



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: 8.26.2020

LOCATION: Homestead Center

DIRECTORS

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

P Jon Knutson
P Sammy Renteria
A Brian Vavricek

Invited Guests

P Jim McGowen
A Dan Hoelsing
P Jerry Karnatz*
P Audra Jedlicka
P Brian Bywater
A Daryl Holmberg

A Dick Seckman
A Will DeRoos

*community
development and
sustained economic
growth.*

Mission Statement:
*To provide leadership
in facilitating*

*CARC Members

The meeting was called to order by President Lonnie Kitt at 7:00 a.m.

The SCD Meeting minutes from 8.5.2020 were approved.

Housing Update: Brian Bywater

Closed on House 312 W. 22nd street, owned by Cory and Katie Schulz. The city waived the \$30,000 payment. Discussed need to put money back into CDA with sale of next two houses.

Motion to Approve payment of 2nd Half 2019 property taxes for Workforce housing in the amount of \$3,511,29
Discussion on 301 W. 22nd street month by month lease.

LB773 Rural Workforce Housing fund was approved by the unicameral. Will ask for assistance from Mesner and Neighborworks for putting new application together. Reaching out to Contributors from the original list as well as others. Discussed how York and Seward raised funds. It is not a requirement that a project be ready to go. Statistics were provided on the apartments which are at 100% occupancy.

There are 5 new houses under construction. 1 that with the home builders (Granville homes). 2 houses with Shelby Lumber. A contract home in the Kehrli addition, one home on Lakeside drive.

Economic Development Update: Cheryl Brandenburgh

Leadership Class roster presented. 14 registered with class starting September 9th.

Dairy Queen, land sale was approved by CDA, and City Council. NENEDD approved CDBG loan of \$374,000.

Eyecare Physician. Working with corporate real estate Don Mandel, taking much longer than anticipated. Advised on 8/25 they were working on appraisal value.

Parkview LLC CCL2020-02 has been approved by the city council, but payments and signatures have been delayed as bank is requiring proof of flood plain elevations. A new payment schedule will need to be worked out. They are working with FEMA for registration that units are out of flood plain. Could take 2 to 3 months.



Working with several prospects. Hobo Renewable Diesel, existing business expansion, and potential coffee shop. Discussion on Didier property and lead on property – Lonnie Anderson

We will be entering a new contract with Eagle Communications, for additional web speed as well as technical support on the router, modem. Cost to SCD will be \$32.20 which is an increase of approximately \$10.00 per month. The internet is shared in cost with Community Family Partnership, Schuyler Chamber of Commerce, REAP, and Heartland workers group.

Community Development Assistance Act information was provided. This is a way for contributors who have a NE tax liability to receive a credit on income taxes up to 40% of the state tax credits. More discussion will follow.

Schuyler Department of Utilities – Jim advised that we may see pile driver next week setting I beams for the solar cell equipment. The layout and pilings will be done with project target mid to late December. Contractors will also be working south of High Rise on poles. Discussion on Solar farm, off of Fort Street, that housing on the east side of Fort would be advantageous.

Schuyler Chamber of Commerce – Audra advised that she is working on membership and community spotlights. Happy with BAH, and Chamber Coffee but encouraged all to attend. For Labor Day weekend, we will see Alumni Golf, soccer and Fireworks. Continue to play for future events including Halloween and Christmas.

Directors Comments:

Javier – Advised he is selling Hunters. Would consider leasing of business.

Larry – Concern that we are losing retirement citizens to other areas including WestPoint. Discussed need for a plan on how we promote Schuyler as a good place to retire, awareness of Center, handibus, hospital, health care. Discussion on closing of living facility has impacted that as a next step for citizens.

Meeting adjourned at 8:00

Kracl Meadows, LLC Agenda

The meeting was called to order at 8:00

Motion approved on payment of 2nd half of 2019 property taxes for Kracl Meadows in the amount of \$3,238.07 and 2nd half personal property taxes in the amount of \$331.66

There is one tenant vacancy, however a new tenant has been approved. Current leaseholder family will have occupancy until the end of August. Repairs and clean up will be done, with new tenant moving in mid-September.

The meeting was adjourned at 8:03

The Next SCD meeting is September 16,2020.

