



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** January 21, 2021

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the appointment of three members to the Carson City Redevelopment Authority Citizens Committee ("RACC"), one for the position of Business Operator or Property Owner from Redevelopment Area 2 and two for the positions of Citizen-at-Large, each to fill a term expiring in January, 2025. (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 three positions open; one position for Redevelopment Area 2 due to a term expiration, and two Citizen-at-Large positions also due to term expirations. An application for reappointment was submitted by Court Cardinal and a new application was submitted by Mary Kay Wagner for the Business Operator or Property Owner position from Redevelopment Area 2. An application for reappointment was submitted by Gina Hill and new applications were submitted by Holly "Andi" Fant, Zachary Hoefling, Joseph Pernice and Maxine Nietz for the two Citizen-at-Large positions.

Agenda Action: Formal Action / Motion **Time Requested:** 1 hour

Proposed Motion

I move to appoint _____ to the Redevelopment Area 2 position for a term expiring in January, 2025.
I move to appoint _____ & _____ to the Citizen-at-Large positions, each for a term expiring in January, 2025.

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? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Attachments:

[RACC Packet 1-21-21.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



Katie M Bawden

1st Term Jul 16, 2020 - Jan 01, 2023

Appointing Authority Redevelopment Authority

Position Business Operator or Property Owner

Category Redevelopment Area 1



Angela Bullentini Wolf

1st Term Feb 07, 2019 - Jan 01, 2022

Position Business Operator or Property Owner

Category Redevelopment Area 1



Court Cardinal

2nd Term Jan 04, 2018 - Jan 01, 2021

Position Business Operator or Property Owner

Office/Role Vice Chair

Category Redevelopment Area 2



Ronni Hannaman

3rd Term Jan 05, 2017 - Jan 01, 2023

Position Business Operator or Property Owner

Office/Role Chair

Category Redevelopment Area 2



Gina L Hill

1st Term Jul 16, 2020 - Jan 01, 2021

Appointing Authority Redevelopment Authority

Position Citizen at Large



Michael J Smith

1st Term Jan 04, 2018 - Jan 01, 2021

Position Citizen at Large

Profile

Court Cardinal
First Name Middle Initial Last Name

cardinalc@casinofandango.com
Email Address

490 Brittiany Ct. Suite or Apt
Street Address

Carson City NV 89701
City State Postal Code

Home: (775) 691-3371 Home:
Primary Phone Alternate Phone

Which Boards would you like to apply for?

None Selected

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:

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:

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.

I Agree *

Profile

Mary Kay

First Name

Kay

Middle Initial

Wagner

Last Name

603richmond@charter.net

Email Address

603 So. Richmond Avenue

Street Address

Suite or Apt

Carson City

City

NV

State

89703

Postal Code

Mobile: (775) 450-1605

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

None Selected

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?

You need of diverse citizen representation on this Committee. I am a small business owner and retired from the Nevada Environmental Protection in 2018.

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:

Basically, I think that I have a contract for residential utility services to a few residential properties and small business property. I pay property taxes and utility bills to Carson City for provide services/goods to these properties.

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:

Northern Michigan University (1989) Masters in Public Administration United States Air Force (1984) Technical Training - Electronics Weber State University (1978) Bachelors in Criminal Justice

Major Subject:

Masters focus Environmental Regulation Bachelors focus Psychology

Degree Conferred:

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

I bring a diverse background to the Committee with my education, employment and business experience(s). Having been a Carson City resident for 30 years I have history with this community. I planted roots in Carson City in 1991 and have spent the years raising a daughter and working with environmental protection, pollution prevention and watershed education. I retired from a wonderful career with the State of Nevada in 2018. I am a partner/business owner with Sierra Foot & Ankle.

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

Carson City Chamber of Commerce - Membership under with Sierra Foot & Ankle KNVC Community Radio - volunteer radio host

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

I Agree *

Experience in permit applications and grant application selection process including: reviewing, interpreting and using judgment to make recommendations and determinations based on data received. Provider of outreach and information to communities to alleviate concerns by explaining environmental issues. Known for dedication to providing client services with excellent client satisfaction. Skills include:

- | | | |
|---------------------------------|-------------------------------|-------------------------------------|
| — <i>Contract Management</i> | — <i>Database Management</i> | — <i>Workshop Facilitator</i> |
| — <i>Outreach Coordinator</i> | — <i>Researcher</i> | — <i>Network Coordinator</i> |
| — <i>Water Sampling</i> | — <i>Permit Writer</i> | — <i>BMP Knowledge</i> |
| — <i>Multi-task effectively</i> | — <i>Communication skills</i> | — <i>Site Inspection experience</i> |

Education

Master of Public Administration, NORTHERN MICHIGAN UNIVERSITY 1989

Coursework in Environmental Regulation, Data Management, Public Budgets, and Policy Analysis

Bachelor of Science, WEBER STATE UNIVERSITY 1978

Criminal Justice/Political Science/Psychology

Associate of Science in Physical Science, WESTERN NEVADA COLLEGE 1997

Coursework in Physical Geology, Physical Geography, Chemistry I and Chemistry II

Student, MESA COMMUNITY COLLEGE 1985-86

Coursework in Algebra/Trigonometry, Calculus I and Calculus II

Airman, U.S. AIR FORCE TECHNICAL TRAINING 1983-84

Coursework in UHF & VHF receivers, transceivers, transmitters & receivers for ground-to-air communications.

Professional Experience

STATE OF NEVADA, DIVISION OF ENVIRONMENTAL PROTECTION — Carson City, NV Sept. 1996 - present
Bureau of Water Quality Planning, *Nonpoint Source Pollution Management Program*

ENVIRONMENTAL SCIENTIST III

- Develop, coordinate and assist with implementation of NDEP's 319(h) Nonpoint Source Program to comply with USEPA Clean Water Act (CWA). I contribute to the efficiency and effectiveness of the NPS Branch and to its grantees by directing, offering suggestions, or participating as an active member of a work team. As staff for the NPS Pollution Management Program, we meet goals listed in the State Management Plan and reduce nonpoint source (NPS) pollution in Nevada.
- Coordinate and oversee the work of contract professionals in the processing of applications submitted for CWA 319(h) projects. I develop budgets and workplans for approved CWA 319(h) projects; negotiates and administers consultant contracts. I manage contracts, accounting, and reporting of CWA 319(h) contracts. Prepare treatment rooms for patient examinations, keeping the rooms neat and clean.
- As the Outreach & Education Coordinator for the Bureau, I develop, coordinate and conduct environmental outreach programs for Water education in Nevada; I develop, coordinate and conduct outreach events, water festivals, educator workshops, Earth Day, Snapshot Day, and other environmental outreach for NDEP. Serve as NDEP liaison for water education outreach with other agencies, schools, and the general public. Served on Council for Project WET USA Foundation.
- Produce website updates, educational exhibits and graphics for public display. Write grants requesting funding assistance for outreach and educational efforts.

STATE OF NEVADA, DIVISION OF ENVIRONMENTAL PROTECTION — Continued

Bureau of Corrective Actions, *Superfund Program*

ENVIRONMENTAL SCIENTIST II

- I was assigned to conduct preliminary assessment & site inspections for the Superfund Program. This involved evaluating Superfund Sites using EPA approved Hazardous Ranking System.
- I provided outreach and information to communities to alleviate concerns by explaining environmental issues. I received spill reports and referred callers to appropriate program /agencies for site cleanup, enforcement, and oversight.
- I assisted with database management for the Las Vegas perchloroethylene project and emergency response notification system.

Bureau of Corrective Actions, *Air Quality Control*

ENVIRONMENTAL SCIENTIST II

- I coordinated and performed research, administrative and technical activities of a permit applicants methods & practices for reducing air emissions. I reviewed & evaluated emissions using computer models, source tests, and inspection reports. I compiled and analyzed the summary of air quality emissions stated by applicants.
- Review & evaluate emissions using computer models, source tests, and inspection reports.
- I determined the applicability of regulations and compliance of Nevada industry with Nevada and USEPA regulations. I review air permit templates and provided input for revisions to reflect federal and state regulations.
- I wrote Air Quality Permits for Nevada industry. Permit writing included interpreting permit regulations and policies related to industrial emissions. I collected and evaluated information related to the application process and made recommendation for approval, disapproval, or alternative approaches; I made site inspections prior to the issuance of permit.

Bureau of Corrective Actions, *Air Quality Control*

PUBLIC SERVICE INTERN

- Verify Compliance of emission limits & air pollution controls with EPA methods.
- Maintain database; develop source library & files on active Nevada air quality permits.
- Correspond with Nevada industries regarding permit applications & reporting requirements
- Review air quality permit applications for completeness; review Nevada air quality permit regulations.

U.S. GEOLOGICAL SURVEY — Carson City, NV

July 1992 – Sept 1996

Water Resources Division

PUBLICATIONS ASSISTANT EDITOR

- Support hydrologists in preparation of hydrologic reports.
- Analyze water quality and geologic data; edit text, illustrations, & tables
- Advise technical editors on design/layout; verify information for inclusion in technical reports
- Worked extensively on NV Basin & Range research team to include effects of urbanizations, mining, & agriculture.
- Develop & instruct USGS courses for use of FrameMaker software.
- Performed research and technical services for the National Water Quality Assessment Program (NAWQA)
- Edited maps for content and accuracy to meet USGS cartographic standards and Federal guidelines.

Technical Training

May 2012	Construction Site BMP Field Training
June 2011	Construction Site BMP Inspection Clinic
May 2011	Invasive Weed Training
Apr 2010	PFC (Proper Functioning Condition) Training
Mar 2010	Storm Water BMP compliance for Construction Sites
Dec 2009	Access 2007 Training
May 2009	Advanced Water Rights in Nevada
Nov 2007	Streambank Soil Bioengineering Technical Training Course

Profile

Gina

First Name

L

Middle Initial

Hill

Last Name

gina@breweryarts.org

Email Address

1024 Mountain Park Drive

Street Address

Suite or Apt

CARSON CITY

City

NV

State

89706

Postal Code

Mobile: (775) 443-6943

Primary Phone

Home:

Alternate Phone

Which Boards would you like to apply for?

Redevelopment Authority Citizens Committee: Appointed

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 on 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

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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 *

Profile

Holly [andi]

First Name

A

Middle Initial

Fant

Last Name

andi@andifant.com

Email Address

406 N Nevada St

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?

None Selected

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?

I'm honored to be the current conservator and resident of the Abe Curry house and serve on the Board of the Carson City Historical Society. I'd like to see more investment in our neighborhoods to increase the appreciation of our history both by residents, businesses and tourists.

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:

- Delighted to be the resident and conservator of a historical landmark on the west side - High tech nerd having expertise with multiple apps

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

VP Membership for the Carson City Historical Society - 2020 - up for re-election for 2021 Maintained membership list and email lists Designed and maintained the stock of business cards and stationary Contributor to the monthly newsletter

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

Upload a Resume

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I Agree *

ABOUT ME

I moved to Carson City three years ago. I'm the proud owner of the Abe Curry House.

APPLICANT

@ Andi@AndiFant.com

[408] 230 4601

The Abe Curry House

N 39° 009' 57"

W 11° 046' 8.19"

EDUCATION



U.C. Davis

B.A. Human Physiology

1981

ANDI FANT

406 NORTH NEVADA STREET ● CARSON CITY ● NV ● 89703

OBJECTIVE

Serving as the "Citizen-at-Large" for the Redevelopment Authority for the 2021 term.

EXPERIENCE

JOB TITLE

January 2015- Current

salesforce.com

Director, Business Approvals

For the past six years I have defined the Global Outsourcing Concierge position and served as the sole resource for the Company.

I facilitate the vetting, approvals and generation of legal matter across: Strategy, Sales, Compliance, Legal, Product, Architecture, Sales Operations, Deal Desk and Compensation.

The model is globally consistent across all regions, verticals, business units and products. All communication and approvals in accordance with SOx controls are tracked in the salesforce.com CRM system.

SKILLS



Master Data Management



CRM Administration



Communication



Historical Entertaining



Fostering Animals

Profile

Zachary _____ N _____ Hoefling _____
First Name Middle Initial Last Name

zhoefling@gmail.com _____
Email Address

2035 Newman Place _____
Street Address Suite or Apt

Carson City _____ NV _____ 89703 _____
City State Postal Code

Mobile: (775) 790-9005 _____
Primary Phone Alternate Phone

Which Boards would you like to apply for?

None Selected

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?

To be able to give back to my 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:

N/A

Question applies to multiple boards

Term expiration:

N/A

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:

N/A

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.

Declaration to Accept Terms & Conditions

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

I Agree *

Profile

Joseph C Pernice
First Name Middle Initial Last Name

functivitis@gmail.com
Email Address

1211 Toscana Way
Street Address Suite or Apt

Carson City NV 89701
City State Postal Code

Mobile: (714) 642-6111
Primary Phone Alternate Phone

Which Boards would you like to apply for?

None Selected

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?

To add another opinion on any redevelopment plans for 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:

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:

Over 65 years in California - I know what happens when development/redevelopment isn't well thought through.

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

NONE

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 *

JOSEPH PERNICE

Carson City, NV
6111

functivitis@gmail.com

714-642-

PROFESSIONAL EXPERIENCE

BOEING DEFENSE SYSTEMS, Huntington Beach, CA
- 2014

2000

VERSATILE TECHNOLOGIST

Attached to classified program. Performed various duties associated with PC and Server maintenance. Duties included (but not limited to) troubleshooting engineering PC anomalies, loading classified software packages, refreshing machines, monthly patching of servers and movement of all hardware in and out of the area.

Liaised with all outside vendors to affect repair and maintenance of all equipment within the area(s). Responsible for disposal and refresh of all damaged/old classified/unclassified equipment. Worked with program System Administrator on the coordination of various software rollouts and network outages.

VIDEO CONFERENCE SETUP

Duties included the setup and presentation of classified/unclassified video conferences for the Huntington Beach and Anaheim campuses, which included multiple classified as well as unclassified programs. Required a DOD SECRET security clearance.

EDUCATION

Bachelors Degree (BA) California State University Long Beach

Profile**Maxine**

First Name

Hauser

Middle Initial

Nietz

Last Name

nevadamax@usa.com

Email Address

1005 W. Long Street

Street Address

Suite or Apt

Carson City

City

NV

State

89703

Postal Code

Home: (775) 887-1294

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

None Selected

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 on this Board/Committee/Commission?

I have been involved in downtown activities since 1981. I have served on CC Mainstreet, the Planning Commission, Library Board, WNC Advisory Board, and NBC Advisory Board. I have attended Leadership Carson City. I have run for partisan office. I have owned/operated two businesses and have created and run many downtown events. I know that I can offer a great deal to the RACC. I have experience on boards and commissions. I understand the amount of time and work involved. I have always tried my best to help the city improve without sacrificing the character of our town. I also have a bachelor of science in civil engineering, and understand that point of view, as well.

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:

The Cooper Union for the Advancement of Science and Art

Major Subject:

Civil Engineering

Degree Conferred:

Bachelor of Science

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

I am NOT a realtor or developer. I am an active Carson City citizen. I understand the CCMC. I would gladly represent the people of Carson City.

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

Chamber of Commerce (member), Mainstreet (committee chair), Library Board (member), Planning Commission (member), WNC Advisory Board (chair), NBC Advisory Board (member), SaveOpenSpace - Carson City (chair).

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.

I Agree *

MAXINE NIETZ

P.O. Box 4156, Carson City, NV 89702-4156
(775) 887-1294 phone / tech4U@cccnv.net

- Capital City Computing** 1990 to Present
Principal. Computer consulting service specializing in custom programming and training. Programming in Access Visual Basic, SQL language, WordPerfect, DOS, dBase, and FoxPro as well as macros in Excel and Lotus. On-site customized training for large or small groups in all the above programs and Windows, Quicken, Word, QuattroPro, and others. Custom graphics and websites. Adjunct Instructor at Western Nevada College.
- Carson Mall Shopping Center** 2017 to 2018
Mall Promotions Manager. Promoting, advertising, event creation/coordination and Facebook updates for the Carson Mall Shopping Center.
- Arlington Group** 1997 to 2014
Partner. Event planning and coordination service, specializing in craft fairs and historical and community events.
- AT&T** 1981 to 1989
Market Analyst. Provided technical support for sales of advanced services.
Project Coordinator. Implemented a new office featuring new technology and served as Office Administrator.
Private Line Supervisor. Supervised 10 technicians in the San Francisco central office, including training and field support.
Engineering Supervisor for facilities in the Mountain and Pacific Northwest states areas.
- Lockheed Missiles & Space Company** 1979 to 1981
Satellite Operations Planner-Analyst. Tracking, commanding and monitoring four Department of Defense satellites.
- Jet Propulsion Laboratory** 1976 to 1979
Project Voyager Operations Planner/Scheduler. Determined and negotiated for radio tracking and data processing up and downlink requirements for two Voyager spacecraft.
Mission Operations Controller. Directly responsible for tracking station, command, and telemetry data up and downlinks for Voyager, Viking, Pioneer, and Helios NASA spacecraft. First woman to do so.
- New York City Police Department** 1973 to 1976
Police Administrative Aide. Under Model Cities Program, assigned to the 24th Precinct. Duties included dispatch, communications, crime reports and record keeping.
- Community Activities**
- | | |
|---|----------------------------|
| Chamber of Commerce, Member | 2007 to Present |
| SaveOpenSpace – Carson City, Chair | 2013 to Present |
| Nevada Business Connections, Advisory Board | 2008 to 2017 |
| Carson City Library Board of Trustees | 2007 to 2013 |
| Western Nevada Community College Carson City Advisory Board Chair | 1996 to 2014 |
| Downtown Carson City Business Association, Facilitator | 2002 to 2004 |
| Carson Advocates for Cancer Care | 1996 to 2007 |
| Carson City Mainstreet/Downtown Mainstreet Council | 1990 to 1994, 1997 to 2001 |
| Carson City Regional Planning Commission | 1991 to 1996 |
| Candidate for Nevada State Assembly | 1994 |
| Leadership Carson City | 1992 |
| Bernal Heights East Slope Design Review Board | 1988 to 1989 |
| Girl Scout Troop Leader | 1980s |
- Education**
- | | |
|---|------|
| Bachelor of Science in Civil Engineering, The Cooper Union, New York City | 1976 |
|---|------|

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.