



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: 1.27.2021

LOCATION: Homestead Center

Kracl Meadows, LLC Agenda

The meeting was called to order by Lonnie Kitt at 7:00 a.m.
Brian noted that compliance reporting has begun for the housing developments.
Site Inspection for projects in the Congressional District 1 will begin this spring.
Kudos to Gall Lawn Service in the snow removal for Kracl Meadows, well done.
Meeting was Adjourned.

SCD Agenda

The Meeting was called to Order at 7:03 a.m. by Lonnie Kitt.
Approval of the meeting minutes of January 6, 2021 were approved.
Due to weather, Cliff Mesner was unable to join, but will be on the Agenda for the February 17th meeting to discuss the future of housing from his perspective.

Housing Update

- 301 W. 22nd Street home is scheduled to close Friday at 3:00 p.m. The last house lease expires at the end of February and will be marketed in March.
- Motion to approve amendments to Schuyler Rural Workforce Housing Fund – Fund Investment Plan. Changes noted were contributors Cargill and Schuyler Department of Utilities, with additional community support of Homestead Bank And Pinnacle Bank \$2500 Schuyler Insurance \$1000, Kracl Agency \$1000 with a matching grant of \$1000 from American Family Insurance, Agri City Insurance \$1000, Kitt family - \$1000, Bywater Family \$500, Knutson Family \$500, These additional pledges will provide points as this money is above the “Match Money”. The motion was made by Sammy and seconded by Denise. Motion approved.
- There are many communities applying for the RWHF money. The allocation to DED is 10 million. The maximum a community can apply for is \$1 million.
- Currently there are 8 homes under construction. The majority of these homes are in the northwest quadrant of Schuyler. We have been contacted by a Seward builder Arrowhead Construction who may have an interest in building in Schuyler.
- Charlie provided an update on the unaudited Financial Statement from year end. Our Fiscal year ends on September 30 with the city, but we pay taxes based on a calendar year, hence these statements serve as a profit and loss and balance sheet.

Economic Development Update:

- Historic Downtown, provided information to store owners, waiting on pricing for Burrito House on the plaster work.
- Leadership Class. The 6^h meeting in February will be focused on Economic Development and Partners including Cargill, NorAm, QC and Northeast Nebraska Economic Development District.
- Top Notch – We will be holding an event for a Sip and See deal or a Sweetheart deal for possible investors in February.
- Site and Building Update – No information yet on the Schwan’s building from the corporate real estate.
- Scooters Update – Denise reported that the Grand Opening will be February 5 at 10:00 a.m.



- Digital Marketing- Proposed a new Fund for LB840 for Digital Marketing. (Grant of \$1000 each) Total funding \$20,000. This will tie in with the Rural Fellow.
- Rural Fellows – Schuyler will be part of the Rural Futures program. More news to follow.
- CHI Health – No update on pricing for the optometric building.
- DRCDC will meet today with a full agenda.
- Project Hobo – Schuyler is being considered for a bio diesel processing facility. The company is working directly with Northern Natural Gas. We have talked to Union Pacific in reference the rail spur. The land being considered is the NorAm property. We may be challenged with the water and wastewater discharge working with our lagoon system.

Directors Round Table

- Denise thanks all who helped make this the biggest year for Food and Toy serving over 200 with food and clothing and over 150 coats with the Methodist Coat Closet drive. The volunteers ranged from 6 to 89.
- Larry questioned HyVee Hometown stores and what Schuyler could do to recruit. Chris advised he has been in contact with their R/E person. They have not provided much information. Chris advised that he is working with Bank of the Valley on the back lot, but the challenge will be the “Gas Station” as part of the plan and space needed.
- Chris advised he is working with a potential on the Dowd property.
- Larry asked about the old theater ownership. What can be done from a city perspective? Larry advised he would look into ownership and forward information.
- Denise reported that the county will be putting a small addition on the back of the county building for a filing room.

City of Schuyler – Will reported that Bank of the valley plans and specifications for paving is moving forward. The City has completed their obligation to the Library event center with the removal of all the books from the second story and shelving. Also discussed the new city snow plan and that business would not be adversely affected.

Schuyler Department of Utilities – Jim advised that JEO is completing the wastewater facility study. He discussed that high parameters such as a bio diesel may not work with a lagoon system, domestic waste along with fats and oils can cause the bugs to not work and causes an odor issue. A lagoon system cell can cost 1.8 to 2 million dollars. In dry years farmers will take water, but if it’s a wet year, water is hard to discharge and meet the parameters required to go into Lost Creek.

The SCD Board Meeting was adjourned at 7:45 a.m.

Directors

P Lonnie Kitt
 P Larry Karel
 P Charlie Heavican
 P Kevin Hoffart
 P Javier Arizmendi
 A Jeff Gall
 P Denise Kracl
 P Jon Knutson
 A Claudia Lanuza
 P Chris Langemeier
 P Sammy Renteria

Invited Guests

A Dan Hoelsing
 P Daryl Holmberg
 A Audra Jedlicka
 P Jerry Karnatz
 P Jim McGowen
 A Dick Seckman
 P Will De Roos
 Staff
 P Cheryl Brandenburgh
 P Brian Bywater



A Brian Vavricek • CARC Members
The next SCD Meeting is February 17, 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.'

