



## SCD Board Meeting & Citizens Advisory Review Committee Minutes

September 15, 2021

### **Kraci Meadows, LLC Agenda**

- ✓ Call the meeting to order. – Welcome
- ✓ Kraci Meadows is running well. October 11, units will be sprayed for insects and sprinkler system will be drained.
- ✓ Adjourn

### **SCD Agenda**

- ✓ Call The meeting to Order.
- ✓ Approval of Meeting Minutes August 25,2021
- ✓ Nomination of Officers for SCD. Chris made a motion to approve current slate of officers for 2021-2022, Sammy seconded. Voting for officers will be done at the annual meeting.
- ✓ Discussion land (Mares – 7 plus acres) for housing the land was purchased for \$200,000. An additional survey is needed as one of the 3 plots legal description was not accurate. SCD will be approaching city council for \$200,000 out of the excess LB840 funds. Questioned if that additional cost for survey should come from LB840 excess. Discussion, advised to request complete amount. We will request up to \$203,000 for costs from City.

### **Economic Development Update - Cheryl**

- ✓ America's Pathway Progress- Progress has been stagnant we are at \$45,895. We will do a social media blitz, working with state to get CDAA Credits so can publicize that as an advantage.
- ✓ Schuyler Leadership – 17 participants started on 9/14.2021 on an overview of Schuyler. The class received information on the history, budget, council, and infrastructure of the community.
- ✓ Broadband – We have had an initial conversation with Allo as a follow up to my meeting them at the NE Diplomat function. Another conference call has been scheduled. Allo requested information from the city as far as franchise fees and agreements. We need to reach out to Vyve and Century Link as we move forward to be fair to all concerned.
- ✓ Top Notch – We are waiting for estimates from JEO on building construction costs for a possible restaurant/brewery in the bottom level of Top Notch. No interest currently.
- ✓ Other (CHI Health – we have finally received all the information 1793 sq. ft., at 17.25 full service. Building Façade – We have an application from Burrito House that will go to Council in October
- ✓ Lower Platte NRD – We attended a meeting about tourism opportunities and the economic impact of flooding to Schuyler. Only Schuyler and Columbus attended outside of the metro areas of Omaha and Lincoln. This meeting is being conducted as a study for the legislators.
- ✓ I attended the Nebraska Economic Developers Association meeting in Sidney. Good information on Childcare facilities, building unity in a community and changing culture.

### **Housing Update – Brian**

- ✓ Developer Discussion, several developers visits. Aaron Dowd provided introduction to Tom Kafonek, CEO of Legacy Homes in Omaha. They would look at single family lots, owned by Dowd Grain 5 lots. Al Underwood from Seward is looking at single family and townhouses. Consider this a very warm project. Working with Jim for land acquisition in WaterTower subdivision. Meeting with Cliff to determine timeframe and options for building in Schuyler. Shelby Lumber and School home has had bids. They are holding firm at this time for \$250,000.
- ✓ Motion to hire RDG Planning and Design for completion of housing study. Discussion followed, follow up includes, second bid pricing, what was cost of full study previously, question NIFA is this is a fair bid, determine if any assurance from NIFA that we would receive grant. Motion was tabled until the next meeting.

- ✓ Motion to transfer remaining funds from the Workforce Housing Project to the Schuyler Community Development Agency. SCD will be developing a plan for CDA money to be presented to city. Motion by Jon, second Sammy, approved.
- ✓ Directors Round Table
  - Chris is waiting for listing from Schwan's.
  - FSA update is that Schuyler office will be open 3 days a week.
  - Vaccine mandate issues may present challenges to health care and employers.
  - Jon met with Republican candidates prior to Labor Day parade and advised them of need for housing and flood levy.
  - Javier advised that the soccer field group will be hiring architects to develop a plan on what is needed and potential costs. Discussion on size of facility and economic impacts.
- ✓ City of Schuyler – Will attended the Lower Platte NRD meeting about flood plan. Testimony was given to the state senators. Discussion on Labor Day activities, squatters in campground and improvements to Swan lake including tree trimming, vegetation around lake and new fire rings.
- ✓ Schuyler Department of Utilities – Jim advised that the water tower will be drained. The tower will be pressure washed and then repainted on the top.
- ✓ Schuyler Chamber of Commerce – Audra advised upcoming ribbon cuttings for Triple H Liquor and Schuyler Community Schools playground. New chamber members include the Star Escape Room and Papa Mikes from Richland. Fireworks over Labor Day went well. Working with the city to do a trunk or treat downtown, blocking B street. Expect 400 to 500 children. Chamber members are seeing the benefits of the website. Attend the Sunday Fall Frenzy at the golf course if possible.
- ✓ Schuyler Public Schools –Dan, absent
- ✓ Brian provided Census information. Schuyler's population increased 336 people to 6547 and Colfax County grew by 67 residents to 10,582.
- ✓ Meeting Adjourned at 8:07 a.m.

Next SCD Meeting: October 6, 2021 – Annual Meeting EL Patron

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**

