



SCD Board Meeting & Citizens Advisory Review Committee  
Minutes June 2, 2021

**Kraci Meadows, LLC Agenda**

- ✓ The meeting was called to order by Lonnie Kitt at 7:00 a.m.
- ✓ Brain reported that we will have a new tenant for July 1<sup>st</sup> occupancy. This was the 2<sup>nd</sup> person on the list.
- ✓ Adjourn

**SCD Agenda**

- ❖ Call The meeting to Order by Lonnie Kitt at 7:04
  - ❖ Approval of Meeting Minutes May 12, 2021, correction noted on spelling of Dorantes. A
- ❖ Rural Fellows Introduction:
  - Megan Dorantes is from Kansas City, KS. She goes to Washburn University. Her major is Public Administration.
  - Lydia Behnk is from Elgin, NE. She goes to the University of NE at Kearney. Her major is Business Education. SCD and the Schuyler Chamber of Commerce have provided over 42 items for their help and assistance as we move forward during the next 9 weeks.

**Economic Development Update - Cheryl**

- Top Notch – Continued interest in the Top Notch. We will have Ryan Reed from the NE State Historical Society go through the building on Thursday and provide information as it relates to funding. What we have determined is that this purchaser could do a bankable deal, so USDA, SBA and NENEDD is not need for funding.
- Façade Building Improvement Fund, motion to approve changes to permit up to \$5000 as a forgivable grant for façade improvement or 25% of the total project cost. Discussion on forgivable loan as well as HVAC as part of the FBIFund. No changes to the proposal, Motion by Jon, second by Charlie, approved.
- CCL2021-01 Schuyler Historical Society The society is applying for a \$50,000 loan to fix the roof on the annex building. The city will have first lien of the building. The Loan review board did review the information and believed that it is critical that we continue to work on all downtown buildings on improvements. They have the money to pay the loan, and the first payment will be December 1 for \$10,000. Motion by Sammy, second Chris, approved.
- Commercial Construction Loan, motion to approve changes to permit non-profits applications for CCL loans. Motion by Sammy, second Chris approved.
- CHI Health- Timeshares are for a scheduled day, more like a hotel room than an office lease. The daily amount for the optometrist is \$313.00. Unless this becomes more than one day a week, I will not be provided further information. I will continue to ask for cost per sq. ft. rate for other potentials.
- America's Pathway – meet with Hannah Schrodte yesterday with the Schuyler Sun, so we should see an article in next week's paper. We have \$8520 in checks collected with \$20,000 in pledges.
- Schuyler Stroll – Lonnie/Chris 7 stores, Sunshine Snacks & Treats (Beebe), Chichauhaulco (Nadia), Schuyler Grocery (Carlos), African Store (Said.) Party King (Anna), LaSorpresa (Alfredo Alacon) and Sky Nutrition – Fransico. Jerry was surprised at the variety in the stores. It was recommended that we do this again, to get other members who were not able to visit the first time.
- USDA Update – Lonnie, Larry and Charlie were on a call with USDA about the closing of the Schuyler FSA. USDA advised no appeals process; the decision was not ours but theirs.

Larry noted that there was not any concern on the economic loss to the community. Advised would follow up with Sen. Bostelman, and draft letters to Sen. Saase and Sen. Fischer.

- Dairy Queen - Soft opening was Sunday. The owner was in on Tuesday the day of the opening, said the Drive Through was taking a bit longer so they were handing out menu flyers speed the process. Overall, very happy – 57 part time employees.
- Colfax Visitors Promotion Committee – SCD will receive a \$5000 grant for the electronic billboard for the America’s Pathway. I will also be looking into how funds could be used from the county perspective and possibly providing an update to SCD and the County.

### **Housing Update – Brian**

- Mesner Development Meeting Brian advised that Cliff Kelby, Aaron Dowd, Dick and Jim had a meeting on RWHF and housing development. Nothing definitive at this time. Potential to build a 16 apartment complex, townhomes and patio homes. They also met with Gale Mares and Joyce Bieber. There was not a firm price on the Mares property. That pricing will likely be made directly to Cliff.
  - 1st Quarter Financial Review – Brian noted that many items had already changed due to the sale of the house. Charlie advised that the 2<sup>nd</sup> quarter report would be a more accurate representation of the funding.
- ❖ Directors Round Table
  - ❖ Larry – discussion on South Park. Any idea on costs to bring that back to previous standards ? Discussion also focused on ‘ Carp Lake’ and possible walking path. Will ask JEO to provide a broad vision on this idea.
  - ❖ City of Schuyler – Will advised that the pool will open on Thursday. Bids are being evaluated and a decision on a contractor for Valley Drive will be made at the next council meeting.
  - ❖ Schuyler Department of Utilities – Jim advised that they are continuing the process for a ring buss. This extension will be from 11th & Gold to the Lumberyard. They will try to go to 18th Street. Also advised that they will be putting in more water sampling stations. 12 are currently in place and when they are done there will be 50. Jim advised caution on putting solar on individual housing due to the increased cost of metering, etc that is not being explained by the sellers of the Equipment. There is currently a 29% tax credit for this equipment.
  - ❖ Chris advised that there are still FSA employees in Schuyler. Also advised that NRCS has the lease on the building and FSA is a subcontract.
  - ❖ Meeting Adjourned at 8:08

Next SCD Meeting:  
June 23,2021

Present: Lonnie, Brian, Chris, Jon, Larry, Charlie, Kevin, Javier, Dan, Sammy, Jeff, Jerry, Jim, Will  
Absent: Claudia, Denise, Brian V.

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.’*

**SCD Supports Fair Housing and Equal Opportunity**

