

## SDC Board Meeting

May 14th, 2008 (approved on 6-04-08)

**LOCATION:** St. Benedict Center

**TIME:** 7:00 a.m. – 8:00 a.m.

### ATTENDING:

Lonnie Kitt (Vice President)  
Jerry Karnatz (Secretary)  
Charlie Heavican (Treasurer)  
Marv Capoun  
Kem Cavanah (EDC)  
Richard Folda  
David Johnson  
Chris Miller  
Brian Vavricek

### ABSENT:

Larry Karel (President)  
Jon Knutson  
Jeff Gall

### Guests:

Jim McGowen

### TOPICS:

#### **7:00 a.m.**

- SDC Board Meeting called to order by Lonnie Kitt (Vice President).
- Minutes (04-23-08) approved.
- The Mayor has formed a small group to begin the process of formulating Minimum Housing Safety Standards for recommendation to the City Council. Kem accepted an invitation to participate in this small group. Anticipate the process to be protracted.
- At the request of Jon Knutson, Lonnie began the discussion pertaining to the vacant lot 'For Sale' at the corner of 11<sup>th</sup> & Colfax. Because of the lot's visibility resulting from the high volume of daily drive-by traffic and its prominent location as the main entrance into the downtown business district, there was a solid consensus among the Directors to make a concerted effort to immediately purchase the lot if at all possible. David Johnson moved, seconded by Richard Folda, to purchase the 'For Sale' lot on the corner of 11<sup>th</sup> & Colfax Street. Verbal approval was without objection. Kem was authorized to negotiate a purchase up to the asking price (\$20,000) and to enter into a Purchase Agreement with the seller. Marv Capoun volunteered to act as the realty agent for the SDC. If an agreement is reached with the seller, Kem will appear before the City Council on 5-20-08 requesting LB 840 funds to execute the Purchase Agreement and to complete the transfer of property ownership. Potential usage of the property was briefly discussed.
- Directors approved a three-year employment commitment (9-16-08 to 9-15-11) to Kem as the EDC. Also, a \$175 per month pay increase was approved effective 9-16-08. Richard made the motion and was seconded by Jerry. During the discussion, it was noted that Kem had voluntarily frozen his compensation during the previous and current fiscal year (24 months).
- April '08 Visitor Sessions to SchuylerNebraska.net were 6,317. This is an increase of 2,068 compared to April '07. Usage of Schuyler's website continues to trend favorably.
- Currently, there are 349 job opportunities within a twenty mile radius of Schuyler posted on the Nebraska JobLink web site.
- Next week at the Northeast Regional Housing Summit, Schuyler will receive the "Groundbreaker Award" for the **Schuyler Housing Production Program** (Part I & Part II) and for the recent partnership between SCS and *NeighborWorks*.
- Miscellaneous: - Floor plan for spec house to be built on 20<sup>th</sup> street by the Finance Consortium was displayed. Construction is scheduled to begin by the end of May.  
- Importance for education / maintenance programs to assist local property owners in the care of their properties was again discussed. Additional input will be sought.

**8:00 a.m.** - adjourned

Next **SDC Board Meeting:** **DATE:** June 4th, 2008 (Wednesday)  
**TIME:** 7:00 a.m. – 8:00 a.m.  
**LOCATION:** City Building