

**SDC Board Meeting**  
**January 13th, 2010** ( *approved on 02-03-10* )

**LOCATION:** First National Bank  
**TIME:** 7:00 a.m. – 8:00 a.m.

**ATTENDING:**

Lonnie Kitt (Vice President)  
Jerry Karnatz (Secretary)  
Charlie Heavican (Treasurer)  
Marv Capoun  
Kem Cavanah (EDC)  
Richard Folda  
Jeff Gall  
Jon Knutson  
David Johnson  
Steve Thompson  
Brian Vavricek

**ABSENT:**

Larry Karel (President)  
Chris Langemeier

**Guests:**

Sue Jacobus

**TOPICS:**

**7:00 a.m.**

- SDC Board Meeting called to order by Lonnie Kitt (Vice President).
- Minutes (12-16-09) approved.
- Directors updated on the progress with the **Schuyler Industrial Park concept** ~ developing '**Competitive Preparedness**'. EDC scheduled to meet again with the UP representative on Jan. 27th.
- Reference the recent RFI ( Project Tiger ), the lack of pre-package local incentives and Tax Incremental Financing ( TIF ) were significant obstacles to '**competitive preparedness**'.
- Approval was given by Directors to list the SDC as the 'Primary Customer Contact for Rail Location Activities' and 'Contact for Track Agreement Activities' on the UPRR Service Feasibility Questionnaire (SFQ).
- As forecasted, Sales Tax and LB 840 Revenues for October '09 were down (-15%) from October '08. However, compared to October '07, revenues were up approximately +20%.
- As of December 31st, YTD SDC 1st quarter expenses paid were \$12,741.73 (22.2% of annual budget).
- A list of commercial building improvements / new construction in Schuyler was distributed to Directors. There have been seventeen (17) reinvestments in commercial buildings in the past 36 mths.
- The recent fire in downtown North Bend is a harsh reminder for the need to encourage / educate / promote with property owners the importance of insuring commercial buildings for the cost to replace rather than market value; loss of local businesses impacts quality of living and reduces tax revenues for municipal use. Replacement of badly damaged or destroyed buildings in the Central Business District is a 'community insurable interest'.
- Calendar: January 21st - luncheon for contractors, realtors, lenders; March 6th – Schuyler Celebration Banquet; March 11th – Progress Assessment (Housing Strategies) and QCF.
- Miscellaneous:
  - 42 acre corn field between new elementary school and the Expressway was purchased Dec. 18th
  - appears a new building for Head Start will be constructed to the south of the new elementary school near W. 22nd Street; increase in traffic is added urgency for constructing N. Chicago Street
  - invited Consultants on March 11th will be providing a Progress Assessment of Housing Strategies
  - 219 FT / PT employment opportunities within 20 mile radius (as of -1-12-10)
  - to help maintain focus on the need to accelerate the growth of Schuyler's housing stock, 'Housing Update' will be included as a regular topic in future SDC Meetings

**8:05 a.m.** – adjourned

Next **SDC Board Meeting:** **DATE:** February 3rd, 2010 (Wednesday)  
**TIME:** 7:00 a.m. – 8:00 a.m.  
**LOCATION:** Alegent Hospital