

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: November 20, 2013 (approved 12/11/13)

LOCATION: Municipal Building

DIRECTORS ATTENDING

Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Richard Folda
Jeff Gall
Chris Langemeier*
Jon Knutson
Gil Wigington

DIRECTORS ABSENT

Lonnie Kitt (President)*
Larry Karel (Vice President)*
Steve Thompson
Brian Vavricek

Invited Guests

Jim McGowen
Sue Jacobus

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.*

7:00 a.m.

- Meeting called to order by Jerry Karnatz (Secretary).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Minutes of the Annual Meeting (10-09-13) approved. 'Approved' Minutes posted @ SchuylerDEVELOPMENT.net.
- LB 840 Revenue (Oct. – Aug.) was \$191,917. Revenue down \$7,125 (-3.6%) from previous year (eleven months).
- YTD SCD Expenses Paid (Oct. 1 - Nov. 15) were \$9,539.29 (15.9% of annual budget).
- Schuyler Department of Utilities: Underground electrical lines installed on commercial subdivision east of Hwy 15 and north of E. 22nd Street. Repairs continue from damage caused by the April 2013 storm. Quarterly jetting completed of sewer and storm water drainage.
- Nov. 5th Study Session discussed. Utilizing tax incentives to help break the cycle of disinvestment in downtown central business districts was a point of emphasis.
- Schuyler's Downtown Central Business District numbers (2008-2013) reviewed. 24 commercial properties have been sold/purchased for \$1,143,000 in new investment (*estimate*). 28 commercial properties have been rehabbed/remodeled/constructed in the amount of \$2,358,000 reinvestment (*estimate*). Five-year downtown total investment is estimated at \$3,681,000. Outcome of investment has been the somewhat stabilizing of previously declining commercial valuations; some commercial valuations are beginning to increase; and, overall downtown commercial property values are improving. Fallacy: low valuation and high market value coexist.
- Directors endorsed the DRDC's recommendation to proceed with the administrative process for having the Top Notch Building (302 E. 11th Street) listed on the National Register for Historic Places (NRHP). City Council will consider at the Dec. 3rd Council Meeting.
- Directors approved DRDC's 'suggested guidelines for City Council to Consider when selling Top Notch Building'. Suggested Guidelines: Restoration Plan, Business Success Model, Building Maintenance & Repair. EDC will present Suggested Guidelines in letter form to City Council on Dec. 3rd.
- Jarrod Gillig approved to fill vacant SCD Directorship.
- Community appearance: Directors reminded Schuyler's process for addressing property nuisances is complaint activated. A full-time code enforcement position within the police department was authorized and budgeted for the fiscal year beginning October 1st, 2013.
- Miscellaneous:
 - 464 employment opportunities within a 25 mile radius of Schuyler (11/19/13)
 - Dec. 6th Annual Parade of Trees / After Hours – SCD tri-host
 - Nov. 6th Cobblestone Hotel ground breaking and reception well attended

7:52 a.m. – adjourned Next **SDC Board Meeting:** **DATE:** December 11th, (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: Municipal Building