

Nevada Assembly Seat – District 17 Interest Application

General Information

Applicant Name: Kelly Thomas
Home Address: 6313 Desert Leaf Dr. #201 City NLV Zip 89081
Mailing Address: same City _____ Zip _____
Home Phone: 702-860-3967 Cell Phone: same
Work Phone: same Fax: 702-256-2632
Email Address: thecasaverdegroupp@hotmail.com

I certify to the following:

That I actually, as opposed to constructively, reside at the home address listed above, and that it resides **WITHIN THE BOUNDARIES** of Assembly District 17;

You can verify that you live within the boundaries of Assembly District 17 by referring to the map on the legislative website at, http://leg.state.nv.us/Division/Research/Districts/Reapp/2011/Final/Assembly/ASM2011_District17_11x17.pdf or by doing an address/elected officials search on the Clark County website at, <http://gisgate.co.clark.nv.us/openweb/>.

That I am registered as a member of the **DEMOCRATIC PARTY**;

That I am at least **21 YEARS OLD** and a **QUALIFIED ELECTOR** pursuant to Section 1 of Article 2 of the Constitution of the State of Nevada; and

N/A That if I have ever been convicted of treason or a felony, my civil rights have been restored by a court of competent jurisdiction.

I plan/do not plan/do not know if I will run for this position regardless of being selected. (Circle one.)


Signature

April 4th, 2013

Date

REQUIRED INFORMATION

Along with this application, please attach information regarding your background and education such as a letter of interest, a resume, or a statement of qualifications. (It should contain at a minimum political activities, community work and memberships to various organizations.)

SUBMITTING APPLICATION

You may submit this document and the required information **by 5:00 P.M., April 9, 2013** via email to Sabra Smith Newby, Director of Administrative Services at sabra@ClarkCountyNV.gov or deliver this application in person to the Administrative Services Department, 6th Floor, Clark County Government Center, 500 South Grand Central Parkway. *(This document becomes a public record once it has been received by Clark County.)*

April 4th, 2013

Commissioner Tom Collins, Commissioner Lawrence Weekly & Clark County Commission
c/o Sabra Smith Newby, Director of Administrative Services
6th Floor, Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1111

Re: Assembly District 17 - Vacancy Appointment

Dear Commissioner Collins, Commissioner Weekly and Full Commission:

The purpose of this letter is to express my interest in filling the vacancy for Assembly District 17 (AD17), albeit under unfortunate circumstances, in order to represent the citizens residing in that District. I am a registered Democrat who resides in AD17 and my professional experience in the Nevada State Legislature, energy issues, non-profit boards and financial analysis along with a passion for implementing constructive, collaborative policy in the State of Nevada should fit seamlessly within the constructs of the vacancy appointment.

As you may recall, I served AD16 in the 70th Legislative Session in 1999 and served on the Government Affairs, Transportation, and Health & Human Services Committees. With the exception of the Government Affairs Committee, these are the same ones which have a vacancy as well. Since leaving the Legislature, I have gained a thorough knowledge of budgeting and could serve on the third committee left vacant, Ways and Means. This familiarity with the Committees left vacant would also lend itself to a seamless transition as I am aware of the meeting structure, schedule and issues which are presented to these Committees.

Additionally, I was recently elected to the Nevada Chapter of the United States Green Building Council (USGBC-NV) Executive Board of Directors. As the USGBC Board Liaison to the USGBC-NV Government Affairs Committee I have been tracking (22) twenty-two pieces of Legislation that we are either actively or passively supporting or simply following. They include but are not limited to: AB33, AB215, AB388, SB142, SB123, SB250, and SB252. While these are not in front of the aforementioned Committees, it does show a broader knowledge of the issues facing the 77th Legislative Session this year.

I want you to know that, while closing out the 77th Legislative Session, I am committed to working on the issues quietly, diligently, responsibly and effectively; something the citizens of AD17 more than deserve at this juncture. I could start doing so by the 79th day, the day of First House Passage on April 23rd, 2013. I would also like to bring to your attention, that I attended a meeting of the Assembly Democratic Caucus (ADC) in January of 2012 and expressed my interest to serve AD17 at that time. Subsequently, I pre-filed for the seat, reviewed the opportunity with my family and garnered full support; ultimately, however, I choose to support the new incumbent. Today, I have the same support of my family and friends, but there will certainly be additional challenges and sacrifice in order to serve AD17 on such short notice, but nothing that can't be overcome.

I imagine there are a few qualified applicants in AD17 so I respect your decision and thank you in advance for your consideration. If you would like to schedule a meeting or have any questions or concerns, please contact me at (702) 860-3967 or via e-mail to make any such arrangements or simply ask questions.

Respectfully submitted,



Kelly Thomas, LEED AP BD+C, BPI, HERS
Operations Manager, Better Building Performance
USGBC-NV Executive Board of Directors, Secretary

6313 Desert Leaf #201
North Las Vegas, NV 89081
thecasaverdegroupp@hotmai.com

KELLY THOMAS, LEED BD + C, HERS

6313 Desert Leaf Dr. #201 ■ North Las Vegas, NV 89081
Cell: (702) 860-3967 ■ Email: thecasaverdegroupp@hotmial.com

SUMMARY OF QUALIFICATIONS

An accomplished and results-oriented senior-level professional with diverse experience in Land Development, Energy Efficiency, Engineering, Architecture, Business Administration, Land Planning and Policy Creation. Possess ability to coordinate multiple projects and teams simultaneously coupled with the skill to maintain, manage and motivate a staff in varied functional areas through collaboration and teamwork. Areas of expertise and core competencies include:

- ♦ Department Leadership
- ♦ Feasibility & Due Diligence
- ♦ Market Research & Analysis
- ♦ Project Budget Formation
- ♦ Value Engineering
- ♦ Estimation & Proposal Creation
- ♦ Budget and Cash Flow Management
- ♦ Project Entitlement & IP Processing
- ♦ Project Strategy Formulation
- ♦ Key-Event Scheduling & Monitoring
- ♦ Networking\Bus. Development
- ♦ Contract Writing & Negotiation
- ♦ Policy Development & Compliance
- ♦ Contractor & Employ. Oversight
- ♦ Business Plan Formation/Updates

PROFESSIONAL EXPERIENCE

BETTER BUILDING PERFORMANCE

Feb 2010 – Present

Director of Operations

Charged with the developing the 'retail' side of operations and maintaining the existing 'weatherization' program. Tasks include developing a business plan, creating policies and procedures, a master budget template, database compilation and valley wide project management. Working as a project manager, I managed two projects for *This Old House (TOH)* through the Building America Retrofit Alliance (BARA), which ultimately received Mayoral and Congressional Proclamations. I have also performed research and development in order to create a standardized method for specifying energy efficiency improvements for the City of Las Vegas, Neighborhood Stabilization Program (NSP) program. A further profile of responsibilities include:

- ♦ Managed the test-in and test-out procedures for over 120 Neigh. Stabilization Program (NSP) homes
- ♦ Utilized RemRate software to develop a scope of work for energy efficiency measures and issue ENERGY STAR certifications
- ♦ Performed inspections on 100's of new homes to ensure compliance with ENERGY STAR and Environments for Living (EFL) programs
- ♦ Tracked legislation at local, state and federal levels which had impact the energy efficiency industry

CHRISTOPHER COMPANIES, NEVADA & UTAH

Feb. 2007 – Aug. 2008

Forward Planning Department Manager (Clark County, NV and Park City, UT)

Initially had full accountability for directing all operations of a four-member Forward Planning Department including all Land Planning, Engineering, Landscape Architecture and Architecture functions for the Residential side of Christopher Homes. Within six months, successful leadership led to the incorporation of the *Christopher Commercial* Forward Planning functions including Engineering Oversight, Budget and Cash Flow Management, Contract Negotiation, Value Engineering, Construction Management, Bond Exoneration. The following are a sample of duties and notable achievements:

- ♦ Standardized budget and cash flow procedures for all projects to ensure that the expenditures resulted in value-added efforts from the preliminary engineering stage through to bond release obligations
- ♦ Introduced Value Engineering for Land Development functions. A geotechnical evaluation resulted in the savings of approximately \$400,000 in slab design for a 46-lot community
- ♦ Decreased cycle time of the homebuilding permit process through collaboration with the Clark County Building Department and Major Projects
- ♦ Oversaw the development of a Master Consulting Agreement through outside legal counsel and internally

began the development of scopes of work for each associated consultant type

- ◆ Introduced LEED concepts and technologies relative to current and future projects and garnered commitment to move future projects towards the goal of sustainable principles and operations

CENTEX HOMES

Nov. 2005 – Nov. 2006

Land Development Manager

As the Team Leader in conjunction with a Forward Planning Manager, Contract Manager and Field Development Manager(s), managed and oversaw select developments (120+AC, 620+Lots) across North Las Vegas. Below is a compilation of the main responsibilities which includes but is not limited to:

- ◆ Reviewed Purchase and Sale Agreements (PSA's) and obtained all due diligence documents for potential projects and prepared land acquisition and development Pro-Formas up to \$150 million
- ◆ Assisted in community design development with Land Planners and Engineers and subsequently managed them through the entitlement process along with the Landscape Architecture and Dry Utility consultants
- ◆ Prepared, tracked and updated residential land development budgets up to \$25 million, monitored cash flow and supervised a Contract Manager in the bidding and contract award process. Subsequently, approved invoices for payment and ensured proper application to the budget
- ◆ Ensured compliance with federal, state and local environmental programs, namely SWPPP and Dust

KIMBALL HILL HOMES

March 2001 – Nov. 2005

Senior Project Manager-Land

Individual full charge of all development (180+AC, 1000+Lots) on the South Half of the Las Vegas Valley including a Master Planned Community and while the roles and responsibilities listed under the Centex Homes heading were also performed at Kimball Hill, these additional roles and achievements are notable:

- ◆ Assisted in the annual update, preparation and presentation of the five year business plan
- ◆ Acquired competition info. and prepared a product-based competition analysis for the ProFormas
- ◆ Developed a cost tracking system which became the basis for future budgeting, bid comparison and contract exhibits which, in conjunction with the development of Scopes of Work reduced Extra's
- ◆ Processed development plans through Master Developers Design Review Committee, managed the bond release and HOA turnover process and participated as an HOA board member

Home Building Superintendent (March '01 to Jan. '02)

- ◆ Two-time Construction Manager of the Quarter for Las Vegas Division

STATE OF NEVADA

Jan. 1999 – Jan. 2001

Assemblyman

Government Affairs, Transportation and Health & Human Services Committees

CITY OF NORTH LAS VEGAS

June 1997 – Jan. 1999

Assistant Planner

AFFILIATIONS and EDUCATION

U.S. GREEN BUILDING COUNCIL – NEVADA (USGBC-NV), EXEC. BOARD OF DIRECTORS, 2013 -Present

Member of the Government Affairs Committee & Nevada Sustainable Energy Coalition Sub Committee

VEGAS SHEPHERD RESCUE 2012 - Present

Volunteer & Adopter

GREEN ALLIANCE 2011 - Present

Member of the Steering Committee

PRESIDENT OBAMA'S 2012 REELECTION CAMPAIGN, ORGANIZING FOR ACTION - NEVADA, Fall 2012

Neighborhood Team Leader – Camino Al Norte Office

UNIVERSITY OF NEVADA LAS VEGAS, 1991-1997

Bachelor of Science in Landscape Architecture with Minor in Business Administration, Magna Cum Laude