

# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: 3/11/2020

LOCATION: Homestead Center

### DIRECTORS

P Lonnie Kitt\*(President)  
P Larry Karel\* (Vice Pres.)  
P Kevin Hoffart (Secretary)  
A Charlie Heavican\* (Treas.)  
P Javier Arizmendi  
P Jeff Gall  
A Denise Kracl  
A Jon Knutson  
A Chris Langemeier\*  
A Claudia Lanuza  
P Sammy Renteria  
P Brian Vavricek

### Invited Guests

P Brian Bywater  
A Dan Hoelsing  
P Daryl Holmberg  
P Jerry Karnatz\*  
P Jim McGowen  
A JoLynn Ratzlaff  
A Dick Seckman

**Mission Statement:** To provide leadership in facilitating community development and sustained economic growth.

\*CARC Members

### Schuyler Community Development

- Meeting called to order by President Lonnie Kitt at 7:00am
- Statement of Compliance with Open Meetings Act was acknowledged.
- Minutes from 2.19.2020 were approved.
- B. Bywater provided general information on Housing.
  - Motion by Kevin, second Sammy to approve Lonnie Kitt, President or in his absence Larry Karel, Vice-President to sign all applicable documents associated with all workforce housing property, approved
  - Motion by Kevin, second Sammy to authorize B. Bywater, to pay an amount not to exceed \$5,356.55 for the first half of 2019 real estate taxes on 301, 312 and 412 all on West 22<sup>nd</sup> street, Schuyler, NE 68661
  - B. Bywater continues to monitor Legislative LB773 which proposes a one- time transfer of \$10 million to Rural Workforce Housing.
  - Brian received guidance for the last two properties on the north side of 22nd street to price at \$230,000.
  - Brian received approval to extend the term of Lease with Option to Purchase House to current occupant who is at 301 w. 22<sup>nd</sup> Street. (36 months). This provides a discount of \$10,000
- C. Brandenburg overview on Economic Development
  - Lonnie provided update on Ideabank Marketing, we will move forward with marketing and branding. A list of tag lines was provided with input by the SCD board.
  - Downtown Revitalization & Commercial Development Committee met on 2.27.2020 with the main focus on 11<sup>th</sup> and Colfax. The AARP grant will be submitted for this property due 4/1/2020.
  - Motion made by Larry Second by Brian to change names on accounts at Homestead bank from J. Farrell to C Brandenburg
  - African Store has received information on LED light Savings
  - Northeast NE Day – successful, discussion with Central Community College, State Senators and others about activity in Schuyler
  - Updates:
    - B. Bywater and C. Brandenburg visited with Matt K. about Library Event Center and new beauty shop
    - C. Brandenburg met with C. Didier.
    - SCD plan is being worked on with Charlie for new budget.
    - March 26, 2020 at 4:00 p.m. will be the ribbon cutting for Love's truck stop. (Discussion to remember to patronize all the Schuyler businesses)
    - Recognition for Schuyler Inn, Schuyler Grocery and Chichihualco from the Hispanic Chamber. A follow up article will appear in Schuyler Sun.
    - Lt. Governor Foley and Senator Bostelman plan on being in Schuyler on 3.30.2020. Names and contact information were provided to staff.



- Directors Round Table
  - Javier advised that a potential baker will be moving to downtown Schuyler (building owned by Candido Morales) Javier also said small businesses growth will help property tax relief
  - Brian V. advised the school district has started meeting in the new building, all are encouraged all to take a tour or attend a meeting.
  - Larry advised discussion on public dollars has some sensitivity to existing businesses
  - Lonnie advised that a walking tour of downtown will be coming.
  - Brian B. advised that there is new housing construction by Mesner Development and Kelby Herman in Schuyler.
  - Lonnie advised that improvement (Cleanup) was needed on property at 16<sup>th</sup> and Fort street.
  - Lonnie discussed the need to help find a new owner/operator for the Chinese Restaurant, Cheryl to contact Chris to determine ownership, advise cost and develop plan.
- Adjourn 8:00am

### **Kraci Meadows, LLC**

- Meeting called to order by President Lonnie Kitt at 8:01 am
- B. Bywater advised that we are at full capacity at Kraci Meadows.
  - The Account balances were provided on the various housing projects.
  - B. Bywater advised that he will be at Nebraska Investment Finance Authority Low Income Housing Tax Credit class next week.
  - Motion was made by Kevin, second by Larry to authorize B. Bywater, Managing Agent, to pay \$3,238.07 on the first half of 2019 real estate and personal property taxes for the Kraci Meadows Project.
- Adjourn 8:04 am

