

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

**DATE:** April 19, 2017 (Approved 05/10/17)

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

## DIRECTORS ATTENDING

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

## DIRECTORS ABSENT

Jeff Gall  
Chris Langemeier\*  
Brett Walters

## Invited Guests

Dan Hoelsing  
JoLynn Ratzlaff  
Brian Bywater  
Tom Healy  
Daryl Holmberg  
Jim McGowen  
Kevin Hoffart

## 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.**

## 7:01 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (03-29-17) approved. Minutes posted @ SchuylerDEVELOPMENT.net.
- LB 840 Revenue (Oct. - Jan.) totaled \$72,721; revenue up +3.6% (\$2,560 ahead of last year).
- As of March 31<sup>st</sup>, YTD SCD Expenses were \$44,594.79 (54.1% of Budget). At this time, annualized expenditures projected to be 95.8% of 2016-2017 Budget.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported work to begin next month on extending sanitary sewer to Bomgaars; replace manhole and ¼ block of sanitary sewer piping (slip-lining) on Chicago Street; upgrade 5<sup>th</sup> Street lift station with grinder and flow meter. Downtown storm drains to be jetted during the next several days.
- 67% voter approval of the **SEDPlan** on March 14<sup>th</sup> was a supermajority, a mandate by the public.
- EDC reviewed 04/14/17 email: **Current Downtown Situation** (Page 8) and **Priority #1 & Objective #1** (Page 11) in the Downtown Vision Implementation Strategy (VIS).
- Recommended by the DRCDC, Directors endorsed proposed **Historic Preservation Rebate (HPR)** for consideration by City Council. **HPR** would amend the current FBIFund.

Summary: - increase FBIFund loan amount to \$20,000  
- additional \$5,000 loan amount by qualifying for **HPR**  
- \$500 rebate for each \$5,000 of building improvements (\$5,000 max. rebate)

- Directors endorsed DRCDC recommendation for proposed downtown improvement projects (Top Notch & Carnegie Library). \$6,000 funding requested from Historic Downtown Redevelopment Account. Proposed improvements to buildings: exterior cleanup, minor repairs, debris removal, paint cornice, windows). Due to the high visibility of both buildings, improvement projects to be completed by Labor Day 2017.
- Housing Update: Directors authorized Brian Bywater (CHS) to pay property taxes for the Workforce Housing Project. Brian reported commercial appraisals for the eight houses (WHP) ranged from \$210,000 to \$215,000. WHP marketing concept (Lease With Option To Purchase) again reviewed with Directors.
- Miscellaneous:
  - EDC to present preliminary 2017-2018 SCD Budget in May for Directors' review.

**7:55 a.m.** - Adjourned Next **SDC Board Meeting:** **DATE:** May 10<sup>th</sup> (Wednesday, 7a.m. - 8a.m.)

**LOCATION:** Homestead Center

**7:56 a.m.** Kracl Meadows, LLC – Meeting called to order.

- Directors authorized payment of property taxes for Kracl Meadows (senior rental duplexes).
- Open House scheduled for April 20<sup>th</sup> (1pm – 2:30pm).

**8:04 a.m.** Kracl Meadows, LLC – Meeting adjourned.

