

12:40-1:30 p.m.

Lunch Speaker

Topic: *Reno Economic Development & Redevelopment*

Speaker

Bill Thomas - City of Reno, Assistant City Manager

Discussion Topics

Revitalization projects (progress or projected)

- Downtown & Infrastructure improvements

Retention of business & industry

- Generating new business & creating jobs
- "Who" are the new, local companies?
- How important is the labor market and economic development to your city's real estate market?

Expansions & Redevelopment – Where do you see the progress for Reno?

- Renewable Energy/Solar
- Marijuana Legalization

5-10 Year Financial & Infrastructure Management Plan

- Public Safety Projects & Challenges
- 2015-2018 Accomplishments
- 2019 – A look Ahead
- Capital Projects
- Utility; Streets; Water production; Beautification

275

Time Calculations: 275 minutes divided by 50-minute hour = 5.5 hours CE

APPRAISER CERTIFICATION BOARD
August 27, 2018

Agenda Item 5

- 4. Briefing to and from Appraiser Certification Board and Department Staff.**

APPRAISER CERTIFICATION BOARD
August 27, 2018

Agenda Item 6

- 4. FOR POSSIBLE ACTION: Schedule Date and Review Agenda Topics for the Next Appraiser's Certification Board Meeting.**