

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: November 11, 2015 (approved 11/18/15) **LOCATION:** Homestead Center (1119 B Street)

DIRECTORS ATTENDING

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

DIRECTORS ABSENT

Lonnie Kitt (President)*

Invited Guests

Jim McGowen
Roger Nadrchal
Brian Bywater
Kathy Mesner
Cindy Koster
Dick Seckman

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 (10-28-15) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- EDC discussed the criteria employed during a three month interview process in the selection of Mesner Development Company as the best opportunity for the future development and growth of Schuyler's housing stock. Brian Bywater, Jim McGowen and Kem Cavanah facilitated the interview / selection process.
- Reference the proposed LIHTC (Low Income Housing Tax Credits) project for seniors (age 55 and older), reviewed and discussed both Chris Langemeier's emailed questions and Kathy Mesner's written responses to questions. Several additional questions from Directors ensued.
- Preliminary Market Study, prepared by Lea & Company, determined a capture rate of 3.7% of market demand. The proposed housing project (7 duplexes / 14 rental units) appears undersized for current demand.
- Kathy Mesner (Mesner Development Co.) discussed many of the project's details as outlined in a handout she provided to Directors ('Kracl Meadows – Senior Rental Housing'). Total cost of housing project is \$2,761,461. Subsequently, both Kathy Mesner and Cindy Koster (Midwest Housing Equity Group) answered Directors' questions.
- Following 54 minutes of Q & A and the review of prepared materials, Directors approved the following motion:
 - SCD to be Managing Member of Kracl Meadows, LLC,
 - Community Housing Specialist (CHS) to be Managing Agent,
 - SCD to sponsor the Tax Credit and HOME / AHP application submitted by Mesner Dev. Co.,
 - Authorize SCD President to sign all necessary documents to file applications for Tax Credits and HOME / AHP funds,
 - SCD President's signature on documents prepared at this time and will forward to Mesner Development Company as completed for the pending applications to NIFA due Dec. 7th, 2015.

8:00a.m. - adjourned Next **SDC Board Meeting:** **DATE:** November 18th (Wednesday)

TIME: 7:00a.m. – 8:00a.m.

LOCATION: Homestead Center

Minutes prepared by Kem Cavanah, EDC

SCD Supports Fair Housing and Equal Opportunity