



Dec.21, 2019

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John Jerkovich Speaks

John Jerkovich, President of Heartland Properties, Inc., Council Bluffs, IA spoke to the Treynor Optimists on Saturday, December 21 at the Treynor Community Building. Jerkovich and his wife have raised three grown sons. One is a pharmacist, and two are in commercial real estate in Chicago and DC.

Jerkovich launched Heartland Properties, Inc. in 1988



L-R John Jerkovich, Jim Clausen

and has been actively selling real estate since 1984. Barb Coates was his original partner. Jason James is now a partner and increases his ownership in the company by purchasing 10 percent every five years. Another younger partner is also joining the company.

There are actually 214 lots in the Treynor school district that Heartland Properties has sold, which have contributed \$83 million gross to the Treynor School District tax base primarily from Bent Tree and Clover Lane. The parade of homes in these developments in 2000 created lots of interest and Jerkovich had interested families call the Treynor School principal. The majority with children chose to come to Treynor to school.

Overall, the company has developed almost 1000 lots. In addition to developing sub divisions, they developed a few sub divisions that had failed under other ownership. They bought Fox Run and finished it out.

They have lots of involvement with 7-8 builders, who they have worked with in the last 20 years. Spec homes are almost always built in a development to generate activity and interest.

Heartland Properties, Inc. is currently developing the new addition on the north side of Treynor. Three to five spec homes will be built in what is currently known as "Stephens Ridge Phase 2". There will be 29 lots and to date there are eleven who have expressed interest in building. The retention basin will be shared with the other housing area. Storm water controls are

always the biggest issue everywhere, but they feel they have a great handle on it.

Jerkovich stated that Jason James is managing this project with John's involvement, as well. They are looking forward to this project and hope there will be more development. John stated his life's goal is to have people want to continue doing business with him.

Their company puts up all the money, with local financing, not the city. There is a TIF- Tax Increment Financing. Lots are generally 80 ft. across with lots in the \$45,000-\$49,000 range. Homes will be in the \$275,000-\$500,000 range. The outside look must be approved by Heartland Properties.

Many topics were discussed including: 1) "Affordable housing" in Pott Co. 2) Annexation 3) Menards building project, 4) High percentage of students who open enroll in Treynor, 4) Dallas Johnson Greenhouse hiring workers from Mexico under a federal program because he can't get local workers, 5) Storm water controls 6) Safety issues regarding roads and sidewalks, 7) Trends in housing association management.

Next week's speaker will be Anthony Kava, Digital Forensics/Technology Administrator, speaking about cracking the case in Macedonia. Join us from 8-9 AM at the Treynor Community Building. The coffee will be on!

Meeting Minutes

Bill Vorthmann, President, called the meeting to order at the Treynor Community Building. Sixteen members were present and two guests, Alora Nowlin and John Jerkovich.

Jokes/stories were shared by Kirk Vorthmann, Keith Denton, Dale Willenborg, Gary Gutttau, and Bill Vorthmann. The group said the Pledge of Allegiance. Dee Gutttau gave the opening prayer.

The 50/50 Drawing was won by Dee Gutttau and the Attendance Drawing was won by Phil Waggoner, who was not in attendance.

Birthdays/Anniversaries:

None.

Bragging Rights

Contributions were made by 1) Marsha Underwood to announce that Bailey White made the final three points which helped St. Mary's beat Briar Cliff, 2) Gary Gutttau to state that both ball games last night against IKM were great. The girls showed lots of scrappiness. 3) Judy Gutttau stated that grandson Brock Fox had made weight and won all three matches last night in the WIC team tournament, but woke up with a fever and upset stomach today and wouldn't be able to wrestle today. 4) John Klein announced that Alora Nowlin who was visiting was President when the JOI Club started the Keep Kids Alive projects were initiated. Note the "Burma Shave" type signs on Hwy. 92 and the new banners on light poles in Treynor. Gary Funkhouser worked with Hotze Tree Services to have a reduced price for installing the banners. 5) Bill Vorthmann announced his granddaughter, Avery Dyke, received a letter from her art teacher, Carol Flaten, and she has been selected to have her art work displayed at the Artists Cooperative Gallery in the Old Market in Omaha Jan. 3-Feb. 2. Ten students from each school can be selected to be a part of this Area High School Art Exhibition. 6) Keith Denton stated he learned that the Dasher boy who recently died on the icy roads south of Plattsmouth was able to donate body parts that would save 110 lives. Yes, he was surprised to be told 110.

Community News:

It was noted the new school addition in Treynor is progressing well.

Gary Gutttau circulated a form to update member's personal data.

Old Business:

New Business:

The After Prom Committee will sort cans on Mon., Dec. 23 at 2:30. Bill Vorthmann, Kirk Vorthmann, and Gary Funkhouser indicated they could help.

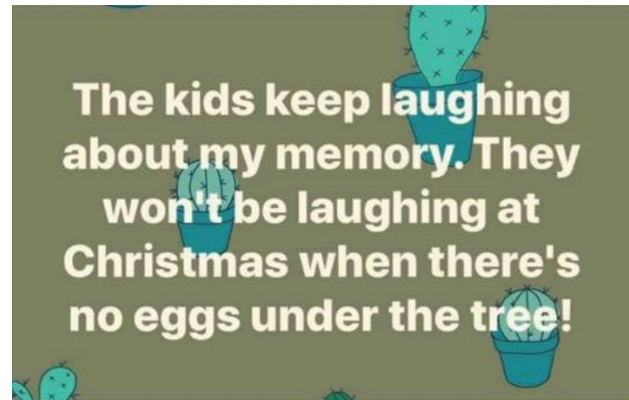
A motion was made by Judy Gutttau, seconded by Gary Funkhouser to approve paying Bill and Ann Vorthmann \$14.74 for the Trunk or Treat candy. All voted aye.

Next week is the last meeting of the year. Breakfast was discussed. Dee Gutttau will bring biscuits and gravy also in honor of their anniversary. Bill Vorthmann will try to arrange for other foods for the breakfast. If others want to contribute, let Bill know.

Judy Gutttau donated two small plates of Christmas treats. John Jerkovich and Keith Denton each bought one for \$3.

There being no further business, the meeting was adjourned and concluded with the saying of the Optimist pledge.

HUMOR



Merry Christmas, All!

Calendar

Dec. 23 Can Kennel Sorting – After Prom

Birthdays

Dec. 23 Chuck Nielsen

Anniversaries

Dec. 27 Gary and Dee Gutttau

Programs

Dec. Jim Clausen

Jan. Keith Denton

Feb. Gary Funkhouser

Speakers

Dec. 28 Anthony Kava, Digital Forensics, Tech Administrator, involved in cracking the case in Macedonia

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Dues/Donations/Flag Money: Mail to Optimist Club of Treynor, PO Box 354, Treynor, IA 51575