

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE:** 01/24/2018

**LOCATION:** Homestead Center (1119 B Street)

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt (President) at 7:00 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 01/03/2017 approved.
- It was found that wording on SCD loans to include the 2-mile radius of Schuyler was unclear. Charlie Heavican motioned and Larry Karel seconded, motion carried for Coordinator to revise all loans and documents to be consistent and to include the 2-mile radius of Schuyler.
- Housing specialist gave update on LB 518. Housing specialist asked board to recommend moving forward to city council to release up to \$150,000 of LB 840 funds to utilize as part of the local match for LB 518 application. Jon Knutson made a motion, Charlie Heavican seconded, motion carried. Specialist will take to city council to request an amount up to \$150,000 be released from LB 840 to be used for matching funds for LB 518 application. Housing specialist will also take to city council for approval the release of \$3000 for the LB 518 application fee.
- Housing specialist will work with Neighbor Works and Mesner Development Co on the application for LB 518.
- Housing study completed in January will be presented on February 20<sup>th</sup> at 4:30 p.m. at City Hall. There will be time for questions and answers after that presentation.
- SCS Community Leaders meeting, postponed from snowstorm, has not be rescheduled as of yet.
- Discussion held on possibilities of a brewery in Schuyler. Coordinator will contact other breweries to gather information on how started, business plan, start-up costs, etc.
- Meeting adjourned at 8:13 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 8:14 a.m. by President Lonnie Kitt
- All units are occupied.
- Meeting adjourned at 8:16 a.m.

Future SDC Board Meetings: March 7, 2018  
March 28, 2018



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE:** 02/14/2018

**LOCATION:** Homestead Center (1119 B Street)

### DIRECTORS

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

### Invited Guests

P Jim McGowen  
A Dan Hoelsing  
P Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Dick Seckman  
P Roger Nadrchal  
P Quelbin Izaguirre

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt (President) at 7:00 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 01/24/2018 approved.
- Discussion on Schuyler Sun newspaper and the frustration that not much is covered any more since the Sun had been purchased by Lee Enterprises. SCD Coordinator will contact Lee Enterprises to set up a meeting with President, Vice President, SCD Coordinator and representative from Lee Enterprises to discuss declining coverage and see what can be done to change that issue. Coordinator will also contact local area small newspapers to see how they make their newspaper work, where it's printed, readership, etc. and will report back to the board.
- Roger Nadrchal, NeighborWorks CEO, gave an update on how the grant application for LB 518 was coming along. The application is due the end of March and looks to be awarded in April. Match dollars will need to be committed for grant application. Housing specialist is working to secure match dollar amounts.
- Larry Karel made a motion to approve authorization to submit an application to be made to the State of Nebraska, Department of Economic Development for the 2017 Nebraska Rural Workforce Housing Fund, and authorize Lonnie Kitt, President to sign application and contract or grant documents for receipt and use of these funds, and authorize Brian Bywater, Community Housing Specialist, to take all actions necessary to implement and complete the actions submitted for the application. Denise Kracl seconded the motion, all approved.
- Coordinator gave quick update on goals being worked on through strategic plan.
- Meeting adjourned at 7:54 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 7:54 a.m. by President Lonnie Kitt
- All units are occupied and paid in full. Will be paying property taxes within the next month. President asked that workforce houses be listed with realtors and possibly a large sign put near the highway advertising the houses for sale.
- Meeting adjourned at 8:01 a.m.

Future SDC Board Meetings: March 7, 2018  
March 28, 2018



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 03/07/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
A JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Dick Seckman  
P Roger Nadrchal

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Larry Karel (Vice President) at 7:03 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 02/14/2018 approved.
- Chris Langemeier made a motion to approve the Schuyler Investment Fund Plan as presented by Roger Nadrchal of NeighborWorks and Brian Bywater, Community Housing Specialist. Charlie Heavican 2<sup>nd</sup>, motion carried, all approved.
- Chris Langemeier made a motion to approve SCD Financials for December 31, 2017. Jon Knutson 2<sup>nd</sup>, motion carried, all approved.
- Jon Knutson made a motion to approve authorization to submit an application to the Nebraska Investment Finance Authority (NIFA) for a maximum \$250,000.00 matching grant for the Rural Workforce Housing Fund (LB518). Chris Langemeier 2<sup>nd</sup>, motion carried, all approved.
- Jon Knutson made a motion to approve President Lonnie Kitt, and Vice-President Larry Karel, in the President's absence, to sign all applicable documents pertaining to the Rural Workforce Housing Fund. Charlie Heavican 2<sup>nd</sup>, motion carried, all approved.
- Economic Development Coordinator will submit an Opportunity Zone Proposal to the Department of Economic Development for consideration to hopefully move on to the Federal level and be able to participate in a new program to help with recruiting business to Schuyler.
- The Chamber has started monthly Networking Breakfasts open to anyone in the community. This will help us learn what is available in our community and open lines of communication.
- City Council approved the housing study that was completed by RDG.
- Chris Langemeier motioned to adjourn, Charlie Heavican 2<sup>nd</sup>, motion carried, all approved. Meeting adjourned 8:00 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 8:01 a.m. by Vice President Larry Karel.
- All units are occupied and paid in full. Housing Specialist is working to put together marketing materials.
- Charlie Heavican motioned to adjourn meeting, Chris Langemeier 2<sup>nd</sup>, motion carried, all approved. Meeting adjourned at 8:02 a.m.

Future SDC Board Meeting: March 28, 2018



SCD Supports Fair Housing and Equal Opportunity

Minutes prepared by Jackie Farrell, EDC

# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 03/28/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
A JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, president at 7:01 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 03/07/2018 approved.
- Kevin Hoffart made a motion to approve the year-end 2017 Balance Sheet for submission to DED for the Rural Workforce Housing Fund grant application. Claudia Lanuza 2<sup>nd</sup>, motion carried, all approved.
- Brian Vavricek made a motion to approve the year-end 2017 Income Statement for submission to DED for the Rural Workforce Housing grant application. Kevin Hoffart 2<sup>nd</sup>, motion carried, all approved.
- Larry Karel made a motion to approve payment of \$10,065.05 for the first half of 2017 property tax on the seven houses and lots in the Workforce Housing Project to the Colfax County Treasurer. Kevin Hoffart 2<sup>nd</sup>, motion carried, all approved.
- SCD's application to NIFA was approved for \$250,000 as match for the LB518 grant application.
- LB518 application was sent in. If approved, will be a revolving fund of 1.9 million.
- Chris Langemeier put together a proposal for workforce housing sales. Charlie Heavican made a motion to approve Chris Langemeier's proposal if updated to include non-exclusive listing after Lonnie Kitt and Larry Karel review. Brian Vavricek 2<sup>nd</sup>, motion carried, all approved.
- Jackie Farrell is working on a draft of a youth leadership program and asked for committee assistance. Denise Kracl will assist Jackie in putting together the program, presenting to administration at the school and launching the program.
- Nothing heard yet on opportunity zone proposal acceptance or denial from the State of Nebraska.
- Meeting adjourned at 8:02 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 8:02 a.m. by President Lonnie Kitt.
- Charlie Heavican made a motion to approve payment of \$2,653.69 for the first half of 2017 property tax on seven duplex buildings and lots in the Kracl Meadows development to the Colfax County Treasurer. Larry Karel 2<sup>nd</sup>, motion carried, all approved.
- Meeting adjourned at 8:05 a.m.

Future SDC Board Meeting: April 18, 2018



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 04/18/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

A Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
A Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, president at 7:01 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 03/28/2018 approved.
- Housing – Jon Knutson made a motion to approve NeighborWorks invoice in the amount of \$3000 for compiling and completing the LB518 application. Claudia Lanuza 2<sup>nd</sup> the motion, all approved, motion carried. \$3000 will come from the SCD operating fund.
- Chris Langemeier explained proposal to sell workforce houses. He would like to have the exclusive listings so as to be the main point of contact, will advertise by putting a for sale sign on the highway, and for sale signs in yards as houses come out of leases or 90 days from end of lease. Will encourage renters to purchase houses. Will submit a final proposal for the SCD group in May for final approval.
- Mary Plettner from NPPD gave a presentation on Economic and Demographic Trends for Schuyler and the surrounding area.
- Jackie gave an update that the Opportunity Zone Proposal that was submitted was accepted and approved by DED and moved then to the Governor's office and to the Federal Treasury for Opportunity Zone designation. More information will be coming from Treasury and DED on guidelines and program details.
- There will be a meeting the end of the week with TransCanada at Cobblestone. All business individuals are invited to attend to learn more about the pipeline and how Schuyler can offer services for the workers when they are stationed in the area.
- Shelby Lumber will be contracting with the school next year to build a house.
- Adjourn at 7:53 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 7:53 a.m. by President Lonnie Kitt.
- Brian Bywater gave an update on the balances for Kracl Meadows. The units are at full occupancy. One unit will be coming available in August. Refer individuals to Brian for an application.
- Meeting adjourned at 7:55 a.m.

Future SDC Board Meeting: May 9, 2018



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 05/09/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoesing  
P Jerry Karnatz\*  
A JoLynn Ratzlaff  
A Brian Bywater  
A Tom Healey  
A Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, president at 7:02 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 04/18/2018 approved.
- Matt Lindberg, Managing Editor of the Schuyler Sun attended meeting to introduce himself and give his vision for the newspaper. Mr. Lindberg is looking to have more of a presence in Schuyler for himself and reporters on a more regular basis.
- Application to DED for Rural Workforce Housing grant was approved at 85% of the pledged amount for a total from DED of \$810,000. DED is working on putting together guidelines for the program.
- Jon Knutson made a motion to approve sale agreement for Chris Langemeier to sell the workforce houses. Kevin Hoffart 2nd, all approved, motion carried. Lonnie Kitt, President will sign agreement paperwork.
- Coordinator has a message into a site selector for Shopko and is waiting for a call back.
- Board members gave updates on TransCanada and Lincoln Premium Poultry informational meetings that were held in the community. TransCanada will be looking at utilizing services in Schuyler when building the pipeline in the future. Lincoln Premium Poultry gave information on the potential economic benefits grower barns could have in the county.
- A sanitary sewer lift station is being built on the northeast corner at the industrial park located east of Cargill.
- The Stoltenberg property at the north end of Schuyler is for sale through Land Mark Realty. Coordinator will be looking at potential businesses to locate there.
- Adjourn at 8:06 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 8:06 a.m. by President Lonnie Kitt.
- The units are at full occupancy. Refer individuals to Brian for an application.
- Meeting adjourned at 8:07 a.m.

Future SDC Board Meeting: May 30, 2018



## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 05/30/2018**

**LOCATION: Homestead Center (1119 B Street)**

**DIRECTORS**

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

**Invited Guests**

A Jim McGowen  
 A Dan Hoelsing  
 P Jerry Karnatz\*  
 P JoLynn Ratzlaff  
 P Brian Bywater  
 A Tom Healey  
 A Daryl Holmberg  
 A Dick Seckman

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

\*CARC Members

**Schuyler Community Development**

- SCD Meeting called to order by Larry Karel, vice president at 7:03 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 05/09/2018 approved.
- Brian Bywater gave an overview of the application and what is needed for workforce housing for SCD.
- Kevin Hoffart made a motion to approve a consulting agreement with NeighborWorks Northeast Nebraska for services with the operation of Schuyler Rural Workforce housing Fund. Denise Kracl 2nd, all approved, motion carried.
- Brian Vavricek made a motion to approve using Pinnacle Bank – Schuyler and Homestead Bank – Schuyler as depositories for funds received for the Schuyler Workforce Housing Fund. Denise Kracl 2nd, all in favor, motion carried.
- Denise Kracl made a motion to approve recommendation of the list of candidates to act as members of the Fund Advisory Board for the Schuyler Rural Workforce Housing Fund in accordance with the Fund Investment Plan approved by the SCD Board of Directors on March 7, 2018. Brian Vavricek 2nd, all approved, motion carried.
- Brian Bywater reviewed the apartment complex information and plan that will be using part of the Rural Workforce Housing Fund.
- Brian Vavricek made a motion to approve submitting an application to USDA for the grant/revolving fund for the Rural Microentrepreneur Assistance Program. Kevin Hoffart 2nd, all approved, motion carried. Jackie Farrell will work with UDSA and completion of this application. If granted funds, it will become a revolving loan fund for microentrepreneurs in the community.
- Claudia Lanuza made a motion to approve the signage grant brought forth from DRCDC for up to \$1000 match for downtown business signage. Denise Kracl 2nd, all approved, motion carried.
- Matt Lindberg with the Schuyler Sun will be visiting town once a month for “coffee talk”. More information to come on when and where he will be.
- The Wall Street Journal came to Schuyler to do a story on how workforce housing shortage. Brian Bywater will share the article when he gets a copy.
- Adjourn at 8:02 a.m.

**Kracl Meadows, LLC**

- Meeting called to order at 8:02 a.m. by Vice President Larry Karel
- Brian Bywater gave account balances.
- The units are at full occupancy.
- Brian Bywater is going through the compliance phase with Kracl Meadows
- Meeting adjourned at 8:06 a.m.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 06/20/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

A Jim McGowen  
A Dan Hoelsing  
A Jerry Karnatz\*  
A JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
A Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Larry Karel, vice president at 7:03 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 05/30/2018 approved.
- Kevin Hoffart made a motion to approve authorization for Lonnie Kitt, President, or in the President's absence, Larry Karel, Vice-President, to sign the State of Nebraska Department of Economic Development Rural Workforce Investment Program Contract No. 17-RWHF-005 on behalf of Schuyler Community Development, Inc. Charlie Heavican made a 2<sup>nd</sup>. Motion carried, all approved.
- Charlie Heavican made a motion to approve Pekny's to be the CPA for the Rural Workforce Housing Investment Program. Christ Langemeier made a 2<sup>nd</sup>. Motion carried, all approved.
- Jackie Farrell gave an update that she is giving presentations on economic development and taking youth on downtown tours for Warriors Summer Camp for three weeks.
- Jackie Farrell mentioned that business classes will be offered to new or existing businesses in Schuyler in both Spanish and English. They will be hosted by the Chamber of Commerce and Centro Hispano.
- Commercial Construction Loan for Parkview Storage is being reviewed by the SCD loan review board. If approved, it will be taken to the City Council meeting on July 3rd.
- Jackie has a call in to Oppidan about Shopko. Waiting for return call/information from them.
- Matt Lindberg from Schuyler Sun will be visiting Schuyler in July and plans to visit coffee hours.
- Lift Station on Industrial Park is being built.
- Adjourn at 7:46 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 7:47 a.m. by Vice President Larry Karel
- Brian Bywater gave account balances.
- The units are at full occupancy. Two individuals on waiting list.
- Brian Bywater is going through the compliance phase with Kracl Meadows with NIFA. They will review paperwork and tour 3-4 units.
- Meeting adjourned at 7:50 a.m.





**Citizens Advisory Review Committee (CARC) / SCD Board Meeting**

**DATE: 07/11/2018**

**LOCATION: Homestead Center (1119 B Street)**

**DIRECTORS**

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

**Invited Guests**

A Jim McGowen  
 A Dan Hoelsing  
 P Jerry Karnatz\*  
 P JoLynn Ratzlaff  
 P Brian Bywater  
 P Tom Healey  
 P Daryl Holmberg  
 A Dick Seckman

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

\*CARC Members

**Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, President at 7:00 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 06/20/2018 approved.
- Six of the 7 workforce houses are occupied. One is for sale. Another will be vacated the end of July. Board will revisit house for sale at next meeting to see if it is close to being sold.
- Occupant of one of the workforce houses is a teacher. Two of the other teachers who lived there moved out. Lease will be renewed to current tenant for another year.
- Rural workforce housing fund has it's first two applications. 1.4 million for a 24 unit apartment complex and 300,000 for duplexes. Fund loan committee will meet before next SCD meeting for approval or denial and then bring forward to SCD board.
  - 1, 2 and 3 bedroom apartments in complex will be for rent for \$650 - \$1150/month and the duplexes will be for sale.
- Jackie gave update on Shopko – Shopko is not currently building any stores and has not since 2016. They are focused on current stores and sales. Oppidan has SCD's number and email if they should open their site search again.
- Dubas loan of \$62,000 was paid off in July. That money is now available to loan out again.
- A Commercial Construction Loan of \$60,000 for Parkview Storage, LLC was approved by the SCD loan committee and approved by City Council. Repayment of that loan will begin in January 2019 and continue for 60 months.
- Habitat house applicant has been approved. Breaking ground will happen in a couple weeks. Groups will be building on Saturdays. Looking for individuals and groups to sign up to help from now until October. The location is 508 Gold Street.
- Adjourn at 7:52 a.m.

**Kracl Meadows, LLC**

- Meeting called to order at 7:52 am by Lonnie Kitt, President
- Brian Bywater gave account balances.
- Brian, along with Mesners, protested valuation of taxes with the county and are currently waiting to hear back from the county board.
- NIFA inspections occurred on June 27th. Paperwork was delivered to NIFT on June 1. No official word if all paperwork was complete or okay. During inspection, smoking was an issue with one tenant. Brian issued letters to all occupants on not smoking. Issues a 14/30 to the tenant – fix problem or move out.
- There will be a HUD presentation next week that Brian will be attending in Columbus.
- Meeting adjourned at 7:58 a.m.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 08/01/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Dick Seckman  
P David Hild

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, President at 7:00 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 07/11/2018 approved.
- Five of 7 workforce houses are leased. Two houses for sale, been/being shown, not sold yet.
- Denise Kracl made a motion to approve the application to the Schuyler Rural Workforce Housing Fund by Schuyler Eastview Apartments, LLC, as recommended by the Fund Advisory Committee, in an amount not to exceed \$1,461,362.57. Charlie Heavican made a 2<sup>nd</sup>. All approved, motion carried.
- Denise Kracl made a motion to approve application to the Schuyler Rural Workforce Housing Fund by Mesner Development Co. as recommended by the Fund Advisory Committee, in an amount not to exceed \$300,000. Claudia Lanuza made a 2<sup>nd</sup>. All approved, motion carried.
- Jackie Farrell gave update on company who was out to look at the Top Notch and Carnegie library. Two individuals from Dicon are reviewing the feasibility studies and looking to talk with the investors they work with and then will give an update.
- 302 E 12<sup>th</sup> Street will be coming down. Demo permit was issued to Dan Kadavy with and end date of May 1, 2019.
- Lift Station at the Industrial Park is moving along well. Expected completion the end of December 2018.
- Water mains being added from 9<sup>th</sup>-12<sup>th</sup> street downtown. New technology being used so as to not completely tear up the streets. Expected completion August 31, 2018.
- Adjourn at 7:52 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 7:52 am by Lonnie Kitt, President
- Brian Bywater gave account balances.
- There are three applicants on the waiting list, two of them are currently going through the approval process.
- Meeting adjourned at 7:53 a.m.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE:** 08/22/2018

**LOCATION:** Homestead Center (1119 B Street)

### DIRECTORS

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

### Invited Guests

P Jim McGowen  
P Dan Hoelsing  
A Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### Schuyler Community Development

- SCD Meeting called to order by Lonnie Kitt, President at 7:00 am.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting minutes for 08/01/2018 approved.
- Jackie Farrell, EDC reviewed SCD financials that included:
  - ❖ SCD Treasurer's Update: \$52,843.44 (8/16/2018).
  - ❖ SCD Budget 2017-2018 expended from 10/01/2017- 7/31/2018: \$98,007.87 of the \$112,123 operating budget. (Overall budget - \$150,000 approved for 2017-2018)
  - ❖ ED Investment Fund as of 8/6/2018: \$70,485 (expenses of \$117,714.10 plus \$150,000 for RWHF; \$60,000 Parkview Loan; \$4000 Housing Study).
    - Total Loan Balances Due as of 7/31/2018: \$181,918.00
  - ❖ Historic Downtown Redevelopment Account Balance: \$101,300.53 as of 7/31/2018
  - ❖ Façade Fund as of 7/31/2018: \$54,865.56
    - Loans total since 2015: \$31,774.67 / Total loan balances: \$15,196.42
  - ❖ LB840 ½ Cent Sales Tax Revenue: \$215,612.54 (October 2017 – August 2018).
- Brian Bywater, CHS gave an update that 2 workforce houses are on the market and being shown.
- All local match for the RWHF has been received with NIFA and DED funding coming in approximately two weeks.
- Charlie Heavican made a motion and Denise Kracl 2<sup>nd</sup> to approve SED Plan Budget 2018-2019 of \$153,000. All approved, motion carried. City Council will approve budgets on 9/18/2018.
- Denise Kracl made a motion to approve the Chamber/SCD MOU for 2018-2019. Chris Langemeier 2<sup>nd</sup>. All approved, motion carried.
- NeighborWorks, Habitat for Humanity and SCS all have housing under construction in Schuyler at the current time.
- Adjourn at 7:54am.

### Krac! Meadows, LLC

- Meeting called to order at 7:54 am by Lonnie Kitt, President
- Brian Bywater gave account balances.
- All units are currently occupied.
- Property Taxes are paid in full.
- Meeting adjourned at 7:56 a.m.



**Citizens Advisory Review Committee (CARC) / SCD Board Meeting**

**DATE: 09/12/2018**

**LOCATION: Homestead Center (1119 B Street)**

**DIRECTORS**

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

**Invited Guests**

P Jim McGowen  
 P Dan Hoesing  
 P Jerry Karnatz\*  
 A JoLynn Ratzlaff  
 P Brian Bywater  
 P Tom Healey  
 P Daryl Holmberg  
 A Dick Seckman

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

\*CARC Members

**Schuyler Community Development**

- SCD Meeting called to order by Larry Karel, Vice President at 7:03 am.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting minutes for 08/22/2018 approved.
- Optometry building space being advertised with Illinois College of Optometry, Get Optometry Jobs, New Grad Optometry, and Nebraska Optometric Association. Lease terms – CHI prefers 3 years, rate not confirmed as of 9/15/2018. CHI, Schuyler Administrator working with corporate CHI on rate.
- RDG will be giving quote soon on Early Childhood Development feasibility study cost. Feasibility study needed in order to move facility forward.
- Brian Bywater, CHS met with Cargill and state reps about housing and workforce issues facing Schuyler
- RWHF monies from DED and NIFA are being transferred to appropriate accounts.
- NeighborWorks house has a contact on it
- RWHF houses are still for sale, school house has offer on it.
- Another school house is beginning to be built. Will have three car garage.
- School looking at options for safe walking path from Lonnie’s trailer court to school.
- Company from Omaha who works with Cargill, Midlands Carrier Transcold, will be purchasing a building in Schuyler soon. This will open another facility in addition to their Omaha location.
- Schuyler has a new building inspector: Don Glodowski who will be working on several different projects
- Adjourn at 7:54am.

**Kracl Meadows, LLC**

- Meeting called to order at 7:54 am by Larry Karel, Vice President
- Brian Bywater gave account balances.
- All units are currently occupied.
- Two individuals currently on waiting list.
- Meeting adjourned at 7:59 a.m.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 10/03/2018**

**LOCATION: Cobblestone Hotel Meeting Room**

**DIRECTORS**

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

**Invited Guests**

P Jim McGowen  
 P Dan Hoelsing  
 P Jerry Karnatz\*  
 P JoLynn Ratzlaff  
 P Brian Bywater  
 P Tom Healey  
 P Daryl Holmberg  
 A Dick Seckman

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

\*CARC Members

**Schuyler Community Development**

- Annual SCD Meeting called to order by Lonnie Kitt, President at 7:01 am.
- Statement of Compliance with Open Meetings Act posted and acknowledged
- Meeting minutes for 09/12/2018 approved
- Matt Lindberg, Editor of Schuyler Sun gave updates on newspaper. They have had staff turnover, but feel they are starting to head in the right direction. Natasya Ong is the reporter who is here the most in Schuyler. The Sun has added one page written in Spanish.
- Officer elections were held
  - ❖ Motion to approve Lonnie Kitt, President made by Larry Karel, 2<sup>nd</sup> by Charlie Heavican
  - ❖ Motion to approve Larry Karel, Vice President made by Denise Kracl, 2<sup>nd</sup> by Kevin Hoffart
  - ❖ Motion to approve Charlie Heavican, Treasurer made by Denise Kracl, 2<sup>nd</sup> by Kevin Hoffart
  - ❖ Motion to approve Kevin Hoffart, Secretary made by Larry Karel, 2<sup>nd</sup> by Denise Kracl
  - ❖ All motions carried, all approved for board officers for 2018-2019
- Jon Knutson made a motion, Claudia Lanuza 2<sup>nd</sup> to accept the treasurer's report of end of year balance of \$47,934.56. All approved, motion carried.
- Jackie Farrell reviewed end of fiscal year 2017-2018 account balances, revenue and excess sales tax:
  - ❖ ED Investment Fund: \$192,055.40
  - ❖ Historic Downtown Acct: \$98951.82
  - ❖ Façade & Building Improvement: \$55939.12
  - ❖ LB 840 Revenue: \$235693.23
  - ❖ Excess Sales Tax Balance: \$57194.07
  - ❖ Amount to be returned to ED fund from budget 2017-2018 not expended: \$251.11
- Brian Bywater gave summary of accomplishments/progress/year in review for housing.
- Brian will work with Chris Langemeier to reduce prices for RWH that are for sale.
- Adjourn at 8:07am.

**Kracl Meadows, LLC**

- Meeting called to order at 8:07am by Lonnie Kitt, President
- Brian Bywater gave account balances.
- All units are currently occupied.
- Three applications waiting for formal approval and to be put on waiting list.
- Meeting adjourned at 8:11am.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 10/24/2018**

**LOCATION: Homestead Center**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
A Dan Hoelsing  
P Jerry Karnatz\*  
A JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Sammy Renteria  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, President at 7:00 am.
- Statement of Compliance with Open Meetings Act posted and acknowledged
- Meeting minutes for 10/03/2018 approved
- Housing Update: Dirt work is being done for new townhomes on west 22<sup>nd</sup> street. Mesners will do dirt work at apartments right after duplex dirt work is done. Brian is working with DED to arrange a ground breaking for the apartment complex with Governor within the next 3 weeks and is also coordinating this with Cargill and the other contributors of RWHF. One of the duplexes will be sold – Mesner’s drawing up purchase agreement now. Landmark Realty continues to get calls on the workforce houses. School house also back on market. Recommendation to do some of a price drop on the SCD houses.
- Charlie made a motion, Larry 2<sup>nd</sup> to drop the price of 215 West 22<sup>nd</sup> Street to \$222,500. All approved, motion carried.
- Jackie gave summary of accomplishments/progress/year in review for economic development.
- Conflict of interest forms were signed by all present board members.
- Jackie gave update that truck stop signage was approved by City Council so they will begin moving forward with TIF and the land sale in the near future.
- Jackie asked all board members and guests to take 15 minutes to take the Blueprint Nebraska Community Survey to help guide Nebraska with Economic Development tasks in the next few years. Results of the survey will be out in December.
- Jackie gave update that regulations had been released from the Feds on the Opportunity Zones, but still waiting for more specific guidance from State of Nebraska on investing in a fund/fund set-up.
- Discussion was held about seeing if a “Schuyler is” website/posts could be put together and if school students could help put together videos positively showcasing Schuyler. Other items of interest to share on the website or by employers to new employees to encourage them to live here would be crime rates compared to Columbus, Nebraska and US. Highlights/Benefits of living in Schuyler. Jackie will work with School to see if videos can be created and with Denise Kracl for crime rate comparisons.
- Adjourn at 7:57 am.

### **Kracl Meadows, LLC**

- Meeting called to order at 7:57 am by Lonnie Kitt, President
- Brian Bywater gave account balances.
- All units are currently occupied.
- Four people on waiting list.
- MHEG coming in couple weeks to do on-site inspection of Kracl Meadows.
- Meeting adjourned at 8:01 am.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 11/14/2018**

**LOCATION: Homestead Center**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
P Tom Healey  
P Daryl Holmberg  
A Sammy Renteria  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, President at 7:00 am.
- Statement of Compliance with Open Meetings Act posted and acknowledged
- Meeting minutes for 10/24/2018 approved.
- Brian reviewed WHP budget for 2019. Discussion was held whether to continue to list houses for sale, rent them out again, and/or finish the basements. Dr. Hoelsing will get bids to see what it would cost to sheet rock and pull electrical wire for the basements.
- Jackie gave update that truck stop is still on track for spring and still working with TIF attorney.
- Former library is for sale by city via business plan. Business plans to be submitted to Community Development office by December 15<sup>th</sup>. A committee will then score and review business plans before recommending to city council for final approval.
- One individual very interested in Top Notch building. Looking into financing and gathering data he needs to supply to bank. He is working on a business plan to present to City Council.
- Schuyler Care and Rehab is still in receivership and is still for sale. Connie Peters will be checking with a couple of different companies to seek their interest in possibly taking on the Schuyler location.
- Dirt work has been done for the apartment building on 22<sup>nd</sup> and H Street.
- December 11<sup>th</sup> will be a Community Leader meeting at the High School in the old gym.
- Meeting adjourned at 7:58 a.m.

### **Kraci Meadows, LLC**

- Meeting called to order at 7:58 am by Lonnie Kitt, President
- Brian Bywater gave account balances.
- All units are currently occupied.
- Kraci Meadows Inspection with MHEG went very well.
- Meeting adjourned at 8:01 am.



# Schuyler Community Development

• RETENTION • EXPANSION • RECRUITMENT •

## Citizens Advisory Review Committee (CARC) / SCD Board Meeting

**DATE: 12/05/2018**

**LOCATION: Homestead Center (1119 B Street)**

### **DIRECTORS**

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

### **Invited Guests**

P Jim McGowen  
P Dan Hoelsing  
P Jerry Karnatz\*  
P JoLynn Ratzlaff  
P Brian Bywater  
A Tom Healey  
P Daryl Holmberg  
A Dick Seckman

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

\*CARC Members

### **Schuyler Community Development**

- SCD Meeting called to order by Lonnie Kitt, President at 7:00 a.m.
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes for 11/14/2018 approved.
- WHIPP Budget presented by B Bywater. Charlie Heavican made a motion to approve, Chris Langemeier second. Motion carried, all approved.
- Apartment building progressing as good as it can. Duplexes started but in holding pattern with snow.
- Jackie Farrell reported that TIF is moving through and will come to City Council for Loves in the near future.
- H&R Block building is for sale, but no price listed.
- Solar farm is being constructed by Dept of Utilities. Hope to have operational by end of December and will look at cost and maintenance before offering buy-in from local homeowners.
- Adjourn at 7:47 a.m.

### **Kracl Meadows, LLC**

- Meeting called to order at 7:47 am by Lonnie Kitt, President
- Brian Bywater presented 2019 budget for Kracl Meadows. Kevin Hoffart made a motion to approve, Chris Langemeier second. Motion carried, all approved.
- Rents will be increased for units by 3% (which is the limit) beginning in February.
- gave account balances.
- Meeting adjourned at 7:50 a.m.

