



Name: Karen Abowd

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Current Occupation/Position: NV registered/certified Interior Designer and co-owner of Adele's Restaurant

Candidate for: Carson City Supervisor Ward 1

Campaign Manager: Charlie Abowd/husband

Political Party Affiliation: Non-Partisan

Previous Elected/Appointed Positions: Vice Chairperson for Carson City Arts and Culture Commission; Chair of CC Beautification Action Committee; President of The Greenhouse Project

Do you have any Building experience or Builders participating in your campaign? I have worked as an Interior Designer for almost two decades on large scale residential and commercial projects for which I was under contract from the conceptual planning stages to construction completion. At present I have builders supporting my campaign by allowing campaign signs on their properties, donating stakes or mounting signs for me. I have received campaign contributions from Mark & Jenny Lopiccolo (Lopiccolo Construction) & Dick & Brenda Wipfli (Cal Vada Builders).

What endorsements have you received for your candidacy?

At present I have not received any official endorsements. I have promises of endorsements not yet confirmed.

1. Do you believe a portion of the City's budget deficit should be alleviated through a property tax increase?

No I do not believe a property tax increase is warranted as I feel that would only worsen the foreclosure crisis affecting our community. I feel that job creation is a more sustainable way to create sales tax dollars that can alleviate our City's budget deficit. The proposed Nugget Project is an opportunity to create 500-800 jobs immediately in Carson City that translates into immediate sales tax relief. The project with its Business Incubator Component provides for ongoing primary job creation which helps the construction industry by creating remodel opportunities for vacant buildings to accommodate this new business sector. With growth comes sales tax dollars that can alleviate budget deficit. Per a recent study the only cities, major or minor, that are thriving right now in this economy are those involved in redevelopment.

2. Are you in support of the Carson Nugget Development Project? Please explain.

Yes I support the "concept" of the Nugget Project provided all the financing and public/private questions are completely answered. No project past or present has been scrutinized as thoroughly as this plan and I want to ensure that every aspect of this project is fully analyzed. I support the Mayor and the Board of Supervisors as well as the citizens Committee in this effort. This project will have a long term impact on this community and it must be undertaken in the most fiscally responsible way possible with strict oversight. The chosen General Contractor by P3 the developer is McCarthy Construction, a union operation that can bond the entire project, provides a standard to which all subcontractors must comply, and guarantees a price on time and on budget. Local contractors have the opportunity to be a part of this project as long as they can meet the construction standard criteria. This is a wonderful opportunity to jump start Carson City's economy. As mentioned earlier, the only cities thriving in this economy are those involved in a healthy redevelopment project.

3. In your opinion, how can builders and developers assist the city?

Communication is the key for builders and developers to assist the city. Developers not always but typically are not locals and builders are. Builders live and work in the community and can drive the standard of excellence for construction in their community. They can direct the matching of people to buildings to recycle existing buildings and they can direct creative development for living and working that raises the bar affordably and does not become tomorrow's blight. Builders and developers can inform one another and

educate the City on what is possible within budget. City officials need the insight of builders and developers to forward their communities.

4. How do you feel about Carson City's current re-development policy and what, if anything could be changed to improve the value of the re-development program? The current policy for redevelopment in recent years seemed to stray from the standards of the past. Money awarded for rent assistance and to persons who were not property owners and improving business properties for landlords seems contrary to the purpose. The recent incorporation of redevelopment into economic development appears more on point so as to farm jobs which in theory need office space which in turn drives construction and increases sales tax revenue. This is more to the point.
  
5. In your best judgment do you believe growth pays for its self? Yes I do feel growth pays for itself in that when a community's citizens grow and thrive so does its economy grow and thrive. When we grow jobs it creates a synergy and a continuum for growth and development that is sustainable for all generations in a community. Jobs create revenue which produces revenues for the general fund that provides for services.
  
6. What are your thoughts concerning mandatory fire sprinklers in all new construction? As a designer in high end residential construction I objected to the over 5,000sq ft rule for fire sprinklers as they were always in the wrong place for lighting design and seemed to create an excessive expense for the client. I always understood the necessity for commercial space in terms of public safety. In today's world of budget cutbacks and reduced response times I can see the thought process behind mandatory fire sprinklers in all new construction though again the cost factor is plausible. This may only be outweighed by decreased property insurance costs in lieu of additional fire safety requirements.
  
7. If elected, how would you encourage economic development? I would encourage economic development by working with the NNDA and the Business resource Center to recruit high tech clean industry to our area. I would address the quality

of all levels of Carson City's educational systems. This is integral to economic revitalization. We are in competition to lure high tech industries with Colorado, New Mexico and Utah. Nevada may have lower taxes than these states but firms looking to relocate weigh low taxes against our educational infrastructure and find Nevada falling short – they then go elsewhere. The Nugget Project includes a new Knowledge and Discovery Library available for every teacher to “engage” kids in learning and free up other monies to be put back into the classroom. As Supervisor, I will promote communication between the Board of Supervisors, the Carson City School District, our charter schools, private and home schools with the goal of working toward partnerships with local businesses and Western Nevada College to expand opportunities for our kids. I would also work to remedy blight in all areas of our City by reviewing codes and standards with City agencies. Raising the standard for development encourages economic development.