

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: March 13, 2013 (approved 04/03/13)

LOCATION: Municipal Building

DIRECTORS ATTENDING:

Larry Karel (vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Richard Folda
Jon Knutson
Chris Langemeier
Jeff Schmidt*
Brian Vavricek
Gil Wigington

DIRECTORS ABSENT:

Lonnie Kitt (President)*
Jeff Gall
Steve Thompson

Invited Guests

Jim McGowen

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 Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Minutes (02-20-13) approved. 'Approved' Minutes posted @ Schuyler DEVELOPMENT.net.
- Schuyler Department of Utilities: Jim reported the Utilities Department remains in a maintenance mode until spring.
- LB 840 revenue for October - December was \$53,415 (+2.9% from previous year).
- YTD SCD expenses paid as 03/01/13 were \$24,661.55 (40.2% of budget). Currently, annualized expenditures projected to be 96.5%. Seven months remaining in the fiscal year.
- A forty-five minute page-by-page Blight Study review will be conducted by Jeff Ray (JEO) on March 19th at the Municipal Building (5:15pm). Blight Study Public Hearing scheduled during the April 2nd City Council Meeting.
- Directors encouraged to attend the March 14th QCF (Quarterly Community Forum) to hear three-member team's results of their drive-by assessment of Schuyler.
- On March 5th the City Council authorized applications to be submitted for a JOBS Grant (\$25,000) and a Comprehensive Investment & Stabilization (CIS) \$10,000 Pre-Development Grant (CDBG).
- Three NDED representatives were in Schuyler on March 12th. Updated reps on status of the proposed Industrial Park. Also, toured the Cargill Plant and discussed with Management water consumption and Cargill's future need for domestic sanitary sewer service. Cargill has initiated an assessment of its Schuyler facility to determine current water usage and future demand.
- Directors reviewed property valuation comparison of Schuyler, Wayne and West Point. Average valuation per resident: Schuyler \$24,181, Wayne \$31,944, West Point \$49,664. Population change in the past decade: Schuyler +840 (15.6%), Wayne +77 (1.3%), West Point -296 (8.0%). Total valuation as of 2012: Schuyler \$150,191,297, Wayne \$180,803,972, West Point \$167,071,390
- Based on Schuyler's 2012 Housing Assessment, 538 units need to be constructed by 2025 (36 new units annually). Schuyler's population projected to reach 7,031 (+820) by 2020. Constructing 538 single family units (\$135,000 per unit) would add \$72,630,000 valuation and generate an additional \$1,492,984 in new property taxes.
- Cobblestone Hotel Project: Next Investors Informational Meeting scheduled for March 15th.
- Miscellaneous:
 - 483 employment opportunities within a 25 mile radius of Schuyler (03/12/13)
 - Colfax County unemployment 4.0% (January 2013)

Next **SDC Board Meeting:** **DATE:** April 3, 2013 (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: NOR-AM Cold Storage

8:00 a.m. – adjourned

Minutes prepared by Kem Cavanah, EDC