

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

**DATE:** February 20, 2013 (approved 03/13/13)

**LOCATION:** Municipal Building

**DIRECTORS ATTENDING:**

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

**DIRECTORS ABSENT:**

Chris Langemeier  
Jeff Schmidt\*

**Invited 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 (01-30-13) approved. 'Approved' Minutes posted @ Schuyler DEVELOPMENT.net.
- Schuyler Department of Utilities: new Dollar General Store has full service. Planning utility upgrade for two electrical substations (\$600,000). Also, distributed Schuyler article from the Utilities Section Newsletter (December 2012).
- Recently announced grant awards: \$239,000 Phase 3 South Park Trail (Games & Parks), \$35,000 Colfax Theatre Enrichment Foundation (Union Pacific), \$10,000 Railside Green Enhancement Project (Union Pacific).
- After two months (October - November), 2012-2013 Fiscal Year LB 840 revenue projection: \$210,236 to \$226,318.
- The proposed Blight and Substandard Study & Redevelopment Plan have been revised by the City Council and returned to the Planning Commission for further review on February 26th. If recommended by the Planning Commission, earliest opportunity for the Council to conduct a Public Hearing and consider is March 19th.
- Seven FBIFund loans (\$40,979) completed and all repayments current. \$20,657 available loan balance. Directors recommended the City Council authorize submission of 2013 JOBS Grant Application (\$25,000 FBIFund) to the Topeka Federal Home Loan Bank. If grant is awarded, a \$25,000 LB 840 match would be required. Council to consider at their March 5th meeting. JOBS (Joint Opportunities for Building Success) grant application due April 1, 2013.
- Commercial Building Program (1211 B Street building): Net LB 840 investment is \$5,825. In the past three years, building's valuation has increased +125% and property tax has increased +126%. Recent improvements / renovations by new tenant (Schuyler Physical Therapy) are not yet reflected in building's current valuation.
- Directors endorsed the DRC's recommendation for the City of Schuyler to consider authorizing a CDBG grant application for Phase 1 Pre-Development Activities (NDED's Comprehensive Investment & Stabilization Program). Amount of grant is \$10,000 and requires a 25% match. LB 840 funds to be utilized for 25% match. Phase 1 application due by June 3, 2013 - NENEDD to assist in preparing application.
- Opportunity for growing both Schuyler's housing stock and valuation briefly discussed. Supporting documentation to be presented at subsequent SCD Meetings.
- Cobblestone Hotel Project: Investors Informational Meeting scheduled for February 21st.
- Miscellaneous:
  - 472 employment opportunities within a 25 mile radius of Schuyler (02/19/13)
  - April 3rd SCD Meeting to be held at NOR-AM

Next **SDC Board Meeting:** **DATE:** March 13, 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*