



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: 1.6.2021

LOCATION: Homestead Center

Agenda

Approval of the meeting minutes of December 9, 2002 were approved.

On behalf of Brian Bywater and Cheryl Brandenburgh we would like to thank the board for the Christmas gifts. They were deeply appreciated, and we look forward to using those certificates at our local businesses.

Economic Development Update:

Dairy Queen, the pad has been started and we can expect to see some framing up next week.

Leadership Class. The 5th meeting is this month, with a focus on Social Media, Communications and Agriculture Top Notch – We are developing a February plan for a Sweetheart deal for possible investors. We will be inviting a small group of possible investors (age 25-50)

Site and Building Update – No information yet on the Schwan's building from the corporate real estate.

Scooters Update – Audra advised ribbon cutting date has not yet been determined.

Dowd Property – conversation with Duane on the 22nd street property. We will list at \$6.00 per sq. ft.

Mailing – Restaurant opportunity will go out this week.

Digital Marketing- Proposed a new Fund for LB840 for Digital Marketing. (Grant of \$1000 each) Total funding \$25,000. More details will follow.

Main Street – Provided potential improvements for 4 downtown buildings as part of the design project we funded. These buildings would qualify for FBIF.

CHI Health – No update on pricing for the optometric building.

Housing Update

Motion to Approve Resolution RWHF-2020-1 authorizing the Submission of an application to Rural Workforce Housing Funds which is due 1/29/2021. Motion made by Denise, second Charlie. Motion approved.

Motion to approve amendments to Schuyler Rural Workforce Housing Fund – Fund Investment Plan. Changes noted were deletion of Mesner as not involved in this application and noting contributors Cargill and Schuyler Department of Utilities. In addition, Schuyler Insurance has pledged \$1000, Kracl Agency has pledged \$1000 with a matching grant of \$1000 from American Family Insurance, and Chrissi and Brian have pledged \$500. These additional pledges will provide points as this money is above the "Match Money". In addition, Schuyler will not get points as they have received this grant before. The total Grant will be for \$1,503,500. The motion was made by Charlie and seconded by Javier. Motion approved.

An addition to the agenda, a motion to approve the consultant agreement with Northeast Nebraska Neighborworks for the Rural Workforce Housing Fund. The charge is \$60.00 per hour, this is the same agreement as we have previously held, but it expires at the end of 12 months after the contract. Motion by Javier, second Denise. Motion Approved.

301 W 22nd street home is under contract and expected to close on 1.15.2021. The house appraised at \$230,000. There is one home left in that housing group.



Schuyler Department of Utilities – Jim advised that the 2nd phase of the solar farm was commissioned on December 23. These are producing well, and they expect a 7-year Return on Investment. The drainage ditch south of the highway is almost complete.

Schuyler Chamber of Commerce – Audra over 20 homes had spirit awards in the Battle of Bulbs with over 500 votes for the top 3. The Sunday Christmas fun days had over 300 children participate. Chamber Bucks were up \$8000 to previous year, at \$32,000. There are 18 new Chamber members. Stay tuned for an Ag Summit, Chocolate Crawl and Youth Entrepreneurship.

Schuyler Community Schools – Dan thanked those that attended performing Arts Center opening. The Culinary area is now open, and they are partnered with Metro Community College. The house for 2021/2022 school year has already been sold. Shelby Lumber is considering working with school on more houses in the future. Dan encouraged all to participate in the Thought Exchange. SCS will stay at the orange level to keep kids safe. There are 140 signed up for the vaccine.

Directors Round Table

Javier advised that he has sold Hunters to the Hernandez family. They plan to open a restaurant.

Denise discussed the CDBG application approved by the city for \$450,000 for the Schuyler Food Pantry and thanked SCD for the work that we have done.

The SCD Board Meeting was adjourned at 7:56 a.m.

Kracl Meadows, LLC Agenda

The meeting was called to order by Lonnie Kitt at 7:56 a.m.

Brian noted that compliance reporting has begun for the housing developments. He reports to Midwest Housing Equity Group, for example on any Covid cases. There has been only one confirmed case at Kracl Meadows.

A special thank you to Cargill for providing gift bags to the tenants at Kracl Meadows.

The Meeting was adjourned at 8:00 a.m.

Directors

P Lonnie Kitt

A Larry Karel

P Charlie Heavican

P Kevin Hoffart

P Javier Arizmendi

A Jeff Gall

P Denise Kracl

P Jon Knutson

P Claudia Lanuza

A Chris Langemeier

A Sammy Renteria

P Brian Vavricek

Invited Guests

P Dan Hoelsing

A Daryl Holmberg

P Audra Jedlicka

P Jerry Karnatz

P Jim McGowen

A Dick Seckman

P Will De Roos

Staff

P Cheryl Brandenburgh

P Brian Bywater

- CARC Members

The next SCD Meeting is January 29, 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.'

