

Print**Advisory Board & Committee Interest Form - Submission #24449****Date Submitted: 2/10/2024****Last Name***

Gaggino

First Name*

Nancy

District # You Live In.*

5

Home Address*

507 N 61 aV

City*

HOLLYWOOD

State*

FL

Zip Code*

33024

Home Phone

14436273456

Cell Phone**Email Address***

ngaggino@gmail.com

Owner or Renter *

Owner

Number of years as city resident*

10

Are you registered to vote in Broward County? *

No

Education (highest degree / level)

Master

Occupation*

General Contractor/ Developer

Work Phone**Business Name***

Alter Properties

Business Address**City****State****Zip Code****Identify the board / committee(s) to which you request appointment (Please rank in order of preference)****Selection (1)***

Planning & Development Board

**Selection (2)***

Historic Preservation Board

**Selection (3)***

None

**Selection (4)***

None



Affordable Housing Advisory Committee - Questions*

Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? • Home Purchase Education, • Housing Market Employment, • Housing Market Stability, • Affordable Housing Construction, * Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? • Ownership Housing Affordability, • Rental Housing Affordability, • Housing Market Stability, • New Housing Construction, * Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

African American Advisory Council - Questions*

Please answer these five questions above. 1. What is the greatest challenge facing the African American Community in Hollywood? 2. How many hours per month can you dedicate to AAAC initiatives? 3. Which of the following disciplines are you most skilled? * Education, * Employment, * Economics, * Cultural Awareness, * Housing. 4. Which of the following disciplines are you most passionate? * Education, * Employment, * Economics, * Cultural Awareness, * Housing. 5. What (if any) life experience motivated you toward volunteerism?

Artwork Selection Committee - Questions*

Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. Why do you want to join the Artwork Selection Committee? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Monday each month at 5:30pm? 5. What is your one area of highest interest related to the Arts within the City of Hollywood?

Civil Service Board - Questions*

Please answer these five questions above. 1. Describe your involvement with establishing, reviewing and interpreting policies and procedures? 2. Describe your involvement in employment practices including interviewing, testing, hiring, selection and promotion, demotions, transfers, etc. 3. Describe your knowledge of Civil Service and its purpose. 4. Why do you want to serve on this Civil Service Board? 5. Are you a continuous resident of and continuous registered elector in the City of Hollywood?

Community Development Advisory Board - Questions*

Please answer these five questions above. 1. Do you reside in a low and moderate income (LMI) neighborhood in Hollywood per the most recent US Census data? A Hollywood LMI Map is located at www.hollywoodfl.org on the Community and Economic Development webpage. 2. What Community Development issues do you believe are the most important to Hollywood? 3. What is your definition of a healthy neighborhood? 4. What do you believe is the vision and primary work of the Community Development Advisory Board? 5. What do you believe uniquely qualifies you to serve on the Community Development Advisory Board?

Education Advisory Committee - Questions*

Please answer these five questions above. 1. What are the current challenges facing education? 2. What is your vision for education in Hollywood? 3. What do you see as the primary work of the Education Advisory Committee? 4. With only one meeting a month, the Committee is limited in what it can do. How does/should the Committee decide what's most important? 5. How can the Committee know if its mission and goals are being accomplished?

Employees' Retirement Plan - Questions*

Please answer these five questions above. 1. Are you familiar with the State's Sunshine Laws (Chapter 119 of the Florida Statutes)? 2. Are you available to attend in person regular monthly Board meeting (typically held the 4th Tuesday of each month)? 3. What knowledge, skills and/or abilities will you bring to the Employees' Retirement Plan? 4. What do you believe are the responsibilities of a trustee on a municipal retirement plan board? 5. Are you familiar with municipal defined benefit retirement plans and/or have previous experience serving on a municipal retirement plan board?

Firefighters' Pension Board - Questions*

Please answer these five questions above. 1. What knowledge, skills and abilities would you bring to the meetings? 2. What experience do you have with firefighter pensions? 3 What is your financial background? 4. How many years have you lived in Hollywood? 5 How familiar are you with local retirement systems?

General Obligation Bond Oversight Advisory Committee - Questions*

Please answer these four questions above. Why do you want to join the GO Bond Oversight Advisory Committee? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. 3. Which Bond interests you the most? Public Safety? Parks/Golf/Open Space or Neighborhoods & Resiliency? 4. What is your perspective on city quality of life, healthy neighborhoods, economic development & a strong tax base?

Historic Preservation Board - Questions*

1. I have previously served on this board. 2. I have prepared myself academically as an urban planner and a general contractor. I have also developed housing in the Hollywood Historic Preservation area. 3. Economic growth is possible both in historic districts and other districts within the city. It is an important part of the history to be able to protect its heritage and historic architecture, while maintaining a vibrant and inclusive environment. 4. By adopting a holistic approach that values both the past and the present, recognizing the importance of continuing to care and maintaining the different aspects of historic and modern elements of the architecture. 5. The city of Hollywood has various architectural structures that are of historical significance for the city and its residents. I enjoy the sense of history and the wealth of cultural heritage it offers. It also promotes tourism and economic growth.

Please answer these five questions above. 1. How have you prepared yourself to serve on the Historic Preservation Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. * Personal experiences, * Professional experiences. 3. What is your perspective on balancing growth of the City's tax base, within the Historic Districts, while maintaining neighborhood stabilization? 4. How would you balance historic architecture with modern architectural styles? 5. What do you like about the City's different Historic Districts?

Hollywood Centennial Celebration Committee*

Please answer these five questions above. 1. What is your primary interest in serving on the Committee? 2. What is your financial/accounting background? 3. What knowledge, skills and abilities would you bring to the meetings? 4. What other organizations and/or associations were you previously, and/or currently involved with? 5. Are you available to attend regular committee meetings? (dates to be determined by all members)

Hollywood Housing Authority - Questions*

Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? * Property Management, * Affordable Housing Administration, * Housing Market Stability, * Affordable Housing Construction, * Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? * Property Management, * Rental Housing Affordability, * Housing Market Stability, * New Housing Construction, * Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

Marine Advisory Board - Questions*

Please answer these five questions above. 1. What is your involvement with the City of Hollywood's Waterways? 2. What will guide your decisions on this board? 3. Are you able to dedicate 2-3 hours a month to attend the meetings? Attendance is paramount to this Board being able to get things done. 4. Are you currently or have you been a boater, marine industry professional or involved in any other marine related industry? 5. What is your vision for the city of Hollywood's Waterway system?

Parks, Recreation & Cultural Arts Advisory Board - Questions*

Please answer these six questions above. 1. How many events have you attended in the past year at any of the parks and athletics facilities in the City? 2. How many City-sponsored special events have you attended for the past year? 3. Are you available to attend regular Board meetings? Regular meetings are on the 1st Thursday of the month for 8 months per calendar year. 4. What is your one area of highest interest related to the parks, recreation and cultural arts for the City? 5. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 6. How does parks, recreation and cultural arts contribute to quality of life?

Planning & Development Board - Questions*

1. I hold a bachelor's in Urban and Regional Planning from Florida Atlantic University and a Master's degree in Real Estate Development from Columbia University. I have also served on this board previously. 2. I am very familiar with the city of Hollywood, because I have worked, lived, and played here for the last 10 years. As an urban planner, realtor, and general contractor, I worked both with the public and private sector aiding them in various aspects ranging from land use studies, development and feasibility studies, construction processes and consulting. 3. Strategic planning is very important to achieve a balanced growth of the city's tax base while maintaining neighborhood stabilization. This could include land use policies, zoning regulations and urban development plans that can help both economic growth and city stability. 4. I enjoy all the new developments that are taking place in the City. What is happening around the Young Circle is what I like the most. 5. A Comprehensive Plan is a plan drafted by the city that includes goals, objectives, and actions to take to achieve its planning objectives. It includes all aspects like capital improvements, affordable housing, transit, and economic development.

Please answer these five questions above. 1. How have you prepared yourself to serve on the Planning and Development Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. * Personal experiences, * Professional experiences. 3. What is your perspective on balancing growth of the City's tax base while maintaining neighborhood stabilization? 4. What recent developments within the City are most proud of? 5. What is a Comprehensive Plan?

Police Officer's Pension Board - Questions*

Please answer these five questions above. 1. What is a fiduciary? And what is your responsibility to the police pension plan as a fiduciary? 2. What is the Sunshine Law? 3. What is Asset Allocation & Diversification? 4. Explain the history of Chapter 99-1 and Chapter 185? 5. Define the role of the Actuary and the Auditor?

Sustainability Advisory Committee - Questions*

Please answer these five questions above. 1. Why do you want to join the committee? 2. Have you attended any committee meetings? If so, how many? 3. What knowledge, skills, and abilities would you bring to the committee if appointed? 4. What other organizations, clubs, or associations are you involved in? 5. Are you available to attend regular committee and subcommittee meetings? Regular meetings are held monthly with subcommittee meetings held as needed. 6. What types of projects would you like to see the committee work on?

Young Circle ArtsPark Advisory Board - Questions*

Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. How many ArtsPark events have you attended within the past year? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Tuesday each month at 5:30 pm? 5. What is your one area of highest interest related to the ArtsPark at Young Circle?

Are you interested in serving on more than one board/committee?*

Yes

If so, how many?*

2

Applicant must attend at least one board/committee meeting prior to consideration of application for every board applied. Please list board/committee meetings you attended in the last year?*

planning board

Are you currently on a County or City Board?*

Yes

If yes, please describe

Affordable Housing and Housing and Community Loan Committee in the City of Miami

If you are applying for a board / committee, which has specific requirements / categories, please detail how your background and/or experience meets the required criteria.*

I have an Urban and Planning degree and have worked as a planner/developer/consultant for the last 10 years.

Please describe your professional and/or volunteer experience or background, which best qualifies you for selection to the board / committee.*

I have served in the Planning Board and Historic Board in this city in the past. I also serve as a member in the following boards: Affordable Housing and Housing and Community Loan Committee in the City of Miami.

Are you presently employed by the City of Hollywood?*

No

If so, in what capacity?*

no

Attach Resume (only .doc and .pdf files)*

Nancy Gaggino resume HOLLYWOOD.pdf

NANCY GAGGINO

507 N 61 Ave, Hollywood, FL 33024 – 443.627.3456 – ngaggino@gmail.com

Dedicated senior consultant with extensive experience in all areas related to the industry, including Urban Planning, financing issues, construction management, sales, market research and project entitlements. Having worked in various capacities in both the private and public sector, my experience reflects my passion, responsibility and dedication to the field.

HOUSING AND PLANNING RELATED EXPERIENCE

ALTER PROPERTIES, Miami, FL

May 2013 - Present

Urban Planning/ Real Estate Development Consultant

- Conducted thorough research and analysis of demographic, economic, and environmental data to inform planning recommendations for architects and developers.
- Executed comprehensive market research and feasibility studies to assess the viability and potential risks of proposed developments.
- Analyzed financial models, conducted cash flow projections, and prepared investment proposals for internal and external stakeholders.
- Enhanced and maintained strong relationships with local municipalities, community stakeholders, and financial institutions.

TUNGSTEN PARTNERS, New York, NY

December 2012 – May 2013

Real Estate Analyst

- Analyzed potential real estate acquisitions and evaluated capital partners and developers for Ace Hotel transactions.
- Conducted feasibility and market studies for hotel projects in various locations worldwide.

CITY OF PEMBROKE PINES –Planning and Zoning Department, Pembroke Pines, FL

Fall 2011

Planning Intern

- Reviewed site plans to ensure compliance with Comprehensive Plan, zoning codes, land use and regulations.
- Participated intensively in City Planning and Zoning meetings.

EDUCATION

COLUMBIA UNIVERSITY, New York, NY

2012-2013

Master of Science in Real Estate Development

- Teacher Assistant for Underwriting and Real Estate Finance Courses at graduate level.

FLORIDA ATLANTIC UNIVERSITY, Fort Lauderdale, FL

2007-2011

Bachelor in Urban and Regional Planning - Summa Cum Laude

- Concentration in Economic Development
- GPA 3.9/4.0. President's List Award recipient

LICENSES/ AFFILIATIONS

- Member of the City of Miami Housing and Commercial Loan Committee
- Member of the City of Miami Affordable Housing Committee.
- Florida Real Estate Broker's License BK3215563
- Florida General Construction License CGC1525567

SKILLS

- Proficient with Financial Modeling in Excel
- Proficient with Sketchup, Argus, Adobe, Office and ArcGIS software
- Languages: English, Spanish (native)