

State of Nebraska

Accountability and Disclosure Commission

P.O. BOX 95086
Lincoln, Nebraska 68509
nadc.nebraska.gov



Centre Terrace, 1225 L St. #400
Phone (402) 471-2522
Fax (402) 471-6599

May 9, 2024

Pamela Rademacher
4600 Valley Road
Suite #100
Lincoln, Nebraska 68510

Re: Potential Conflict of Interest Inquiry

Dear Ms. Rademacher,

This will acknowledge receipt of a Potential Conflict of Interest Statement ("Statement") which you filed with the Nebraska Accountability and Disclosure Commission ("NADC") on May 3, 2024. After receiving the Statement, we spoke with you on Monday, May 6th about additional information relating to the Statement.

You are the Lincoln District Supervisor for the Nebraska Commission for the Blind and Visually Impaired (the "Commission"). In that position, we understand that you work with your staff to provide advice, assistance, and resources for the clientele of that Commission. Your work and the decisions which you make in your work do not involve attempting to place members of your clientele in specific housing.

You and your husband own certain leased and rental properties in the Lincoln area. He is also a broker with Performance Property Management—an organization with which you have no relationship.

With respect to possible conflict of interest issues, the applicable Statute under the NPADA would be Section 49-1499.02, which states in pertinent part as follows:

"(1) An official or employee of the executive branch of state government who would be required to take any action or make any decision in the discharge of his or her official duties that may cause financial benefit or detriment to him or her, a member of his or her immediate family, or a business with which he or she is associated...shall take the following actions: [prepare a written statement describing such potential conflict]"

Pamela Rademacher

May 9, 2024

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Based upon the information which you have provided, there does not appear to be any potential conflict of interest with respect to the decisions you would make with respect to your position with the Commission, and the rental units which you and your husband own on the other, nor with his position as broker for Performance Property Management.

In the event that you are confronted with a situation in which your work for the Commission would include finding housing for your clientele, then you may have a potential conflict of interest, and you should report that matter to us in a new Statement.

In preparing this opinion, we are relying upon the accuracy of the facts, as we have expressed them above. If our expressed understanding of these facts is incorrect or incomplete, please advise us immediately.

Thank you for your timely filing of the subject Statement. Please contact me directly if you have any questions concerning this opinion.

Very truly yours,

A handwritten signature in black ink that reads "Neil B. Danberg". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil B. Danberg
General Counsel

NBD/si

NEBRASKA ACCOUNTABILITY AND DISCLOSURE COMMISSION 1225 L St., Suite 400 P.O. Box 95086 Lincoln, NE 68509 (402) 471-2522	POTENTIAL CONFLICT OF INTEREST STATEMENT NADC FORM C-2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; font-size: small;">POSTMARK DATE</td> <td style="width: 85%; text-align: center;">5/03/2024</td> </tr> <tr> <td style="font-size: small;">MICROFILM NUMBER</td> <td style="text-align: center;">EM S</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: x-small;">OFFICE USE ONLY</td> </tr> <tr> <td colspan="2" style="text-align: center; color: cyan;"> RECEIVED MAY 03 2024 NEBRASKA ACCOUNTABILITY DISCLOSURE COMMISSION </td> </tr> </table>	POSTMARK DATE	5/03/2024	MICROFILM NUMBER	EM S	OFFICE USE ONLY		RECEIVED MAY 03 2024 NEBRASKA ACCOUNTABILITY DISCLOSURE COMMISSION									
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BEFORE COMPLETING THIS FORM READ THE FILING REQUIREMENTS ON PAGE 3																		
- An official or employee of the executive branch of state government or any other official or employee required to file Statements of Financial Interests must file this form if he or she has a potential conflict of interest. - Elected officials of school districts and elected officials of villages and cities (except Omaha and Lincoln) should not use this form. Use Potential Conflict of Interest Statement Form C-2A. - File this Potential Conflict of Interest Statement with the Nebraska Accountability and Disclosure Commission and with your immediate superior (if any) whenever a potential conflict of interest situation arises. - Persons who fail to disclose a potential conflict of interest or who otherwise do not comply with the law are subject to penalties.																		
ITEM 1	NAME, ADDRESS AND TELEPHONE NUMBER																	
<table style="width: 100%;"> <tr> <td style="width: 10%;">Name</td> <td style="width: 30%;"><u>Rademacher Pamela C</u></td> <td style="width: 10%;">Telephone No.</td> <td style="width: 50%;"><u>402-718-1164</u></td> </tr> <tr> <td></td> <td style="font-size: x-small; text-align: center;">Last First Middle</td> <td></td> <td></td> </tr> <tr> <td>Address</td> <td colspan="3"><u>4600 Valley Rd. Ste 100 Lincoln NE 68510</u></td> </tr> <tr> <td></td> <td style="font-size: x-small; text-align: center;">STREET ADDRESS OR RURAL ROUTE</td> <td style="font-size: x-small; text-align: center;">City</td> <td style="font-size: x-small; text-align: center;">STATE ZIP CODE</td> </tr> </table>			Name	<u>Rademacher Pamela C</u>	Telephone No.	<u>402-718-1164</u>		Last First Middle			Address	<u>4600 Valley Rd. Ste 100 Lincoln NE 68510</u>				STREET ADDRESS OR RURAL ROUTE	City	STATE ZIP CODE
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ITEM 2	TITLE, AGENCY, ADDRESS, PHONE AND SUPERIOR																	
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ITEM 3	DESCRIBE POTENTIAL CONFLICT OF INTEREST IN DETAIL (Use Item 7 Continuation, if necessary)																	
Date action is to be taken or decision is to be made: _____																		
Description of Potential Conflict: <u>My spouse and I have rental in Lincoln and my spouse is also the Broker for Performance Property Management. I may or may not have consumers that rent from us or Performance Property Management</u>																		

ITEM 4 | PERSONS WHO MAY RECEIVE FINANCIAL BENEFIT OR DETRIMENT☒ You☒ Member of your Immediate Family:Jon Rademacher

NAME

Business With Which You

Safe Harbor Living LLC☒ Are Associated (See Definitions)Performance Property Management

NAME OF BUSINESS

ITEM 5 | NATURE OF FINANCIAL BENEFIT OR DETRIMENT

My husband and I own rentals as a long term investment.

ITEM 6 | FOR MEMBERS OF THE LEGISLATURE ONLY

If you will not abstain from acting on a matter state why, despite the potential conflict, you intend to vote or otherwise participate.

ITEM 7 | CONTINUATION

(SIGNATURE)

(DATE)

Hunter, Dave

From: Rademacher, Pam
Sent: Friday, May 3, 2024 9:36 AM
To: Hunter, Dave
Subject: Conflict of Interest
Attachments: 20240503083109582.pdf

Good morning Dave-
Please see attached. Thank you.

Pam Rademacher, CVRCB
Lincoln District Supervisor
Nebraska Commission for the Blind
And Visually Impaired
Cell: (402) 718-1164
Toll Free (877) 809-2891
Fax: (402) 471-3009
Pam.rademacher@nebraska.gov
4600 Valley Rd., Ste 100
Lincoln, NE 68510

-----Original Message-----

From: ncbvi.autho@nebraska.gov <ncbvi.autho@nebraska.gov>
Sent: Friday, May 3, 2024 8:31 AM
To: Rademacher, Pam <Pam.Rademacher@nebraska.gov>
Subject: Message from "NCBVILINCOLN"

This E-mail was sent from "NCBVILINCOLN" (IM C2510).

Scan Date: 05.03.2024 08:31:09 (-0500)
Queries to: ncbvi.autho@nebraska.gov