

**Citizens Advisory Review Committee
Agenda
January 13, 2016 – 5:30 p.m.
Old Council Chambers – City Auditorium
205 North 4th Street – Beatrice, Nebraska**

- 1 - Roll Call**
- 2 - Consent Agenda:**
 - a. Approve agenda as submitted.
 - b. Receive and place on file all notices pertaining to this meeting.
 - c. Receive and place on file all materials having any bearing on this meeting.
 - d. Approval of minutes of November 9, 2015 meeting.
- 3 - Public Hearings/Bids:** None
- 4 - Resolutions:** None
- 5 - Ordinances:** None
- 6 - Public Forum:**
- 7 - Discussions/Reports:**
 - a. Financial Report as of December 31, 2015.
 - b. Status of CDBG Revolving Loan Fund Projects and LB840 Projects.
- 8 - Adjournment**

NOTICE OF MEETING

Notice is hereby given that a meeting of the Citizen Advisory Review Committee as provided by the Local Option Municipal Economic Development Act R.R. S, 1943, Section 18-2701 et seq. will be held at 5:30 p.m. on January 13, 2016, in the old City Council Chambers located in the City Auditorium, 205 North 4th Street, Beatrice, NE, which meeting will be open to the public. An agenda for such meeting is available for public inspection at the office of the City Clerk.

Erin Saathoff
City Clerk

January 7, 2016

MINUTES OF THE CITIZENS ADVISORY REVIEW COMMITTEE

A meeting of the Citizens Advisory Review Committee was held on the 9th day of November, 2015 at 5:30 p.m. in the Old Council Chambers, 205 N 4th Street, Beatrice, Nebraska.

ROLL CALL

Attending: Committee Members: Chairman Jones, Chadwick, Doyle, Russell, and White
Absent: Committee Members: None

Committee Chairman Jones announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of October 12, 2015 meeting.

Moved by Russell, seconded by White, that the items listed under the consent agenda be approved as presented.

Roll Call: Yea: Chadwick, Doyle, Jones, Russell, White
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

There were no public hearings/bids.

RESOLUTIONS

There were no resolutions.

ORDINANCES

There were no ordinances.

PUBLIC FORUM

No one appeared at public forum.

DISCUSSION ITEMS

Financial Update

Tobias Tempelmeyer, City Administrator, advised the Committee that the current LB840 funds balance as of September 30, 2015 is \$870,052.35 and the CDBG Reuse Loan Fund balance is approximately \$74,070.96.

Moved by Russell, seconded by White to receive and place on file.

Roll Call: Yea: Chadwick, Doyle, Jones, Russell, White
Nay: None

MOTION CARRIED.

LB840 Loan Application from C&C Processing, Inc.

Chad and Courtney Lottman of C&C Processing, Inc. were present. Chad advised that they plan on keeping their production facility in Diller, Nebraska and starting a new production facility in Beatrice. The Beatrice location should have 30 to 35 employees. They will be located in the 700 Park Building, or FD Kees Building. Chad then provided information regarding the process for making their products.

Chad stated that he has talked to the bank about funding the project and he is short on collateral but the bank feels good that with the LB840 Funds they can put this project together. Chad indicated that they are willing to do personal guarantees. While they were initially looking at using the LB840 funds for the equipment, due to timing they are now looking at borrowing the money personally and using the real estate as collateral.

In his application Chad had asked for \$200,000 of the loan to be repaid and \$200,000 of the loan to be forgiven based upon creating 30 new jobs in the community. Chad stated that he does not need the money right away but needs a vote from the City Council authorizing the loan so that he can go back to the bank and finish putting the project together. He would look to be operational by mid-April of 2016.

The committee then discussed the forgiveness of the LB840 loan. The committee decided that instead of forgiving part of the loan that they would instead make the loan at zero (0%) percent interest with no payments for five (5) years.

Moved by Russell, seconded by Chadwick, that the LB840 funding request by Chad and Courtney Lottman in the amount of \$400,000 be recommended to the Beatrice City Council for approval with \$200,000 of the loan at two (2%) percent interest to be repaid over ten (10) years, and the additional \$200,000 to be loaned at zero (0%) percent interest with no payments for the first five (5) years with the balance then to be repaid within five (5) years thereafter, contingent upon bank financing.

Roll Call: Yea: Chadwick, Jones, Russell, White
Nay: None
Abstain: Doyle

ADJOURNMENT

Moved by White, seconded by Russell, that the meeting be adjourned at 6:30 p.m.

Roll Call: Yea: Chadwick, Doyle, Jones, Russell, White
Nay: None

MOTION CARRIED.

CITY OF BEATRICE, NEBRASKA
ECONOMIC DEVELOPMENT FUND
STATEMENT OF REVENUES & EXPENDITURES
As 12/31/2015 with comparative prior totals

	Current YTD 10/1/15 to date	3rd 10 years 4/1/13 - 9/30/15	2nd 10 years 4/1/03-3/31/13	1st 10 years 4/1/93-3/31/03
Revenues:				
Sales Tax	\$ 50,000.00	\$ 557,965.61	\$ 2,521,107.54	\$ 2,529,398.94
Grants		328,724.00	0.00	0.00
Interest	126.21	8,684.10	165,198.15	98,352.08
Misc. Revenues/Rents (Wesflex, farm)	9,232.10	48,948.10	148,209.92	201,279.85
Loan Repayments	1,032.00	112,297.32	0.00	736,975.80
Land Sales/Bldg Sales	40,000.00	20,000.00	589,847.99	333,899.18
Loan/Bond Proceeds		0.00	0.00	1,394,594.50
Reimbursement (FY15-Branding Project)		15,500.00	237,000.00	1,779.00
Total Revenues	\$ 100,390.31	\$ 1,092,119.13	\$ 3,661,363.60	\$ 5,296,279.35
Expenditures/Obligations:				
Bond Issuance Expenses			0.00	14,610.60
Building Capital (J & J/Wesflex)			17,302.78	821,878.24
Building Capital (MW Coatings)			0.00	151,330.58
Building Capital (Peak Labs)			0.00	493,483.28
BVA Support (loan guarantee settlement)			225,000.00	0.00
Industrial Park Improvements			15,183.04	162,769.92
Land Purchases	12,628.00	97,672.40	289,736.04	442,922.09
Rail Spur			0.00	613,308.48
Professional Services (Ngage)	18,586.06	165,313.95	954,857.26	2,650.00
ED Offices			125,000.00	0.00
Other Expenditures (Comp Plan, Branding)	8,193.41	97,512.00	45,022.28	23,097.83
Paving/Water/Sewer Imp.		59,047.66	893,128.77	140,647.21
DED SBDF Grant-NEAPCO		300,000.00		
ED Loan-LMRRLLR LLC		60,000.00		
ED Loan-Dempsters		335,000.00		
ED loan-Knowledge Marketing			465,000.00	0.00
ED Loan-Ngage (for Rare Earth)	19,200.00	157,600.00		
ED Loan-NuNebraska	250.00			
ED Loan-Lottman/Landmark Snacks	400,000.00			
Business Park			96,763.77	261,037.95
Total Expenditures/Obligations	\$ 458,857.47	\$ 1,272,146.01	\$ 3,126,993.94	\$ 3,127,736.18
CDBG Reuse Loan Repayment			86,380.86	122,381.35
Bonds & Int. Paid to Date			-	1,444,071.39
Excess(Def) of Rev over Exp	\$ (358,467.16)	\$ (180,026.88)	\$ 447,988.80	\$ 602,090.43
Balance at Beginning of Period	870,052.35	1,050,079.23	602,090.43	0.00
Balance at End of Period	511,585.19	870,052.35	1,050,079.23	602,090.43
Funds Available	\$ 511,585.19	\$ 870,052.35		

CITY OF BEATRICE
 BALANCE SHEET
 DECEMBER 31, 2015

CDBG FUND

ASSETS

05-00-101-00	CASH-REVOLVING LOAN FUND	86,598.66	
05-00-120-01	LOAN RECEIVABLE-CANNED HAMS	162,178.77	
05-00-120-03	LOANS RECEIVABLE LMRRLR	79,846.65	
05-00-120-08	LOANS RECV-HOMESTEAD AUTO GLAS	14,181.84	
	TOTAL ASSETS		<u>342,805.92</u>

LIABILITIES AND EQUITY

FUND EQUITY

05-00-250-01	RESERVED FOR NONCURRENT LOANS	359,122.24	
05-00-250-02	RESERVE FOR REVOLVING LOANS	(18,933.84)	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER (UNDER) EXPENDITURES - YTD	<u>2,617.52</u>	
	BALANCE - CURRENT DATE	<u>2,617.52</u>	
	TOTAL FUND EQUITY		<u>342,805.92</u>
	TOTAL LIABILITIES AND EQUITY		<u>342,805.92</u>

CITY OF BEATRICE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2015

CDBG FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST EARNINGS</u>					
05-86-361-01 INTEREST EARNINGS	3.49	9.70	50.00	40.30	19.4
TOTAL INTEREST EARNINGS	3.49	9.70	50.00	40.30	19.4
<u>REIMBURSEMENTS</u>					
05-86-363-01 LOAN PAYMENT-CANNED HAMS	.00	.00	45,795.00	45,795.00	.0
05-86-363-03 LOAN PAYMENT-NEON	.00	.00	1,622.00	1,622.00	.0
05-86-363-08 LOAN PMT-HOMESTEAD AUTO GLASS	.00	.00	4,550.00	4,550.00	.0
TOTAL REIMBURSEMENTS	.00	.00	51,967.00	51,967.00	.0
<u>LOAN INTEREST</u>					
05-86-364-01 INTEREST-CANNED HAMS	.00	1,281.36	4,655.00	3,373.64	27.5
05-86-364-03 INTEREST ON LOAN-LMRRLR	302.65	1,214.65	3,850.00	2,635.35	31.6
05-86-364-08 INTEREST-HOMESTEAD AUTO GLASS	36.36	111.81	400.00	288.19	28.0
TOTAL LOAN INTEREST	339.01	2,607.82	8,905.00	6,297.18	29.3
TOTAL FUND REVENUE	342.50	2,617.52	60,922.00	58,304.48	4.3

CITY OF BEATRICE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2015

		CDBG FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CDBG-REVOLVING LOANS</u>						
05-86-465-03	CDBG LOANS	.00	.00	100,000.00	100,000.00	.0
	TOTAL CDBG-REVOLVING LOANS	.00	.00	100,000.00	100,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
	NET REVENUE OVER(UNDER)EXPENDITURE	342.50	2,617.52	(39,078.00)	(41,695.52)	6.7