



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	Absent	Sammy Renteria	Absent	Javier Arizmendi	Present
Kevin Buene	Present	Josh Faltys	Present	Brian Healy	Present		
Invited Guests:							
Carol Ringenberg	Present	Brian Bywater	Present	Jose Rocha	Present	Audra Jedlicka	Present
Will De Roos	Present	Daryl Holmberg	Present				

Others in Attendance:

SCD Board Meeting & Citizens Advisory Review Committee January 31, 2024 7:00AM Meeting Agenda

Next meeting: February 28, 2024, 7:00 AM, Homestead Center Large Conference Room

Kraci Meadows, LLC - Bywater

- 2023 Compliance Reports Submitted
- Fraud Seminar – Q1 2024

SCD Agenda – Kitt

- Review of December 6, 2023 Meeting Minutes
- Heavican presented the calendar year-end financial report from Pekny. Motion to approve the financial report. Moved by Faltys. Seconded by Karel. Motion Carried.

Economic Development – Ringenberg, Rocha

- Mid-Winter Leadership Summit – Feb. 16, 2024
 - Ringenberg presented information pertaining to the upcoming Summit. There should be between 10-15 participants. To be held at the Cobblestone Hotel. See the attached itinerary.
- Five Rule Rural Planning
 - Bobbi Pettit from Five Rule Rural Planning made a presentation to the City Council offering to the City a third-party alternative to code enforcement. The cost to the City would be approximately \$6,000.00 per year plus a \$1,000.00 annual retainer fee utilizing Svehla Law of York, NE for legal counsel. Other communities utilizing Five Rule include Arapahoe, Benkelman, Hampton, Stanton, Sutton, and Nelson. Schuyler would be their largest client. See letter to City Council attached.
- Micro TIF
 - Micro TIF, a more streamlined alternative to regular TIF, can be used for single building purposes, such as the Top Notch Building. It is a tool that would need to be passed by ordinance. See attached.
- Adopt-a-Pot
 - Planters have been ordered by and delivered to QC Supply. Main sponsors are being sought and individual planter sponsors as well. The cost to main sponsors is \$3,000.00 which would cover the cost of the 20 planters and \$250.00 annually to individual planter sponsors. Planter example can be seen outside the entrance to the Homestead Center. The 20 planters would be

distributed to predetermined locations throughout the downtown area as a initial step toward downtown beautification.

- Top Notch Activity
 - Bywater indicated that two companies have been contacted about Top Notch demolition: Cuba Construction and Gana Excavating. Gana submitted a bid of \$235,000.00 for demolition. Bywater indicated he felt the bid was low and that were concerns about shared walls particularly on the east side of the building with Chichihualco. Bywater indicated there were a couple more companies he can reach out to for bids.
- Grants in Development
 - Creative District
 - A letter of grant intent was submitted
 - Railside Green
 - A pruning and tree-trimming seminar is being planned in conjunction with the Nebraska Statewide Arboretum, City of Schuyler, and Schuyler Community Schools. The seminar will be held in mid-March. Ringenberg indicated a \$5,000.00 grant has been approved.

Housing – Bywater

- Mares Property Preliminary Plat Update
 - Bywater presented a preliminary option. He indicated that Mesner’s are interested in building a 20-unit tax credit project similar to that of Kracl Meadows. This would fit well on the north end of the property due to elevations for sewer and water flow which would necessitate housing to be of the slab-on-grade variety on the north end. Kitt indicated greater review of the idea was needed and the topic of another tax credit project would be revisited at a future meeting. Bywater said that tax credit applications are due in May and a decision would need to be made sooner than later. See attached for preliminary plat map.
- Water Tower 5th Subdivision Plat Update
 - The next Utilities’ subdivision was approved by Planning and Zoning and would be going to final approval at City Council on February 20th. See attached for plat map.

Schuyler Chamber of Commerce – Jedlicka

- Topics addressed by Jedlicka included that Scooter’s is under new management. Pizza Hut is planning renovations to its store including seeking out a alcohol license to sell beer again. Perla Campuzano of EXP Realty will be having her ribbon cutting for her new office at the Homestead Center. Chamber is hosting Ag Night at the SCHS Basketball game against Fairbury in partnership with Schuyler FFA on February 9th. The Chamber is also in early-stage planning for three summer events: Cinco de Mayo, June Schuyler Fest, and labor Day. Jedlicka attended the David City Chamber Dinner with Tim Healy and Angela Hernandez, and gained ideas that will help Schuyler host a bigger and better Chamber Dinner which is scheduled for March.

Directors Roundtable

Meeting Adjourned – 8:03am

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