

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: August 7, 2013 (approved 08/28/13)

LOCATION: Municipal Building

DIRECTORS ATTENDING:

Lonnie Kitt (President)*
Charlie Heavican (Treasurer)*
Richard Folda
Jon Knutson
Chris Langemeier
Brian Vavricek
Gil Wigington

DIRECTORS ABSENT:

Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Jeff Gall
Jeff Schmidt*
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 Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Minutes (07-17-13) approved. 'Approved' Minutes posted @ Schuyler DEVELOPMENT.net.
- Schuyler Department of Utilities: Approximately 1/5 of the community surveyed each year for water backflow protection (State requirement). Alley electrical poles are being selectively upgraded / replaced.
- LB 840 revenue (October – May) down \$1,676 (-1.2%) from the previous year. \$135,222 earned revenue for the current fiscal year.
- As of July 31st, YTD SCD expenses paid were \$46,066 (75.1% of budget). Annualized, estimate \$58,500 end of year SCD expenditures (95.4% of authorized budget).
- Schuyler Housing Production Program (City, SCS & *NeighborWorks*) enters into its final year @ 2219 B Street (lot #3). Program's total LB 840 expenditures \$52,694. Aggregate property valuation of the five previously constructed houses is \$618,700 generating annually \$12,718 in total property taxes (\$2,041 annual municipal property taxes). Economic Impact calculated to be \$1,051,790. Annual return of LB 840 investment funds via municipal property tax averages 3.8%. Estimate 100% return of LB 840 investment funds within 26 years. Growing Schuyler's tax base by aligning municipal policies and practices remains a critical economic underpinning for sustained economic growth and future development.
- 98% of the roof has been replaced on the Top Notch Building. Mayor has given go ahead to seek a cost estimate for tuck pointing facade. Remaining CBP balance is \$17,556. To date, approx. \$52,000 expended – consensus on the importance of insuring commercial building.
- Directors reviewed and discussed the May 2013 Economic Impact Assessment, drafted by Dr. Ken Lemke (NPPD), of the proposed 29 room hotel. Estimated economic impact was divided into four major categories: Sales Effects, Employment Effects, Labor Income Effects, and Indirect Business (IBT) Effects. *pdf* document has been provided to the City Council and is available upon request.
- Approximately 85% of the private funding needed (\$1,118,300) for the proposed Schuyler Cobblestone Hotel Project has been committed; total cost of the 29 Unit Hotel is \$2,236,600. Targeted date for Ground breaking is October 2013. Disclosure: Kem and Merry Cavanah are committed investors.
- Family Dollar has closed on the McDonald's property @ 320 W. 16th Street. Current building to be razed and replaced with an 8,320 square feet commercial building. Estimated cost of the project is \$675,000. Construction date has yet to be determined.
- Miscellaneous:
 - 478 employment opportunities within a 25 mile radius of Schuyler (08/06/13)
 - 4.1% May unemployment for Colfax County
 - City awarded \$10,000 (CDBG) Pre-Development Phase 1 CIS planning grant.

7:56 a.m. – adjourned Next **SDC Board Meeting:** **DATE:** August 28 2013 (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: Municipal Building