

Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: 6.24.2020

LOCATION: Homestead Center

DIRECTORS

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

Invited Guests

P Jim McGowen
A Dan Hoesing
A Jerry Karnatz*
A JoLynn Ratzlaff
P Brian Bywater
A Daryl Holmberg
A Dick Seckman
P Will DeRoos
P Audra Jedlicka

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 7:00 am.
- Meeting minutes from 6.3.2020 were approved.
- Jim McGowen advised 2 projects out for bid, the first is south of the Highrise, Sub T Transmission. The other is also a Sub T Transmission 34.5KV. Working on phase 2 of solar farm, materials in stock, it will be North of Water tower. Advised that Schuyler will need to look at treatment of water in the next 10-12 years,
- Audra Jedlicka provided an update on Chamber activities. They are promoting a "City Wide" garage sale in conjunction with the City Dump Day on June 26-27. They have introduced a weekly Schuyler Scene, and will do a Chamber Chatter monthly. She is doing social media on Facebook with good results.
- The www.schuylerdevelopment.net web page was developed by Gavin Bywater. We presented the information. We will evaluate what web guidelines need to be in place. This was a tremendous job, and we are lucky to have such bright youth in our community.
- Budget discussion was facilitated by Charlie Heavican. The SED Plan Administration Budget is \$161,226.00. This is offset by contributions from the Schuyler Department of Utilities, Cargill and Pinnacle Bank. It was discussed that insurance will need to be visited with the city in the future for the 2021/2022 budget. The board approved the 2020/2021 Budget.
- Celebration for Kem and Mary Cavanah will be held July 9, at the Golf Course from 5:00 to 7:00. There will be cake, and one drink ticket.

B. Bywater

- HDC-LB256-2018 vacant property registration act was provided. Brian asked that it be read. He will be working with the Housing group and SCD on commercial property for a law to be passed for Schuyler. This would provide teeth to tackle vacant property owners to update and be accountable for the quality/appearance of their property.
- Audit Update, Corey – Cooney from GBE (Seward) did a visit to Schuyler to see the progress of projects, (Workforce Housing, Kracl Meadows, and Schuyler East) It was determined that we would have GBE do a presentation to the board on the audit.
- House Sale Update – 312 W 22nd Street, the house was appraised on June 16, 2020. It is planned to close in Mid-August. This is due to current contract with renter valid until the end of July.
- Messner 5 Plex Update, they will be requesting a zoning change for property on 18th street across from Peterson garage. They may also ask for a variance on angle parking. They will be bringing in 5 plex that are 2-3 years old, completely furnished, approximately 500 sq. ft. Discussion on terms of lease as if monthly they should be required to do sales tax like a motel. Brian will find out more information on lease terms.



- Townhouse RWHF Loan repayment, they have indicated they would like to pay off the \$300,000.00 loan to SCD from RWHF upon the sale of Unit 3 in the townhouse project. They intend to submit another application the fund to construct additional townhouse units in the fall.

C. Brandenburg

- IdeaBank- from the website you can see what logo was chosen. Additional information will be coming with logo for the Chamber and SCD.
- Leadership information has been released. Several members have been visited with more to follow. WE need between 12 and 15 participants.
- Dick Seckman provided an opinion that nonprofit organizations could be eligible for Lb840 funds as long as they come within the definition of a qualifying business of NE statute 18-2709 and Schuyler SED Plan.
- The Restaurant Chinese brochure was mailed, we have had 20 returned out of 215 from our mailing list. We have had two strong calls and contacts on the Chinese restaurant. will be mailed next week
- Lonnie updated us on the Dairy Queen project. The project is moving forward, the costs were higher than originally expected. This will be the new model Stage 3.0 for DQ. The Web page reveal will be postponed until the next board meeting due to the long agenda.

Directors Update

- CHI will be a Test NE site. If you are worried or nervous, register and be tested.
- Discussion on marketing plan for the 302-308 property as well as the Top Notch facility. We will be doing a social media burst on Facebook for 302-308, nothing has been developed for Top Notch yet.
- Adjourn 7:58 am

Kraci Meadows, LLC

- Meeting called to order by President Lonnie Kitt at 7:58 am.
- Bywater is attending the LIHTC compliance Training June 23-25 via a webinar.
- We added an item to the previously released agenda, with a motion to approve a charge off of unpaid damages in the amount of \$692.40 for Norman Muller at 707 W 22nd street. The amount was not worth the cost of pursuit of the estate. Jonn made the motion, Javier seconded, the motion was approved.
- The meeting was adjourned at 8:02 a.m.

The next meeting will be June 24, 2020

