

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

**DATE:** January 30, 2013 (approved 02/20/13)

**LOCATION:** Municipal Building

**DIRECTORS ATTENDING:**

Lonnie Kitt (President)\*  
Larry Karel (Vice President)\*  
Charlie Heavican (Treasurer)\*  
Jon Knutson  
Chris Langemeier  
Jeff Schmidt\*  
Brian Vavricek

**DIRECTORS ABSENT:**

Jerry Karnatz (Secretary)\*  
Richard Folda  
Jeff Gall  
Steve Thompson  
Gil Wigington

**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 (01-09-13) approved. 'Approved' Minutes posted @ SchuylerDEVELOPMENT.net.
- Schuyler Department of Utilities: 'Water and Wastewater Information' inserts mailed to all utility customers. Each year approximately 25% of Schuyler's storm sewer mains cleaned; summer of 2013 will complete the four-year process.
- LB 840 revenue for the first two months (October - November) of the fiscal year was \$35,018. YTD revenue up +3.9% (\$1,328) over the previous year.
- FBIFund loan #2012-07 to be completed next week. Seven building loans in the total amount of \$40,976 have been approved. All loan repayments are current.
- Top Notch Café building purchased for \$30,000 on 06/06/12 with \$20,000 LB 840 funds and \$10,000 donated by Cargill Meat Solutions. Since date of purchase, no repairs or cleanup have been completed. Contract for roof replacement (\$16,875) approved by the City Council in October 2012 - roof has not been replaced. A balance of \$22,678 remains in the budget for tuck-pointing, new electrical breaker boxes, debris removal and odor abatement. Exterior of building spruced-up prior to Labor Day 2012 by group of community volunteers organized by Chris Langemeier. Mayor directs and authorizes all building repairs and cleanup.
- The proposed 2013 Blight and Substandard Study & General Redevelopment Plan reviewed / amended by Planning Commission and referred back to City Council for the Council's Feb. 5th meeting. If amended documents are approved by the Council, Blight Study & Redevelopment Plan will again be considered for recommendation by the Planning Commission on Feb. 26th.
- The importance of adopting the proposed Blight Study & Redevelopment Plan for Northwest Expansion was discussed. Tax Increment Financing (TIF) is a critical economic development tool needed for both Phase I & Phase II.
- New Dollar General store scheduled for completion by end of March. A purchase agreement for the current Dollar General building on W. 16th Street has been executed by owners of Schuyler's AnyTime Fitness; tentatively, April closing date.
- Twenty-seven attended the annual Contractors, Lenders & Realtors luncheon held at Gene's Restaurant on Jan. 24th. Opportunity for growing Schuyler's housing stock emphasized; 538 new housing units needed (2012 Schuyler Housing Assessment).
- Cobblestone Hotel Project: Informational and Planning meetings have been completed. Investors' first meeting schedule for Feb 21st. Uncertain if hotel project will come to fruition – should know within the next 30 to 90 days.
- Miscellaneous:
  - 473 employment opportunities within a 25 mile radius of Schuyler (01/28/13)
  - December unemployment for Colfax County was 3.3%

Next **SDC Board Meeting:** **DATE:** February 20, 2013 (Wednesday)

**TIME:** 7:00 a.m. – 8:00 a.m.

**LOCATION:** Municipal Building

**8:00 a.m.** – adjourned

*Minutes prepared by Kem Cavanah, EDC*