



STAFF REPORT

Report To: Redevelopment Authority **Meeting Date:** July 16, 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 position for Redevelopment Area 1 due to a term expiration, and one Citizen-at-Large position due to a resignation. An application for reappointment was submitted by Katie Bawden and a new application was submitted by Gina Hill for the Business Operator or Property Owner position from Redevelopment Area 1 vacancy. An application was submitted by John Sullivan for the Citizen-at-Large position.

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 07-16-20.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** 4 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



Angela Bullentini Wolf

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

Position Business Operator or Property Owner

Category Redevelopment Area 1



Court Cardinal

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

Position Business Operator or Property Owner

Office/Role Vice Chair

Category Redevelopment Area 2



Ronni Hannaman

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

Position Business Operator or Property Owner

Office/Role Chair

Category Redevelopment Area 2



Michael J Smith

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

Position Citizen at Large



Vacancy



Vacancy

Profile

Katie

First Name

M

Middle Initial

Bawden

Last Name

katie.bawden@yahoo.com

Email Address

316 Crystal Water Way

Street Address

Suite or Apt

Carson City

City

NV

State

89701

Postal Code

Home: (775) 690-3804

Primary Phone

Home:

Alternate Phone

Which Boards would you like to apply for?

Redevelopment Authority Citizens Committee: Reapplying

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 have a long time vested interest in Carson City and want to see the positive interest continue . My children grew up here and I also have 5 children in this community I am not planning to go anywhere .

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?

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:

Degree Conferred:

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

I have been for the last 16 years a successful Realtor here in Carson City . I often work with out of state clients that come here looking for very specific reasons in a community . I also have a broad back round in new construction and I know what adds value.

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

Over the years I have always volunteered in different areas of fund raising, community events etc

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

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.

I Agree *

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:

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:

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:

Dance, Education

Degree Conferred:

Bachelor of Arts

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

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:

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.

N/A

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.

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

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

<u>John</u>	<u>A</u>	<u>Sullivan</u>
First Name	Middle Initial	Last Name

john.sullivan1954@yahoo.com
Email Address

<u>3799 Meadow Wood Rd</u>	<u></u>
Street Address	Suite or Apt

<u>Carson City</u>	<u>NV</u>	<u>89703</u>
City	State	Postal Code

<u>Home: (775) 315-1316</u>	<u>Home:</u>
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

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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

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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 *

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.

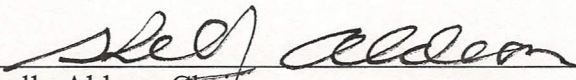
Upon motion by Member Robert Crowell, seconded by Vice Chairperson Karen Abowd, the foregoing Resolution was passed and adopted this 1st day of December, 2011, by the following vote:

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

NAYS: None

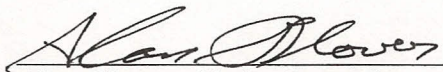
ABSENT: None

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 1st 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