

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: June 24, 2015 (approved 07/15/15)

LOCATION: Municipal Building

DIRECTORS ATTENDING

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

DIRECTORS ABSENT

Jeff Gall
Jarrod Gillig
Jon Knutson
Chris Langemeier*
Brian Vavricek

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 (06-03-15) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- CHS presented the proposed **2016-2018 Residential Construction Program** recommend by the HDC on June 11th. New housing program contingent on *NeighborWorks* (NWNEN) being awarded DED housing grant to fund construction. Income Guidelines for buyers would be required. \$16,000 LB 840 funding committed per site – total of \$48,000 for three-year Program. Directors endorsed HDC recommendation for City Council to consider on July 7th.
- During Directors Open Input, both questions and discussion ensued. EDC will follow-up on the minimum acreage requirement in Colfax County for allowing the purchase of land to construct a residence only (non-farming activity).
- Infrastructure Update: Jim McGowen, Utilities Department Superintendent, reported the dewatering process necessary for constructing the north lift station (W. 22nd Street) has been slowed by the high water table. Rural electrical distribution system continues to be upgraded. All municipal street lights, except in-town highways, will have been converted to LED by end of year – 80% energy savings anticipated. Also, estimate ROI of 2 ½ years for LED lighting.
- Directors reviewed proposed revisions to the FBIFund Loan Program recommended by the DRDC on June 4th, 2015. EDC presented summary of revisions. Following a brief discussion, Directors endorsed recommendation for City Council to consider during their July 7th Meeting.
- During his 20 minute presentation, Chris Lenz of Gardner Capital, discussed the possibility of pursuing both housing and federal tax credits necessary for assembling a feasible funding package for repairing the Top Notch Building – multiple revenue sources would be required. Business model would be second floor LMI rental housing and first floor commercial occupancy. A critical prerequisite for this project to potentially move ahead is the Department of Interior's pending decision to approve the listing of the Top Notch Building on the National Register of Historic Places (NRHP). Future ownership of the building uncertain at this time. Chris also emphasized the importance of the SCD being a 501c3. Will likely know by September if there's an opportunity to go forward with a possible funding plan for the building's restoration. Directors advise of CHS's role in bringing Gardner Capital to Schuyler.
- Miscellaneous:
 - 2.4% May unemployment in Colfax County (134 individuals)
 - 492 employment opportunities within 25 mile radius of Schuyler (06/23/15)
 - August 26th SCD Meeting at the Preschool Building
 - September 17th SCD 30th Anniversary Celebration
 - October 7th (SCD Annual Meeting)

8:02 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** July 15th, (Wednesday)

TIME: 7:00a.m. – 8:00a.m.

LOCATION: Municipal Building

Minutes prepared by Kem Cavanah, EDC