

Citizens Advisory Review Committee (CARC) / SDC Board Meeting

DATE: May 30th, 2012 (approved 06/20/12)

LOCATION: Municipal Building

DIRECTORS ATTENDING:

Lonnie Kitt (President)*
Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Richard Folda
Chris Langemeier
Steve Thompson
Gil Wigington

DIRECTORS ABSENT:

Jeff Gall
Jon Knutson
Jeff Schmidt*
Brian Vavricek

Guests

Jim McGowen
Sue Jacobus

CARC Members*

Lonnie Kitt
Larry Karel
Jerry Karnatz
Charlie Heavican
Jeff Schmidt

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 Meetings Act posted and acknowledged.
- Minutes (05-09-12) approved. 'Approved' Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 YTD revenue (October – March) up +\$2,216 from the previous fiscal year (+2.2%).
- YTD (October – May 15th) SDC expenses paid were \$36,130 (60.3% of budget).
- Schuyler Department of Utilities update: Jim McGowen stated the new 22nd Street water main is online. Work continues on extending the water and sewer lines on north B Street next to the Dowd property.
- City Council will conduct a Public Hearing and consider taking action at their June 5th Meeting on the pending June 6th purchase of the Top Notch Building (302 E. 11th Street).
- Directors endorsed the HDC's recommendation to update the 2006 Housing Study by RDG Planning & Design at a cost of \$3,000. City Council to consider expenditure on June 5th.
- Dollar General is negotiating the purchase of 1.6 acres located south of Schwan's with the intent of constructing a one-story commercial building. However, negotiations contingent on the NDOR granting access from Hwy 15 (directly across from the Stoltenberg farm access) into the 1.6 acre parcel. Dollar General's architect scheduled to appear before the Planning Commission on June 26th.
- The Schuyler Industrial Park was discussed; specifically, both the need for a Finding Of No Significant Impact (FONSI) and the recently expired (May 24th, 2012) property owner's Letter Of Agreement (LOA) – Intent To Sell. Directors authorized the EDC to attempt to renegotiate a new LOA with the understanding a FONSI would be completed on the proposed Industrial Park (95.5 acres) at no expense to the property owner.
- Directors reviewed and approved the 2012-2013 SDC Budget presented by the EDC. Budget summary: +\$1,460 (+2.4%) overall budget increase; +\$840 (2.0%) EDC compensation adjustment; \$2,000 to replace office computer (7 years old); \$450 Associate Membership (NE Main Street Program). The 2012-2013 fiscal year begins October 1, 2012.
- EDC provided Directors with general information about a Business Improvement District (BID). The Downtown Revitalization Committee (DRC) will begin studying the benefits of a BID.
- Sustaining community development was briefly discussed; nurturing future leaders, engaging the next generation, reflecting Schuyler's diverse population, perspective of 'out-of-town' money. EDC will contact the Columbus Chamber to review their leadership program.
- Miscellaneous:
 - 470 employment opportunities within a 25 mile radius of Schuyler as of 05/29/12
 - April unemployment for Colfax County was 3.3%
 - Cargill working Saturday – one overtime shift injects \$250,000 into local economy

Next **SDC Board Meeting:** **DATE:** June 20th, 2012 (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: Municipal Building

7:58 a.m. – adjourned

Minutes prepared by Kem Cavanah, EDC