

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

**DATE:** December 10, 2014 (approved 01/07/15)

**LOCATION:** Municipal Building

### DIRECTORS ATTENDING

Lonnie Kitt (President)\*  
Larry Karel (Vice President)\*  
Jerry Karnatz (Secretary)\*  
Charlie Heavican (Treasurer)\*  
Javier Arizmendi  
Jeff Gall  
Jon Knutson  
Chris Langemeier\*  
Denise Kracl

### DIRECTORS ABSENT

Richard Folda  
Jarrod Gillig  
Brian Vavricek

### Invited Guests

Jim McGowen  
Brian Bywater, CHS  
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.**

### 7:00 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Javier Arizmendi 'welcomed' as the SCD's newest Director.
- 11-12-14 Meeting Minutes approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Schuyler Department of Utilities: Jim reported utilities personnel continue to work on setting poles, trimming trees, extending service to new cell tower and a Cargill project. In early 2015, will be requesting bids for a new W. 22nd Street sanitary sewer lift station.
- Schuyler Community Schools: Jon stated SCS is into its second year of the Strategic Planning process. As a result of the process, several suggested changes implemented.
- Grow Tax Base: The 2013-2014 fiscal year was a record setting year in total LB 840 revenue collected (\$231,339). 2013-2014 was also the largest single year increase (+\$21,195) since the inception of the SEDPlan in 2007. In addition, Schuyler's real estate valuation grew \$3,072,694 (+2.0%) during the 2013 to 2014 calendar year – largest one year valuation growth in the past seven years. Finally, Colfax County unemployment in October was 2.4% - lowest since 2007. Schuyler's favorable numbers continue to reflect a vibrant local economy.
- As of November 30<sup>th</sup>, YTD SCD Expenses Paid were \$10,690.79.
- Directors reminded of the recently completed **Feasibility Study and Analysis** of the Top Notch Building and were encouraged to review the document. Anticipate discussions of the building's future to intensify in the next few weeks. A one page history of the Top Notch Building and related timeline was distributed.
- Housing Update: HDC has identified three communities as its peer group for housing comparisons (Seward, Wayne and West Point). Peer group's home ownership and rental occupancy trending differently than Schuyler - home ownership in Schuyler has been decreasing and rental occupancy increasing since 2000. Brian distributed Prairie Gold Homes brochure and answered questions about the Training Program.
- The Small Contractors Business Loan Program was first approved back in 2010. Sadly, no builder or developer has elected to utilize the zero interest loan program designated for speculative residential construction. Directors advised the HDC was considering revisions.
- In conjunction with possible consideration as a Historic District, the State Historical Preservation Office (SHPO) completed its drive-by assessment of the downtown commercial buildings on December 4<sup>th</sup>. FEMA's Unit 8 (Substantial Repairs and Substantial Improvements) is the primary motivation for considering this possible action.
- The new Nebraska Historic Tax Credit (NHTC) briefly reviewed. NHTC effective 01/02/15.
- Miscellaneous:
  - 2.4% October unemployment in Colfax County (140 individuals)
  - 489 employment opportunities within 25 mile radius of Schuyler as of 12/09/14

**8:02 a.m. - adjourned** Next **SDC Board Meeting:** **DATE:** January 7th, (Wednesday)

**TIME:** 7:00a.m. – 8:00a.m.

**LOCATION:** Municipal Building