



SCD Board Meeting & Citizens Advisory Review Committee
Minutes
March 31, 2021

Kraci Meadows, LLC Agenda

- ✓ The meeting was called to order. – Welcome at 7:00 a.m. by Lonnie Kitt
- ✓ Motion to approve Final 2020 audit for Kraci Meadows as completed by Dauby, O'Connor, and Zeleski, LLC. Motion made by Chris, second Sammy, Approved.
- ✓ Motion to approve refinancing the permanent debt of \$172,725.59 from 5.5% to 5.0% fixed to 10/1/2034 through a Change-in-Terms Agreement with First State Bank- Hordville and authorize Lonnie Kitt, President to sign. Jon had brought this to our attention, loan is approximately \$172,000. Motion by Jon, second Charlie, approved.
- ✓ Motion to approve application to Pinnacle Bank for credit card with \$1000 credit limit for business related expenditures and authorize Lonnie Kitt, President and Charlie Heavican, Treasurer to sign, Motion by Chris, second by Sammy, approved.
- ✓ Tenant update – We have had a tenant who has had a mild stroke and at Tabitha currently but is expected to return.
- ✓ Adjourn. Meeting adjourned at 7:10 a.m.

SCD Agenda

- ❖ The meeting was called to order at 7:10 a.m. by President Lonnie Kitt.
 - ❖ Approval of Meeting Minutes March 10, 2021 – there were no corrections or additions, and the minutes were approved.

Economic Development Update - Cheryl

- Leadership Schuyler – We have 14 students graduating on April 14, 2021. Keynote will be Sally Ganem. We will be taking a bus tour of the community with various stops at the Police Station, the food pantry, the Lagoon system and the high school.
- Top Notch- We still have an interested person working on a business plan for their banker.
- Schwans – still no response from real estate.
- CHI Health – HDR was out last week and measured the buildings and will be doing the CAD drawings. Connie Peters also had an active contact on the building a chiropractor.
- America's Pathway Letters will be sent out next week. We have over 250 contacts on our list.
- Historic Downtown – Ray Hajek structural engineer has looked at the Hilda Raya building on 12th and C. I have not heard any structural updates. FYI Guillermo owns 17 properties within Schuyler. I talked with Guillermo, he advised that they would not be working on the theatre as their resources would need to be put on this building. I talked to him about our loan program – and he declined at this time.
- Ahloo Price Reduction – Price has been reduced to \$169,000.
- 1113 A Street – Gerry Sims – has been in contact about his building, he has plans to clean it up and replace some windows, may do block glass for windows to prevent damage. Mentioned graffiti on building and some vandalism.
- Grant Application – Lowes – we submitted a grant application for \$5000.
- Dairy Queen – city sent a letter on the ordinance. Normal grass, bushes and shrubs. They are looking for a late May early June opening.

- Heartland workers center – Luis Lucar – new manager
- New Grocery Store – LaDon Halal Grocery – African Store. Halal relates to meat prepared as prescribed by Muslim law. Halal means permissible in terms of food items; it means food that is permissible according to Islamic law. It cannot be a forbidden cut such as meat from hindquarters or animal such as pork. The animal must be hung upside down and allowed to bleed dry.
- Stay tuned in May for a late afternoon walking tour date of downtown Schuyler.
- El Patron is the new name for what was formerly know as Hunters. No opening date yet identified. Angela is waiting for her liquor license.

Housing Update – Brian

- 412 W. 22nd Street Home, the appraiser is the same as the last two properties so see no problem with the selling price.
 - International Property Maintenance Code (IPMC) HDC brought this forth to the city. The city had a meeting with Columbus on these codes.
 - Flood Plain Discussion will defer to Jon/Will but JEO did a presentation. The City Council has moved forward with a flood control study. WE hope that this will move flood parameters back to 2014 boundaries which would save homeowners and hopefully increase tax valuations.
 - Motion to approve application to Pinnacle Bank for two business credit cards with \$1000 credit limit on each for business-related expenditures and authorize Lonnie Kitt, President and Charlie Heavican, Treasurer to sign. Cards for C. Brandenburgh and B. Bywater. Motion made by Denise, second Larry, approved.
 - NIFA Grant application, there will be an opportunity to apply for outreach partnership funds. NIFA did not say if former applicants would be eligible. Brian will continue to monitor.
- ❖ Directors Round Table
 - Discussion on follow up to housing development. Advised toured Schuyler including Mares, Watertower, and Lakeside.
 - Discussion on rural community involvement. Are we making any headway in school districts to capture these students ? Dan advised opt in and opt out are very close. Challenge to all to engage our rural community into Schuyler for activities.
 - ❖ City of Schuyler – Will IPMC good meeting on codes and implications. Study Flood map, going to NRD for flap gate protection. The City has not had any updates from Bank of the Valley on ground breaking. Audra Jedlicka has been named Interim Oak Ballroom Manager.
 - ❖ Schuyler Department of Utilities – Jim discussed the remodel of the interior of the public works building is done. Teller windows are in place which provide social distance and security for employees.
 - ❖ Schuyler Chamber of Commerce – Audra advised that the Chamber has been lining up meals for the vaccination clinic. Businesses have been very receptive. The BOHO bash was a success the financial goal was \$400 and they raised \$1300 for the Chamber. The Chamber board approved focus for funding for the America’s Pathway project. Scooters will open the inside of the building on 4.1.2021.
 - ❖ Schuyler Public Schools –Dan great spring activities. The school will have 17-18 openings which is normal attrition. Richland school students are outgrowing the space. This is the dual language school which teaches in both Spanish and English. They will be moving additional classes to the administration building. The School has adopted the strategic plan and it is on the web site. No change is planned for the feather logo.
 - ❖ Meeting Adjourned

Next SCD Meeting:

April 21, 2021

SCD GOALS 2018 - 2022: Leadership Development/Community Engagement – Continue to Improve Community Appearance – Downtown Revitalization/Redevelopment Plan – Supplemental Funding for Economic Development – Northwest Development – Recruit New Businesses/Employers – Flood Prevention – Marketing for New Housing – Develop Industrial Site Plan – Better Communication between Community Organizations and Boards

Mission: 'To provide leadership in facilitating community development and sustained economic growth.'