



# STAFF REPORT

**Report To:** Redevelopment Authority      **Meeting Date:** January 6, 2022

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

**Agenda Title:** For Possible Action: Discussion and possible action regarding the appointment of two members to the Redevelopment Authority Citizens Committee ("RACC"), each for the position of Business Operator or Property Owner from Redevelopment Area 1, one to fill a partial term ending in January 2023 and one to fill a three-year term ending 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 two vacant positions; one is a vacancy due to a member resignation and the other is due to the expiration of term. New applications were submitted by Nicole Kastens and Richard Bragiel.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 30 mins

**Proposed Motion**

1. I move to appoint \_\_\_\_\_ to fill the vacancy for the Business Operator or Property Owner position from Redevelopment Area 1 for a partial term ending in January 2023.
2. I move to appoint \_\_\_\_\_ to fill the vacancy for the Business Operator or Property Owner position from Redevelopment Area 1 for a three-year term ending in January 2025.

**Board's Strategic Goal**

Efficient Government

**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:**

**Alternatives**

Re-open the position announcement to receive additional applications.

**Attachments:**

[RACC Packet 1.6.22.pdf](#)

[Katie Bawden Resignation.docx](#)

**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.

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## Overview

 **Size** 7 Seats

 **Term Length** 3 Years

 **Term Limit** 4 Terms

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## Additional

### Meetings

•5:30 p.m. •Quarterly, first Monday of February, May, August and November •Community Center, Robert "Bob" Crowell Board 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



### 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

**3rd Term** Jan 21, 2021 - Jan 01, 2025

**Position** Business Operator or Property Owner

**Office/Role** Chair

**Category** Redevelopment Area 2



### Holly "andi" Fant

**1st Term** Jan 21, 2021 - Jan 01, 2025

**Position** Citizen at Large



### Ronni Hannaman

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

**Position** Business Operator or Property Owner

**Office/Role** Vice Chair

**Category** Redevelopment Area 2



### Gina L Lopez

**1st Term** Jan 21, 2021 - Jan 01, 2025

**Appointing Authority** Redevelopment Authority

**Position** Citizen at Large



**Lisa Schuette**

**1st Term** Jan 07, 2021 - Dec 31, 2023

**Position** Board of Supervisors

**Profile**

Nicole

First Name

N

Middle Initial

Kastens

Last Name

nnkastens@gmail.com

Email Address

626 Poplar 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?**

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 was born and raised in Carson City. My home is in westside Carson. I'm raising my kids here, and a local realtor. I have a deep vested interest in the redevelopment, growth and improvements in my town. I hope to bring a new voice and new ideas to the Board.

Question applies to multiple boards

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

Question applies to multiple boards

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

Question applies to multiple boards

**If yes, please list:**

Question applies to multiple boards

**Term expiration:**

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## Conflict of Interest

Question applies to multiple boards

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

Yes  No

Question applies to multiple boards

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

Yes  No

Question applies to multiple boards

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

Question applies to multiple boards

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

Yes  No

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## Education

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

2000 graduate of University of Nevada, Reno

**Major Subject:**

Health Science

**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 college educated, articulate, and successful. I have owned my own business in Carson City since 2010, and now I am a realtor in town. I have Carson's best interest in mind all the time. I want to see my town succeed and add to its beauty and development. I am motivated to add value to this committee.

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

I have volunteered for and currently working part-time as Bookkeeper for Food For Thought in CC.

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

n/a

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 \*



**Profile**

Richard

First Name

J

Middle Initial

Bragiel

Last Name

bevitutto@icloud.com

Email Address

805 S Minnesota St

Street Address

Suite or Apt

Carson City

City

NV

State

89703

Postal Code

Mobile: (312) 285-8221

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 on this Board/Committee/Commission?**

Running two business's in the district, I have daily interactions with many residents who are not afraid to speak their mind and or express an opinion. I prefer to listen and gather information prior to expressing my opinion. Having only been a part of the community for the past seven years, while I base my initial thoughts and opinions on past experiences I like to internally test them against those have been here. Then choose what fits best.

Question applies to multiple boards

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

Question applies to multiple boards

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

Question applies to multiple boards

**If yes, please list:**

Question applies to multiple boards

**Term expiration:**

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## Conflict of Interest

Question applies to multiple boards

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

Yes  No

Question applies to multiple boards

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

Yes  No

Question applies to multiple boards

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

Question applies to multiple boards

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

Yes  No

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## Education

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

Sait Xavier University

**Major Subject:**

Business Administration

**Degree Conferred:**

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

I have been a Small business owner since 1996. I have worked in the hospitality, gaming and/or food & beverage industry constantly throughout my career and have always interacted with the local community.

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

Evergreen Park, IL Chamber of Commerce board member. 1992-1996. Evergreen Park, IL - Rotary Club, member 1992 - 1996 Briar Hill community, Las Vegas, NV, HOA - Vice President 1998 - 2000

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

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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.**

---

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

---

I Agree \*

## Richard J Bragiel - Employment History

		<b>From</b>	<b>To</b>	<b>Job Description</b>
Bevi Tutto LLC / BANK Saloon	Carson City, NV	05/2018	Present	Owner/Managing Member
La Tana LLC / Mangia Tutto	Carson City, NV	03/2017	Present	Owner/Managing Member
Hard Rock Hotel & Casino	Stateline, NV	04/2015	08/2017	Cage/Credit & Players Club Manager
Hard Rock Hotel & Casino	Stateline, NV	01/2015	04/2015	AR/AP, Cash Flow Manager, Financial Analysts, Auditor
Corliss OTB	Chicago, IL	06/2013	01/2015	Operations Manager
Stars & Stripes	Bridgeview, IL	12/2012	06/2013	Sales, Marketing & Production Manager
Alamo/National Car Rental	Chicago, IL	01/2012	11/2012	Rental Agent
Hawthorne Race Course	Stickney, IL	01/2010	01/2015	Pari-Mutuel ticket writer & money room clerk & Mutuels Floor Manager
DAV Foods, LLC	Danbury, CT	10/2205	02/2011	Operations Director/ General Manager
Famous Uncle Al' Hot Dogs & Grille	Las Vegas, NV	02/2005	11/2008	Partner/Franchisee - Owner/Operator - Regional Developer
TRIMON, LLC	State of Nevada	02/2005	02/2009	Managing Member
SMS, LLC	State of Nevada	02/2004	02/2009	Managing Member
KENRIC, LLC	State of Nevada	02/2004	02/2006	Managing Member
Platinum RE Professionals	Henderson , NV	09/2001	10/2009	Realtor
Sheridan Business Ventures	Las Vegas, NV	10/2001	12/2002	Banquet/Catering & Restaurant Manager
Rampart Casino	Las Vegas, NV	02/2001	01/2002	Sports Book Director
Aladdin Casino	Las Vegas, NV	06/2000	02/2001	Sports Book Assistant Manager
Resort at Summerlin	Las Vegas, NV	07/1999	06/2000	Sports Book Writer/Sports Book Supervisor
Bellagio	Las Vegas, NV	07/1998	07/1999	Sports Book Superviosr
Golden Nugget	Las Vegas, NV	10/1996	07/1998	Sports Book Writer/Keno Superviosr/ Sports Book Supervisor
Aurelio's Pizza of Evergreen Park	Evergreen Park, Illinois	02/1990	01/1999	Partner/Franchisee - Owner/Operating Manager
95th & Richmond Corportation	State of Illinois	11/1991	01/1999	VP / Secretary
Gemic Corporation	State of Illinois	11/1991	01/1999	VP / Secretary
Arlington Internationl Race Track, Balmoral Park, Hawthorne Race Course, Maywood Park & Sportsman's Park	Arlington IL, Crete IL, Stickney IL, Maywood IL, Cicero IL	04/1984	10/1996	Pari-Mutuel ticket writer & money room clerk

Greenwood Enterprises	Evergreen Park, Illinois	06/1980	03/1992	Printer, Graphic Artist, Warehouse Manager & Production Manager
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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.

From: [director@carsoncitychamber.com](mailto:director@carsoncitychamber.com) <[director@carsoncitychamber.com](mailto:director@carsoncitychamber.com)>  
Sent: Tuesday, December 14, 2021 3:44 PM  
To: Hope Sullivan <[HSullivan@carson.org](mailto:HSullivan@carson.org)>; Rachael Evanson <[REvanson@carson.org](mailto:REvanson@carson.org)>  
Subject: FW: Racc

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Katie Bawden is resigning from RACC.

Ronni Hannaman  
Executive Director  
Carson City Chamber of Commerce  
1900 S. Carson Street  
Carson City, NV 89701  
PH: 775-882-1565  
Cell: 775-223-8534

From: Katie Bawden <[katie.bawden@yahoo.com](mailto:katie.bawden@yahoo.com)>  
Sent: Tuesday, December 14, 2021 3:40 PM  
To: Ronni Hannaman <[director@carsoncitychamber.com](mailto:director@carsoncitychamber.com)>  
Subject: Racc

Hi Ronni, I hope this finds you doing well and ready for Christmas. I wanted to let you know that after the first of the year I will be moving to Reno, hard for me to believe too having lived in Carson since 1984. Anyway, that being said I feel it is time for me to step away from the RACC board. Too many moving parts to juggle. It has been fun to participate on this board and I know you won't have any trouble filling my chair. I was not sure where to send this so will you forward for me please. Merry Christmas and a very Happy New Year. May we all be blessed. Warmly Katie

*Katie Bawden  
Realtor NV# 055539  
RCM REALTY GROUP  
775-690-3804  
1000 North Division St. STE.101  
Carson City, NV 89703  
RCMNevada.com*