



## STAFF REPORT

**Report To:** Redevelopment Authority      **Meeting Date:** July 2, 2020

**Staff Contact:** Nancy Paulson, City Manager

**Agenda Title:** For Possible Action: Discussion and possible action regarding the appointment of two members to the Carson City Redevelopment Authority Citizens Committee (RACC), one for the position of Business Operator or Property Owner from Redevelopment Area 1 for a term expiring January 2023 and one for the position of Citizen-at-Large for a partial term expiring in January 2021. (Nancy Paulson, npaulson@carson.org)

Staff Summary: RACC is a seven-member committee that advises the Redevelopment Authority on matters pertaining to the Redevelopment District. There are two positions open; one is an unfilled vacancy and the other is due to a member resignation. An application to fill the Business Operator or Property Owner position from Redevelopment Area 1 vacancy was submitted by Gina Hill and an application to fill the Citizen-at-Large vacancy was submitted by John Sullivan.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 15 minutes

### **Proposed Motion**

I move to appoint \_\_\_\_\_ to fill the vacancy for the Business Operator or Property Owner position from Redevelopment Area 1 for a term expiring January 2023 and \_\_\_\_\_ to fill the vacancy for the Citizen-at-Large position for a partial term expiring in January 2021.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

N/A

### **Background/Issues & Analysis**

N/A

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

RACC Bylaws

### **Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?**

**Explanation of Fiscal Impact:** N/A

**Alternatives**

Re-open the position announcement to receive additional applications.

**Attachments:**

[RACC Packet 07-02-20.pdf](#)

[Signed Resolution 2011-RA-R3 and 2011-R-41.pdf](#)

**Board Action Taken:**

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

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

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

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


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



## Board Details

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.

## Overview

 **Size** 7 Seats

 **Term Length** 3 Years

 **Term Limit** 2 Terms

## Additional

### 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](#)



## Board Roster



**John Barrette**

**1st Term** Jan 19, 2017 - Jan 01, 2021

**Position** Board of Supervisors

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**Angela Bullentini Wolf**

**1st Term** Feb 07, 2019 - Jan 31, 2022

**Position** Business Operator or Property Owner

**Category** Redevelopment Area 1

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**Court Cardinal**

**2nd Term** Jan 04, 2018 - Jan 31, 2021

**Position** Business Operator or Property Owner

**Office/Role** Vice Chair

**Category** Redevelopment Area 2

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**Ronni Hannaman**

**3rd Term** Jan 05, 2017 - Jan 31, 2023

**Position** Business Operator or Property Owner

**Office/Role** Chair

**Category** Redevelopment Area 2

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**Michael J Smith**

**1st Term** Jan 04, 2018 - Jan 31, 2021

**Position** Citizen at Large

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**Vacancy**

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**Vacancy**

**Profile**

Gina L Hill  
 First Name Middle Initial Last Name

gina@breweryarts.org  
 Email Address

1024 Mountain Park Drive  
 Street Address Suite or Apt

CARSON CITY NV 89706  
 City State Postal Code

Mobile: (775) 443-6943 Home:  
 Primary Phone Alternate Phone

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

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

**Redevelopment Areas 1 & 2**

Business Operator or Property Owner Redevelopment Area 1

Question applies to multiple boards

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

I would like to join the Redevelopment Commission because I have great insight and a proven track record as to how to build community and the economic viability of a city. This is done by utilizing various mechanisms and resources already in place including arts, entertainment, sports and small business and weaving them into a cohesive force with clear vision and achievable goals. Under my leadership, the Brewery Arts Center has quantitatively improved the economic opportunity in Carson City by utilizing the arts to leverage increased private and outside investment in order to increase property values, create and preserve jobs and improve quality of life. I believe that the arts are only one vehicle to achieve these goals and this model can be utilized to achieve ultimate success in the redevelopment of Carson 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

Question applies to multiple boards

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

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Yes  No

Question applies to multiple boards

**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)?**

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Yes  No

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## 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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University of Nevada, Las Vegas- Outstanding Graduating Senior for the College of Fine and Performing Arts  
University of Phoenix- Post Graduate work in Education (3 credits shy of Master's Degree)

**Major Subject:**

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Dance, Education

**Degree Conferred:**

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Bachelor of Arts

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

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I understand redevelopment and have brought hundreds of thousands of dollars into this community through a comprehensive creative placemaking model. I have been asked to speak nationally about the subject and my work here in Carson City at the National Consortium of Placemaking Conference in June of 2019 and the International Downtown Association in October of 2020. In the past four years, BAC's Levitt AMP Carson City series alone brought to Carson City's downtown core over 85,000 concert patrons giving 8.7 million dollars in free music to the people of this city and visitors for an over economic impact of 1.1 million dollars each year.

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

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Since moving back to Carson City in 2002, I have participated in church events and my children's PTO. My previous organization, Let Them Be Kids donated the playground that sits in the kindergarten space of Bordewich Bray Elementary School, my former elementary school as well as my son's. In 2013, I joined the Board of Directors for the Brewery Arts Center and after becoming Executive Director in 2015, I participate in the Downtown Business Association and Arts and Culture Coalition.

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

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N/A

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Upload a Resume

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**Declaration to Accept Terms & Conditions**

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.**

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

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I Agree \*

## Professional Experience

Brewery Arts Center, Carson City, NV  
March 2015 – Present **Executive Director**

### Achievements:

- 6-figure turn around in one year
- National and local grant awards received
- Manages and oversees 100 events each year

### Responsibilities

- Grant writing, fiscal responsibility and oversight
- Artist coordinator / booking agent
- Hiring staff
- Partner Liaison
- Building and ground oversight
- Accounts payable/receivable
- Mission accountability
- Coordination of multiple special events, concert series and festivals per year
- Marketing events, projects and classes

IGNNK, Inc., Carson City, NV  
July 2004- 2015 **Director of Creativity & Special Events**

### Achievements:

- Assisted in the development of an online professional development program
- Handled all aspects of customer service, troubleshooting and technical support for those taking the online programs

### Responsibilities:

- Technical support
- Customer Relations
- Communication Timeline
- Feedback and assessment
- Goal Setting
- Director of launch events

ICDA Charter High School, Reno, NV  
Aug. 2001-June 2004 **Performing Arts Director**

### Achievements:

- Developed Performing Arts Program
- Recruitment and Retention Strategy for Students
- Manager of Performing Arts Campus



Responsibilities:

- Teacher Selection
- Curriculum Approval
- Program and show producer
- Grant Writer

Eldorado Hotel Casino, Reno, NV

July 1999-August 2001 **Dir. Of VIP Services and Special Events**

Achievements:

- Instilled ultimate customer services practices to employees
- Trained several entry level employs up to management positions
- Coordinated multi-million dollar events

Responsibilities:

- Managed and scheduled VIP Services Department
- Worked with marketing departments to maintain key messaging to customers
- Developed and maintained department budget
- Handled and resolved customer challenges
- Multi department coordination for property wide special events

Peppermill Hotel Casino, Reno, NV

Sept. 1996-July 1999 **Concierge/VIP Services Manager**

Achievements:

- Assisted in the conception and development of department
- Developed in-house customer service training program for employees

Responsibilities:

- Managed and scheduled VIP Services Department
- Developed and maintained budget
- Handled and resolved customer challenges
- Managed Staff
- Staff Selection

## Education

University of Phoenix, Reno, NV  
Post Graduate work

University of Nevada, Las Vegas, Las Vegas, NV  
Bachelor of Arts  
June 1994

## Current Volunteer Responsibilities

TEDxCarsonCity – Lead Organizer, licensee  
Proscenium Players, Inc. - Member

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## Awards

DaVos Scholarship UNLV (1990), Outstanding Graduating Senior UNLV-College of Fine Arts (1994), Nevada Women's Fund: Woman of the Year (1997), Reno Gazette Journal, Best of Education Award (2002), Featured Artist- Artown (2007), Foundation for the Betterment of Carson City-Organization of the Year Award (Let Them Be Kids 2013), Northern Nevada Business Weekly's Finalists Circle for the Sierra Nevada Top-20 Powerful Women (April 2018)

**Profile**

John \_\_\_\_\_ A \_\_\_\_\_ Sullivan \_\_\_\_\_  
First Name Middle Initial Last Name

john.sullivan1954@yahoo.com \_\_\_\_\_  
Email Address

3799 Meadow Wood Rd \_\_\_\_\_  
Street Address Suite or Apt

Carson City \_\_\_\_\_ NV \_\_\_\_\_ 89703 \_\_\_\_\_  
City State Postal Code

Home: (775) 315-1316 \_\_\_\_\_ Home: \_\_\_\_\_  
Primary Phone Alternate Phone

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

Redevelopment Authority Citizens Committee: Submitted

Question applies to Redevelopment Authority Citizens Committee

**Redevelopment Areas 1 & 2**

Citizen-at-Large

Question applies to multiple boards

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

I feel that Carson City has development opportunities that could result in a continual income stream thus helping to stabilize our budgeting process.

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)?**

Yes  No

Question applies to multiple boards

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

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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

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## **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

---

**Declaration to Accept Terms & Conditions**

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.**

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I Agree \*

RESOLUTION NO. 2011-RA-R-3 and 2011-R-41

A RESOLUTION AMENDING RESOLUTIONS 2003-RAR-2 AND 2003-R-37 TO RE-ESTABLISH THE CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE AND CONTINUE THE SUSPENSION OF REDEVELOPMENT DISTRICT INCENTIVE PROGRAMS FOR SMALL, PRIVATE REDEVELOPMENT PROJECTS.

**WHEREAS**, the Carson City Board of Supervisors and Redevelopment Authority have determined that the Redevelopment Authority Citizens Committee membership should be modified to include representatives from both Redevelopment Areas 1 and 2 in order to provide recommendations on Redevelopment Authority matters from a broader segment of the Redevelopment District; and

**WHEREAS**, the Carson City Board of Supervisors and Redevelopment Authority have determined that incentive programs for small, private redevelopment projects are no longer necessary or financially sustainable; and

**NOW, THEREFORE**, the Carson City Redevelopment Authority and Board of Supervisors do hereby RESOLVE to amend the membership of the Redevelopment Authority Citizens Committee to include the following seven members:

- 1) A member of the Redevelopment Authority appointed by the Redevelopment Authority, who may or may not be the Redevelopment Authority Chair.
- 2) Two members who must be business operators or property owners from Redevelopment Area 1.
- 3) Two members who must be business operators or property owners from Redevelopment Area 2.
- 4) Two citizens-at-large appointed by the Redevelopment Authority 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.

The Redevelopment Authority Citizens Committee is re-established by this Resolution to 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. The Redevelopment Authority Citizens Committee is subject to the Nevada Open Meeting Law.

The Carson City Redevelopment Authority and Board of Supervisors further RESOLVE that every member of the Committee shall be appointed for a three-year term which shall expire on January 1, or until a replacement is appointed. Appointments to the Committee will be made on a staggered-year basis. Except for the Redevelopment Authority member, Committee members may only serve two full three-year terms on the Committee, after which the member may not serve on the Committee for one year before being considered eligible for reappointment. Notwithstanding these term limits, an incumbent may be reappointed to the Committee if the position remains vacant for more than 60 days after the term expires. Term limits begin upon the adoption of this Resolution.

The existing Redevelopment Authority Citizens Committee members shall continue to serve until the Board of Supervisors appoints the new members pursuant to this Resolution.

The Carson City Redevelopment Authority and Board of Supervisors further RESOLVE to continue the indefinite suspension of the Redevelopment District Incentive Program for small, private redevelopment projects as adopted in Resolution 2010-RAR-3.

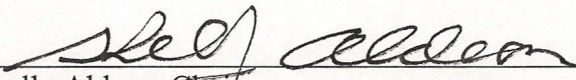
Upon motion by Member Robert Crowell, seconded by Vice Chairperson Karen Abowd, the foregoing Resolution was passed and adopted this 1<sup>st</sup> day of December, 2011, by the following vote:

AYES:           Member Robert Crowell  
                  Vice Chairperson Karen Abowd  
                  Member John McKenna  
                  Member Molly Walt  
                  Chairperson Shelly Aldean

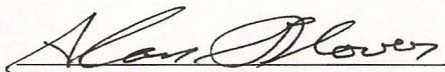
NAYS:           None

ABSENT:       None

ABSTAIN:      None

  
\_\_\_\_\_  
Shelly Aldean, Chair  
Redevelopment Authority

ATTEST

  
Alan Glover, Clerk - Recorder  
Carson City, Nevada


Upon motion by Supervisor Karen Abowd, seconded by Supervisor Shelly Aldean, the foregoing Resolution was passed and adopted this 1<sup>st</sup> day of December, 2011, by the following vote:

AYES: Supervisor Karen Abowd  
Supervisor Shelly Aldean  
Supervisor John McKenna  
Supervisor Molly Walt  
Mayor Robert Crowell


NAYS: None

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Robert Crowell  
Mayor, Carson City

ATTEST

  
\_\_\_\_\_  
Alan Glover, Clerk - Recorder  
Carson City, Nevada