

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: April 24, 2013 (approved 05/15/13)

LOCATION: Municipal Building

DIRECTORS ATTENDING:

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

DIRECTORS ABSENT:

Jeff Schmidt*
Steve Thompson

Invited Guests

Jim McGowen
Aaron Nygren

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 (04-03-13) approved. 'Approved' Minutes posted @ Schuyler DEVELOPMENT.net.
- Schuyler Department of Utilities: Damages from the April 9th storm resulted in replacement of 25 poles and repairs to 3,300 feet of power lines.
- LB 840 revenue for October - February was \$84,415 (+1.6% from previous year). Directors reminded a separate account existed for the FBIFund (\$25,000 match and \$25,000 grant).
- 2013 Blight and Substandard Study approved / adopted by the City Council on April 2nd. General Redevelopment Plan pending approval by the Council on May 7th.
- Referencing the 2012 Schuyler Housing Assessment Study, from 1990 - 2010 Schuyler's population grew +2,159 (+53.3%); total number of housing units increased +14.1%. Also noted was the steady decline in owner occupied units from 73.1% to 68.1%. Conversely, renter occupied units increased from 25.3% to 29.6%. In addition to growing Schuyler's housing stock, appears prudent an in-depth review of the municipal regulatory process for housing and possible revisions may be warranted.
- The March 14th Visual Community Assessment document was presented to Directors. Visual Assessment completed by a three-member Team of out-of-town professionals. Guidance to the Team: provided 'unvarnished feedback' to help Schuyler better prepare in competing more successfully for new residents and businesses. Document reinforces the fact that every day opinions are shaped and judgments made based on windshield observations. Schuyler's Visual Assessment is an opinion document; buildings were not accessed, residents were not interviewed, and circumstantial information or explanations were not provided. Assessment commentary and conclusions based solely on a first impression drive-by neutral perspective.
- Investors, both home owners and business owners, have an aversion to risk - always seeking / needing 'investment protection'. The public's need for protecting their investments rests on a 'balance confidence in certainty'. Confidence in certainty is when both the market forces and the municipal regulatory process functions effectively. When an imbalance is perceived to exist, aversion to risk increases and investment decreases. Therefore, it becomes necessary for the other half of the certainty equation to provide a counter balance to underpin and reassure public confidence for continued investment in homes and businesses.
- Cobblestone Hotel Project: Next Investors Informational Meeting scheduled for May 2nd.
- Miscellaneous:
 - 474 employment opportunities within a 25 mile radius of Schuyler (04/23/13)
 - Colfax County unemployment 3.3% (March 2013)

8:00 a.m. – adjourned

Next **SDC Board Meeting:** **DATE:** May 15, 2013 (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: Municipal Building

Minutes prepared by Kem Cavanah, EDC