

**WOOD RIVER VISION 2020
SEPTEMBER 26, 2013
MINUTES**

President Tyler Doane called the meeting to order at approximately 7:05 pm. Board members Greg Cramer, Brian Hayes, Jason Rotter and Pam Kjar were in attendance. Joyce Willoughby was absent. Sara Arnett, Housing Committee representative and Heather Rotter (late arrival) were also in attendance.

A motion by Jason Rotter and second by Brian Hayes was made to approve the minutes of the July 15, 2013 meeting as submitted.

Sara Arnett provided an update of Housing Committee progress. The committee had received information regarding income-based housing projects from Chris Lenz, Mesner Development Corporation of Central City. The development group informed the committee that they utilize a number of different financing options, such as TIFs or federal and state programs. They are usually able to receive as much as 80-90% of project funding from outside sources. The committee has identified that we are primarily in need of non-income based housing, although they do not rule out a need for additional income based housing in Wood River.

Arnett reported that Lenz stated before any project could be started, a Comprehensive Housing Study must be performed. The study is required before applying for project financing. Arnett added that Wood River had not performed a study within the last 20 years. Hanna-Keelan & Associates of Lincoln prepared the last study for Wood River and continues to perform studies for many other Nebraska communities. Census data, surveys and other data sources are used to arrive at the detailed study conclusions. She indicated that very preliminary estimates for such a study are somewhere in the range of \$5,000-\$10,000. There is the possibility that a grant for matching funds would be awarded through the Nebraska Department of Economic Development to perform the study. Tyler Doane will follow up with DED.

At this point in time, the Committee proposes to host a joint informational meeting with the Wood River City Council and Wood River Housing Authority Board. The Housing Authority will be included as a possible non-profit agency to help apply for funds and possibly manage the project after completion. Representatives of Mesner Development Corporation and the City of Central City could provide program details. Hayes stated that the primary goal of the meeting would be to educate the Council and Board of the programs available and the need for performance of the study.

Other goals set by the committee include an emergency storm shelter. They plan to develop a bilingual information guide for local distribution.

The Community Improvement committee, formerly the Aesthetics/Beautification, update was presented by Jason Rotter. He indicated that Curtis Rohrich had provided the group information about implementation of sales tax within Wood River. No action was taken by the Committee.

As there was no member of the Business committee present, Doane updated the Board of their progress. They are currently focusing on the lack of daycare within the Wood River community and surrounding area. Several day care providers had informed the committee of state regulations such as electric wired fire detectors, water temperature control, supervision in fenced areas, etc. Some of the regulations for in-home care require home remodeling to comply. The providers voiced their agreement

that daycare is a concern that needs to be addressed. The committee is currently hoping to receive information from SCEDD regarding possible grant funding to establish new facilities or help with the cost sustained for in-home day care in the area. SCEDD could possibly educate the committee how other communities have addressed this issue.

The Youth committee did not have a representative present. The Board discussed information received. Mentoring, increases in technical programs, FFA, job shadowing and career education are being discussed.

Rotter and Hayes distributed information regarding grant applications submitted to install two new Wood River signs. The examples shown to the Board are estimated to cost approximately \$27,000 in construction costs. Hayes and Rotter will make a presentation to the City Council, as they will ask for the City to install all electrical. This would represent the financial requirement for the City. The signs are proposed to be installed on the Reeder property (catching west bound traffic) and the property of Double D Plumbing and Heating (catching east bound traffic). There was some discussion regarding double-sided signage. The current proposal is for one-sided signs. Rotter has prepared all State permit applications for submittal, pending grant funding approval. The Board voiced approval to proceed with the project.

Doane spoke with the City Attorney, Jerry Janulewicz. He indicated he was waiting for our bylaws for review. Janulewicz also stated that Articles of Incorporation would need to be submitted to the State. Hayes questioned if we were not a legal non-profit at this stage, if we could still apply for grant funds. He was informed that funds could be funneled through the Board or Trust of the applicant for funds could be listed as the applicant. Paperwork for a federal tax identification number and an application for non-profit status (501(c)) also need to be submitted. He asked the Board to review requested information from the Attorney and email their comments.

Committee designations in the original bylaws have changed through the Community Needs Survey. It was discussed if the Committee names need to be changed in the bylaws. It was discussed to revise the bylaws to remain more open-ended regarding the names and number of committees to be formed. After discussion, it was determined that the bylaws will remain as previously adopted by the Board.

Doane inquired if the Facebook page established for Vision 2020 will continue and be maintained by the Communications Committee. Kjar informed him that the prior President, Marla Hixson, had given the password to the site to Jenie Maloney. Maloney would act as administrator. Doane questioned if the new logo would be posted to the site, pictures from meetings, etc. could be posted. Doane will contact Maloney to obtain administrator rights for the Board members.

There being no further business before the board, Cramer motioned to adjourn. Rotter seconded the motion. The meeting adjourned at approximately 8:37 pm.

Approved:

Tyler Doane, President

Pam Kjar, Secretary