

## Citizens Advisory Review Committee (CARC) / SDC Board Meeting

**DATE:** January 4th, 2012 (approved 01/25/12)

**LOCATION:** Municipal Building

**DIRECTORS ATTENDING:**

Lonnie Kitt (President)\*  
Charlie Heavican (Treasurer)\*  
Jerry Karnatz (Secretary)\*  
Richard Folda  
Jon Knutson  
Steve Thompson  
Brian Vavricek  
Gil Wigington

**DIRECTORS ABSENT:**

Chris Langemeier  
Larry Karel  
Jeff Gall  
Jeff Schmidt

**Guests**

Sue Jacobus  
Jim McGowen

**CARC Members\***

Lonnie Kitt  
Larry Karel  
Jerry Karnatz  
Charlie Heavican

**Mission Statement:** *To provide leadership in facilitating community development and sustained economic growth.*

### 7:00 a.m.

- Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meets Act posted and acknowledged.
- Minutes (12-07-11) approved. 'Approved' Minutes posted @ SchuylerDEVELOPMENT.net.
- Jim McGowen reported the construction of the west electrical substation was on schedule and due to be operational by June 15th. Also, this winter the Utilities Department will finalize the platting of W. 22nd Street from Hwy 15 to Denver Street.
- LB 840 revenue for October was \$17,137. First Quarter SDC expenditures were \$13, 976 (23.3% of budget).
- Both the need and financial challenges of extending municipal services to the Expressway were discussed at great length. Establishing a capital reserves / sinking fund for infrastructure expansion was one suggestion. Directors were informed there has been 21 million dollars expended over the past sixteen years on Schuyler's utilities infrastructure. In fiscal year 2016, NDOR plans to begin construction on completing Hwy 30 Expressway between Schuyler and Fremont.
- Directors recommended to the City Council approving the Downtown Revitalization Committee's proposed revisions to the Facade & Building Improvement Fund (FBIFund).  
Proposed Revisions:
  - increase loan amount from \$7,000 to \$9,000 (construction costs moving upward)
  - reduce the number of months for required ownership before submitting loan request
  - a second FBIFund loan request allowed for previously approved FBIFund loan borrowers; combined loans may not exceed the maximum loan amount (\$9,000)
  - Hazard Insurance mandatory
  - loan balance due immediately on sale of building
- Last month an offer of \$15,000 to purchase the Top Notch Building was rejected by the owner. Also, Directors briefly reviewed a draft of a proposed outline to partially restore the Top Notch Building. Discussion will continue at the January 25th SDC Meeting.
- Reference the old Coast To Coast building (302 E. 12th), on February 21st (5:15 p.m.) a 'study session' with the City Council will be held at the Municipal Building to consider options for the future disposition of said building. Directors are encouraged to attend.
- Kem suggested Directors may wish to consider formulating a process by which to draft a Succession Plan for the EDC position. Discussion to continue at the next SDC Meeting.
- Miscellaneous:
  - 279 employment opportunities within 25 mile radius of Schuyler as of 01/03/12
  - Colfax County unemployment for November was 3.1%
  - an offer to purchase the Dowd property (7.8 acres) is pending
  - Hughes-Payzant Drainage Canal operational
  - Caseys' General Store in Schuyler begins 24 / 7 operations on Sunday (Jan. 8th)

Next **SDC Board Meeting:** **DATE:** January 25th, 2012 (Wednesday)

**TIME:** 7:00 a.m. – 8:00 a.m.

**LOCATION:** Municipal Building

8:00 a.m. – adjourned

*Minutes prepared by Kem Cavanah, EDC*