

SCD Board Meeting & Citizens Advisory Review Committee
Minutes
November 19, 2020

Executive Board:

Charlie Heavican
Larry Karel
Lonnie Kitt
Kevin Hoffart – Excused

- ❖ Welcome – Lonnie Kitt, called meeting to order at 11:03
- ❖ Annual Meeting Review, meeting went well. Participants appreciated the social side. Try to keep the meeting part short in future planning.
- ❖ Rural Futures discussion about having two interns from May to August, SCD would have to request \$8000 from LB 840 plans.
- ❖ December meeting – Dr. Hoelsing would like us to meet at the High School for the December meeting. Agreed.

Economic Development Update - Cheryl

- Dairy Queen – poles are being removed. Received storm water retention for building permit.
- Eyecare Physician – asked for architect that could draw up plans on 11.18, advised RVW, Dan Keiter
- CDAA – List developed, letter must be developed for approval.
- Parkview the loan agreement is ready to proceed.
- Leadership Class, good class participation, will continue to hold at Library where we can meet Covid restrictions. Focus in December on Diversity and County government.
- Bank of the Valley, city has been asked to participate in cost share of road. Provided information reference TIF, but city will not pursue.
- Site and Building Update – Andy Cada has looked at Top Notch Building.
- Marty Ernst update – Have information on his 3 acre (two commercial lots). They will be highlighted in restaurant flyer.

Lonnie will provide contact information for Dowd property.

Larry Karel will help assist in finding contact for Schwanns.

Housing Update – Brian

- ✓ Motion to to authorize Neighborworks Northeast Nebraska to write grant application for Rural Workforce Housing Fund on behalf of SCD. Motion made by Larry, second Charlie. Approved. The amount is not to exceed \$3000.
- ✓ Motion to authorize Gabriel, Burger, Else, CPA to complete the 2020 Annual Audit on behalf of Schuyler Community Development, Inc. Cost for the audit is to be \$7,500.00 This will be brought to board in December.
- ✓ Motion to authorize Pekny & Associates to perform bookkeeping services for the 2020-2021 Fiscal Year. Motion by Charlie, second Larry Approved.
- ✓ 301 W. 22nd St. is now vacant and is being marketed for sale, By-Owner, for \$230,000.00. Brian has client preapproved, concern about appraisal. Charlie made a motion, Larry second, for approval to accept bid on house at 301 W 22nd

- Street and Lonnie/Larry can sign paperwork. Approved.
- ✓ 412 W. 22nd St, is leased through February 28, 2021. Extension of Lease is not likely. Tenants have indicated a likelihood that they will move out. The house will then be marketed for sale. Brian has shown the house and has some interest, prospects are also prequalified for \$230,000
- ✓ City Hall received preliminary notification from Mesner Development Co. that two properties are being considered for housing projects and require environmental assessments: the WaterTower Second Addition and the Mares Property in Northeast Schuyler. Each property is being considered for up to 30 units of duplex/triplex design for either general population or seniors. These projects will be funded through HOME funds and/or National Housing Trust Funds from HUD, similar to funding for Kracl Meadows.
- ✓ CDA sold 1st lot on housing to Granville homes. They broke ground on Monday November 22.
- ❖ The meeting was adjourned by Lonnie Kitt at 11:56.

Kracl Meadows, LLC Agenda

- ✓ Call meeting to order at 11:57
- ✓ Motion to authorize Gall Lawn Service, LLC to perform snow removal services for the 2021 calendar year. This motion is being requested since Jeff Gall, the owner of Gall Lawn Service, LLC, is a member of the SCD Board of Directors. This will be brought to the full board meeting.
- ✓ Project is currently at full capacity with all tenants paid-as-agreed
- ✓ The meeting was adjourned at 11:59

Next SCD Meeting:
December 9

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

