

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

**DATE:** June 3, 2015 (approved 06/24/15)

**LOCATION:** Municipal Building

### DIRECTORS ATTENDING

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

### DIRECTORS ABSENT

Lonnie Kitt (President)\*  
Richard Folda

### 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 Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (05-13-15) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Anticipate DRCD to recommend revisions to FBIFund Loan Program for Directors to consider during the June 24<sup>th</sup> SCD Meeting.
- Infrastructure Update: Jim McGowen, Utilities Department Superintendent, reported construction has begun on the north lift station (W. 22<sup>nd</sup> Street). Expansion of the west shop building on 11<sup>th</sup> Street is completed – additional space needed for storing equipment and vehicles. Electrical conduit has been installed under Lost Creek to provide needed service to southern area in South Park.
- Long-term economic impact of the newly completed Shell Creek Levee briefly discussed; minimizing uncertainty enhances investment confidence. Anticipate possible interest in attracting new investment to Schuyler's northeast residential / commercial quadrant upon FEMA's completion of the levee's 12 - 18 month certification process. Example: GM Express property is 'for sale' and likely to attract out-of-town interest in the future. Directors reminded of the initial protection from flooding afforded by the restored Hughes Payzant Drainage ditch.
- Housing Update: As a follow-up to the March 12<sup>th</sup> meeting at the Utilities Department with Mesner Development Company, Brian Bywater (CHS) reported an effort is underway to organize a Home Builders Group as suggested by Cliff Mesner. Purpose of LLC is to construct and sell speculative residential housing in Schuyler. A Purchase Agreement for six residential lots has been executed on behalf of the yet-to-be organized LLC. Also, NeighborWorks Northeast Nebraska will be applying in July for a DED housing grant to fund the construction of two or three single family houses (R1) in Schuyler. In conjunction with NWNEN grant application to DED, anticipate HDC to recommend a new housing partnership (LB 840 funded) to be considered by Directors during the June 24<sup>th</sup> SCD Meeting.
- First six months of the current fiscal year (October - March), total LB 840 revenue \$110,122. Compared to previous year, revenue down 3.1% (-\$3,514). March revenues new record.
- YTD SCD Expenses paid (October 1<sup>st</sup> - May 31<sup>st</sup>) were \$53,247.94 (69.7% of annual budget).
- Jarrod discussed Cargill's critical need for qualified / technical personnel. Cargill's Human Resources has implemented an internship program to recruit / retain new employees by providing loan forgiveness program (pay college debts) for new hires - requires 2 years of employment with Cargill.
- Miscellaneous:
  - 2.2% April unemployment in Colfax County (122 individuals)
  - 491 employment opportunities within 25 mile radius of Schuyler as of 06/02/15

8:03 a.m. - adjourned Next SDC Board Meeting: **DATE:** June 24<sup>th</sup>, (Wednesday)

**TIME:** 7:00a.m. – 8:00a.m.

**LOCATION:** Municipal Building

Minutes prepared by Kem Cavanah, EDC