

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: April 1, 2015 (approved 05/13/15)

LOCATION: Municipal Building

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Richard Folda
Jon Knutson
Denise Kracl
Brian Vavricek

DIRECTORS ABSENT

Jeff Gall
Jarrod Gillig
Chris Langemeier*

Invited Guests

Jim McGowen
Brian Bywater, CHS

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.
- Meeting Minutes (03-11-15) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Department of Utilities Update: Jim reported the City Council's Finance Committee may assess the Utilities Department a 2% franchise fee on its gross revenue. Fee estimated to generate approximately \$250,000 per year for the City's general fund. Utilities Department operates on a 4% annual net gain. Also, Jim has received notification from its wholesale providers of a planned 4% increase in next year's electrical rates.
- Directors discussed both the merits and demerits of the proposed Homestead Center ('community resource services center'). EDC provided a quick review of the Rural Enterprise Assistance Project (REAP) as well as written responses to Directors' questions, concerns and comments accumulated prior to the SCD Meeting. At this time REAP is the only firm commitment to occupy the proposed Center. Following a 30 minute review of the pros and cons, Directors approved proceeding with lease negotiations and the relocation of EDC's office; there were two abstentions and one vote in opposition to the motion to proceed. Minimum of three commitments to occupy the Resources Center required by May 15th to execute lease agreement. Incremental occupancy by tenants to begin August 1st, 2015.
- DRCDC recommended revisions to the Commercial Construction Loan Guidelines. After the proposed revisions were reviewed and discussed, Directors endorsed recommendation for the City Council to consider during their April 7th meeting.
- Brian (CHS) distributed copies of a 03/05/15 FEMA letter addressed to the City of Schuyler. Anticipate a new Platte River flood plain map to be implemented within the next nine to twelve months. CHS also provided Directors with the floor plan for the SCS house currently under construction (Kehrli 2nd Subdivision). Lastly, Brian gave a summary of the 'housing development presentation' conducted by Cliff Mesner (Mesner Development Company) on March 12th at the Schuyler Utilities Department.
- LB 840 revenue collected (October - January) was \$71,898. Revenue down (- 4%) from previous year (-\$3,004).
- As of March 31st, YTD SCD Expenses Paid were \$40,865.80 (53.3% of S CD Budget).
- Miscellaneous:
 - 2.3% February unemployment in Colfax County (128 individuals)
 - 489 employment opportunities within 25 mile radius of Schuyler as of 03/28/15

8:03 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** April 22nd (Wednesday)

TIME: 7:00a.m. – 8:00a.m.

LOCATION: Municipal Building

Minutes prepared by Kem Cavanah, EDC