

The Public Hearing for the McGill-Ruth Consolidated Sewer & Water GID was held March 23, 2026, at the McGill Ruth Sewer & Water GID Office, 29 Fourth Street, McGill Nevada.

Present: Chairman, Rob Cummings
Vice Chair, Elaine Blackham
Member, Steve Winton
Member, Joni Drahos

Absent: Member, Leonard Mathews

Also Present: Amy Garcia, Office Manager

Chair Cummings called the meeting to order at 11:00 a.m.
Pledge of Allegiance

Public Comment
None

Discussion only/Review and consideration/Verify qualifications of appraiser and review disclosure statement from appraiser listing all sources of income that may constitute a conflict of interest


March 13, 2026

I, Janelle R. Wright, a Nevada Certified General Appraiser, do disclose the following in relationship to appraising the properties located at 29 & 31 Fourth Street in McGill, Nevada (Real Property) for the McGill-Ruth Sewer & Water District:

1 – I do not have any sources of income that may constitute a conflict of interest and any relationship with the real property owner or the owner of an adjoining real property.

2- I do not have an interest in the real property or an adjoining property.

3 - The real property is located in a county whose population is less than 52,000 and no one related to me has an interest in the real property or an adjoining property.



Janelle R. Wright
Nevada Certified General
License Number A.0006967-CG

**QUALIFICATIONS OF APPRAISER
JANELLE R. WRIGHT**

State Licensing and Certification

Certified General Appraiser - State of Nevada 2006
 License Number A.0006967-CG 2006
 (Certified through September 30, 2026)

Formal Education

University of Nevada, Reno 2001
 B. A., Political Science, Anthropology
 Courses in Political Science, Anthropology, Economics and Pre-Law
 Graduated with Distinction

Appraisal Education and Technical Training

Appraisal Institute

Course 110 – “Appraisal Principles” April 2003
 Course 120 – “Appraisal Procedures” April 2004
 Course 400 – National USPAP Update Course (7 hours) April 2004
 Course 310 – “Basic Income Capitalization” May 2005
 Course 410 – National USPAP 15-Hour May 2006
 Course 320 – “General Applications” June 2006
 Course 510 – “Advanced Income Capitalization” May 2007
 7-Hour National USPAP Update Course March 2010
 Online Appraisal of Nursing Facilities August 2010
 Online Appraising Convenience Stores August 2010
 Online Rates and Ratios: Making sense of GIMs, OARs, and DCF August 2010
 Online Cool Tools: New Technology for Real Estate Appraisers September 2012
 Online Advanced Internet Search Strategies September 2012
 Online Data Verification Methods September 2012
 Online Analyzing Distressed Real Estate September 2012
 7-Hour National USPAP Update Course March 2014
 Online Forecasting Revenue December 2015
 Online Small Hotel/Motel Valuation December 2015
 Online Comparative Analysis December 2015
 Online The Discounted Cash Flow Model December 2015
 Online FHA Appraising – Principles and Procedures November 2016
 7-Hour National USPAP Update Course March 2020
 7-Hour National USPAP Update Course January 2022
 7-Hour National USPAP Update Course January 2024
 7-Hour National USPAP Update Course January 2026

McKissock, online

Online 7-Hour National USPAP Update Course September 2016
 Online Appraisal of Fast Food Facilities September 2016
 Online Expert Witness for Commercial Appraisers September 2016
 Online Supervisor-Trainee Course for Nevada September 2016
 Online 7-Hour National USPAP Update Course August 2018
 Online Advanced Hotel Appraising – Full Service Hotels August 2018
 Online Appraising Small Apartment Properties August 2018
 Online Laws for Nevada Appraisers August 2018
 Online The Basics of Expert Witness for Commercial Appraisers August 2018
 Online Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) August 2022
 Online Divorce and Estate Appraisals: Elements of Non-Lender Work August 2022

The Board reviewed and verified qualifications of appraiser, along with the disclosure statement.

Discussion/for possible action: Review appraisal received by Janelle R. Wright and conduct public hearing pursuant to NRS 315.512 (1)(a) on the matter of establishing the fair market value of the real property located at 29 Fourth Street APN 004-054-06 and 31 Fourth Street APN 004-054-25, and take action to establish and/or confirm the fair market value to be not less than the appraised value of the property pursuant to NRS318.512(2)(b)

Chairman Cummings called for public comment, no public present.

Vice Chair Blackham motioned to establish and confirm the fair market value of the real property located at 29 Fourth Street and 31 Fourth Street to be not less than the appraised value of the property pursuant to NRS 318.512(2)(b) \$95,000.00.

Member Winton seconded the motion; motion passed.

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Janelle R. Wright
Certified General Appraiser
Nevada A.0006967-CG

March 13, 2026

McGill-Ruth Sewer & Water District
c/o Ms. Amy Garcia
Office Manager
29 Fourth Street
McGill, NV 89318

RE: File: 26-007
Property: Professional Office Building
29 & 31 Fourth Street
McGill, NV 89318

Dear Ms. Garcia:

This is in response to your request for an appraisal report addressing the Market Value of a 1,134± square foot single-tenant, professional office building and adjoining parking lots located at 29 and 31 Fourth Street (U.S. Highway 93), McGill, White Pine County, Nevada. The subject property is located on the east side of Fourth Street, 123.32±' south of Avenue J. The property properties can further be identified as Assessor's Parcel Numbers 004-054-06 and 25, and according to the White Pine County Assessor, are owned by McGill-Ruth Sewer & Water District.

The subject property comprises two adjoining parcels that contain a total of 8,464± square feet (0.1943± acres) of land area. APN 004-054-06 has an address of 29 Fourth Street, contains 0.1144± acres of land area and is currently improved with a 1,134± square foot professional office building. This office building has a reported year built of 1930 and is of average quality construction. APN 005-054-25 has an address of 31 Fourth Street, contains 0.0799± acres of land area and is currently being used as a parking lot. There is no paving, striping or other improvements on this parcel, it is a dirt parking lot.

The subject parcels are currently be used together as the McGill-Ruth Sewer & Water District office and parking lot. Both parcels have frontage on Fourth Street along their entire west property lines and both parcels involve gently sloping topography up to the east. The office building has an original construction year of 1930, is of average quality construction, involves a wood frame building with a painted wood siding exterior and a composition shingle roof. The front of the office building fronts west on Fourth Street but due to the topography of the site, sits above grade with Fourth Street. Additionally,

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the office building occupies almost the entire width of the site and so it has no direct access from Fourth Street. There are concrete steps to access the building from street level. The building has a rear concrete driveway and rear entry door that is used as a handicapped entrance. This rear portion of the subject is accessed via an unofficial dirt alley extending west from 3rd Street. This alley way and surrounding land appears to be owned by the county. The only landscaping on this site is a small planter box located along the west side of the building between the building and the sidewalk. The adjoining parking lot parcel is at grade with Fourth Street and then slopes gently up to the east. This site is only accessible from its 60.03± feet of frontage on Fourth Street. This site is a dirt parking lot void of any vegetation or improvements. The subject building was in average condition on the date of inspection with no items of deferred maintenance noted. The reader is referred to the subject photographs to see the current condition of the subject.

The subject building is currently owner occupied by the McGill-Ruth Sewer & Water District office. According to the client, they have purchased a larger building in McGill, located a short distance north of the subject, and will be relocating there in May of this year once construction for building rehabilitation is complete. At the request of the client, the subject parcels are being valued as one property for disposition purposes.

The subject property involves gently sloping topography up toe east and has immediate access to all public utilities which include electricity, municipal water and sewer. There do not appear to be any earthquake hazards, soils conditions, environmental contamination, easements or other factors adversely impacting the value or development potential of the subject property. The subject parcels are both zoned C-2 (General Commercial District) and the subject's current improvements as a professional office building is in compliance with the zoning.

The subject property is located in central McGill. The subject is bordered on the east, north and south by residential uses; and on the west by Fourth Street (U.S. Highway 93) and beyond that are residential utilizations. Overall, the subject is involved in a mixed-use area in central McGill. The subject property as well as the McGill market will be more completely discussed in subsequent sections of this report.

The following document complies with the reporting requirements for an Appraisal Report as set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The following Appraisal Report presents and summarizes the data, reasoning and analyses that were used in the appraisal process to develop the opinions of value. The depth of discussion contained in the report is specific to the needs of the client, McGill-Ruth Sewer & Water District, and for the intended use of the report, which is to determine a current value of the subject property for disposition purposes. Because the report was prepared the subject ownership, it cannot be submitted to a federally regulated financial institution to obtain mortgage financing. The report is intended to satisfy all applicable Nevada State law. As I have completed numerous appraisals on commercial buildings and vacant parcels throughout central Nevada, including White Pine County, I attest to having adequate geographic and technical knowledge to complete a competent appraisal of the subject.

For the reasons discussed within this report, this appraisal is based upon the following extraordinary assumptions:

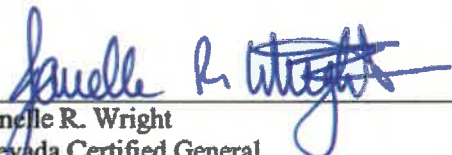
- 1) A Preliminary Title Report on the subject parcels was not available to the undersigned. As it would be impractical to complete a document-by-document search of the Official Records of White Pine County to ascertain any and all easements encumbering the subject parcels, this has not been performed. A physical inspection of the subject parcels did not reveal overt signs of any easements encumbering the sites. This appraisal is based on the assumption that there are no significant easements or other similar encumbrances impacting the subject parcels. The use of this assumption may have affected the assignment results.

This appraisal is not based upon any hypothetical conditions or contingencies. Based upon the available data, the following value conclusion was derived for the fee simple interest in the subject property, as of the March 3, 2026 date of valuation.

MARKET VALUE

\$95,000

Respectfully submitted,



 Janelle R. Wright
 Nevada Certified General
 License Number A.0006967-CG

Discussion/for possible action/possible approval or disapproval of Resolution 2026-02 declaring the intent to sell property at auction of McGill Ruth Consolidated Sewer & Water GID

RESOLUTION NO. 2026-02 DECLARING THE INTENTION TO SELL PROPERTY AT AUCTION

WHEREAS the Board of Trustees of the MCGILL-RUTH CONSOLIDATED SEWER AND WATER GENERAL IMPROVEMENT DISTRICT, hereinafter referred to as “DISTRICT,” recognizes there is a need, AND in the best interest of McGill Ruth Sewer And Water District to sell property located at 29 Fourth Street, APN 004-054-06, McGill Nevada, and 31 Fourth Street APN 004-054-25, McGill Nevada for a minimum price of \$95,000.00.

WHEREAS sealed bids will be received, opened, examined, and declared on April 20, 2026, at the District Office located at 29 Fourth Street, McGill Nevada at 2:30 p.m.

WHEREAS the highest bid may be accepted AFTER a call for any oral bids which May exceed any written bid by at least 5%.

WHEREAS the highest accepted offer will be required to deposit a sufficient amount of money to pay costs incurred for appraisal in the amount of \$2,500.

WHEREAS a Public Hearing was held on the 23rd day of March 2026, and upon motion duly made, seconded and passed, established resolution 2026-02.

Vice Chair Blackham motioned to approve resolution 2026-02 with Member Winton seconding. Motion passed.

Public Comment

None

Recommendations for Items for Future Agendas

The next regular meeting will be held April 20, 2026

*Discussion Only/open/examine/and declare all sealed bids for purchase of 29 Fourth St and 31 Fourth Street properties

*Discussion Only/call for oral bids for purchase of 29 Fourth Street and 31 Fourth Street properties

*Discussion/for possible action/approval or disapproval to accept highest bid from highest responsible bidder

Adjournment

Being no further business, Chairman Cummings adjourned the hearing at 11:25 a.m.



Chairman, McGill Ruth Consolidated Sewer & Water GID



ATTEST: Secretary

