

SDC Board Meeting

January 7th, 2009 (approved on 01-21-09)

LOCATION: First National Bank

TIME: 7:00 a.m. – 8:00 a.m.

ATTENDING:

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

ABSENT:

Guests:

Jim McGowen

TOPICS:

7:00 a.m.

- SDC Board Meeting called to order by Larry Karel (President).
- Minutes (12-10-08) approved.
- Reference the **Schuyler Housing Production Program**, total costs (LB 840) for purchasing the vacant lot (122 E. 14th Street) and its site preparation for the constructing a new house (*NeighborWorks & SCS*) was \$5,037.40. New house is scheduled for completion by early May and is ‘for sale’.
- City Council has approved the annual contract between the City and SDC.
- Newspaper article pertaining to ‘Nebraska Accountability and Disclosure Commission’ was distributed to Directors and discussed.
- *Background:* {Subsequent to the SDC Directors’ recommendation (05-14-08) and the City Council’s approval to purchase the vacant lot at the corner of 11th & Colfax streets, **Arterial Gateway Windows (tactical planning – strategic actions)** was reviewed by Directors on 06-04-08. Having been advised of the Mayor’s request for the SDC to provide leadership on this effort, Directors authorized Marv Capoun to attempt to negotiate a purchase agreement for the adjoining house. The **Arterial Gateway Windows** document was presented to the City Council on 06-17-08 as a reference guide for future deliberations and actions pertaining to ‘*critical valued locations*’. Council accepted document.}

Today (01-07-09), the EDC requested Directors to consider recommending to City Council the purchase of the old Caseys property (corner of 16th & A streets) to control its future development. Property is located where two arterials intersect (16th & B streets) – **Gateway Window**. Considerable discussion amongst Directors ensued. Kem requested definitive guidance be given at the 01-21-09 SDC Meeting. Also, Lonnie asked Kem to research the feasibility of forming a private investment group; emphasis was given for the need to have local participation in this group and to have the capability of responding quickly when desired properties are ‘for sale’.

- Details of the **Facade Improvement Loan Program** (Ord NE) were presented to Directors. Kem requested consideration be given to formulating a similar program in Schuyler. The FHL Bank Topeka awarded a \$25,000 grant to Ord to help launch a zero interest repayable business loan program.
- Miscellaneous: - YTD Sales Tax Revenue (+ 10.5% as of Oct. 31st)
 - 214 FT/PT employment opportunities within a 20 mile radius of Schuyler
 - Nov. unemployment: Colfax (2.9), Platte (3.1), Butler (3.0), Dodge (3.7) NE (3.7)
 - YTD SDC Expenses Paid are \$13,077.54 (23.8% of budget)

8:01 a.m. - adjourned

Next **SDC Board Meeting:** **DATE:** January 21st, 2009 (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: Alegent Hospital