



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

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	Present	Brian Healy	Present		
<b>Invited Guests:</b>							
Will De Roos	Present	Brian Bywater	Present	Jose Rocha	Present	Audra Jedlicka	Present
Daryl Holmberg	Absent						

Others in Attendance: None

**SCD Board Meeting & Citizens Advisory Review Committee**

**March 28, 2024 7:00AM Meeting Agenda**

**Next meeting: April 24, 2024, 7:00 AM, Homestead Center Large Conference Room**

**Kracl Meadows, LLC - Bywater**

- First Half 2023 Property Taxes Paid
- MHEG Site Inspection on March 29<sup>th</sup>
- Insurance Shopping
  - Insurance costs for the project are increasing significantly, as are everyone’s. Insurance costs are creating cash flow issues, so Bywater is exploring other options
- 2023 Kracl Meadows Annual Audit
  - Motion to Approve the 2023 Kracl Meadows Annual Audit. Moved by Heavican. Seconded by Hoffart. Motion Carried.

**SCD Agenda – Kitt**

- Review of February 28, 2024 Meeting Minutes
  - Motion to Approve the February 28, 2024 Meeting Minutes with the correction of the spelling of the word communication under administrator meeting. Moved by Hoffart. Seconded by Lanuza. Motion Carried.

**Economic Development – Bywater, Rocha**

- Adopt-a-Pot
  - Rocha explained that the pots will be distributed to their locations in mid-April, and will be reviewed by City staff for sidewalk compliance. Plants should be planted ahead of the Cinco de Mayo festival
- Railside Green
  - Hosted a tree trimming seminar with the Nebraska Statewide Arboretum. Will be working with them to clean and plant new vegetation in Railside Green
- Top Notch Activity
  - Bywater presented a proposal for financing a party interested in purchasing and rehabbing the Top Notch building. Proposal includes making available if needed \$400,000 in Rural Workforce Housing money and requesting \$250,000 from the City Excess LB840 fund, which currently has a balance of \$658,347. This action would require a motion by the SCD Board to recommend to

the City Council to approve the availability of funds. Discussion included providing funding to Progressive Builders for building out the Sky Haven Subdivision. Funding discussed included \$125,000 from the Contractors and Developers Business Loan Program and \$200,000 from the Commercial Construction Loan Program; both LB840 loan programs. Additional funding would include \$1.2MM from Rural Workforce Housing Fund. Maximum loan amount from the Commercial Construction Loan Program would need to be increased from \$100K to \$200K through a motion to recommend to the City Council from the SCD Board.

- Motion to Approve recommendation to the Schuyler City Council to increase the maximum loan amount on the Commercial Construction Loan Program from \$100,000 to \$200,000. Moved by Faltys. Seconded by Renteria. Motion Carried.
- Motion to Approve recommendation to the Schuyler City Council the availability of \$250,000 in incentive funds from the City of Schuyler Excess LB840 Fund for the rehabilitation of the Top Notch building. Moved by Renteria. Seconded by Karel. Motion Carried.

### **Housing – Bywater**

- Preliminary Plat Items Submitted to JEO
  - Sky Haven Subdivision Preliminary plat request will go before Planning and Zoning on April 23<sup>rd</sup>. If approved, it will then go before the Schuyler City Council on May 21<sup>st</sup>.
- Mares Property Sale
  - See discussion under Top Notch Activity above. The proposed subdivision is projected to consist of about 54 units including a 20 unit elderly tax credit project similar to Kracl Meadows, four 4-plexes, six market rate rental townhouse units, and seven single-family units for purchase at prices under \$300,000.
  - A part of the sale is contingent upon the City's adoption of Tax Increment Financing programs such as Workforce Housing TIF and Excessive Blight TIF. Bywater and City Administrator Will DeRoos will be visiting with TIF attorney Mike Bacon from Gothenburg on the subject.
- HoMe Development, LLC loan request - \$360,000, 2%, short term, non-recourse, repayable in \$60,000 increments based on sale of each unit, 6 total units
  - This loan request to the Rural Workforce Housing Fund was previously approved by the Board. Bywater indicated that Cliff Mesner from HoMe Development, LLC will be exercising the request soon.

### **Schuyler Chamber of Commerce – Jedlicka**

- Schuyler Veterans will be hosting a groundbreaking for the Veterans Memorial
- Tonya LeGrande and Associates and Great Plains Taxidermy will be having ribbon cuttings in the upcoming weeks
- Thank you to everyone for attending the Chamber Dinner at the Oak Ballroom
- Working hard on organizing the Cinco de Mayo festival with an organizing committee

### **Directors Roundtable**

- Karel discussed city parks and improvements including the environmental impact of the sand that was previously brought into the south park lake. Fish stocking was also discussed.

### **Meeting Adjourned – 8:02am**

***Mission: 'To provide leadership in facilitating community development and sustained economic growth.'***

***SCD Supports Fair Housing and Equal Opportunity***