

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: January 6, 2016 (approved 01/27/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Jeff Gall
Jarrod Gillig
Jon Knutson
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Javier Arizmendi
Denise Kracl

Invited Guests

Jim McGowen
Dan Hoelsing
Brian Bywater

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*

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 (12-02-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- October LB 840 revenue down \$1,233 (-7.3%) from October 2015.
- An additional public meeting required for the Kracl Meadows project (senior rental housing). Public meeting scheduled for next Tuesday, January 12th, @ the Municipal Building (1:00pm).
- First Quarter SCD Expenses Paid were \$25,496.78.
- Infrastructure Update: Jim McGowan stated the new sanitary lift station is projected to be completed by January 15th. Trimming tree branches along Schuyler's main arterials is a priority this time of year. Plans and specifications for the WaterTower 2nd Subdivision have been finalized by JEO and bids to be requested.
- Directors updated on the Schuyler News Bureau / News Channel Nebraska. A full-time bilingual news associate to office at the Homestead Center.
- SCS Update: Dr. Dan Hoelsing reported the new rec building under construction has been dealing with remnants of an old school building buried on site. On February 1st, Community leaders will be invited to continue their participation in the school's strategic planning process (Phase Three). Planning process provides guidance to the Board of Education. Content screens to be installed in school buildings, at the Schuyler Cargill plant, and at the Homestead Center – SCS information and events made available to students, parents, faculty and general public.
- CHS, Brian Bywater, briefly discussed the Schuyler's two pending NIFA applications submitted by Mesner Development. Also, Brian provided an update on the two spec houses under construction by Mesner Development and the Schuyler Home Builders Group.
- Library Foundation has purchased two lots adjacent to Colfax Street / Hwy 15 (18th & 19th streets) for the purpose of constructing a new public library building. Design stage to be completed by end of January with construction tentatively scheduled to begin later this year.
- Directors continued their discussion about the feasibility of a new full-service truck stop and two possible locations.
- Reference the possible nomination of the downtown as a Historic District to be listed on the NRHP, a timeline of the process and relevant information was distributed and reviewed.
- Miscellaneous:
 - effective 04/05/16, FEMA's new Platte River Flood Plain Map
 - Colfax County November unemployment 2.3% (126 individuals)
 - 378 employment opportunities within a twenty-five mile radius (01/05/16)
 - LMI door-to-door income survey to be completed by CHS this spring/early summer

8:02a.m. - adjourned Next **SDC Board Meeting:** **DATE:** January 27th (Wednesday)

TIME: 7:00a.m. – 8:00a.m.

LOCATION: Homestead Center

Minutes prepared by Kem Cavanah, EDC

SCD Supports Fair Housing and Equal Opportunity

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: January 27, 2016 (approved 02/17/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Jeff Gall
Jon Knutson
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Denise Kracl
Jarrod Gillig

Invited Guests

Jim McGowen
Dan Hoelsing
Brian Bywater
Tom Healy

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 (01-06-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- The available labor force in both Colfax County and Platte County have continued to decline over the past five years. December 2011 - December 2015: Colfax County -467 (-7.8%), Platte County -1,884 (-10.1%). Labor force information provided by the NDOL.
- Infrastructure Update: Jim McGowan reported a contract has been awarded for the water main extension project (E. 22nd & A Street). Current cycle for jetting storm drains has been completed. Department of Utilities has finalized its plans for this year's summer projects.
- News Channel Nebraska (aka, Flood Communications) has hired a full-time bilingual news associate for Schuyler. Also, News Channel Nebraska provided a preliminary mock-up of three flat screens that would be located in the Homestead Center's waiting /reception area.
- SCS Update: Dr. Dan Hoelsing reminded every one of the Feb. 1st strategic planning session (Phase Three) for Ag leaders, community leaders and district residents. SCS is the 28th largest NE school district; SCS ranks as the 8th lowest district in NE for cost per student.
- EDC has contacted Larry Johnson (NE Truckers Association) to provide guidance on the overall feasibility of a full-service truck stop in Schuyler and possible site locations. Anticipate Mr. Johnson to be in Schuyler in the next few days.
- Brian Bywater (CHS) reviewed the Community Development Agency (CDA) Procedures for selling lots in the new WaterTower Subdivision. In addition, Brian also discussed the upcoming Community Income Survey necessary to retain Schuyler's LMI status which is necessary for CDBG eligibility. An income survey has a four-year shelf life. Current survey expires at the end of December 2016. Income survey requires 100% response by randomly selected Schuyler residents. Process to be administered by NENEDD.
- LB 840 revenue for Oct. - Nov. 2015 was \$33,701. Revenue down compared to the three previous years.
- Directors made aware of a new employer possibly locating to Schuyler – decision to be announced in March.
- Miscellaneous:
 - 'competitive preparedness' concept introduced
 - effective 04/05/16, FEMA's new Platte River Flood Plain Map
 - Colfax County December unemployment 2.4% (134 individuals)
 - 433 employment opportunities within a twenty-five mile radius (01/05/16)
 - LMI door-to-door income survey to be completed by CHS this spring/early summer

8:00a.m. - adjourned Next **SDC Board Meeting:** **DATE:** February 17th (Wednesday)

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

LOCATION: Homestead Center

Minutes prepared by Kem Cavanah, EDC

SCD Supports Fair Housing and Equal Opportunity

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: February 17, 2016 (approved 03/09/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Charlie Heavican (Treasurer)*
Jerry Karnatz (Secretary)*
Javier Arizmendi
Jarrod Gillig
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Larry Karel (Vice President)*
Jeff Gall
Brian Vavricek

Invited Guests

Jim McGowen
Dan Hoelsing
Brian Bywater
Tom Healy

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 (01-27-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- During Schuyler's marquee event (Schuyler Celebration Banquet) this past Saturday evening, the Chamber of Commerce awarded Richard Folda Life Time Honorary Membership and recognized Javier Arizmendi (Schuyler Inn) as the Business Of The Year.
- The proposed feed mill site next to NOR-AM has been eliminated from consideration. Project remains confidential.
- Infrastructure Update: Jim McGowan reported Schuyler's City Council has approved \$925,000 infrastructure expenditures (water, sewer, streets) for the development of the WaterTower Subdivision with completion in August / September 2016. Development costs funded by the Utilities Department. In September 2015, change-out of street lights to LED completed; from October – January, 85% reduction in energy consumption. FYI – Over 300 million gallons of water pumped in 2015.
- As of 02/11/16, end-of-year balance forecasted for the E.D. Investment Funds (LB 840 - unexpended / non-obligated) is projected to be \$217,282.
- SCS Update: Dr. Dan Hoelsing discussed the top 15 priorities identified by staff and parents during this year's Phase 3 strategic planning process; plans are being formulated for implementing actions necessary to achieve identified priorities. Also, Directors viewed a three minute video by Discovery Education featuring the Schuyler Middle School.
- Schuyler Housing: Brian Bywater (CHS) reported there are currently seven homes in Schuyler listed 'for sale' by realtors. FEMA's process for certifying the Shell Creek Levee will require 12 to 18 months. NIFA Board meets on Friday (Feb. 19th) – anticipate hearing the outcome of the Kracl Meadows application (14 senior rental apartments – seven duplexes).
- On March 31st (Thursday), Homestead Center tenants will hold an 'open house' (5pm – 7pm).
- DRCDC Questionnaire (Grow Schuyler Incentive) briefly reviewed with Directors. Proposed revisions to Incentive by the DRCDC to be present during the March 9th SCD Meeting.
- SEDPlan 'Purpose, Intent, Goal, Community And E.D. Strategy' revisited and how the SCD's priority for 'growing tax base' is in alignment with SEDPlan (see Schuyler Real Estate Valuation).
- Miscellaneous:
 - effective 04/05/16, FEMA's new Platte River Flood Plain Map
 - Colfax County December unemployment 2.4% (134 individuals)
 - 412 employment opportunities within a twenty-five mile radius (02/12/16)
 - LMI door-to-door income survey to be completed by CHS this spring/early summer 2016
 - process continues for downtown Historic District nomination (May 2016)

8:02a.m. - adjourned Next **SDC Board Meeting:** **DATE:** March 9th (Wednesday)

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

LOCATION: Homestead Center

Minutes prepared by Kem Cavanah, EDC

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: March 9, 2016 (approved 03/30/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Lonnie Kitt (President)*
Jeff Gall
Brian Vavricek
Jarrod Gillig

Invited Guests

Jim McGowen
Daryl Holmberg
Brian Bywater
Tom Healy

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 Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (02-17-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Directors approved 'Certified Resolutions Of The Directors Of Schuyler Community Development, Inc.' and authorized Lonnie Kitt (SCD President) to execute all documents on behalf of the corporation, including, but not limited to, those documents that are necessary to the Corporation becoming a Co-Managing Member in the Kracl Meadows, LLC, a NE LLC Co.
- History of the Downtown Revitalization & Commercial Development Committee (DRCDC) reviewed. Initially, the City Council on 08/16/11 approved and authorized the SCD to form a Downtown Revitalization Committee (DRC). On 06/04/13, City Council approved expanding scope of DRC to include commercial development and related business issues within the city limits of Schuyler; and, to rename the DRC as the Downtown Revitalization & Commercial Development Committee (DRCDC). DRCDC advises and recommends.
- Infrastructure Update - Schuyler Utilities: Jim McGowan reported bids were opened on 03/02/16 for the WaterTower Subdivision infrastructure (water, sewer, streets) - infrastructure project (\$1,083,000) to begin by 05/02/16 and scheduled for completion by 08/01/16. In addition, the East 22nd / A Street water main extension and loop to begin by June (\$81,000 project). Lastly, Department personnel continue to reset utility poles and trim trees.
- Directors reviewed and discussed the DRCDC Questionnaire pertaining to the '**Grow Schuyler Incentive**'. Recommended by the DRCDC, Directors endorsed the proposed revision to the Grow Schuyler Incentive: "*Incentive unavailable to property utilizing Tax Increment Financing (TIF)*". Council to consider recommendation during their 03/15/16 City Council Meeting.
- Schuyler Housing: Brian Bywater (CHS) provided a letter from Connie Peters (CHI Health Schuyler) in the support and need for additional housing inventory. CHI letter directly links the struggle for employee recruitment / retention with the lack of available housing in Schuyler. Also, Directors provided a progress update on both the senior rental housing tax credit project (Kracl Meadows) and the NIFA's Workforce Housing Initiative Pilot Project (WHIPP).
- On March 30th, a preliminary 2016-2017 Budget for administering the **SEDPlan** to be presented to Directors. Approval of proposed budget requested by the first SCD Meeting in May. As in previous years, a concerted focus continues on incrementally increasing employee compensation to a more competitive posture. FYI – Depending on previous education, life experiences, and skill sets, both the EDC and CHS positions require a two year on-the-job investment for assembling a necessary 'learning foundation' for either professional.
- Along with housing, continued emphasis on commercial development encouraged.
- As of 02/29/16, YTD SCD Expenditures were \$35,806.42 (45.9% of Budget).
- Miscellaneous:
 - 446 employment opportunities within a twenty-five mile radius (03/08/16)
 - LMI door-to-door income survey to be completed by CHS this spring/early summer 2016
 - Downtown Schuyler Historic District nomination pending with SHPO (May 2016)

7:56a.m. - adjourned Next **SDC Board Meeting:** **DATE:** March 30th (Wednesday)

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

LOCATION: Homestead Center

Minutes prepared by Kem Cavanah, EDC

SCD Supports Fair Housing and Equal Opportunity

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: March 30, 2016 (approved 04/20/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Jarrod Gillig
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Larry Karel (Vice President)*
Jeff Gall
Brian Vavricek

Invited Guests

Jim McGowen
Daryl Holmberg
Brian Bywater
Connie Peters
Dan Hoelsing

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 (03-09-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 (Oct. - Jan.) was \$70,160. Revenue down \$1,729 (-2.4%) from previous year.
- Infrastructure Update - Schuyler Utilities: Jim McGowan reported dewatering to begin second week in April for extending sewer and water service to the WaterTower 2nd Subdivision. Also, excavation to begin extending water main from E. 22nd Street south along A Street.
- Jarrod Gillig and Connie Peters discussed the new Marathon Near Site Clinic for Schuyler Cargill production employees (hourly) and their families. Tentatively, clinic to open in the next two or three months and to be located on the medical campus of Schuyler CHI Health. Clinic to provide 'wellness coaching', good health practices / preventative care, properly adhering to prescribed medications, and to reduce unnecessary emergency room usage by emphasizing the importance of maintaining 'good health' by building relationships with primary medical providers.
- Schuyler Housing: Brian Bywater (CHS) discussed the Kracl Meadows 2.7 million dollars senior rental housing project scheduled to begin late summer (7 duplexes / 14 units). Also, construction continues to progress on the two spec houses (E. 22nd Street) being built by the Schuyler Home Builders Group and Mesner Development. Lastly, NIFA's Workforce Housing Initiative Pilot Project (WHIPP) remains a strong possibility – assembling the necessary funding components to help buy-down monthly rent below a \$1,000 per unit has been challenging.
- SCS Update: Dr. Hoelsing briefly discussed the 15 targeted priorities identified during this year's Phase 3 Strategic Planning process. Forty high school students have elected to participate in the after-school ACT training to help students achieve higher scores on their ACT Test. SCS staff provided financial incentive to return to college for additional education and training. With the restructuring of behavioral health counselling, the Alternative Ed instruction to be returned from the Rogers School to the middle school and high school buildings and a new partnership formed with East Central Health District. Two specific behaviors modeled by staff and students: respect and responsibility. High school truancy down 85% from a year ago. Scheduled this summer to tuck-point Preschool Building and to replace perimeter schoolyard fencing. New rec building at Middle School to be completed by end of May. Energy study requested for District buildings.
- EDC presented preliminary 2016-2017 SCD Budget – Directors review to continue on April 20th.
- Miscellaneous:
 - 459 employment opportunities within a twenty-five mile radius (03/29/16)
 - Colfax County 2.8% February unemployment rate (158 individuals)
 - April 5, 2016 (effective date for new FEMA Platte River Flood Map)
 - Downtown Schuyler Historic District nomination pending with SHPO (May 2016)

8:09a.m. - adjourned Next **SDC Board Meeting:** **DATE:** April 20th (Wednesday)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: April 20, 2016 (approved 05/11/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Jeff Gall
Jon Knutson
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Denise Kracl
Jarrod Gillig

Invited Guests

Jim McGowen
Daryl Holmberg
Brian Bywater
Tom Healy
Dan Hoelsing

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 (03-30-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Infrastructure Update - Schuyler Utilities: Jim stated water main extension completed from Cobblestone property to E. 22nd Street – need to flush, chlorinate and test. Excavation will continue southward along A Street one block at a time. Installation of dewatering wells delayed for the WaterTower 2nd Subdivision – hope to complete next week. Sanitary sewer to be first municipal infrastructure installed in new Subdivision. Cargill electrical project scheduled this summer. Electrical rebuilds scheduled this summer for both rural and in-town customers.
- Commercial Update (DRCDC): Reviewed list (FYI - Fast Food Franchises). Lonnie, Chris and Jon volunteered to form a fast-food restaurant search committee. Directors suggested confirming with NDOR the current access from Hwy 15 onto SCS Elementary property for the possibility of future commercial use. Downtown Schuyler Historic District Nomination to be considered by State Preservation Board on May 13, 2016. DRCDC's Downtown Propositions (1 - 10) presented and discussed.
- SCS Update: Dr. Hoelsing stated certified staff turnover this spring is the lowest in the past three years. Top candidates are accepting job offers to fill SCS vacancies. 65 applications received to fill one part-time SCS Administration position. Tuck-pointing preschool building scheduled this summer along with replacing perimeter fence, new sod and ground sprinklers.
- Schuyler Housing: Brian Bywater (CHS) attended Tax Credit training in Lincoln last week – file documentation strictly regulated. Brian also attended a training session in Norfolk on Fair Housing, 'reasonable accommodation' was point of emphasis. Lastly, within the next 6 to 9 months there's the potential for 34 new housing starts in Schuyler – the most in several decades. EDC commentary: Request Directors active support confronting bigoted misinformation critical of Schuyler's recent success in growing its housing inventory.
- Completed second review of preliminary SCD Budget (2016-2017). Within the proposed Budget, EDC requesting a one year extension of the partnership with CCC and REAP (S.E.E. Initiative). Directors' approval of the finalized 2016-2017 Budget requested during the May 11th Meeting.
- Miscellaneous:
 - 478 employment opportunities within a twenty-five mile radius (04/18/16)
 - Colfax County 2.9% March unemployment rate (160 individuals)
 - Door-to-Door Income Survey (LMI) to be completed late summer (2016) by CHS
 - November 2017 Special Election to renew SEDPlan (20121-2028)

8:01a.m. - adjourned Next **SDC Board Meeting:** **DATE:** May 11th (Wednesday)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: May 11, 2016 (approved 06/01/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Jeff Gall
Jarrod Gillig
Brian Vavricek
Larry Karel (Vice President)*

Invited Guests

Tom Healy
Dan Hoelsing
Brian Bywater
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.

7:00 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (04-20-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 revenue (Oct. – Feb.) was \$86,489. Revenue down -\$3,343 (-3.7%) from a year ago. End of fiscal year (Sep. 30th) revenue projected at approximately \$207,573.
- YTD SCD expenses paid (Oct. 1 – April 30) were \$46,845.26 (60.1% of budget).
- Third review of proposed 2016-2017 SCD Budget (\$82,392); Directors forwarded their recommendation for approval to the City Council.
- SCS Update: Dr. Hoelsing reported thirteen certified staff (9%) will be departing at the end of the current school year (two are retiring). Additional bilingual staff to be added at the high school to provided students who need assistance. Middle school rec building scheduled for completion by end of June. Preschool playground to be reconfigured during this summer's upgrades. The top 15 priorities (Phase 3 – Strategic Planning) have been identified during this year's process. Beginning in the fall, 36 hours of dual credit opportunities will be available to SCS students - classes to be offered by Central Community College and Wayne State College.
- Restaurant Search Committee formed (Lonnie, Jon & Chris) – first meeting was April 28th. Discussed the importance of building both an in-town and out-of-town customer base for long-term success and profitability.
- Schuyler Housing: Brian Bywater (CHS) attended the Heartland Conference (Economic Development Training) in Kansas City last month. Following Schuyler's lead, the Columbus Chamber has voiced interest in creating their own community housing specialist position. Home Builders Group spec house (E. 22nd Street) to be completed on or about July 1st. Another contractor has communicated interest in building spec homes in Schuyler and will likely make application for a LB 840 loan. To help kick-off Schuyler's new housing development in the northwest, October 6th has been scheduled for a Contractors, Lenders & Realtors luncheon.
- Commercial Update (DRCDC): NE State Board of Historic Preservation to consider on May 13th Schuyler's Downtown Historic District Nomination for listing on the National Register. Letters Of Support submitted by the Board of Public Works / Utilities Department, Schuyler Chamber of Commerce, NE Main Street, and a Resolution Of Support from the City of Schuyler.
- Miscellaneous:
 - 474 employment opportunities within a twenty-five mile radius (05/10/16)
 - Tax Increment Financing newspaper article – TIF helping to fund four new projects in Omaha
 - November 2017 Special Election to renew SEDPlan (20121-2028)

8:03a.m. - adjourned Next **SDC Board Meeting:** **DATE:** June 1st (Wednesday)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: June 1, 2016 (approved 06/22/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jeff Gall
Jarrod Gillig
Jon Knutson
Denise Kracl

DIRECTORS ABSENT

Richard Folda
Lonnie Kitt (President*)
Chris Langemeier*
Brian Vavricek

Invited Guests

Tom Healy
Dan Hoelsing
Brian Bywater
Kevin Hoffart
Jim McGowen
Daryl Homberg

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 Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (05-11-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Richard Folda recently bestowed the Distinguished Alumni Award by the SCS Foundation.
- Infrastructure Update: Reference the Water Tower 2nd Subdivision, Jim McGowen reported one dewatering well remains operational and it will be turned off after today; also, sanitary sewer lines have been installed and stub-outs completed – expect new streets to be completed by mid-July. Lagoon structure repaired – treats domestic waste only and is not capable of treating industrial waste. Schuyler's lagoon system is unique; a tour of the facility is available to Directors. Recently, monitoring well in the North Park area rerecorded the water table at 4'5".
- SCS Update: Dr. Hoelsing reported staff attended a two-day leadership training session last week. 400 students have enrolled in this year's summer school program. Prior to seeding grass, 21 truckloads of dirt to be hauled to the Preschool's northwest adjacent area. Field House roof (aka, rec building), has been completed. Grant awarded to SCS for funding the Director / Manager position for the new Field House. 4R building (Rogers) will be closed for the upcoming school year and the Alternative Education Program relocated back to the high school campus. 140 people attended the SCS college credit night; 36 dual credit hours available to SCS seniors.
- Reviewed and discussed the history and expectations for meaningful access to programs and activities for persons with Limited English Proficiency (LEP). Language Assistance Plan (LAP) is a written implementation plan that addresses identified needs of the LEP persons served. Directors to consider LEP Policy Statement during its June 22nd SCD Meeting.
- Schuyler Housing - Brian Bywater (CHS): Construction of Kracl Meadows to begin in September. If all goes as planned, WHIPP (eight single family homes and two duplexes) to begin construction in late August 2016. 'Price points' and 'timelines' major factors impacting contractors' bids. Brian (CHS) attended a two-day Leadership Blueprint training session sponsored by SCS.
- Ground breaking for new library building scheduled in August.
- Commercial Update (DRCDC): NE State Preservation Board has endorsed Schuyler's Downtown Historic District Nomination. In anticipation of the Nomination being approved by the National Parks Service, the next several DRCDC meetings will focus on drafting an action / implementation plan. Restaurant Search Committee continues to meet every three weeks.
- LB 840 Revenue \$103,786 (01/01/15 – 03/31/16). SCD expenditures \$52,784.47 (05/31/16).
- Miscellaneous:
 - 486 employment opportunities within a twenty-five mile radius (05/31/16)
 - Colfax County April unemployment 3.0% (167 people)

7:52 a.m. - adjourned

Next **SDC Board Meeting:** **DATE:** June 22nd (Wednesday)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: June 22, 2016 (approved 07/06/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jarrod Gillig
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Brian Vavricek
Richard Folda
Jeff Gall

Invited Guests

Jim McGowen
Tom Healy
Daryl Homberg
Brian Bywater

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 (06-01-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen stated all underground work at the WaterTower 2nd Subdivision has been completed and the subdivision's new streets are on schedule for completion by mid-July. Also, the A Street project has been completed. Lastly, in conjunction with new pedestrian street crossing at Middle School, will be boring beneath Hwy 15.
- Schuyler Housing - Brian Bywater (CHS): General Contractor bids due June 30th for the Kracl Meadows senior rental housing project; bid notices published in both the Columbus Telegram and the Schuyler Sun - construction scheduled to begin in September. Calculated economic impact of the project is \$3,509,055. Currently, seven people have requested their names be added to the waiting list for the 14 senior rental units. Directors again reminded of the importance of 'pricing points' and 'completion time lines' for contractors to have competitive bids.
- Growing Schuyler's tax base remains a top priority. Discussed recent newspaper article outlining three major areas of importance for a community to compete (**quality of life, housing, jobs**). Aligning policies and practices in support of growing the municipal tax base is critical for competing with other communities. Requiring local residency of publicly funded positions (e.g., Police Chief), is an example of aligning policies and practices with priority for growing tax base. Directors reviewed 'Comparing Nebraska Communities' document; compared with eight other communities, Schuyler's 2015 Valuation is the lowest - yet third lowest in Municipal Tax Rate. Adding the population of each community was suggested – document to be revised.
- EDC recommended extending CHS position beyond its current three-year shelf life (09/30/17). Schuyler's housing shortage is not temporary - requires keeping a full-time focus on this critical priority. Prior to the July 13th SCD Meeting, EDC to prepare and distribute document outlining proposed funding for the CHS position.
- As discussed previously with both Directors and City Council Members, downtown Schuyler is the '**heart of the community**'. The downtown's appearance / image, is negatively impacting perceptions and decisions. Major improvements to the downtown are needed now and will require significant public and private investment.
- Directors approved / adopted SCD Limited English Proficiency (LEP) Policy Statement.
- Miscellaneous:
 - 476 employment opportunities within a twenty-five mile radius (06/18/16)
 - Colfax County May unemployment 3.0%

7:51 a.m. - adjourned

Next **SDC Board Meeting:** **DATE:** July 6th & July 13th (Wednesdays)

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

LOCATION: Homestead Center



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 1st Subdivision (W. 22nd 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 2nd 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 13th & August 3rd (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: July 13, 2016 (approved 08/03/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Jeff Gall
Jarrod Gillig
Jon Knutson
Denise Kracl
Chris Langemeier*

Invited Guests

Jim McGowen
Dan Hoelsing
Dick Seckman

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 (07-06-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- \$214,000 LB 840 revenue projected by end of fiscal year.
- As of June 30th, SCD YTD Expenditures \$59,160 (75.9% of Budget).
- Directors approved motion to 'Authorize SCD President to Execute Deed Of Trust' (WHIPP):
 - 1st lien to the construction lender (Cornerstone Bank) – Mesner Development to sign Promissory Note
 - soft second financing (Midwest Housing Development Fund)
- Schuyler Home Builders Group's spec house (203 E. 22nd Street) sold on 07/08/16. Partial funding for construction provided via Contractors & Developers Business Loan Program - LB 840 loan repaid. Economic Impact of new spec house calculated @ \$339,320.
- EDC recommended the Community Housing Specialist (CHS) position be extended four years (10/01/17 – 09/30/21). Negotiations with NIFA to commence later this month - NIFA willing to consider a two-year extension of its CHS funding. Following a review / discussion of quantitative information and supporting documents, Directors approved / endorsed a four-year extension of the CHS position. City Council to consider SCD's recommendation during their 07/19/16 meeting.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen reported the installation of municipal infrastructure at the WaterTower 2nd Subdivision to be completed by the end of the month. Repairs continue this week to sanitary sewer line servicing three downtown businesses. Lastly, because of the annual winter trimming of tree branches around power lines, last week's severe thunderstorms resulted in minimal power outages.
- SCS Update: Dan Hoelsing reported approximately 40% of SCS graduates pursue post-secondary education; more enroll in 2 year programs than 4 year programs. Beginning this school year, a 'project based system' will be incorporated at the high school. Tuck Pointing completed at the preschool building – landscaping to be finished by end of August. Completed separating the disposable water / sewer line servicing the SMS kitchen. SMS field house to be completed by end of August – may have a ribbon cutting ceremony during the Labor Day / Alumni Weekend festivities. Preliminary planning has been initiated for the possible addition of six classrooms and one music room needed at the high school – the two remaining portables would be removed.
- Miscellaneous:
 - 469 employment opportunities within a twenty-five mile radius (07/12/16)

8:04 a.m. - adjourned

Next **SDC Board Meeting:** **DATE:** August 3rd & August 24th (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: August 3, 2016 (approved 08/24/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jarrod Gillig
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Jeff Gall
Brian Vavricek

Invited Guests

Jim McGowen
Dan Hoelsing
Brian Bywater
Daryl Holmberg
Tom Healy

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 (07-13-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Directors accepted Treasurer's Report (August 1, 2016):

Pinnacle Bank – regular checking acct. \$38,046.72

Total \$38,046.72

No Debts

- Because of Lonnie's upcoming absence and unavailability for next few weeks, Directors approved **Resolution of Authorization:**

'In absence of the SCD President, SCD Vice president is authorized to execute all contracts / agreements relating to the Water Tower 1st & 2nd Subdivisions real estate transactions.'

- Recommended by Directors, City Council approved (07/19/16) a four year extension of the Community Housing Specialist position. CHS position is extended to 09/30/21. Also, NIFA (07/27/16) agreed to a two-year extension of its current financial support (\$30,000 per year). NIFA's funding (\$150,000) of the CHS position ends 09/30/19.
- The listing of Schuyler's downtown in the National Register of Historic Places (NRHP) was effective 07/22/16. Directors provided copy of News Release to local media.
- Downtown Propositions: Downtown Schuyler is the **'heart of the community'**...
'Preserve the historic character of Schuyler's downtown buildings and its brick streets to ensure the central business district remains vibrant and relevant for future generations.'
- Directors reviewed **Statement Of Purpose, General Intent And Goals (2014-2021 SEDPlan)**; revitalization of the downtown central business district identified as a priority.
- Reference the monthly LB 840 report, Directors were again reminded of their recommendation and City Council's approval on 04/17/12 to obligate Additional / Excess LB 840 revenue for downtown revitalization. As of 08/01/16, revitalization fund balance: \$150,020.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen reported the WaterTower 2nd Subdivision project to be closed out this week – lot pins set. Rate adjustment likely in 2017.
- SCS Update: Dan Hoelsing reported 200 students enrolled in dual college credit courses. Also, to help SCS students achieve higher scores, ACT training is now embedded in regular classes.
- CHS updated Directors on pending housing projects – WHIPP very uncertain.
- NDED Leadership Certified Community (LCC) introduced – more information to be provided.
- Miscellaneous:
 - 477 employment opportunities within a twenty-five mile radius (08/02/16)
 - Colfax County June unemployment 3.4%
 - discussed 'retail leakage' concept

7:53 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Aug. 24th & Sep.14th (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: August 24, 2016 (approved 09/14/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Javier Arizmendi
Jon Knutson
Denise Kracl
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Lonnie Kitt (President*)
Charlie Heavican (Treasurer*)
Jeff Gall
Jarrod Gillig

Invited Guests

Jim McGowen
Dan Hoelsing
Brian Bywater
Kevin Hoffart
Tom Healy

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.

7:03 a.m.

- SCD Meeting called to order by Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (08-03-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen stated the Cargill substation is being updated at a cost of approximately one million dollars. Completing installation of the underground piping and transformers in the WaterTower Subdivision. Quarterly jetting of storm drains continues. 2016-2017 budget has been finalized.
- Recommended by the HDC, CHS presented six proposed changes to the 'Contractors & Developers Business Loan Program'. Following a brief discussion, Directors endorsed all six HDC recommendations for the City Council to consider during their 09/06/16 meeting:
 - 1) increase loan amount to \$125,000
 - 2) obligate an additional \$25,000 of LB 840 funds to loan program
 - 3) Certificate Of Occupancy required to determine construction completion date
 - 4) construction required to be completed within eight (8) months from date of loan
 - 5) mandatory pre-construction meeting with Building Inspector
 - 6) term of loan twenty-four (24) months from date of the Certificate of Occupancy
- SCS Update: Dr. Dan Hoelsing reported 10 of 15 new certified staff living within the SCS District. Number of SCS students participating in high school sports continues to increase. High school enrollment has reached 530 students – half of new students have limited English language skills. Ribbon cutting / open house scheduled for the new SMS Field House following Labor Day Parade. Renovation of Preschool grounds nearly completed.
- Twelve-Year Timeline (2016 - 2028) reviewed for the revitalization / redevelopment of Schuyler's downtown. Downtown Property Owners Informational Forum schedule for Aug. 23rd at the Municipal Building (6pm). Temporary signage (Historic Downtown) to be installed (11th & Colfax).
- Housing Update: Brian Bywater, CHS, updated Directors on the Kracl Meadows and Workforce Housing Projects – ground breaking ceremony scheduled for Sep. 6th. *NeighborWorks* scheduled to begin construction at 503 W. 19th St. on a single family residence (R1) before end of October.
- NDED Leadership Certified Community (LCC) again discussed. Recently, City of Ralston became a Leadership Certified Community. During the Sep. 14th SCD Meeting, EDC will request Directors recommend consideration by the City Council to submit to NDED a Letter Of Intent for Schuyler to make application to become a Leadership Certified Community.
- Miscellaneous:
 - 473 employment opportunities within a twenty-five mile radius (08/23/16)
 - Oct. 5th SCD Annual Meeting (Cobblestone Hotel)
 - tentative date (03/14/17) for a Special Election to renew SEDPlan (2017 - 2028)

8:01 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Sep.14th & Oct. 5th (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: September 14, 2016 (approved 10/05/16) **LOCATION:** Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Jerry Karnatz (Secretary*)
Jeff Gall
Jon Knutson
Denise Kracl
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Larry Karel (Vice President*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jarrod Gillig

Invited Guests

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

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 (08-24-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen reported new budget year begins on Oct. 1st. Soon to complete jetting of sanitary sewer and storm drains in the WaterTower Subdivision. Change-out of alley utility poles remains ongoing.
- SCS Update: Dr. Dan Hoelsing reported next year's tax rate lowered by the Board of Education. SCS is the 26th largest school district in the state; 9th lowest in education cost per pupil (\$8,000). Dan reminded everyone a bond issue is a request by the Board Of Education to district patrons asking patrons' permission for the school district to assume additional debt.
- EDC requested Directors' support to proceed with initiating the process for Schuyler to apply for DED's Leadership Certified Community (LCC) Program. Following a brief discussion, Directors recommended to the City Council a Letter Of Intent be submitted to DED. Council to consider SCD's recommendation during their September 20th meeting.
- Directors asked to complete a 2020 'Competitive Preparedness ~ Critical Priorities form and return to the EDC by next week. Both hard copies as well as email attachment distributed.
- City Council has approved a Scope Of Services to draft a Downtown Vision Implementation Plan. \$5,900 expense funded from the Historic Downtown Redevelopment / Revitalization Account. Document to be completed prior to submitting a grant application next spring to DED for Downtown Revitalization (DTR) funds. DED grants awarded via a competitive scoring process; a Downtown Vision Implementation Plan will credit additional points to Schuyler's application.
- Directors again requested to continue evaluating the needs of the Schuyler community and to bring their ideas to SCD Meetings. Tom Healy reminded everyone the Senior Center is a community center for all ages.
- Housing Update: Brian Bywater, CHS, reported the City Council has approved the SCD's recommended revisions to the Contractors & Developers Business Loan Program. A Purchase Agreement has been executed for the spec house @ 211 E. 22nd Street (three car garage). Last week, CHS attended the NE Housing Developers Association Annual Meeting in Lincoln. Estimate 50 people attended the September 6th groundbreaking. As part of the permanent financing for the Workforce Housing Project, a \$125,000 LB 840 loan has been requested.
- During the Oct. 26th meeting, Directors to consider a yet-to-be proposed **2017-2028 SEDPlan**.
- Miscellaneous:
 - 491 employment opportunities within a twenty-five mile radius (09/13/16)
 - Colfax County July unemployment 3.4%
 - SCD serving community of Schuyler for 31 years (09/15/85) – Happy Birthday SCD!

8:00 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Oct. 26th & Nov. 16th (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: October 5, 2016 (approved 10/28/16)

LOCATION: Cobblestone Hotel (2218 Colfax Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jeff Gall
Jarrod Gillig
Brian Vavricek

DIRECTORS ABSENT

Richard Folda
Jerry Karnatz (Secretary*)
Jon Knutson
Denise Kracl
Chris Langemeier*

Invited Guests

Jim McGowen
Dan Hoelsing
Daryl Holmberg
Brian Bywater
Kevin Hoffart
Dave Reinecke
Dick Seckman

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.

- Annual Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Election of Officers: Lonnie Kitt (President) Larry Karel (Vice President)
Jerry Karnatz (Secretary) Charlie Heavican (Treasurer)
- Meeting Minutes (09-14-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Directors approved Treasurer's report (09/30/16):

Pinnacle Bank (regular checking) \$64,076.26
TOTAL \$64,076.26
No Debts

- YTD SDC Expenses (10/01/15 - 09/30/16): \$76,491.30 (98.1% of budget expended)
\$ 1,459.70 (returned to E.D. Investment Fund)
- As of 09/30/16: LB 840 revenue received = \$188,383 (Oct. '15 - July '16)
E.D. Investment Fund Balance = \$176,888
LB 840 Additional / Excess Balance = \$ \$75,199
Historic Downtown Redevelopment Account = \$142,850
- Brian Bywater (CHS) highlighted Schuyler's accomplishments and progress in the past year.
- EDC presented a Downtown Reinvestment & Revenue Growth Strategy (2017-2028). Eleven year strategy financed with LB 840 revenue – reinvestment & growth strategy does not require to be subsidized by the City's general fund.
- Real estate valuation grew +\$1,280,034 (0.7%) in the past year. Schuyler's total valuation is \$165,504,887. Since 2003, real estate valuation has increase +\$46,266,747 (+38.8%). Average increase +\$3,558,980 per year.
- **2017-2018 SEDPlan** timeline again reviewed. Directors to consider the proposed SEDPlan during the Oct. 26th SCD Meeting.
 - Oct. 4th (City Council study session)
 - Oct. 26th (review & discuss draft - 2017-2028 SEDPlan)
 - Nov. 1st (City Council Meeting to consider proposed 2017-2028 SEDPlan)
 - March 14th, 2017 – Special Election to renew SEDPlan (2017 - 2028)
- Recruitment of an eye care provider prioritized by Directors.
- Miscellaneous:
 - 484 employment opportunities within a twenty-five mile radius (10/04/16)
 - Colfax County August unemployment 3.2%

8:10 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Oct. 26th & Nov. 16th (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: October 28, 2016 (approved 11/16/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jeff Gall
Jon Knutson
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Jarrod Gillig
Denise Kracl
Brian Vavricek

Invited Guests

Tom Healy
Daryl Holmberg
Brian Bywater

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 (10-05-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 Sales Tax Report as of 10/25/16:

\$207,620 Total Revenue (Oct. '15 - Aug. '16)

\$ 63,557 E.D. Investment Fund

\$142,850 Historic Downtown Redevelopment Account

- Directors reviewed and discussed proposed **2017-2028 SEDPlan**.

Timeline:

Nov. 1st (proposed **2017-2028 SEDPlan** presented to City Council)

Nov. 15th (City Council Considers **SEDPlan Resolution**)

Mar. 14th, 2017 (voter referendum to renew / extend **SEDPlan**)

Oct. 1st, 2017 (**SEDPlan** effective date)

Future Funding Demands (LB 840)

1. Downtown Revitalization Grant (DTR) – Matching Funds Needed
2. Upgrade Downtown – Preserve Historic Image (NRHP)
3. Increase Private Investment – Expand Capacity of Loan Programs
4. Capitalize on Unplanned BIG \$\$ Opportunities
5. Competitive Compensation (EDC & HDC)

Proposed Revisions:

- Preliminary Annual Budget (\$140,000 minimum)
- SCD employs a full-time Community Housing Specialist
- Directors unanimous in their support for recommending to the City Council the proposed **2017-2028 SEDPlan**. Council to consider during their Nov. 1st meeting.
- Miscellaneous:
 - discussed 26 mile expansion (U.S. Highway 30 Expressway) from Schuyler to Fremont

7:30 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Nov. 16th & Dec. 5th (Wednesdays)

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

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: November 16, 2016 (approved 12/07/16) **LOCATION:** Homestead Center (1119 B Street)

<u>DIRECTORS ATTENDING</u>	<u>DIRECTORS ABSENT</u>	<u>Invited Guests</u>	<u>CARC Members*</u>
Lonnie Kitt (President*)	Richard Folda	Tom Healy	Lonnie Kitt*
Larry Karel (Vice President*)	Jarrold Gillig	Jim McGowen	Larry Karel*
Jerry Karnatz (Secretary*)	Jeff Gall	Brian Bywater	Jerry Karnatz*
Charlie Heavican (Treasurer*)	Brian Vavricek	Gil Wigington	Charlie Heavican*
Javier Arizmendi		Kevin Hoffart	Chris Langemeier*
Jon Knutson		Dan Hoelsing	
Denise Kracl		Claudia Lanuza	
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 (10-28-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- EDC requested Directors to sign Annual SCD Conflict Of Interest Statement.
- Following a Study Session on November 15th, City Council unanimously approved the proposed 2017-2028 **SEDPlan** for voters to consider on 03/14/17. E.D. Budget to be \$150,000 for fiscal year 2017-2018 with a 2% annual increase each subsequent year. Eleven year total calculated to be \$1,825,307. Mail in ballots to be received at Colfax County courthouse by 03/14/17.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen reported the completion of electrical service installation to new homes in the WaterTower Subdivision. Utility Department personnel continuing to set / replace new light poles and complete upgrades.
- Claudia Lanuza introduced as the new Project Coordinator for CHI Health Schuyler.
- SCS Update: Dr. Dan Hoelsing reported the exterior lighting on the south side of Field House has been installed; Field House to be open to public on December 1st. TeamMates to meet in new SMS commons area. Replacement of SMS gym floor completed. Community leaders invited to attend SCS Strategic Planning (Phase 4) on January 3rd (Tuesday, 6:00pm) at the high school. New learning program available for staff to become bilingual certified. Special seal to be added to SCS diplomas for graduates who demonstrate a level of biliterate proficiency.
- During 'Open Discussion', the importance of supporting Schuyler businesses was reemphasized; *'best way to help recruit new businesses is to ensure the success of our existing businesses'*.
- Housing Update: Brian Bywater (CHS) stated the first Workforce Housing Project home to be available for sale or rent by the end of November. Also, the first of seven duplexes (Kracl Meadows) to be completed by the end of February.
- Net Labor Force (**September 2012 vs. September 2016**):

<u>Labor Force</u>	<u>Colfax County</u>	<u>Platte County</u>	<u>Total Labor Force</u>
Sep 2012	5,974	18,912	24,886
Sep 2016	5,528	16,792	22,320
Total	-446 (7.4%)	-2,120 (11.2%)	-2,566 (-10.3%)

Note: Information provided by the Nebraska Department of Labor

- Miscellaneous:
 - 487 employment opportunities within a twenty-five mile radius (11/15/16)
 - Colfax County September unemployment 3.0% (167 people)

8:00 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Dec. 7th & Jan. 4th (Wednesdays)
TIME: 7:00a.m. - 8:00a.m.
LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: December 7, 2016 (approved 01/04/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jon Knutson
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Larry Karel (Vice President*)
Jarrod Gillig
Jeff Gall
Denise Kracl

Invited Guests

Tom Healy
Jim McGowen
Brian Bywater
Claudia Lanuza
Kevin Hoffart
Dan Hoelsing
Daryl Holmberg

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 Jerry Karnatz (Secretary).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Longtime friend and Director, Richard Folda, remembered.
- Meeting Minutes (11-16-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Lonnie Kitt (President) assumed presiding chair @ 7:08am.
- LB 840 revenue (2015-2016 Fiscal Year) was \$228,989. Total LB 840 revenue up 2.2% over the previous year (+\$5,055) - second highest year since inception of SEDPlan.
- 50.3% (\$292,549) of LB 840 loans have been repaid: 17 loans approved (\$581,699), 10 loans repaid / no defaults, 6 loans open / no delinquencies, 1 loan pending (\$125,000 WHP)
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen stated he is in the process of ordering materials for 2017 scheduled projects. Recently completed two-week process for discharging lagoons into Lost Creek. Trimming trees near power lines one of several annual winter months maintenance priorities. Cleanout to begin of ditch wrapped around QC Supply flowing east into the Neeman Ditch south of U.S. Hwy 30 Expressway.
- SCS Update: Dr. Dan Hoelsing reported the winter sports season has commenced. Strategic Planning for the past three years has emphasized actions; the next three year period will shift to SCS students achieving better results in both academics and extracurricular team activities. Rubber flooring to be installed at the Filed House prior to the upcoming holiday break. TeamMates ribbon cutting scheduled for Tuesday evening, Dec. 13th, at the SMS Field House. SCS staff interested in the new workforce housing on W. 22nd Street will be meeting with Dr. Hoelsing on Dec. 21st. Everyone again encouraged to attend the January 3rd Strategic Planning Community Leaders session. SCS One-Act Play competes in Class A finals on Friday.
- During 'Open Discussion', the commercial building on W 16th Street was again mentioned as a lingering eyesore - appears building has become an outside automobile repair area. Daryl H. said he shared similar concern and would contact the City.
- Housing Update: Brian Bywater (CHS) discussed Schuyler's new Community Guide. Waiting on Certificate of Occupancy for the first completed WHP house. Richard's death has created a vacancy on the HDC. At this time, 18 individuals on the Kracl Meadows waiting list.
- Directors discussed possible ways to help better engage and connect Ag families with Schuyler.
- Miscellaneous:
 - 495 employment opportunities within a twenty-five mile radius (12/06/16)
 - Colfax County October unemployment 3.1% (167 unemployed)

8:00 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Jan. 4th & Jan. 25th (Wednesdays)

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

LOCATION: Homestead Center

