



2023-2024 Board Members SCD **Denotes Citizens Advisory Review Committee Member (CARC)*

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|------------------------|---------|--------------------|---------|---------------------|---------|-------------------------|---------|
| Lonnie Kitt, Pres.* | Present | Larry Karel, V.P.* | Present | Kevin Hoffart, Sec. | Present | Charlie Heavican, Tres* | Present |
| Claudia Lanuza | Present | Tim Healy | Present | Sammy Renteria | Present | Javier Arizmendi | Present |
| Kevin Buene | Present | Josh Faltys | Absent | Brian Healy | Present | | |
| Invited Guests: | | | | | | | |
| Will De Roos | Present | Brian Bywater | Present | Jose Rocha | Present | Audra Jedlicka | Present |

Others in Attendance: Kim Parsons

SCD Board Meeting & Citizens Advisory Review Committee

May 29, 2024 7:00AM Meeting Agenda

Next meeting: June 26, 2024, 7:00 AM, Homestead Center Large Conference Room

Kraci Meadows, LLC - Bywater

- Insurance Concerns
 - Acuity Insurance (Agri-City) is changing the deductible on Kraci Meadows from a flat \$5,000 to 1% of replacement cost per building. The change will result in about a \$4,000 annual savings, but the savings will best be saved in case of a future claim
- Occupancy
 - Filled one vacancy. Currently at full capacity. Increased rent \$100 per unit. Tax credit units pay \$690 and HOME units pay \$575. One person is applying for Section 8 rental assistance because of the rent increase. A second tenant is applying for a program through NIFA.

SCD Agenda – Kitt

- Review of April 24, 2024 Meeting Minutes

Economic Development – Bywater, Rocha

- Child Care Presentation – Parsons
 - Kim Parsons from Community for Kids presented the need for quality, licensed childcare in Schuyler. Parsons requested an amendment to the SEDPlan to allow childcare to be an eligible activity and usage of LB840 funds. Bywater will send the SEDPlan to the Board asking them to review the Plan and be prepared with questions and a recommendation to City Council to amend the Plan.
- Top Notch Activity
 - Bywater has been working with City Hall and a buyer for the building. Things are looking positive. A meeting will be scheduled for next week for the buyer and the City to finalize details.
- Annual Audit
 - Progressing. No new information.
- Brownfield Assessment Grant Announcement
 - SCD is a recipient of a \$500,000 assessment and plant grant from the EPA to study buildings such as the former powerhouse and the grain elevators for environmental contaminants. Once this stage is completed, it opens it up for future clean up grants. Currently there is no local

match required. The region supervisor for EPA will want a celebration to be held sometime in June.

- Facade Improvement Loans
 - Rocha is translating loan program docs into Spanish. Nina Lanuza is doublechecking. Once completed, Rocha has several business owners interested in utilizing the façade improvement program.
- Car Wash
 - Reached out to two car washes. One is interested in Schuyler. Have also contacted Marty Ernst about moving forward. Overall topic is progressing.
- Vacant Buildings
 - Rocha is contacting downtown building owners gauging what their plans are, if they have a sale number. Two owners are receptive to leasing to help diversify our downtown business offerings.
- Community Guide
 - Rocha is wrapping up the Guide. Will be sending the information to NPPD next week.
- Downtown Survey
 - A new Facebook survey went live this week. Please take time to complete the survey on what vibe you would like your downtown to have.

Housing – Bywater

- Upcoming loan requests
 - Several LB840 may be queuing up. Hope to have loan requests to present to the Board next month. A couple RWHF loans are also coming up for consideration as well.
- Modular Housing Concepts
 - Bywater presented and discussed images of modular homes. Modular homes are gaining traction in housing circles as a lower cost alternative to stick built. Progressive Builders would like to test market two units in Schuyler when the Sky Haven Subdivision is ready to be built upon.

Schuyler Chamber of Commerce – Jedlicka

- Jedlicka, Kitt, and Bywater will be meeting with KC Belitz, Nebraska DED Director on May 30th to discuss Schuyler and economic growth.
- Tonya Legrande will be having a ribbon cutting at her new building on June 7th. Other ribbon cuttings will be held later in June as well.
- Kracl Meadows is hosting a Fraud Prevention Seminar at The Center on June 5th at noon. All are encouraged to attend.

Meeting Adjourned – 7:54am

Mission: 'To provide leadership in facilitating community development and sustained economic growth.'
SCD Supports Fair Housing and Equal Opportunity