



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** January 4, 2018

**Staff Contact:** Nick Marano, nmarano@carson.org

**Agenda Title:** For Possible Action: To appoint three members to the Carson City Redevelopment Authority Citizens Committee. There are two positions for "Citizen-at-Large", and one for "Business Operator or Property Owner" each to fill a three year term ending January 2021.

**Staff Summary:** The Carson City Redevelopment Authority Citizens Committee is seven-member committee that advises the Redevelopment Authority on matters pertaining to the Redevelopment District. There are three positions open due to members terms expiring. Court Cardinal is seeking reappointment for the "Business Operator or Property Owner" position. New applications were submitted by Michael Smith, Sherri Powell, Eric Kimzey and Timothy Garber for the "Citizen-at-Large" positions.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 1 hour

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## **Proposed Motion**

I move to appoint \_\_\_\_\_ & \_\_\_\_\_ to the Carson City Redevelopment Authority Citizens Committee as a "Citizen-at-Large" and based on the City Manager's recommendation, reappoint Court Cardinal to the "Business Operator or Property Owner" each to fill a three year term ending January 2021.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

N/A

## **Background/Issues & Analysis**

The Carson City Redevelopment Authority Citizens Committee was established to include seven members who may or may not have property or business interests within the Redevelopment District and who may be widely skilled in professional categories such as architecture, urban planning, engineering, construction management, general contracting, historic preservation, residential or commercial development, real estate transactions, brokerage and property management, retail, entertainment and cinema, tourism, economic development, business ownership, startup and management, transit, cultural facilities, housing, economics and finance, education, technology, marketing, or law.

## **Applicable Statute, Code, Policy, Rule or Regulation**

RACC Bylaws

## **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: n/a

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: n/a

**Alternatives**

Re-open the position announcement for additional applicants

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


\_\_\_\_\_  
(Vote Recorded By)






Carson City, NV

# REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

## BOARD DETAILS

 OVERVIEW

-  **SIZE** 7 Seats
-  **TERM LENGTH** 3 Years
-  **TERM LIMIT** 2 Terms

Make recommendations to the Redevelopment Authority on Redevelopment Area Plans, incentive programs, special event funding, and other matters pertaining to the Redevelopment District and within the authority of the Redevelopment Authority.



### DETAILS

#### MEETINGS

- 5:30 p.m.
- Quarterly, first Monday of February, May, August and November
- Community Center, Sierra Room
- 851 East William Street, Carson City, Nevada

#### POWERS & DUTIES

The Redevelopment Authority Citizens Committee was established by the Carson City Redevelopment Authority to make recommendations on Redevelopment Area Plans, incentive programs, special event funding, and other matters pertaining to the Redevelopment District and within the authority of the Redevelopment Authority.

#### ADDITIONAL INFORMATION

[RACC By-laws.adopted.6.4.15.pdf](#)

#### ADDITIONAL INFORMATION



Carson City, NV

# REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

## BOARD ROSTER



**JOHN BARRETTE**

1st Term Jan 19, 2017 - Jan 01, 2018

**Position** Board of Supervisors



**COURT CARDINAL**

1st Term Feb 05, 2015 - Jan 31, 2018

**Appointing Authority** Board of Supervisors

**Position** Business Operator or Property Owner

**Category** Redevelopment Area 2



**RONNI HANNAMAN**

3rd Term Jan 05, 2017 - Jan 31, 2020

**Position** Business Operator or Property Owner

**Office/Role** Vice Chair

**Category** Redevelopment Area 2



**JASON JUSTICE**

1st Term Jul 21, 2016 - Jan 01, 2019

**Appointing Authority** Board of Supervisors

**Position** Business Operator or Property Owner

**Category** Redevelopment Area 1



**LEE KENNEDY**

1st Term Mar 16, 2017 - Jan 31, 2020

**Appointing Authority** Board of Supervisors

**Position** Business Operator or Property Owner

**Category** Redevelopment Area 1



**CRAIG MULLET**

1st Term Feb 05, 2015 - Jan 31, 2018

**Appointing Authority** Board of Supervisors

**Position** Citizen at Large



**VACANCY**

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**Profile**

Michael

First Name

J

Middle Initial

Smith

Last Name

  
Email Address  
Street Address

Suite or Apt

Carson City

City

NV

State

89706

Postal Code

  
Primary Phone  
Alternate Phone**Which Boards would you like to apply for?**

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

**Redelopment Areas 1 & 2** Citizen-at-Large

Question applies to multiple boards

**Why would you like to serve of this Board/Committee/Commission?**

As a newcomer to Carson City (approaching 5 months) I would like to become involved in the intrinsic process of policies/procedures and be an active participant in the city's decision making process. its great to come in with new perspective and new ideas particularly coming from another state.

Question applies to multiple boards

**Are you currently a registered voter in Carson City?** Yes  No

Question applies to multiple boards

**Are you currently a member on any other Carson City Board, Committee or Commission?** Yes  No

Question applies to multiple boards

**If yes, please list:**

---

Question applies to multiple boards

**Term expiration:**

---

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## **Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

---

Yes  No

Question applies to multiple boards

**Do you currently have a contract with Carson City for services/good?**

---

Yes  No

Question applies to multiple boards

**If yes, please provide contract details:**

---

Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

---

Yes  No

---

## **Education**

Note: only complete this section if a degree is required for this position

**College, Professional, Vocational or Other Schools attended:**

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Rust College-Holly Springs, MS. University of Mississippi- Oxford, MS.

**Major Subject:**

---

Education

**Degree Conferred:**

---

Bachelors- 1977 Masters- 1991

**Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:**

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As a retired HS Principal from Tennessee, and working in the educational arena for 25+ years I bring a fresh new perspective whereas I consider all individuals and to make the best decisions for all concerned. Back home in Mississippi I ran unsuccessfully for Board of Alderman and State Senate.

**List the community organizations in which you have participated and describe participation:**

---

Some of the community organizations that I have participated in are the following: A member of the Horn Lake and Southaven( Mississippi) Chamber of Commerce's.

**List your affiliation with professional or technical societies: \*if required for the position.**

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Upload a Resume

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**Personal/Professional References**

**Name, Telephone Number:**

---

Aaron McCown- 775-842-9070

**Name, Telephone Number:**

---

Robert Long. 901-848-6041

**Name, Telephone Number:**

---

Charlie Roberts. 901-690-6501

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

**I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.**

---

**I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.**

---

I Agree \*



**Profile**

Sherri

First Name

L

Middle Initial

Powell

Last Name

[Redacted]

Email Address

[Redacted]

Street Address

Suite or Apt

CARSON CITY

City

NV

State

89703

Postal Code

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

**Which Boards would you like to apply for?**

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

**Redelopment Areas 1 & 2**

Citizen-at-Large

Question applies to multiple boards

**Why would you like to serve of this Board/Committee/Commission?**

While living in Henderson, NV during college, I was a student that worked to redevelop downtown Las Vegas. That ultimately included proposing and supporting the Arts District and First Friday. Both are still successful and I enjoyed participating and being a part of growing a community.

Question applies to multiple boards

**Are you currently a registered voter in Carson City?**

Yes  No

Question applies to multiple boards

**Are you currently a member on any other Carson City Board, Committee or Commission?**

Yes  No

Question applies to multiple boards

**If yes, please list:**

---

Question applies to multiple boards

**Term expiration:**

---

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## **Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

---

Yes  No

Question applies to multiple boards

**Do you currently have a contract with Carson City for services/good?**

---

Yes  No

Question applies to multiple boards

**If yes, please provide contract details:**

---

Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

---

Yes  No

---

## **Education**

Note: only complete this section if a degree is required for this position

**College, Professional, Vocational or Other Schools attended:**

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Master's of Business Administration, University of Phoenix 2007 Bachelor of Science, University of Nevada Las Vegas 2005

**Major Subject:**

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Business, Environmental Studies

**Degree Conferred:**

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Master's of Business Administration, University of Phoenix 2007 Bachelor of Science, University of Nevada Las Vegas 2005

**Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:**

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I'm new to Carson City, I have lived here 2 years. I own a home in Southwest Carson and I've been remodeling that home because I believe redeveloping, not building new, is important to keep our heritage and culture in Carson City.

**List the community organizations in which you have participated and describe participation:**

---

I have volunteered for FISH, the Carson City Symphony and for Classy Seconds. While at both FISH and Classy Seconds, I was just a worker putting items away. While working at the Symphony, I was the volunteer coordinator and helped to manage events.

**List your affiliation with professional or technical societies: \*if required for the position.**

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[PowellResume2017.docx](#)

Upload a Resume

---

**Personal/Professional References**

**Name, Telephone Number:**

---

Sandy Zboinski, 775-230-5090

**Name, Telephone Number:**

---

Tracey Owen, 775-450-7537

**Name, Telephone Number:**

---

Kelly Kelly, 775-315-7469

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**I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.**

---

**I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.**

---

I Agree \*

Sherrri Powell, MBA  
Carson City, Nevada  
(702) 271-7109  
sherpowell@gmail.com

## Summary

I am a skilled government professional with experience working in a number of positions throughout my professional career. I have supported commissioners and executives and interacted frequently with community members and constituents. I have been trained in mediation while working for Clark County. I have also been trained as a facilitator for large groups to accomplish complex goals. I have worked with developers, contractors and planners throughout my professional career as an Environmental Planner for URS Engineering in 2005.

## Education

**University of Nevada Las Vegas**  
Bachelor of Science  
Graduated August 2005

**University of Phoenix**  
Master's of Business Administration  
Graduated June 2007

## Employment History

**State of Nevada**  
Management Analyst III

Carson City, Nevada  
January 2011 - Present

Civil Rights Officer for Medicaid recipients. HIPAA Privacy Officer for Nevada Medicaid. Work with the media, public and recipients for personal health information requests, analytics and media inquiries.

**Clark County, Nevada**  
Management Analyst II

Las Vegas, Nevada  
October 2007 - July 2010

Film Administrator for Clark County. Approved all film applications for the County and coordinated events and filming with the local jurisdictions including Las Vegas, North Las Vegas, and Henderson. Wrote County ordinances to respond to constituent needs and requests.

**CDW Corporation**  
Executive Assistant

Las Vegas, Nevada  
January 2006 - October 2007

Supported the West Coast Operations Executive in daily operations and activities. Coordinated all special events and media relations. Prepared reports for the Securities and Exchange Commission and coordinated all business relations and business meetings.

### Professional Skills

Microsoft Office Specialist - Master Level

CompTia Security+

Nevada Information Security Professional

### Profile

Eric \_\_\_\_\_ Kimzey \_\_\_\_\_  
 First Name Middle Initial Last Name

\_\_\_\_\_  
 Email Address

\_\_\_\_\_  
 Street Address

\_\_\_\_\_  
 Suite or Apt

Carson City \_\_\_\_\_  
 City

NV \_\_\_\_\_  
 State

89703 \_\_\_\_\_  
 Postal Code

\_\_\_\_\_  
 Primary Phone

\_\_\_\_\_  
 Alternate Phone

### Which Boards would you like to apply for?

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

### Redelopment Areas 1 & 2

Citizen-at-Large

Question applies to multiple boards

### Why would you like to serve of this Board/Committee/Commission?

As a relatively new resident of Carson City with a vested business and residential interest, as well as a young growing family I am inclined to lend a hand to the development of this city. I would like to see where and how Carson City can grow and assist in the growth of this area. My three children will be raised here, I would like to see them stay and raise their families here with plentiful opportunities and a thriving community. With my experience as a business owner working with and along all types of different businesses and my educational background I feel can be a fantastic asset to the board of supervisors and this specific committee. I am on the road everyday, I see where this city is thriving and where it could maybe use a hand. My input on the growing business sector, especially retail is something I feel could be of use to this committee.

Question applies to multiple boards

### Are you currently a registered voter in Carson City?

Yes  No

Question applies to multiple boards

**Are you currently a member on any other Carson City Board, Committee or Commission?**

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Yes  No

Question applies to multiple boards

**If yes, please list:**

---

Question applies to multiple boards

**Term expiration:**

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## **Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

---

Yes  No

Question applies to multiple boards

**Do you currently have a contract with Carson City for services/good?**

---

Yes  No

Question applies to multiple boards

**If yes, please provide contract details:**

---

Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

---

Yes  No

---

## **Education**

Note: only complete this section if a degree is required for this position

**College, Professional, Vocational or Other Schools attended:**

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CSU Sacramento



**Major Subject:**

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Government - International Relations

**Degree Conferred:**

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**Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:**

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As a business owner since 2012 I have seen the many ups and downs that come with being self employed. I have worked with cities, states and even national level agencies in the food industry. With my educational background in government I have a strong foundation of how committees and community boards work. As a former intern for CA State Senator Jim Beall I worked first hand with many California committees including business development and human services. I helped write, edit and analyze bills as they came from the floor to our offices and back. I worked first hand with committee leaders, members and community leaders to help in the creation of bills passed and voted on in the capitol.

**List the community organizations in which you have participated and describe participation:**

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AYSO Carson City - soccer coach

**List your affiliation with professional or technical societies: \*if required for the position.**

---

[Eric\\_Kimzey\\_resume.docx](#)

Upload a Resume

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**Personal/Professional References**

**Name, Telephone Number:**

---

Al Larocca - Area Sales Manager Pepperidge Farm - 650.291.4649

**Name, Telephone Number:**

---

Malinda Hammill - 916-601-9032

**Name, Telephone Number:**

---

Scott Simpson - fellow Pepperidge Farm SDA owner - 775.225.0596

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**I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.**

---

**I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.**

---

I Agree \*

# ERIC KIMZEY

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912 Angus St. Carson City,  
NV | 408.828.9140 | eskimzey@gmail.com

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## SUMMARY

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Goal orientated business owner with sales experience in both the travel and food industries.

## COMPUTER SKILLS

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### Software

- Sales Force, Competent, 1 year
- Quickbooks, Competent, 5 years
- Photoshop, Expert, 10 years
- Microsoft Suite, Expert 10 years

## EXPERIENCE

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- 5/16-present SDA (Franchisee) , *Pepperidge Farm*
  - Own and operate a Pepperidge Farm cookie distributorship territory for the majority of northern Nevada
- 6/15-5/16 International Tours Consultant , *ACIS*
  - Recruited and helped teachers plan international trips for their students
  - Covered all western states
  - Attended teacher conferences
  - Used international travel knowledge in an educational capacity
- 3/12-5/16 Owner/Operator, *CalGreen Distribution*
  - Analyzed customer needs, discounts, volume potential, price ranges and planned sales campaign.
  - Attended food and beverage trade shows.
  - Built and designed POS merchandising displays and pop ups.
  - Created and maintained POGs.
  - Sold snack foods in all areas, conventional and natural to both retail and foodservice.
  - Negotiated fees and rates
  - Managed daily operations, dealt with customers and supported drivers.
  - Developed entire sales strategy for the company
  - Sent proposals by mail and e-mail when required. Met and completed numerous in person presentations.
  - Closed over 75 accounts since inception.
  - Grown revenue from 0 to over half a million in just over two years.
- 5/11-5/12 Operations Manager, *Primedia*

- As the Sacramento Operations Manager at Distributech/Primedia, I was responsible for managing 6 drivers and over 500 accounts. Including 7-11, Raleys and Blockbuster.
- Worked with management to keep rack space and offer new advertising efforts.
- Sold new accounts to place more racks.

5/11-5/12

Intern Jim Beall, *CA Assembly*

- Analyzed bills
- Ran bills to the floor
- Office Duties
- Attended committee meetings - took official notes
- Exposed to every aspect of the CA governmental system

## EDUCATION

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2011

BA International Relations Government, *CSUS*

### Profile

Timothy

First Name

J

Middle Initial

Garber

Last Name

[Redacted]

Email Address

[Redacted]

Street Address

Suite or Apt

Carson City

City

NV

State

89706

Postal Code

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

### Which Boards would you like to apply for?

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

### Redelopment Areas 1 & 2

Citizen-at-Large

Question applies to multiple boards

### Why would you like to serve of this Board/Committee/Commission?

With construction on the rise in the Carson City area, I'd like to give that industry a chance to utilize its voice in the community.

Question applies to multiple boards

### Are you currently a registered voter in Carson City?

Yes  No

Question applies to multiple boards

### Are you currently a member on any other Carson City Board, Committee or Commission?

Yes  No

Question applies to multiple boards

**If yes, please list:**

---

Question applies to multiple boards

**Term expiration:**

---

---

## **Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

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Yes  No

Question applies to multiple boards

**Do you currently have a contract with Carson City for services/good?**

---

Yes  No

Question applies to multiple boards

**If yes, please provide contract details:**

---

Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

---

Yes  No

---

## **Education**

Note: only complete this section if a degree is required for this position

**College, Professional, Vocational or Other Schools attended:**

---

**Major Subject:**

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**Degree Conferred:**

---

**Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:**

---

Organizational skills, attention to detail, understanding NRS regulations, knowledge of how meetings are run.

**List the community organizations in which you have participated and describe participation:**

---

Northern Nevada Dream Center. Help to deliver food to those in need.

**List your affiliation with professional or technical societies: \*if required for the position.**

---

Member of Laborers Local 169. Employed by The Northwest Regional Organizing Coalition.

[2018 Resume.pdf](#)

Upload a Resume

---

**Personal/Professional References**

**Name, Telephone Number:**

---

Skip Daly (775) 722-6534

**Name, Telephone Number:**

---

Ashly de Jesus (775) 291-3498

**Name, Telephone Number:**

---

Gary Benedict (775) 771-2901

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

**I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.**

---

**I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.**

---

I Agree \*



**Timothy J. Garber**  
**1427 E. Long St.**  
**Carson City, NV 89706**  
**775-230-2756**

Current Job Purpose: NROC Organizer/Market Representative job purpose is to house call non-union workers, develop organizing committees, participate in job actions and demonstrations, conduct job-site visits, conduct basic research, and perform other duties as necessary to move the campaign forward.

**Job Requirements:**

- Excellent communication skills
- Activist experience, community and political experience accepted
- Commitment to organizing the unorganized using a vigorous house calling and leadership committee building program.
- Ability to work long hours, late nights, and weekends
- Ability to travel across the Northwest Region campaign dictates
- Valid Driver's License

**Skills and Aptitudes:**

- Team player, ability to work with a diverse group of organizers
- Ability to challenge and motivate workers, good speaker and agitator, creative and problem solving ability
- Ability to keep member activists motivated
- Ability to identify and develop worker leaders
- Ability to give education classes (e.g., VOICE) to other members
- Dedication to improving the lot of workers and willingness to participate in a wide variety of activities toward that objective.
- Ability to work independently and under pressure

**Job Duties:**

- House calling non-union workers, basic committee work, and assisting in setting up campaigns
- Identify worker leaders and conduct leadership development program
- Conduct meetings with workers, identifying and organizing around issues, mobilize and empower workers to action.
- Participate in corporate campaign activities such as public speaking (press and rallies), organizing and leading rallies, pickets, leafleting, tenant delegations, etc.
- Participate in legal investigation and interview, gather information as needed.
- In training to be able to manage all aspects of a smaller (100-150 workers) campaign, including setting-up campaign, leadership work, house calling program, message development, run open meetings, leaflet production and develop campaign calendar

### Qualifications Summary

- 5 years of experience in the construction industry with Laborers Local 169
- 1 year of experience as a NROC Organizer with Laborers Local 169
- Graduated the Northern Nevada Laborers Union Local 169 Apprenticeship Program 2015
- OSHA regulatory compliance
- High ability to follow written and verbal instructions
- Strong basic mathematical skills
- Excellent grasp of safety guidelines for a variety of job contexts
- Inventory, ordering, and management experience

The Northwest Regional Organizing Coalition (NROC) - an affiliate of LIUNA, the Laborers' International Union of North America - works to empower workers in the Northwest Region to join with LIUNA. NROC coordinates organizing efforts with Local Unions and District Councils; including providing assistance with research, tactics, strategy, and member education.

NROC's jurisdiction covers 9 U.S. States and 7 Canadian Provinces and Territories and is staffed with 9 organizers and 1 researcher.

Work Out Work In

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C 01/09/2017 M02/14/2017 PERFORMANCE CONTRACTING,INC

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C 07/28/2016 M12/22/2016 GRANITE CONSTRUCTION COMPANY  
Auth

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L 07/11/2016 M07/22/2016 DIVERSIFIED DEMOLITION COMPANY

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R 03/03/2016 M06/27/2016 PERFORMANCE CONTRACTING,INC

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L 11/02/2015 C01/01/2016 PERFORMANCE CONTRACTING,INC

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L 06/08/2015 M09/30/2015 DIVERSIFIED DEMOLITION COMPANY

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L 05/08/2015 M05/11/2015 SNC

---

L 01/12/2015 M04/24/2015 ASPEN DEVELOPERS CORP.

---

R 12/10/2014 M12/17/2014 GRANITE CONSTRUCTION COMPANY

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L 06/11/2014 O12/10/2014 GRANITE CONSTRUCTION COMPANY

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R 05/08/2014 M06/02/2014 NCM CONTRACTING GROUP, LP

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L 05/08/2014 M05/08/2014 DIVERSIFIED STRIPING SYSTEMS, INC.

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R 02/21/2014 M04/30/2014 NCM CONTRACTING GROUP, LP

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L 01/21/2014 R02/21/2014 NCM CONTRACTING GROUP, LP

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R 07/23/2013 M11/26/2013 ROAD & HIGHWAY BUILDERS

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C 06/06/2013 O07/23/2013 ROAD & HIGHWAY BUILDERS

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L 05/29/2013 M05/29/2013 ROAD & HIGHWAY BUILDERS

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L 04/22/2013 M05/07/2013 INTERSTATE IMPROVEMENTS, INC.  
Auth

**Profile**

Court

First Name

Cardinal

Middle Initial

Last Name

[Redacted]

Email Address

[Redacted]

Street Address

Suite or Apt

Carson City

City

NV

State

89701

Postal Code

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

**Which Boards would you like to apply for?**

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

**Redelopment Areas 1 & 2**

Business Operator or Property Owner Redevelopment Area 2

Question applies to multiple boards

**Why would you like to serve of this Board/Committee/Commission?**

As the largest private employer in Carson City I feel that I can continue to contribute to this commission putting my business experiences to good use helping the city.

Question applies to multiple boards

**Are you currently a registered voter in Carson City?**

Yes  No

Question applies to multiple boards

**Are you currently a member on any other Carson City Board, Committee or Commission?**

Yes  No

Question applies to multiple boards

**If yes, please list:**

---

Question applies to multiple boards

**Term expiration:**

---

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## **Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

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Yes  No

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**If yes, please provide contract details:**

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Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

---

Yes  No

---

## **Education**

Note: only complete this section if a degree is required for this position

**College, Professional, Vocational or Other Schools attended:**

---

**Major Subject:**

---

**Degree Conferred:**

---

**Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:**

---

**List the community organizations in which you have participated and describe participation:**

---

**List your affiliation with professional or technical societies: \*if required for the position.**

---

---

Upload a Resume

---

## **Personal/Professional References**

**Name, Telephone Number:**

---

Robert Crowell, Mayor of Carson City 775-230-1311

**Name, Telephone Number:**

---

Congressman Mark Amodei 775-721-0308

**Name, Telephone Number:**

---

Chris McMillen, GE 775-309-7981

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

**I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.**

---

**I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.**

---

I Agree \*

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE  
BYLAWS

I. GENERAL POLICIES AND PROCEDURES

A. Redevelopment Authority Citizens Committee established.

1. Appointment and terms of members.

- a. The Board of Supervisors and Redevelopment Authority shall appoint no more than seven citizens to serve on the Citizens Committee.
- b. The Committee shall be comprised of seven members, including: a member of the Redevelopment Authority as appointed by the Authority; two representatives each from Redevelopment Areas 1 and 2 who are either a business operator or property owner within that area; and two citizens at large with qualifications as may be further detailed in the most current resolution establishing the Committee approved by the Board of Supervisors.
- c. Members of the Redevelopment Authority Citizens Committee shall be residents and active registered voters of Carson City.
- d. The Board of Supervisors and Redevelopment Authority may appoint individuals from the financial community to be advisors to the Redevelopment Authority Citizens Committee.
- e. Every member of the Committee shall be appointed for a three-year term which shall expire on January 1, or until a replacement is named. Appointments to the Committee will be made on a staggered-year basis. Except for the Redevelopment Authority member, Committee members may only serve four full three-year terms on the Committee

2. Committee authorization.

The Redevelopment Authority Citizens Committee shall advise the Carson City Redevelopment Authority regarding the Redevelopment Incentives Program and other duties as authorized by the Board of Supervisors.

3. Service without compensation, removal, vacancies.

- a. All members of the Redevelopment Authority Citizens Committee shall serve without compensation.



- b. Citizen members may be removed after public hearing, by a majority vote of the Board of Supervisors, for inefficiency, neglect of duty, malfeasance of office or non-attendance at regular meetings. Vacancies that occur other than through the expiration of a term shall be filled for the unexpired term.

4. Board of Supervisors' Policies and Procedures.

The Redevelopment Authority Citizens Committee shall be subject to the Board of Supervisors' Policies and Procedures for Boards, Committees, and Commissions, as may be amended, incorporated into these bylaws by reference.

B. Ethics of the Committee Members.

1. Conflict of interest.

- a. All Members must avoid any conflict of interest. No individual may use an official position to gain personal advantage. If a Member concludes that they have a conflict of interest or an appearance of fairness issue with respect to a matter pending before Committee, they must disqualify themselves from participating in the deliberations and decision-making process for the matter under consideration. A Member so disqualifying himself or herself shall have no personal presence before or direct communication with the other members regarding the matter at issue. Failure of a Member to disclose that he or she has a conflict of interest on a matter under consideration by the Committee may be cause for removal from the Committee.
- b. No member shall participate in, take action, cast a vote or lobby other members in relation to any project or proposal before the Committee that relates to a property, business, or other venture in which the member has a financial or vested interest.
- c. The policy of the Committee is that the appearance of a conflict of interest is as prejudicial in nature for the credibility of the Redevelopment Authority Citizens Committee and the City as an actual conflict of interest. Members, on behalf of the good of the Committee and to maintain its public credibility, shall utilize discretion and judgment and should disclose the appearance of or actual conflict.
- d. In the event of a pending matter for which a member wishes to be disqualified, the policy of the Committee shall be that if it is an actual conflict of interest as described in I. B. 1. b., the member shall leave the dais and the meeting room until the matter has been decided. If the matter is an appearance of conflict of interest, the

member may, using his or her judgment, remain at the dais or step down to the floor, and announce prior to the opening of the public hearing that he or she will be abstaining from this matter.

- e. A member convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude shall resign from the Committee within 30 days of the conviction.

2. Discretion.

Members shall be discreet in the discussion of pending matters outside of the meeting forum. No commitments or prejudicial comments shall be made prior to a public hearing in advance of any official action.

C. Public meetings and records.

- 1. Regular meetings of the Committee shall be open to the public and subject to the provisions of the Nevada Open Meeting Law. In enacting NRS 241, the Nevada Legislature found and declared that all public bodies exist to aid in the conduct of the people's business. It is the intent of the law that public body actions be taken openly and that their deliberations be conducted openly. It is the responsibility of every Member to understand the requirements of the Open Meeting Law and to assure that they individually and the Committee as a whole operates within the letter and spirit of the law. Members are required to attend either the annual training course or the short course provided through the District Attorney's Office within twelve months of appointment.
- 2. The City shall provide a Secretary for each and every meeting of the Committee to act as a recorder, vote counter and to take roll.
- 3. The Committee may cause to be kept recordings of the meetings together with or separate from a minute record of the meetings containing each of the items before the Committee and the vote taken on each item.
- 4. Committee files shall be public documents, and shall be available for review by members or any member of the public within a reasonable period of time following a request to view such a document at the Office of Business Development.

D. Code of conduct.

It is expected that appointees to all City boards, committees and commissions shall conduct themselves in a manner befitting their position. Courtesy, honesty and respect for others are important attributes for all public servants whether appointed, elected or employed. Everyone who serves the City should treat others in a professional manner being mindful

of the fact that they are expected to represent and be accountable to the people they serve.

E. Lobbying.

Unless expressly authorized by the Board of Supervisors, no board, commission, or committee, or any member of a board, commission or committee shall engage in lobbying on legislative or political matters on behalf of the board, commission or committee of Carson City. Nothing in this policy precludes individual appointees from lobbying or providing information as a private citizen provided the appointee specifically clarifies that while he or she holds an appointed position, the appointee is acting in a private capacity and not in his or her capacity as an appointed member of a board, commission, or committee or on behalf of the City. In that regard, individual appointees should refrain from lobbying as a private citizen in a way that implies authority to speak on behalf of the City or the public body to which they are appointed.

II. MEETINGS OF THE COMMITTEE

A. Regular meetings.

1. Regular meetings shall be held on a quarterly basis at a time and date determined by the Chairperson or by a quorum of the Committee at a properly noticed meeting.
2. Special meetings may be called at any time by the Chairperson, or by a quorum of the Committee at a properly noticed meeting.
3. The Committee shall make every effort to hold meetings as expeditiously as possible after submittal of request.

B. Annual meeting for election of officer.

1. At its first meeting of each year, the Committee shall elect a Chairperson and Vice-Chairperson for the coming calendar year, or the Committee may elect replacements as vacancies occur.
2. The term of the Chairperson and Vice-Chairperson shall be one year. A Chairperson may serve no more than two consecutive years. A Member who serves as Chairperson for two consecutive years will qualify to be re-nominated for Chairperson after two or more years have passed since the Member last served as Chairperson.
3. The Redevelopment Authority member shall not serve as the Chairperson or Vice-Chairperson of the Committee.

C. Duties of the Chairperson.

1. The Chairperson shall be responsible for the conduct of all Committee meetings.
2. The Chairperson shall confer with the Director of the Office of Business Development or his/her designee on the matters scheduled for the agenda.
3. The Chairperson may request that items be calendared for a Committee meeting. If other Committee members wish to calendar an item, such request shall be made to the Chairman.
4. In the absence of the Chairperson, these duties shall be assumed by the Vice-Chairperson.

D. Attendance.

1. Members shall make a diligent effort to attend all meetings, arrive promptly, and be properly prepared to discuss the issues calendared for the meeting.
2. All Members shall attend at least 75 percent of all scheduled meetings in the preceding 12 month period, and shall exercise due diligence in attending special meetings, public hearings, workshops and/or study sessions. No differentiation is made between excused or unexcused absences of members.

E. Quorum.

1. A quorum shall be four members of the Committee.
2. To be considered an approved motion, a vote of a simple majority of the Committee present shall be required.
3. No quorum. If the Chairperson or liaison department staff is aware that a quorum will not be present at any time during the scheduled public meeting, the meeting shall be cancelled. When possible it shall be cancelled by providing email notice to any applicable notification list and posting the cancellation notice at the door of the noticed meeting location.
4. Late quorum. If it is reasonably believed that one or more members will arrive late to complete the quorum, the meeting may begin at its scheduled time, but the Chairperson may call for only non-action informational agenda items and public comment to be heard by the public body until a quorum is present. At any time after call to order and roll call, the Chairperson may call a recess until the quorum is present, or call an adjournment (without a vote) after providing for public comment if the quorum does not timely appear.

5. Loss of quorum. If for any reason during a public meeting that has been convened the Committee loses its quorum, the Chairperson may call for only non-action informational agenda items and public comment to be heard until a quorum is present. At any time after losing a quorum, the chairperson may call a recess until the quorum is present, or call an adjournment (without a vote) after providing for public comment if the quorum does not timely reappear.

F. Communications with the Redevelopment Authority and Board of Supervisors.

Expressions of the Committee's position, recommendation, or request for any action shall be in the form of a resolution, motion, or other written communication setting forth the reasons, facts, policies, and/or findings of the Committee supporting the communication and shall be directed to the Redevelopment Authority and the City Manager. It should be emphasized that when a Committee Member who is present at a Redevelopment Authority or Board of Supervisor's meeting is asked to address the Authority or Board on a matter within the scope of the Committee, the member should take care to represent the viewpoint of the Committee as a whole and to avoid expressing his or her personal opinion unless clearly stated as such.

-G. Resignation.

Any member may resign at any time by sending written notice of such resignation to the City Manager.

III. DUTIES OF THE COMMITTEE:

A. Responsibilities and authority.

1. The Committee shall have the responsibility and authority to review projects and make recommendations to the Redevelopment Authority and Board of Supervisors granting financial and other incentives, such as those delineated in the Carson City Redevelopment District Incentives Program.
2. The Committee shall grant these incentives based on adherence to the Carson City Development Standards and other criteria established by the Committee and approved by the Redevelopment Authority and Board of Supervisors.
3. The Committee shall have the authority to approve incentives established by the Redevelopment Authority and Board of Supervisors and delegated to the Committee.
4. The Committee shall work earnestly with the local banking institutions to encourage lending in the Redevelopment District.

5. The Committee may have other duties as authorized by the Board of Supervisors.

#### IV. AMENDMENT

An amendment to these bylaws requires an affirmative vote of two-thirds of the total Committee membership (five of seven Committee members) in order to pass. Amendments to these bylaws must be approved by the Redevelopment Authority to become effective.

#### V. REPORTS AND MEETING PACKETS:

##### A. Staff reports.

1. The Director of the Office of Business Development or his/her designee shall cause to be prepared reports of the Redevelopment Authority Citizens Committee for each item for which a public hearing is scheduled.
2. Each staff report shall be in the form and style as determined by the Director. At a minimum, the report shall recommend to the Committee the necessary findings required to consider an action on a project; recommend language for a motion supporting the proposed action; and recommend conditions to ensure conformance of the proposed project with City policy and regulations.

##### B. Submittal of materials with applications.

The policy of the Redevelopment Authority Citizens Committee is that staff will not schedule a matter before the Committee for decision until staff determines that all required information is submitted in a form and manner consistent with the policies of the Committee and City.