

Application Form

Profile

Prefix

Kate
First Name

Middle Initial

Nardi Sullivan
Last Name

Suffix

katenardi13@gmail.com
Email Address

157 N. Main Street
Home Address

Apartment 303
Suite or Apt

Harrisonburg
City

VA
State

22801
Postal Code

How many years have you been a resident of Harrisonburg?

less than 1

Mobile: (608) 575-4178
Primary Phone

Alternate Phone

Endless Horizons
Employer

Executive Administrator
Job Title

Demographics - *(Submission of this information if voluntary and will not subject you to any adverse treatment should you chose to not complete)*

Ethnicity

Caucasian/Non-Hispanic

Gender

Female

What is your age?

50+ years old

Are you reapplying for a current position you hold? *

No

Which Boards would you like to apply for?

Planning Commission (PC): On Agenda

Interests & Experiences

Kate Nardi Sullivan

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I'm interested in serving on the Planning Commission to make a contribution to my hometown as I observe sprawl and traffic patterns particularly on the outskirts where existing development patterns are dangerous and the rich countryside is disappearing. We exist in a market economy but I believe as a community we can help guide growth such that we moderate the impact on the beauty of the city, rich cultural and historic resources and the entire Shenandoah Valley. I'm also concerned about inner core proposals including infill and requests from owners of multiple properties. I believe as a community we can prioritize in a way that allows opportunities unrelated to college housing and JMU. I understand JMU is an economic engine but I also see opportunity to mindfully plan and connect dots between housing, economic development, transportation, recreation and catering to those who live and work in the community full time.

What other interests or concerns do you have regarding the community?

One major concern is JMU driving growth. Again, I understand the enormous engine but I also see what appears to be opportunity for enhanced coordination as new development occurs. Main Street and Port Republic Rd. have become raceways and buildings and homes with historic significance have been torn down over the years. I see Old Town blanketed with student housing and poor upkeep. I'm generally concerned about growth patterns as well as the cost of housing that plagues Rockingham County and the entire country. Having recently moved back to Harrisonburg, I also notice few rental management companies and those that have cornered the market and charge exorbitant prices because they've become accustomed to the demand for college housing. Housing for adult professionals who either don't care to or are not in a position to buy a home have few options. I believe as a city we need to be more selective about the type of growth and placement. The Shenandoah Valley is one of the most beautiful places in the world and it's our role as a community to develop in such a way as not to build away the beauty and serenity of the Shenandoah Valley as a result of a market economy.

What relevant experience or education do you have to this board or commission?

I was born and raised in Harrisonburg, grew up on Paul and Franklin Streets and attended Harrisonburg High School. After graduating from Emory & Henry College in Southwest Virginia, I joined Volunteers in Service to America (VISTA) which took me to the Midwest. I was placed at a non-profit housing development organization among several volunteers through the United Way in the county where I served. This experience launched my career in real estate and community development. I recently returned to Harrisonburg to be closer to my parents and extended family. I hold a Masters Degree in Urban and Regional Planning from the University of Wisconsin-Madison and have held professional planning positions as well as several volunteer roles throughout my adult life. I'm interested in contributing to how development is shaped in and around the city.

Please list any past or present community involvement e.g. City Council, Boards and Commissions, Citizen Academy, etc. in Harrisonburg or elsewhere:

My career spanning 30 years has included not only working in the community professionally in the real estate and community development arena but also fundraising for organizations spanning from community gardens to homelessness to mental health and economic development.

[Resume Kate Nardi Sullivan 2023-11-24.pdf](#)

Upload a Resume

EPSAC Applicants only

Bike/Pedestrian Subcommittee Applicants only

KATE NARDI SULLIVAN

608-575-4178

katenardi13@gmail.com

SUMMARY

A trained planning and community development professional with a track record of success managing programs, contracts, processes and workflow. Welcomes a variety of challenges and appreciates a collaborative team of diverse peers who work cohesively to achieve positive impact.

SKILLS

- | | |
|--|--|
| <ul style="list-style-type: none">• Strategy Development & Execution• Community, Stakeholder & Cross-Sector Engagement• Researching, Writing, Analysis• Real Estate Fundamentals • Communication, Critical Thinking & Problem Solving | <ul style="list-style-type: none">• Project & Program Management • Sourcing Public - Private Financing • Program Development• Board & Community Relations |
|--|--|

EXPERIENCE

EXECUTIVE ADMINISTRATOR | 8/2022-Present **Endless Horizons | Harrisonburg, VA**

- Lead administrative, compliance and property management functions for a family of companies including Camp Horizons, NRocks Outdoor Adventures, Horizons Youth Services and the redevelopment of the historic Virginia Metalcrafters property in Waynesboro, VA.

SPECIAL EDUCATION ASSISTANT | 10/2022-6/2023 **Madison Metropolitan School District | Madison, WI**

SCHEDULER/CUSTOMER SERVICE ASSOCIATE | 9/2022-11/2022 **Sol Escape Healing Arts | Madison, WI**

- Booked wellness appointments in a bustling neighborhood studio.
- Created positive customer experience as the first point of contact.
- Employed industry-specific scheduling software.
- Assisted business owner in transition to second location.

COMMUNITY DEVELOPMENT COORDINATOR | 5/2019-8/2022 **Impact Seven, Inc.**

Assisted in all phases of the real estate development process from land acquisition to construction and rehabilitation for multi-family housing developments in urban, small city and rural communities.

- \$10.4 million 32-unit development serving autistic adults in Grafton, WI. Low-Income Housing Tax Credit (LIHTC) project including 11 HOME units.
- \$1.6 million 28-unit rehabilitation project for elderly and disabled designated housing in Mukwonago, WI. Funded by US Rural Development and the Federal Home Loan Bank (FHLB) of Chicago.
- \$18.5 million 126-unit workforce housing development in Middleton, WI, including 50 income-targeted units funded through a Tax Increment Financing (TIF) Development Agreement with the municipality.

REAL ESTATE AGENT | 2016 to 2021 **State of Wisconsin License # 81554**

- Closed multiple transactions annually. Continue to hold licensure.

	<p>ASSISTANT COMPLIANCE MANAGER 2013 to 2015 Wisconsin Management Company, Inc., Madison, WI</p> <p>Managed housing programs and compliance for over 2,000 housing units in Wisconsin and Illinois. Portfolio included Rural Development, Low Income Housing Tax Credits (LIHTC), HUD and other investing agencies.</p> <p>HOMEOWNERSHIP COORDINATOR 2005 to 2013 Dane County Housing Authority, Madison, WI</p> <p>Piloted the agency's first-time home buyer education, financial counseling and foreclosure prevention programs.</p> <p>COMMUNITY GROUNDWORKS 2011 to 2012 Associate Director, Madison, WI</p> <p>Led tours of the award-winning 31-acre Troy Community Gardens, Kids' Garden, working 5-acre organic farm and restored prairie. Planned and executed three annual fundraising events, including sponsorships, media relations and volunteer coordination for the signature <i>Good Food Garden Party</i>, in which local chefs prepared farm fresh meals al fresco for 150 guests. Implemented organizational fundraising plan through donor, community and public relations.</p> <p>Additional professional experience with the following companies/businesses: Vierbicher Associates, Inc. Wisconsin Department of Commerce Wisconsin Department of Public Instruction City of Madison, WI Community Action Coalition For South Central Wisconsin, Inc.</p>
<p>EDUCATION</p>	<p>University of Wisconsin-Madison Master's Degree - Urban and Regional Planning Emory & Henry College, Emory, VA Bachelor of Arts – Sociology</p>

<p>LEADERSHIP & SERVICE</p>	<p>Wisconsin Partnership for Housing Development Board and Finance Committee Member (2018-2023) Madison Area Community Land Trust Chair (2018-2019) Board Member (2016-2019) Commonwealth Development Board Member (2017) UW-Madison School of Urban and Regional Planning Alumni Relations Council (2013-2017) Federal Reserve Bank of Chicago - Conference Panelist Foreclosures in WI: Responses and Resources for Living Beyond the Bubble (2009) Volunteers in Service to America (VISTA) Greater Iowa City Housing Fellowship (1993-1994)</p>
--	---