

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

**DATE:** September 18th, 2013 (*approved 10/09/13*)    **LOCATION:** Municipal Building

**DIRECTORS ATTENDING:**

Jerry Karnatz (Secretary)\*  
Charlie Heavican (Treasurer)\*  
Richard Folda  
Jeff Gall  
Jon Knutson  
Steve Thompson  
Brian Vavricek  
Gil Wigington

**DIRECTORS ABSENT:**

Lonnie Kitt (President)\*  
Larry Karel (Vice President)\*  
Chris Langemeier\*

**Invited Guests**

Jim McGowen  
Aaron Nygren

**CARC Members\***

Lonnie Kitt\*  
Larry Karel\*  
Jerry Karnatz\*  
Charlie Heavican\*  
Chris Langemeier\*

**Mission Statement:** *To provide leadership in facilitating community development and sustained economic growth.*

**7:04 a.m.**

- Meeting called to order by Jerry Karnatz (Secretary).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Minutes (08-28-13) approved. 'Approved' Minutes posted @ Schuyler DEVELOPMENT.net.
- Schuyler Department of Utilities: Water main installation scheduled in October on commercial property next to the Dollar General store; quarterly jetting of sewer and storm water drainage in progress; electrical distribution upgrades continuing.
- SCD's Annual Meeting will be October 9<sup>th</sup>. Election of Officers and each Director signing a Conflict Of Interest Statement are two required actions. Invitations to attend annual meeting will be extended to the Mayor, City Attorney, City Administrator and Board of Public Works.
- Directors receive copies of Bylaws and Conflict Of Interest Policy adopted on November 14, 2012. Both documents were reviewed and discussed.
- A step-by step general overview of the TIF process was provided and discussed with Directors. The Schuyler Hotel Group, LLC, is applying for Tax Increment Financing (TIF) for the proposed hotel project. Likely, other TIF projects for new commercial development will be forthcoming in the future. TIF is a proven tool for encouraging private investment.
- Last Chance Restaurant closed this past Sunday, September 15<sup>th</sup>. Minimal discussion – building's future uncertain. Closure has forced Rotary and Sertoma to relocate their weekly luncheons.
- Lincoln Journal Star article (U.S. 30 Expressway) distributed and discussed. Priority importance of highway project reemphasize – Directors encouraged to actively support the completion of the four-lane highway between Schuyler and Fremont. NDOR's project funded by LB 84 (Build Nebraska Act) passed by the Unicameral in 2011. Scheduled for funding: Fiscal 2015, Schuyler to Rogers (six miles); Fiscal 2017, Rogers to North Bend (5.2 miles \$17.3 million); Fiscal 2017, North Bend to Fremont (14.5 miles \$93 million). Highway project is in the process of clearing environmental hurdles.
- SCD Directorship vacancy. List of nominations from Directors requested prior to the October 9<sup>th</sup> SCD Meeting. Consideration suggested for minority candidates.
- Cobblestone Hotel Update: 29 unit hotel project continues to inch ahead. The ICC Loan Program (LB 840) does not fit the project. LLC likely to request a direct LB 840 loan with identical terms as ICC Loan Program (secured loan repaid in five years @ 0% interest). Planning Commission to review TIF request on 09/24/13 and Community Development Agency (City Council) to consider TIF request on October 15<sup>th</sup>.
- Miscellaneous:
  - 475 employment opportunities within a 25 mile radius of Schuyler (09/1713)
  - Chris Langemeier appointment to the CARC approved by City Council
  - timeline uncertain for new Family Dollar store

**7:46 a.m. – adjourned**    Next **SDC Board Meeting:** **DATE:** October 9th, (Wednesday)

**TIME:** 7:00 a.m. – 8:00 a.m.

**LOCATION:** Municipal Building