

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

**DATE:** July 6, 2016 (approved 07/13/16)

**LOCATION:** Homestead Center (1119 B Street)

## DIRECTORS ATTENDING

Lonnie Kitt (President\*)  
Larry Karel (Vice President\*)  
Jerry Karnatz (Secretary\*)  
Javier Arizmendi  
Jarrod Gillig  
Jeff Gall  
Denise Kracl  
Chris Langemeier\*

## DIRECTORS ABSENT

Brian Vavricek  
Richard Folda  
Jon Knutson  
Charlie Heavican (Treasurer\*)

## Invited Guests

Jim McGowen  
Tom Healy  
Daryl Homberg  
Brian Bywater  
Mary Peschel  
Dick Seckman  
Dan Hoelsing  
Cliff Mesner

## 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 (06-22-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Cliff Mesner, Mesner Development Company, updated Directors on NIFA's Workforce Housing Initiative Pilot Project (WHIPP):
  - CDA / City Council approved on **07/05/16** the sale of eight R1 lots to SCD (\$30,000 each)
  - statutory 30 day waiting period (**08/05/16**) before completing transfer of public property to SCD
  - CDA / Council understands property is secured as soft third (non-recourse note)
  - Peter Kiewit Foundation did not award grant for Project (funds needed to buy-down rents)
  - housing project's financing package has not been finalized / secured

### Phase 1 (WHIPP):

- ~ eight (8) R1 lots located in the WaterTower 1<sup>st</sup> Subdivision (W. 22<sup>nd</sup> Street)
- ~ eight (8) single family homes (4 units rent-to-own, transitional housing; 4 units 'for sale')
- ~ eligibility limited to households with annual income of less than \$120,000
- ~ construction divided between two general contractors (4 units each)
- ~ Contractors' Certificate of Insurance required to provide coverage for both the City of Schuyler and SCD in order to begin work prior to transferring property on **08/05/16**
- ~ Mesner Development responsible for securing construction financing (note & guarantee)
- ~ permanent financing (Pinnacle Bank), 95% loan guarantee (NIFA)

### Phase 2 (WHIPP):

- ~ two duplexes (4 units) located in the WaterTower 2<sup>nd</sup> Subdivision (Denver Street)
- ~ date of construction yet to be determined

- Directors authorized SCD President to execute the following documents:

**Agreement For Sale and Purchase of Real Estate** (two documents)

**Deed Of Trust** (two documents)

**Deed Of Trust Note** (two documents)

- City Attorney, Dick Seckman, requested the following action during next week's SCD Meeting:

**Authorize SCD President to Execute Deed of Trust** (WHIPP)

- ~ 1st lien to the construction lender (Cornerstone Bank)
- ~ soft second financing (Midwest Housing Development Fund)

**8:03 a.m.** - adjourned      Next **SDC Board Meeting:** **DATE:** July 13<sup>th</sup> & August 3<sup>rd</sup> (Wednesdays)

**TIME:** 7:00a.m. - 8:00a.m.

**LOCATION:** Homestead Center

