

## SDC Board Meeting

February 25th, 2009 (approved on 03-18-09)

**LOCATION:** Alegent Hospital

**TIME:** 7:00 a.m. – 8:00 a.m.

### **ATTENDING:**

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

### **ABSENT:**

Marv Capoun  
Jon Knutson

### **Guests:**

Jim McGowen

### **TOPICS:**

**7:00 a.m.**

- SDC Board Meeting called to order by Larry Karel (President).
- Minutes (02-11-09) approved.
- A tentative verbal offer to purchase the Gless Building has been made by David Hild and accepted by the Enrichment Foundation. However, a purchase agreement will not be executed until all questions/concerns pertaining to the property have been satisfactorily addressed.
- A copy of Casey's Restrictive Covenant was distributed to Directors. The sale of food and fuel will not be permitted at the former Casey's location (16<sup>th</sup> & B Street).
- Continuing to wait for updates to the 2009 Facade Improvement Loan Program (FHLBank Topeka) before applying for grant.
- Attempting to formulate a framework or mechanism for the possibility of securing local private investment for property acquisition/development. Incorporating the LLC (Limited Liability Company) model and requiring a minimum investment fee per member garnered general consensus.
- Determining what new businesses have the potential for sustainability was discussed. Kem will research and report back to Directors.
- The appearance of Schuyler generated concerns about home improvement /commercial rehab construction projects that seem to never end (e.g., converted church building on east 16<sup>th</sup> Street). Also discussed was the need for demolishing old downtown buildings (e.g., movie theatre and Coast-To-Coast building) and how these declining buildings negatively impact the community's image.
- Miscellaneous:
  - 2008 Sales Tax Revenue was up +10.5% (\$39,636) over 2007.
  - 194 FT/PT employment opportunities within a 20 mile radius of Schuyler.
  - Larry provided copies of "Clues to Community Survival" to Directors.
  - 2008 Schuyler Successes & Achievements distributed.
  - SDC will have a booth at the Community Exposition on March 22<sup>nd</sup>.
  - SCS has been added as an additional Employer (sponsor) of **SCHSpace**.net

**8:00 a.m.** – adjourned

Next **SDC Board Meeting:** **DATE:** March 18th, 2009 (Wednesday)  
**TIME:** 7:00 a.m. – 8:00 a.m.  
**LOCATION:** First National Bank