

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: January 4, 2017 (approved 01/25/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (vice President*)
Jeff Gall
Jon Knutson
Denise Kracl
Chris Langemeier*
Brian Vavricek

DIRECTORS ABSENT

Charlie Heavican (Treasurer*)
Jerry Karnatz (Secretary*)
Javier Arizmendi

Invited Guests

K.C. Bang
Jim McGowen
Brian Bywater
Claudia Lanuza
Kevin Hoffart
Brett Walters
Daryl Holmberg

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:00 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Self-introductions by Schuyler's new Police Chief, K.C. Bang, and Cargill's new plant manager, Brett Walters. Both K.C. and Brett have accepted 'invited guests' status and will be attending future SCD Meetings.
- Meeting Minutes (12-07-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- 2016-2017 fiscal year off to a good start. October 2016 LB 840 revenue (\$18,471) up 9.8% (+\$1,563) from October 2015.
- First quarter SCD expenditures \$16,561.18 (20.5% of Budget).
- Housing Update: Brian Bywater (CHS) stated there are twenty-three (23) individuals who have requested being placed on the Kracl Meadows waiting list; eligibility for renting determined by age (one person must be 55 or older) and annual income (\$26,770 max. for one occupant, \$30,480 max. for two occupants, \$34,320 max. for three occupants). CHS will begin mailing out survey forms to verify income. On January 19th, a housing luncheon will be held at the Homestead Center (11:30am – 1:00pm) for contractors, realtors and lenders. HDC (Housing Development Committee) needs a Director to replace Richard Folda.
- Mesner Development Co. has requested five separate accounts be open for the Kracl Meadows, LLC; three accounts will require two signatures. Directors approved opening accounts at Pinnacle Bank.
- '**Schuyler's Momentum**' document distributed to Directors and Invited Guests for their close scrutiny and feedback by Jan. 11th. During the City Council's January 17th meeting, finalized document to be presented to Council Members.
- Details of voting-by-mail to be reviewed during the January 25th SCD Meeting. EDC to secure registered voters list. The March 14th SEDPlan election to be Schuyler's first voting-by-mail.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen reported annual routine maintenance and winter projects underway during the cold weather months.
- Open Discussion: Daryl H. suggested there may be a need for a municipal ordinance to help address long-term accumulation of automobiles on commercial property. Chief Bang advised Directors eighty-five (85) code violations were served within the past 30 days.
- Miscellaneous:
 - 478 employment opportunities within a twenty-five mile radius (01/02/17)
 - Colfax County November unemployment 2.5% (139 unemployed)
 - March 14th SEDPlan election

8:01 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Jan. 25th & Feb. 15th (Wednesdays)

TIME: 7:00a.m. - 8:00a.m.

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: January 25, 2017 (approved 02/15/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Jeff Gall
Larry Karel (Vice President*)
Brian Vavricek

Invited Guests

Brett Walters
Jim McGowen
Brian Bywater
Daryl Holmberg
Claudia Lanuza
Kevin Hoffart
Dan Hoelsing

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:00 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (01-04-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 revenue (Oct. - Nov. '16) was \$35,027, up 3.9% (+\$1,327) from a year ago.
- March 14th SEDPlan Election information reviewed. Handout information available online @ Schuyler DEVELOPMENT.net (see **2017 - 2028 SEDPlan**). A 'Letter Of Support' (LOS) for passage of the SEDPlan was suggested. EDC will solicit and secure names for publicizing LOS. Brian Bywater reviewed handout (Q & A ~ Proposed 2017 - 2028 SEDPlan).
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, stated there were no power outages during the recent ice storm in Schuyler. One factor contributing to the lack of power outages is the trimming of tree branches within 10 feet of overhead power lines. LED conversion of viaduct lighting has been completed. Effective with the January 2017 billing, utility rates have increased: electric (2.4%), water (1.0%), sanitary sewer (1.4%). Last time rates increased was in 2013.
- SCD Directorship Vacancies: Two vacancies exist as a result of Jarrod Gillig's resignation and the death of Richard Folda. Following discussion, Directors were unanimous in electing Brett Walters and Claudia Lanuza to fill the two vacancies.
- SCS Update: Dr. Hoelsing provided a 'floor plan & perspective' rendering of the proposed classrooms addition to the high school building. Since additional indebtedness will not be incurred to fund the proposed building expansion, approval of a bond issue is not required of district patrons.
- Housing Update: Brian Bywater (CHS) stated on January 19th, a housing luncheon will be held at the Homestead Center (11:30am – 1:00pm) for contractors, realtors and lenders. Also, construction on the new *NeighborWorks* house (19th & Denver) to begin in March.
- Open Discussion: Cargill Meat Solutions to celebrate 30 years in Schuyler on March 23rd. Commercial property on corner of W. 16th & Fort Street continues to be an eyesore and a growing accumulation of automobiles in various stages of disrepair and condition.
- Due to time constraint, 'Connecting with Schuyler's Agricultural Community' tabled.
- Miscellaneous:
 - 482 employment opportunities within a twenty-five mile radius (01/02/17)
 - Colfax County December unemployment 2.7% (131 unemployed)
 - March 14th SEDPlan Vote-By-Mail Election

7:59 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** Feb. 15th & March 8th (Wednesdays)

TIME: 7:00a.m. - 8:00a.m.

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: February 15, 2017 (approved 03/08/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Javier Arizmendi
Jeff Gall
Jon Knutson
Denise Kracl
Chris Langemeier*
Claudia Lanuza
Brian Vavricek

DIRECTORS ABSENT

Lonnie Kitt (President*)
Charlie Heavican (Treasurer*)
Brett Walters

Invited Guests

Dan Hoelsing
Jim McGowen
Brian Bywater

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:00 a.m.

- SCD Meeting called to order by Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (01-25-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Platte River Flood Plain Map: Chris L. discussed information disseminated recently by the Lower Platte NRD that suggests the possibility of an error with the FEMA map calculations. Olsen & Associates identified possible miscalculation in conjunction with proposed levee in Ashland, NE.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported annual maintenance projects ongoing.
- EDC distributed emails from Aaron Nygren (NE Extension) and Brant Peters (SCS FFA Advisor) pertaining to their activities in 'Connecting With Schuyler's Ag Community'. During the discussion, Brian V. stated many rural families feel disconnected with Schuyler.
- SCS Update: Dr. Hoelsing reported student enrollment in college credit classes at the high school has achieved the highest participation percentage of any district in the area. Currently, 114 students enrolled with 110 students earning grades of at least B+. Better connecting with Schuyler's ag families has been a focus the past four years. To retain rural students, SCS's rural attendance centers need to be kept operational. Because of declining enrollment, may necessitate infusing town kids to bolster numbers in rural attendance centers; one consideration is a bilingual school. There are 500 kids in youth basketball at the field house. Board Of Education moving forward with process to construct additional high school classrooms to replace the two remaining modular buildings. Strategic Plan posted online for 30 day public viewing.
- Housing Update: Brian Bywater (CHS) reported the Municipal Code allows one residential occupant per 200 sq. feet. Nine completed applications received for the Kracl Meadows Apartments. Will continue to monitor LB 518 (Rural Housing Development Investment Act).
- Open Discussion: Directors expressed their support for Chief K.C. Bang and his Officers. Lauded were K.C.'s outreach efforts in public relations; specifically, the Friday night fund raising event held at the Fire Station where most of Schuyler's Police Officers were present and interacted with the public. Also, Directors voted (one abstention) to reaffirm their continued support for municipal department heads and supervisors to reside either within the corporate limits of Schuyler or its two-mile zoning jurisdiction. EDC to draft letter to City Council.
- Brief review of pending actions by DRCDC.
- Miscellaneous:
 - 487 employment opportunities within a twenty-five mile radius (02/15/17)
 - Bomgaars building to be remodeled in 2017 along with 6,200 sq. ft. expansion

8:05 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** March 8th (Wednesdays)

TIME: 7:00a.m. - 8:00a.m.

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: March 8, 2017 (approved 03/29/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President*)
Charlie Heavican (Treasurer*)
Jerry Karnatz (Secretary*)
Javier Arizmendi
Jon Knutson
Chris Langemeier*
Claudia Lanuza
Brett Walters

DIRECTORS ABSENT

Lonnie Kitt (President*)
Jeff Gall
Denise Kracl
Brian Vavricek

Invited Guests

Dan Hoelsing
Jim McGowen
Brian Bywater
Daryl Holmberg
Tom Healy
Kevin Hoffart

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:01 a.m.

- SCD Meeting called to order by Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (02-15-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- 1st Quarter (Oct. - Dec.) LB 840 Revenue was \$54,722. Revenue slightly higher (+\$476) than previous year (+0.9%). YTD SCD Expenses Paid (Oct. - Feb.) were \$27,378.01.
- On March 23rd, Cargill Meat Solutions celebrates 30 years in Schuyler with an employee steak fry.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, stated sanitary sewer projects in 2017 will include extending service to Bomgaars and an upgrade to the 5th & A Street lift station (grinder to be added). Also, crediting the Department's annual proactive tree trimming, the recent high winds did not result in any power outages.
- Originally drafted by the DR CDC, EDC again reviewed seven Funding Strategies for Downtown Redevelopment. Funding Strategy specifically discussed, 'Incentivize Private Investment'.
- Recommended by the DR CDC, a Historic Preservation Rebate (HPR) has been proposed as an added feature or component to the FBIFund Loan Program. Briefly reviewed by the EDC, HPR to be discussed in much greater detail during the SCD's March 29th Meeting.
- SCS Update: Dr. Hoelsing reported the Board of Education has adopted a third-year Strategic Plan. Exterior work to the SMS Filed House is very close to completion. Contractor bids for the high school addition due Thursday afternoon, March 9th. English is the language for education and commerce; currently, 130 non-English speaking newcomers enrolled at high school. A new sidewalk is scheduled for construction this summer north of W. 22nd Street to the elementary school. Drainage around the Pre-School may negate construction of a paved parking lot on west side of building. As of yesterday, there are 10 certified staff openings for the next school year.
- Housing Update: Brian Bywater (CHS) reported five of seven Kracl Meadows duplexes under construction; the first senior rental unit to be completed before the end of March and the last two units to be completed by July. Goal is to have all 7 duplexes (14 units) rented by August 31st. Anticipate completion of Workforce Housing Project (8 houses) within the next 30 days; ownership of properties to be transferred from Mesner Development to the SCD upon issuance of Certificate Of Occupancy for all 8 houses. LB 518 (Rural Housing Development Investment Act) continues to move ahead in the unicameral – CHS will monitor.
- Estimating 580 ballots will be cast in the March 14th SEDPlan election.
- Miscellaneous:
 - 479 employment opportunities within a twenty-five mile radius (03/07/17)
 - Colfax County December unemployment 2.7% (151 individuals)
 - NIFA to recognize Schuyler for its housing efforts and successes on March 22nd

7:57 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** March 29th (Wednesdays)

TIME: 7:00a.m. - 8:00a.m.

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: March 29, 2017 (approved 04/19/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jeff Gall
Jon Knutson
Denise Kracl
Claudia Lanuza
Brett Walters

DIRECTORS ABSENT

Larry Karel (Vice President*)
Chris Langemeier*
Brian Vavricek

Invited Guests

Dan Hoelsing
JoLynn Ratzlaff
Brian Bywater
Tom Healy

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:01 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (03-08-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Reviewed the March 14th Special Election results (SEDPlan). 67% voter approval a supermajority and a clear mandate to continue Schuyler's momentum thru 2028. Compared to the 2011 Special Election (Precinct Voting), the 2014 Vote-By Mail election cost was \$532.78 less and garnered a high voter participation.
- 174 names appeared on the 'Support Schuyler's Momentum' flyer. EDC lauded individuals for both their courage and leadership in agreeing to have their names publicized.
- Authorizing Resolution for Workforce Housing Initiative approved by Directors:
'In absence of the SCD President, SCD Vice President is authorized to execute all contracts / agreements / real estate transactions relating to the Schuyler Workforce Housing Initiative Program, also known as the Workforce Housing Project.'
- Housing Update: Brian Bywater (CHS) reported two Certificates Of Occupancy have been issued and two are pending for the Workforce Housing Project (WHP). The WHP house @ 320 W. 22nd Street has been leased. Also, Brian distributed and discussed WHP marketing concept flyer ('Lease with Option to Purchase House'), and the WHP 'Overview for Guarantors'.
- SCS Update: Dr. Hoelsing reported 9 of the 10 vacant certified staff positions for next year have been filled. 2017 Strategic Plan has been adopted by the Board of Education. Reduction in next year's state aid will likely result in an increase in property taxes. Board of Education has approved bid (\$950,000 - \$975,000) for the high school building project - construction to begin within the next few weeks.
- Historic Preservation Rebate (HPR) again reviewed. Action requested during 04/19/17 meeting.
- Miscellaneous:
 - Colfax County February unemployment 2.6% (143 individuals)

7:56 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** April 19th (Wednesday, 7a.m. - 8a.m.)
LOCATION: Homestead Center

7:57 a.m. Kracl Meadows, LLC – Meeting called to order.

- Brian Bywater (CHS) reported first duplex scheduled for completion before the end of April. Second duplex to be completed by end of May. Entire senior rental housing project completed in July 2017.

8:01 a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: April 19, 2017 (Approved 05/10/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jon Knutson
Denise Kracl
Claudia Lanuza
Brian Vavricek

DIRECTORS ABSENT

Jeff Gall
Chris Langemeier*
Brett Walters

Invited Guests

Dan Hoelsing
JoLynn Ratzlaff
Brian Bywater
Tom Healy
Daryl Holmberg
Jim McGowen
Kevin Hoffart

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:01 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (03-29-17) approved. Minutes posted @ SchuylerDEVELOPMENT.net.
- LB 840 Revenue (Oct. - Jan.) totaled \$72,721; revenue up +3.6% (\$2,560 ahead of last year).
- As of March 31st, YTD SCD Expenses were \$44,594.79 (54.1% of Budget). At this time, annualized expenditures projected to be 95.8% of 2016-2017 Budget.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported work to begin next month on extending sanitary sewer to Bomgaars; replace manhole and ¼ block of sanitary sewer piping (slip-lining) on Chicago Street; upgrade 5th Street lift station with grinder and flow meter. Downtown storm drains to be jetted during the next several days.
- 67% voter approval of the **SEDPlan** on March 14th was a supermajority, a mandate by the public.
- EDC reviewed 04/14/17 email: **Current Downtown Situation** (Page 8) and **Priority #1 & Objective #1** (Page 11) in the Downtown Vision Implementation Strategy (VIS).
- Recommended by the DRCDC, Directors endorsed proposed **Historic Preservation Rebate (HPR)** for consideration by City Council. **HPR** would amend the current FBIFund.

Summary: - increase FBIFund loan amount to \$20,000
- additional \$5,000 loan amount by qualifying for **HPR**
- \$500 rebate for each \$5,000 of building improvements (\$5,000 max. rebate)

- Directors endorsed DRCDC recommendation for proposed downtown improvement projects (Top Notch & Carnegie Library). \$6,000 funding requested from Historic Downtown Redevelopment Account. Proposed improvements to buildings: exterior cleanup, minor repairs, debris removal, paint cornice, windows). Due to the high visibility of both buildings, improvement projects to be completed by Labor Day 2017.
- Housing Update: Directors authorized Brian Bywater (CHS) to pay property taxes for the Workforce Housing Project. Brian reported commercial appraisals for the eight houses (WHP) ranged from \$210,000 to \$215,000. WHP marketing concept (Lease With Option To Purchase) again reviewed with Directors.
- Miscellaneous:
 - EDC to present preliminary 2017-2018 SCD Budget in May for Directors' review.

7:55 a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** May 10th (Wednesday, 7a.m. - 8a.m.)
LOCATION: Homestead Center

7:56 a.m. Kracl Meadows, LLC – Meeting called to order.

- Directors authorized payment of property taxes for Kracl Meadows (senior rental duplexes).
- Open House scheduled for April 20th (1pm – 2:30pm).

8:04 a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: May 10, 2017 (approved 05/31/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Denise Kracl
Chris Langemeier*
Claudia Lanuza

DIRECTORS ABSENT

Jeff Gall
Jon Knutson
Brian Vavricek
Brett Walters

Invited Guests

Jim McGowen
JoLynn Ratzlaff
Tom Healy

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:01 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (04-19-17) approved. Minutes posted @ SchuylerDEVELOPMENT.net.
- Directors reviewed proposed 2017-2018 Budget for the Community Housing Specialist (CHS). NIFA has committed two additional years of funding (\$30,000 per year). Last year, Schuyler Corporate Employers (Pinnacle Bank, Cargill Meat Solutions, QC Supply and Schuyler Utilities Depart.), also agreed to extend their current local match for two years ending on 09/30/19. Anonymous donor has declined to extend financial support – LB 840 increased to \$14,000 annually. EDC highlighted Brian's achievements and the necessity to provide a competitive compensation package for this professional position. Request Budget approval at next meeting.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported his personnel are involved in annual routine maintenance and upgrading. Also, Utilities Department is in the process of camera scoping the downtown's antiquated subterranean infrastructure (sanitary sewer system and water mains) to assist JEO Consulting in compiling an Engineering Cost Assessment. In anticipation of significant costs to upgrade / replace critical infrastructure, multiple funding sources likely required for this 10 year improvement project.
- SCD Officers have authorized the EDC to enter into discussions with Chamber of Commerce's Board of Directors on the possibility of a closer collaboration and the pooling of resources. Due to the SCD's budgeting cycle, discussions need to be concluded by June 20th.
- EDC advised Directors the proposed 2017-2018 SCD Budget will be presented during the May 31st meeting – approval of finalized Budget requested on June 21st.
- Officers have initiated an Interview / Section process to replace retiring EDC. Once the process has been completed, Officers will tender recommendation to Board of Directors for consideration.
- Open Discussion: Inquiries received by EDC from Optometrists about a satellite office in Schuyler – waiting on CHI Health and the availability of vacant optometrist building. Also, because of its high visibility in Schuyler's downtown (corner of 11th & B Street), considerable interest voiced in Ron's Oil Building that's currently 'for sale' (\$95,000). Directors' discussion centered around the possibility of gaining control / ownership by forming a Downtown Redevelopment Partnership. Ron's Oil is a 'contributing building' to Schuyler's Historic District.
- City Council approved \$28,000 for an Engineering Cost Assessment of downtown infrastructure.
- Miscellaneous: Colfax County March unemployment 2.3% (129 individuals).
482 employment opportunities within 25 radius of Schuyler (05/09/17).

7:53 a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** May 31st (Wednesday, 7a.m. - 8a.m.)
LOCATION: Homestead Center

7:54 a.m. Kracl Meadows, LLC – Meeting called to order.

- Both units in first duplex occupied. Anticipate second duplex to be fully occupied by end of May.

7:59 a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: May 31, 2017 (approved 06/21/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Jeff Gall
Jon Knutson
Denise Kracl
Chris Langemeier*
Claudia Lanuza
Brett Walters

DIRECTORS ABSENT

Charlie Heavican (Treasurer*)
Javier Arizmendi
Brian Vavricek

Invited Guests

Jim McGowen
JoLynn Ratzlaff
Kevin Hoffart
Daryl Holmberg
Brian Bywater

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:00 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (05-10-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Two Directors recently honored. Denise Kracl received the 'Excellence In Leadership Award' from the NE Juvenile Justice Association; and, Chris Langemeier was recognized by the SCS Foundation as a 'Distinguished Alumni' of the Schuyler Community Schools.
- Previously announced, NIFA has agreed to a two-year funding extension (\$30,000 per year) for Schuyler's Community Housing Specialist (CHS) position. Following a brief discussion, Directors approved the proposed 2017-2018 CHS Budget (October 1, 2017 - September 30, 2018).
- As directed, EDC has been in communications with Chamber Board Members about a possible 12 month trial collaboration between the Schuyler Chamber and SCD. As a prerequisite to negotiations, Chamber has committed to employing an Administrative Assistant. Collaboration would result in pooling resources and combining the positions of Chamber Executive Director with the SCD's Economic Development Coordinator. Following a detailed discussion, Directors approved the drafting of a **Memorandum Of Understanding** for consideration.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, announced completion of the sanitary sewer extension to Bomgaars, the Chicago Street project, and the upgrade to the 5th Street lift station. LED lighting has been added on 16th Street and Utilities Department personnel will begin installing LED lighting on N. Hwy 15.
- Directors reviewed a preliminary 2017-2018 SCD Budget. Effective October 1st, annual E.D. Budget increases to \$150,000, with a +2% increase each subsequent year. Preliminary Budget divided into three sections: SCD SEDPlan Administration, E.D. Investment Fund, Historic Downtown Redevelopment Account. A finalized 2017-2018 Budget to be presented on June 21st.
- Housing Update: Brian Bywater (CHS) briefly reviewed the WHP Marketing Plan. To date, seven WHP Certificates of Occupancy have been issued by the City's Building Inspector.
- Directors authorized a \$98.54 reimbursement payment from the WHP Operating Account for related expenses incurred by the CHS.
- During 'open discussion', Claudia L. reported documents have been signed to begin the process of transferring ownership of the optometrist building to CHI Health. Also, EDC advised Directors WHP Loan Guarantee Agreement has been finalized and to be executed prior to the end of June.
- Miscellaneous: Colfax County April unemployment 2.3%

479 employment opportunities within 25 mile radius of Schuyler

7:57 a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** June 21st (Wednesday, 7a.m. - 8a.m.)

LOCATION: Homestead Center

7:57 a.m. Kracl Meadows, LLC – Meeting called to order by Lonnie Kitt (President).

- Directors authorized a \$51.40 reimbursement payment from the Kracl Meadows Operating Account for related expenses incurred by the CHS.

8:05 a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: June 21, 2017 (approved 07/12/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Jerry Karnatz (Secretary*)
Denise Kracl
Chris Langemeier*
Claudia Lanuza

DIRECTORS ABSENT

Charlie Heavican (Treasurer*)
Javier Arizmendi
Brian Vavricek
Jeff Gall
Jon Knutson
Brett Walters

Invited Guests

Jim McGowen
JoLynn Ratzlaff
Kevin Hoffart
Daryl Holmberg
Brian Bywater
Tom Healy
Dan Hoelsing

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:01 a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (05-31-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Directors approved **Collaboration – Memorandum Of Understanding** with the Schuyler Area Chamber of Commerce. Collaboration is a 12 month trial period and will result in pooling resources and sharing personnel. Effective date: 08/01/17/ - 07/31/18.
- Directors endorsed the proposed 2017-2018 SCD Budget and recommended approval by the Schuyler City Council.
- Directors accepted Jerry Karnatz's resignation. Kevin Hoffart elected to fill Directorship vacancy and to replace Jerry as Secretary for the SCD.
- Directors approved separately the following WHP resolutions:

'Lonnie Kitt, as SCD President, or Larry Karel, as SCD Vice-President, in the President's absence, are hereby authorized to sign and execute documents borrowing \$1,245,000.00 from Pinnacle Bank for permanent financing of the Workforce Housing Project (WHP).'

'Authorize SCD President, or SCD Vice-President in his absence, to sign Deed of Trust to the City of Schuyler for LB 840 loan to Midwest Housing Development Fund (MHDF).'

- SCS Update: Dr. Hoelsing stated the new classrooms under construction at the high school scheduled for completion by October 1st. 320 students enrolled in the Summer Academy (first session) at the Middle School. Currently, approximately 100 students attending summer classes at the high school. SCS converting to a new internet provider (Black Board) for an interactive / multilingual website. In-ground sprinklers to be added on south side of SMS Field House.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported a water service line had been installed to Bomgaars for the building's new fire suppression sprinkler system.
- Housing Update: Following a brief discussion, Directors tabled HDC's recommendation to the CDA. June 29th is the scheduled closing date for the SCD's loan (WHP permanent financing).
- Miscellaneous: August 4th Ribbon Cutting Ceremony & Luncheon (11:30am – 1:00pm)
Schuyler's Sesquicentennial 2020 (30 months)

7:52 a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** July 12th (Wednesday, 7a.m. - 8a.m.)

LOCATION: Homestead Center

7:52 a.m. Kracl Meadows, LLC – Meeting called to order by Lonnie Kitt (President).

- Construction of three (3) duplexes completed. Currently, four apartment units occupied.
- Open House on June 24th, Saturday (1:00pm – 3:00pm).

8:01 a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: July 12, 2017 (approved 08/02/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President*)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Denise Kracl
Chris Langemeier*
Claudia Lanuza
Brett Walters

DIRECTORS ABSENT

Lonnie Kitt (President*)
Kevin Hoffart (Secretary)
Brian Vavricek
Jeff Gall
Jon Knutson

Invited Guests

Jim McGowen
JoLynn Ratzlaff
Jerry Karnatz
Brian Bywater
Dan Hoelsing

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:04a.m.

- SCD Meeting called to order by Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (06-21-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 Revenue (Oct. - Apr.) \$128,323. Revenue up \$2,172 (+1.7%) over the previous year.
- As of June 30th, YTD SCD Expenditures \$ 62,207.55 (75.5% of Annual Budget).
- SCS Update: Dr. Hoelsing reported the new addition (six classrooms) under construction at the high school is on scheduled for completion in late September / early October; thanked the Utilities Department for rerouting storm water drainage away from the new construction; the remaining two portables have been sold for \$44,000 and will be removed in early October - area vacated to be converted into a parking lot. AC replaced at the Middle School and underground sprinklers installed. Emphasis this summer to upgrade landscaping around school buildings to enhance curbside appeal (aka, 'cash walk'). Participating in the June summer school were 400 students (K - 8th) at SMS, and, 75 students at the high school. 4,000 lunches served in June. STEM camp in July. Parents of players helped with recent upgrades to the South Park softball field.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported several projects ongoing including new light poles installed at the South Park softball field. There are seven electrical substations (34,500 volts); replacing / upgrading transformers at Cargill. Currently, irrigating 360 acres from lagoons. While assisting JEO with miniature camera to evaluate downtown subterranean infrastructure, locations identified requiring re-jetting of silt and gravel. Next year's budget to be finalized by the end of August.
- Following a brief discussion, Directors endorsed DRDC's recommendation to transfer \$20,000 from the E.D. Investment Fund into the FBIFund. City Council approval required.
- Chamber Update: JoLynn Ratzlaff, Board President, shared plans for Labor Day weekend.
- Housing Update: Brian Bywater, CHS, discussed the need to update Schuyler's 2012 Housing Study in this year's fourth quarter or in the first quarter of 2018. WHP continues to progress with one Purchase Agreement pending and five houses leased. On July 13th, Brian to speak at this year's Governor's E.D. Summit in Lincoln. WHP Account Balances Total: \$54,324.76
- On July 20th, Lincoln Premium Poultry will host an informational meeting about the new Costco facility. Directors encouraged to attend the 7am meeting at Schuyler's Cobblestone Hotel.
- JEO's Engineering Cost Assessment of the downtown's infrastructure to be presented in an open meeting on Tuesday, July 25th, at the Municipal Building (5pm). Directors asked to attend.
- Miscellaneous: Aug. 4th Kracl Meadows Ribbon Cutting Ceremony & Luncheon (11:30am – 1:00pm) Schuyler's Sesquicentennial 2020 (30 months)

7:54a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** August 2nd (Wednesday, 7am - 8am)

LOCATION: Homestead Center

7:54a.m. Kracl Meadows, LLC – Meeting called to order by Larry Karel (Vice President).

- Account Balances Total: \$ 7,161.78. Open House dates: July 16th, 22nd, 30th (1:00pm – 3:00pm).

8:00a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: August 2, 2017 (approved 08/23/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)

Kevin Hoffart (Secretary)

Charlie Heavican (Treasurer*)

Javier Arizmendi

Jeff Gall

Chris Langemeier*

Claudia Lanuza

Brett Walters

DIRECTORS ABSENT

Larry Karel (Vice President*)

Jon Knutson

Denise Kracl

Brian Vavricek

Invited Guests

Jim McGowen

Jerry Karnatz

Dan Hoelsing

Daryl Holmberg

Brian Bywater

CARC Members*

Lonnie Kitt*

Larry Karel*

Jerry Karnatz*

Charlie Heavican*

Chris Langemeier*

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

7:00a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (07-12-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Reference the downtown's Engineering Cost Assessment process, an open meeting was held by JEO on July 25th seeking public input. Assessment process to be completed by the end of Aug.
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported a camera used recently to evaluate downtown subterranean infrastructure revealed the need to again jet all service lines over the next couple of months. Two projects completed; a new sanitary sewer line between 8th & 9th Street, and, the installation of a grinder at the 5th Street lift station. During the repaving of 7th Street (C - F), Utilities Department to evaluate and initiate necessary repairs/replacement of any service lines.
- SCD's 10 Year Impact Assessment (2007 - 2017) is calculated to be \$54,688,928. Ten year assessment begins with the inception of the SEDPlan (LB 840) on October 1, 2007.
- A two-part Strategic Planning process is scheduled for Sep. 20th & Oct. 4th and will be facilitated by NPPD personnel. Current Mission Statement and Nine Goals were adopted from the SCD's strategic planning session conducted on Sep. 14th, 2010. The upcoming planning process is intended to help provide direction for the new Economic Development Coordinator.
- SCS Update: Dr. Hoelsing reported the walls for the new six classrooms at the high school should be sheeted by this Friday, Aug. 4th. Prior to school starting next week, finishing several projects; emphasis this summer has been on upgrading the appearance of school grounds – removing overgrowth, grading areas, new plantings and installing additional underground sprinklers.
- Considerable discussion generated by Lonnie's email, 'Schuyler Appearance Standards'. As stated in a recent newspaper article, '**a city that neglects its appearance undercuts its ability to attract new residents and businesses**'. Negative images discourages future investment. Due to daily traffic count, Schuyler's two primary arterials are Colfax Street & 16th Street.
- Chamber Update: Email company sending newsletter. Businesses encouraged to host Afterhours.
- Housing Update: Because of the extra watering required to establish new lawns, Directors approved a \$20 refund per leased workforce house (May - Oct. 2017). Also, with the renewing of WHP leases in 2018, Directors suggested a monthly lease with 60 to 90 days advance notice of lease termination due to the sale of house. Included in renewal of WHP leases is authorization to show houses to potential buyers with a 24 - 48 hours advanced notification to tenants. WHP as of 08/01/17: Operating = \$20,327, Damage Deposit = \$5,500, Operating Reserve = \$40,005.
- Miscellaneous: Aug. 4th Kracl Meadows Ribbon Cutting Ceremony & Luncheon (11:30am - 1:00pm)
Schuyler's Sesquicentennial 2020 (29 months)

8:07a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** August 23rd (Wednesday, 7am - 8am)

LOCATION: Homestead Center

8:07a.m. Kracl Meadows, LLC – Meeting called to order by Lonnie Kitt (President).

- Balances as of 08/01/17: Operating Acct. = \$5,283.71 Security Deposit Acct. = \$3,900
- Status: 8 units occupied, 2 applications for occupancy approved, 4 units vacant.

8:09a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: August 23, 2017 (approved 09/20/17)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Kevin Hoffart (Secretary)
Charlie Heavican (Treasurer*)
Jon Knutson
Denise Kracl
Claudia Lanuza
Brian Vavricek
Brett Walters

DIRECTORS ABSENT

Javier Arizmendi
Jeff Gall
Chris Langemeier*

Invited Guests

Jim McGowen
Dan Hoelsing
JoLynn Ratzlaff
Brian Bywater
Jackie Farrell

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:00a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Introduced SCD's new Economic Development Coordinator, Jackie Farrell. Jackie begins Oct. 1st.
- Meeting Minutes (08-02-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- As of October - June, total LB 840 revenue \$169,458. Revenue up \$1,679 (+0.1%).
- Infrastructure Update - Schuyler Utilities Department: Jim McGowen, Utilities Superintendent, reported the 7th Street project (C Street to F Street) will be completed by end of October (repairs / replacement of storm sewer, sanitary sewer, curbs, guttering). Also, Chicago Street project to be completed by end of October. Continuing to set poles both in town and in rural servicing area.
- Brian Bywater (CHS) reported the August 4th Kracl Meadows ribbon cutting and luncheon was a success - very good media coverage. Luncheon sponsors 'thanked' (Cargill, CHI Health, SCS).
- SCS Update: Dr. Hoelsing reported school has a new website with new technology capabilities – able to push out information to parents and students via their mobile devices. Approximately 600 students enrolled at the high school – enrollment continues to fluctuate. Expenditure of 2.6 million dollar education grant completed at middle school (SMS) – State Education Department has highly praised student results. Project based education at the high school in its second year. First year to begin busing to the Richland school. Have initiated study of bilingual curriculum - research supports higher academic performance when students reach 8th grade; 4R school building possible site. Current school year budget cut \$500,000. Annual spending growth less than 1% past five years. October 10th is the date for moving into the new classrooms at high school.
- City Council 'study session' on August 24th (5:15pm) to review and discuss the JEO Engineering Cost Assessment of both subterranean and above ground downtown infrastructure.
- Chamber Update: JoLynn, Chamber President, stated two new activities for this year's Labor Day weekend; a 'foam party' in the downtown, and, commercial buildings window decoration contest celebrating Nebraska's 150 years of statehood (sesquicentennial). Chamber and SCS Foundation again cosponsoring the Labor Day Dance. Sunday evening fireworks provided by the Chamber.
- Housing Update: Brian Bywater (CHS) reported all eight WHP houses occupied. WHP accounts as of 08/22/17: Operating (\$23,623) Damage Deposit (\$8,200) Operating Reserve (\$40,005)
- Strategic Planning scheduled during the Sep. 20th & Oct. 4th SCD Meetings – Invited Guests welcomed to participate.
- DRCDC to begin reviewing the Certified Local Government (CLG) program.
- Miscellaneous: 462 employment opportunities within 25 mile radius of Schuyler (08/21/17). Colfax County July unemployment 2.5% (138 unemployed).

7:59a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** September 20th (Wednesday, 7am - 8am)

LOCATION: Homestead Center

7:59a.m. Kracl Meadows, LLC – Meeting called to order by Lonnie Kitt (President).

- Accounts balances as of 08/22/17: Operating Acct. (\$6,829) Security Deposit Acct. (\$4,400)
- Status: 11 units occupied, 1 application for occupancy approved, 3 units vacant.

8:02a.m. Kracl Meadows, LLC – Meeting adjourned.



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: September 20, 2017 (approved 10/04/17) **LOCATION:** Homestead Center (1119 B Street)

<u>DIRECTORS ATTENDING</u>	<u>DIRECTORS ABSENT</u>	<u>Invited Guests</u>	<u>CARC Members*</u>
Kevin Hoffart (Secretary)	Lonnie Kitt (President*)	Jim McGowen	Lonnie Kitt*
Charlie Heavican (Treasurer*)	Larry Karel (Vice President*)	Dan Hoelsing	Larry Karel*
Javier Arizmendi	Jeff Gall	JoLynn Ratzlaff	Jerry Karnatz*
Jon Knutson	Denise Kracl	Brian Bywater	Charlie Heavican*
Chris Langemeier*	Brett Walters	Jackie Farrell	Chris Langemeier*
Claudia Lanuza		Jerry Karnatz	
Brian Vavricek		Dick Seckman	
		Tom Healy	
		Nicole Sedlacek	
		Mary Plettner	

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

7:00a.m.

- SCD Meeting called to order by Kevin Hoffart (Secretary).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (08-23-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- **SCD Strategic Planning / Strategic Doing Process** facilitated by Nicole Sedlacek, Economic Development Consultant for Nebraska Public Power District (NPPD).

Purpose: Identify & Prioritize SCD's 5 Year Goals (2018 - 2022)

Outcome: Develop Action Plan for achieving 5 Year Goals

Timeline: Sep. 20th & Oct. 4th (approx. 45 minutes per session)

Wrap-Up: Oct. 25th (approx. 20 minutes)

Overview – Strategic Planning Process (Sep. 20th & Oct. 4th):

1. Rate achievement of SCD's nine current Goals (2010 - 2017)
2. Prioritize current Goals for next five years (2018 - 2022)
3. Visioning ~ Identify Additional 5 Year Goals (2018 - 2022)
4. Delete / Remove any current 5 Year Goals
5. Develop Action Plan for Achieving 5 Year Goals (2018 - 2022)

Note: Both Directors and Invited Guests utilized wireless electronic polling device for item 1. (rate achievement of nine current goals) and item .2 (prioritize current goals for next five years).

SCD's Nine Goals (prioritized in 2010):

1. flood prevention
2. northwest development (business & residential)
3. continue to improve community appearance
4. recruit new businesses / employers
5. develop industrial site plan
6. marketing plan for new housing
7. supplemental funding for economic development
8. support implementing Downtown Revitalization Plan
9. better communications between community organizations / boards

• Miscellaneous:

- SCD's Annual Meeting October 4th – election of Officers
- 476 employment opportunities within 25 mile radius of Schuyler (09/20/17).
- Colfax County August unemployment 2.4% (132 unemployed).

8:00a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** October 4th (Wednesday, 7am - 8am)
LOCATION: Cobblestone Hotel



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: October 4th, 2017 (approved 10/25/2017)

LOCATION: Cobblestone Hotel (2218 Colfax Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Kevin Hoffart (Secretary)
Charlie Heavican (Treasurer*)
Javier Arizmendi
Jeff Gall
Jon Knutson
Denise Kracl
Chris Langemeier*
Claudia Lanuza
Brian Vavricek

DIRECTORS ABSENT

Brett Walters

Invited Guests

Jim McGowen
Dan Hoelsing
Jerry Karnatz
JoLynn Ratzlaff
Tom Healy
Daryl Holmberg
Brian Bywater
Dick Seckman
Mary Plettner
Nicole Sedlacek
Dick Seckman
Kem Cavanah

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:00a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Election of Officers: Lonnie Kitt (President) Larry Karel (Vice President)
Kevin Hoffart (Secretary) Charlie Heavican (Treasurer)
- Meeting Minutes (09-20-17) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- **SCD** Financial Reports as of 09/30/17:

Treasurer's Report: \$75,014.68 Pinnacle Bank Checking (#800567175)

Workforce Housing Project (WHP): \$24,221.77 Operating Account
\$ 7,700.00 Damage Deposit Account
\$40,015.13 Operating Reserve Account
\$71,936.90 Total

WHP Loan Balance (Pinnacle Bank): \$1,089,375.00

WHP Loan Balance (MHDF): \$ 350,000.00

Kracl Meadows, LLC: \$ 8,369.98 Operating Account
\$ 6,400.00 Security Deposit Account
\$14,769.98 Total

SCD Budget: \$82,392.00 Budget (2016-2017)

\$82,131.01 Expenses Paid

\$ 260.99 Unspent Budget (returned to LB 840 E.D. Investment Fund)

After review, Directors approved all the afore-listed: Treasurer's Report, WHP Accounts, WHP Loan Balances, Kracl Meadows Accounts, SCD Expenses Paid.

- 2nd Strategic Planning/Strategic Doing Process meeting facilitated by Nicole Sedlacek of NPPD.
- Directors and invited guests utilized wireless electronic polling device to vote on each action item under each strategic goal.
- SCD's 10 goals for (2018-2022):

*Leadership Dev./Community Engagement

*Continue to Improve Community Appear.

*Downtown Revitalization/Redevelop. Plan

*Supplemental Funding for Economic Dev.

*Northwest Dev. (Business & Residential)

*Recruit New Businesses/Employers

*Flood Prevention

*Marketing for New Housing

*Develop Industrial Site Plan

*Better Communication - Comm. Org./Boards

8:02a.m. - Adjourned Next **SDC Board Meeting:** **DATE:** October 25th (Wednesday, 7am - 8am)

LOCATION: Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: October 25th, 2017

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Lonnie Kitt (President*)
Larry Karel (Vice President*)
Kevin Hoffart (Secretary)
Claudia Lanuza
Javier Arizmendi
Denise Kracl
Jon Knutson

DIRECTORS ABSENT

Brett Walters
Charlie Heavican (Treasurer*)
Brian Vavricek
Jeff Gall
Chris Langemeier

Invited Guests

Jim McGowen
Dan Hoelsing
Jerry Karnatz
JoLynn Ratzlaff
Brian Bywater
Mary Plettner
Kem Cavanah
Tom Healy

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

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

7:01a.m.

- SCD Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting minutes (10-04-17) approved. Minutes posted at SchuylerDEVELOPMENT.net.
- Workforce Housing Project budget 10/01/17-09/30/18 presented by Brian Bywater, CHS, motion and approved by board of directors.
- **SEDPlan** 10 Year Fiscal Review reconciliation presented to board members.
- Nebraska Historic Tax Credits (NHTC) recommendation of moving forward with part 2 application by end of 2017, motion and approved by board of directors.
- \$8000 application fee for part 2 of application for Nebraska Historic Tax Credits recommended to be expended from Historic Downtown Account, motion and approved by board of directors.
- Strategic Plan wrap up presented by Mary Plettner, NPPD included SCD's 10 goals for 2018-2022 and action steps guiding each goal. SCD strategic plan posted at SchuylerDEVELOPMENT.net.

SCD's 10 goals for (2018-2022):

- *Leadership Dev./Community Engagement
- *Continue to Improve Community Appear.
- *Downtown Revitalization/Redevelop. Plan
- *Supplemental Funding for Economic Dev.
- *Northwest Dev. (Business & Residential)

- *Recruit New Businesses/Employers
- *Flood Prevention
- *Marketing for New Housing
- *Develop Industrial Site Plan
- *Better Communication - Comm. Org./Boards

•Community Growth and Improvement

• Items mentioned:

- CHI Optometrist Building - Coordinator will visit with CHI and update will be brought forward at next board meeting in November.
- Branding of what we stand for/who we are and how to do this – Mary Plettner, NPPD will research and let coordinator know information to present to the board.
- The Exit from Hwy 15 to Elementary School in Schuyler – is there a letter in writing from the highway department on who will be committed to keeping that exit up? Coordinator will follow up and if possible bring information to next meeting in November.

7:58a.m. - Adjourn

7:58a.m. – Kracl Meadows, LLC called to order

Occupancy – 13 of 14 occupied with 2 applications pending.

8:01a.m. - Adjourned

Next SDC Board Meeting: **DATE:** November 15, 2017 (Wednesday, 7am - 8am) **LOCATION:** Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: November 15, 2017

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
A Javier Arizmendi
A Denise Kracl
A Jon Knutson
A Brett Walters
A Brian Vavricek

CARC Members*

Lonnie Kitt
Larry Karel
Jerry Karnatz
Charlie Heavican
Chris Langemeier

Invited Guests

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

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

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 10/25/2017 approved. Posted at SchuylerDevelopment.net.
- City Council Update – NHTC. City Council approved having JEO Consulting move forward with Part 2 of the application to apply for tax credits. \$8000 application fee to JEO will be paid out of the Downtown Revitalization account. JEO will have application finished and turned in to SHPO near beginning of December.
- SCD Board members motioned in agreement as an intention to commit/obligate, if available, \$50,000 per year for downtown infrastructure projects with the balance obligated to downtown related initiatives/projects.
- Updates: - Utilities Dept is hanging up Christmas decorations on light poles, new LED snowflakes will be put on north and south sides of town. SCS is putting in a parking lot where portable classrooms used to be.
- There will be a Fair Housing seminar hosted by Brian Bywater, Community Housing Specialist, on Friday, November 17th. Everyone is invited to attend. Joe Garcia with the Fair Housing Center will be the guest speaker.
- Board members approved for RDG Planning and Design to complete the condensed version for the Schuyler Housing Assessment. The cost will be \$8500 for the condensed version. Board members approved for Community Housing Specialist to apply for a NIFA grant for \$4200 to help with the cost of the assessment.
- There will be a community assessment for the possible Early Childhood Development Center led by Nebraska Children and Families Foundation on December 15th from 11-1 p.m. at Cobblestone Hotel. Everyone is invited to attend.
- Brian Bywater gave update on the possibility of the preparation of the Top Notch building to include sprinklers, mold mitigation, and other necessary code updates to make the building more marketable. Brian Gaskill, Consultant, visited SCD and proposed some ideas of possible funding for this. Will revisit at a future SCD meeting.
- Brainstorming – Board member suggested we come up with a list of downtown buildings for sale and contacts for those buildings. EDC will begin working on this project. Homework for SCD board members to think about for next meeting – What do you leave town to shop for/purchase?
- Meeting adjourned at 7:55 a.m.

Kracl Meadows, LLC

- Meeting called to order at 7:55 a.m. by President Lonnie Kitt
- Requested motion for Resolution of Authorization for Brian Bywater, Managing Agent for Schuyler Community Development, Inc. and Kracl Meadows, LLC to obtain online access with First State Bank of Hordville for loan information pertaining to permanant financing for the Kracl Meadows Senior Independent Living Development. Motion for resolution made by Chirs Langemeier, 2nd by Charlie Heavican, no discussion, all in favor. Motion carried.
- Meeting adjourned at 8:01 a.m.

Future SDC Board Meetings: December 6, 2017 from 7:00 – 8:00 a.m. @ Homestead Center
January 3, 2018 from 7:00 – 8:00 a.m. @ Homestead Center
January 24, 2018 from 7:00 – 8:00 a.m. @ Homestead Center



Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: December 6, 2017

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
A Jon Knutson
P Brett Walters
P 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
P 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 11/15/2017 approved.
- Infrastructure update, Jim McGowen – business as usual; Chamber of Commerce, JoLynn Ratzlaff – Parade of Trees, After Hours and Santa Visit to be held at The Center December 8 & 9; CHI/County Attorney, Denise Kracl – Food and toy collection going on at CHI and through Denise’s office to deliver to families before Christmas.
- Housing Specialist brought forward the contractors and developers business loan program and asked to increase amount of loan from \$125,000 to \$150,000. Charlie Heavican made a motion to increase the loan amount, Chris Langemeier seconded the motion, all approved, motion carried. Will then be proposed to city council at next meeting.
- Coordinator asked for members of board and invited guests to send vacant building addresses and owners info if known to make a list of vacant buildings in town.
- Early Childhood Development Center community assessment will be held on December 15th both at The Cobblestone and at the elementary school to gather more input on what is or is not accessible in our community for family services.
- Brainstorming results on what members and guests leave town to purchase or cannot get in town. More to follow in 2018 on results and movement forward on these issues.
- Other – 50 year anniversary of basketball champions reception and recognition will be held on December 18th at the game and then reception at the Golf Club.
- Meeting adjourned at 7:56 a.m.

Kracl Meadows, LLC

- Meeting called to order at 7:56 a.m. by President Lonnie Kitt
- Kracl Meadows is at full capacity, still taking applications though
- Specialist is working to get all necessary information out into QuickBooks
- Meeting adjourned at 7:58 a.m.

Future SDC Board Meetings: January 3, 2018 from 7:00 – 8:00 a.m. @ Homestead Center
January 24, 2018 from 7:00 – 8:00 a.m. @ Homestead Center

