



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: 4.22.2020

LOCATION: Homestead Center

DIRECTORS

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

Invited Guests

- P Brian Bywater
- A Dan Hoelsing
- A Daryl Holmberg
- A Jerry Karnatz*
- P Jim McGowen
- P 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 3.11.2020 meeting were approved.
- B. Bywater provided general information on Housing.
 - House at 215 W. 22nd street closed on March 24, 2020. SCD received check for \$3,520.35 from the closing. No other updates on tenants.
 - Property taxes for WHIPP project of \$5,356.55 has been paid. (1st half)
 - Provided information to Auditor Gabriel, Burger and Elsie PC for 2019 audit
 - Remaining three WHIPP houses are currently occupied 1 Cargill, 1 Schuyler Community Schools and 1 non-guarantor
 - Tentatively scheduled to notarize purchase agreement on unit 3# of the 22nds Street Townhouse Project. The sale for unit number 2, is scheduled to close on April 29. When unit #3 closes, Mesner Development will pay SCD \$150,000 as detailed in the Promissory Note. The remaining \$150,000 will be paid back after the sale of unit #4.
 - The annual interest-only payment to Midwest Housing Development for \$8,510.09 for the second position loan has been paid.
- C. Brandenburgh overview on Economic Development
 - Schuyler Golf Course, a Commercial Construction Loan will be presented to city council for a maximum of \$23,000.
 - Project Fast Food – the deadline on the CDBG Economic Development Funds has been moved to year end. Steve is continuing to work with Jeff on paperwork, and review options for the building.
 - The AARP grant was submitted, however the deadline has been moved until August so if awarded we possibly would not start work on the Gateway entrance until spring of 2021.
 - Bid information is being compiled for the North Project This is for the ballfield which includes lighting and new fencing. The new fencing would be for the Bronco’s field. The application is already over the amount of funds currently held in the CDBG Schuyler funds.
 - Web Update, Brian and I are working on updates to the web. We have hired Gavin Bywater to do subcontracting work on this site. He is doing a great job and bring a younger perspective to the site.
 - The restaurant Flyer will be mailed in May to Chinese restaurants within 150 mile radius. NPPD provided the data, with Loup helping on the brochure.
 - The Budget information will be worked on with Charlie for presentation to the city council.



- Sammy Renteria provided an update on Cargill. Cargill has taken significant steps for safety.
 - They are checking temperatures of employees on arrival and after lunch.
 - Cafeteria times have been staggered to provide room for social distancing.
 - Increased sanitation is being done along with dividers on the production floor
 - Work schedules have been adjusted to increase time between shift changes
 - On the slaughter floor face shields as well as masks are being used.
- Directors Round Table
 - JoLynn advised that the Chamber will be offering the job to a candidate and the start date would be May 4th.
 - Jonn advised that grass has been planted on the former Coast to Coast site. SCD needs to continue to pursue options that would include a business purchase, spec building, grants, etc. .
 - Jim advised that the Utilities Department is closed to the public. They are utilizing safety procedures and distancing.
 - Chris stated business was slow, but he is working
- Adjourn 7:42

Kracl Meadows, LLC

- Meeting called to order by President Lonnie Kitt at 7:43 am
 - Kracl Meadows is at full occupancy. Property taxes totaling \$3,238.07 for the Kracl Meadows project has been paid.
 - 2019 audit has been completed, and reviewed by members of the Executive Committee
 - Provided a Response Plan to both the tenants of Kracl Meadows and WHIPP detailing the Kracl Meadows/SCD response to Covid-19 and how the organization would run if I were to fall ill, and maintenance requests in the meantime. Currently following guidance of the State Department of Health and Human Services and other regulatory organizations before proceeding with lifting restrictions associated with the Response Plan. A copy of the Plan can be found in my office for viewing
- The meeting was adjourned at 7:47 a.m.

The next SCD Meeting will be May 13.

