



Name: Rob Joiner

Telephone Number:
883-4540

Email address / Website address:
rjoiner4supe@gmail.com
Rob Joiner for Carson City Supervisor on Facebook
Current Occupation/Position: Retired

Candidate for: Carson City Supervisor, Ward One

Campaign Manager: William Arensdorf

Political Party Affiliation: No Party Affiliation

Previous Elected/Appointed Positions: Current Board Member and Chairperson of
Greater Nevada Credit Union
Current Board Member of Silver Oak Home Owners Association

Do you have any Building experience or Builders participating in your campaign?
My experience for over 30 years has been with facilitating building activities from the public side through positions in local government. These include all levels of planning administration, as well as redevelopment and economic development. In addition, the past several years prior to retirement I developed and managed the government affairs programs for the fifth largest city in Nevada. In this capacity, I advocated for smart

growth and economic enhancements at the federal, state and regional levels of government that benefitted development.

I have several local builders and developers that support my campaign.

What endorsements have you received for your candidacy?

Southwest Regional Carpenters and Joiners

1. Do you believe a portion of the City's budget deficit should be alleviated through a property tax increase?
2. No. I do not believe that is necessary at this time with the resources that are currently available.
3. Are you in support of the Carson Nugget Development Project? Please explain. There currently is not a project but rather various concepts. The Board of Supervisors is proposing a partnership with the Nugget, a private developer and utilizing a small grant acquired by the city library to study the feasibility of a mixed use development of private and public uses. Once this is completed, we will have an opportunity to decide if it is worthy of support. I have raised several questions that should be considered prior to committing public funds.
4. In your opinion, how can builders and developers assist the city? The builders in Carson City have always assisted the city by providing quality developments that provide the city with revenue through employment and on-going tax base. This, to a great degree, provides the city's taxpayers with the revenue to provide essential services. The city can assist the builders by providing cost and time efficient services.
5. 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? At this week's Board of Supervisors meeting a board member proposed that the current incentive program be suspended. I agree with this. When I administered the program in the many years ago it provided a great service by leveraging a small amount of public funding for a much larger investment by a private developer. This was done to reverse true blight at a time when investment was not taking place in large areas of downtown and it was very difficult to obtain a bank loan. This is no longer the case and the redevelopment funds could be better used to assist economic development in other ways. Another policy that should be reviewed is that of funding for special events. I would like to see more public input on how these decisions are made.
6. In your best judgment do you believe growth pays for its self? Today's economic problems are a good example of showing that growth does pay for itself and also that smart growth supports the community's essential services. With the tax structure currently imposed on local governments by the state, growth is

necessary to provide the sales and property taxes to provide our services. With depreciation of property taxes, new growth provides the biggest benefit and aging properties less so. Without a healthy and constant development of new or redeveloped properties, governments are forced to reduce services or consider raising revenue through service charges, fees or new taxes.

7. What are your thoughts concerning mandatory fire sprinklers in all new construction? I have reviewed this matter with several builders and it does not make practical sense in many cases. For pure safety reasons there are alternatives that provide the same safeguards. Economically it is very expensive to provide sprinklers across the board and only adds this cost on to the buyer.
8. If elected, how would you encourage economic development?
We need to work smarter and look for ways to reduce our costs while attracting new investment. Partnering with private developers should be done after an independent review of the parties involved and a full investigation of the project and safeguards to the city's taxpayers.

I would go back to the basics of working with existing owners to maintain their businesses and work to attract new business that benefit them. We also need to continually improve our processes to regain a reputation of being business friendly and efficient in serving our businesses from the city level. Opening new businesses should be a top priority for all city departments.

Finally, we need to work more closely than ever with our local and regional partners. This includes the various state and regional development authorities, business consortiums and chambers of commerce, as well as our adjacent local governments. We should take advantage of grant programs that provide funding to assist in new development.