



SCD Board Meeting & Citizens Advisory Review Committee
Minutes
April 21, 2021

Kraci Meadows, LLC Agenda

- ✓ The meeting was called to order at 7:01, – Welcome by Lonnie Kitt
- ✓ Repairs Unit 707 – plumbing repairs needed. Determined at time of construction wet concrete got into sewer pipe. Kelby is doing the repairs. There may be some cost to SCD.
- ✓ Pest Control – a unit has bed bugs. Extermination has been started. Estimated costs for pest removal is \$1000, which is the tenant's expense.
- ✓ Adjourn, the meeting was adjourned at 7:04

SCD Agenda

- ❖ The meeting was called to order at 7:04 a.m.

Approval of Meeting Minutes March 10, 2021, finding no corrections, the minutes will stand.

Economic Development Update - Cheryl

- Leadership Schuyler – Video, the class project of Why Schuyler, My Schuyler was shown, Key to this video included Jose Rocha – Video, Gil Wigington – Drone Footage. We have additional footage and will be doing an additional video of all the positive attributes of Schuyler.
- Top Notch – We are continuing to work with our prospect. We had a conference call with Main Street and the State Historical Society. In order to obtain the tax credits, we would need to replace outside windows to original size. Dick Seckman advised that similar to the Dairy Queen, the city would require a business plan, and would have the 1st right of refusal on the building.
- Schwans - Contacted and they advised June before we would have information on building.
- CHI Health – dimensions of the building are now complete – Don is working on a figure for a once-a-week occupancy.
- America's Pathway – Letters have gone out – Thanks to the Mayor and Former Mayor for leading the charge on contributions. Dick had asked for a general breakdown to provide to clients on the cost as an enhancement to the request.
- Other items

Working with Ultimate Image, provided additional quote for brick work needed.

Javier agreed to help me in my meeting with Carlos Lucar.

- Discuss Main street images – what he would like to do.
- Discuss how he would like to proceed on the building next to the Yucatan. Would he like me to contact the owner to set up a joint meeting – how can we stop the bricks from coming down. I also have an estimate on that building.

Talked to Guillermo – he is waiting for the engineer to finish his plan. They hope to get started next week.

Talked to John Dubray – Bank of the Valley. They are waiting for approval on the road design from the State of NE. He expects to start work next month. I will work with Audra on a groundbreaking.

Lonnie asked that I keep us updated on LB840 dollars. I will be providing monthly an update of the LB840 dollars.

Downtown Stroll is planned for May 20th. We will go into stores – that you may not have been in. Possible stores include: Ultimate Image, Sky Nutrition, African Store, Schuyler Grocery Store, Party Store, Chichihaulco

Housing Update – Brian

- There was a motion to approve payment of \$3000 to NeighborWorks Northeast Nebraska for consulting and grant application to DED for Rural Workforce Housing Fund 2021. Motion made by Kevin, second by Charlie, approved. Brian noted that this will be paid out of local match.
- Brian announced that Schuyler was a recipient of the RWHF funds for \$750,000.00 Schuyler was one of 14 communities to receive this fund. We were tied for the 5th highest award amount. We had a local match of \$761,000. Special thanks to Cargill, Department of Utilities, Homestead, Pinnacle Bank, Schuyler Insurance, Gary Kracl Insurance, Agri City Insurance, Jon and Patty Knutson, Lonnie and Patty Kitt, Brian and Cristine Bywater.
- 412 W 22nd Street home has been sold and will close on May 6th. Brian provided an estimated closing cost worksheet with \$20,818.26 to be received. This money will go back to the CDA Funds. Charlie indicated that this would be about \$50,000 in this fund. Dick recommended that we provide the CDA a specific plan on how these funds could be used for housing development going forward. Specifically, we discussed money for infrastructure, possible development of the water tower 2nd addition. Presented that this money should be used to help the Utility Department as it was their investment originally.
- ❖ Directors Round Table Lonnie discussed the continued need to work on downtown buildings for facade improvements. The Pathway is a start but we need to make sure downtown also improves. Discussion on changes to the current Facade Building Improvement program will be evaluated. Lonnie discussed potential new member for the Chamber Barcel Electric.
- ❖ City of Schuyler – Will advised that Schuyler is continuing work with the NRD for Flap gates along with JEO for dollars. The ditch cleaning has been taken out of the discussion. In addition, Century Link has announced that they will have fiber nodes around the city. These nodes should provide 100 times faster service, which is critical for business and consumers as larger channel streaming is needed.
- ❖ Schuyler Department of Utilities – Jim was not able to attend.
- ❖ Schuyler Chamber of Commerce – Audra advised that the Rural Fellows are from University of Kearney and Washburn. They will be working with local business on websites and marketing. The students will live in Schuyler for 10 weeks. Audra has been working as the Interim Oak Ballroom manager. She has been excited to work with clients and cross sell them on Schuyler. The Chamber will be hosting a Cash Mob. This is a group of people that will come in and support purchase items from a store. It helps spur the economy, provides visibility to retail store fronts and builds relationships.
- ❖ Schuyler Public Schools –Dan advised that normal activities are happening, prom, honor's night, activities night. The nursing staff has been assisting the hospital with Covid vaccines. Over 200 staff have been vaccinated. There has been more turnover at the Schuyler High School, with lower turnover at the elementary. We need to have teachers live in town, so need the push for continued housing and rentals. There is remodeling that will be done this summer. At the High school, internal remodeling continues in the North wing. The Middle school will have the steel roof valley redone for \$18,000.00
- ❖ Dick S. advised Dan that the Chief of Police had provided positive feedback to the City Council on the School relationship.
- ❖ The meeting was adjourned at 8:00
Next SCD Meeting is May 12, 2021.

Present: Lonnie, Javier, Claudia, Jon, Kevin, Jeff, Brian, Charlie, Chris, Will, Daryl, Dan, Dick, Audra

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

