



SCD Board Meeting & Citizens Advisory Review Committee
Minutes
October 27, 2021

Kraci Meadows, LLC Agenda - Brian

- ✓ The meeting was called to order by Vice President Larry Karel at 7:03 a.m.
- ✓ Sprinkler System Seasonal Shutdown has been complete as of October 11, 2021.
- ✓ Brian reported that on November 12 we will host a seminar on Rent Wise which is an educational course for those residents in Kraci meadows or other areas on how to budget.
- ✓ Compliance Season has started. It will began with NIFA on December 15 and go until Mid April
- ✓ Review of Property Insurance, Brian noted that after talking with Chris Larsen from Mesner, they suggested different options on property insurance. Brian is working with local insurance companies for quote.
- ✓ Preparation of 2021-2022 Budget with MHEG. With an insurance policy change there is a possible reduction in insurance costs of approximately \$2000.00
- ✓ The meeting was adjourned at 7:06 a.m.

SCD Agenda

- ✓ Call The meeting to Order at 7:07
- ✓ Approval of Annual Meeting Minutes October 6, 2021, Sammy motioned, Denise seconded minutes approved.
- ✓ Goals for 2021-2022 for SCD – Board Members were to bring ideas for changes and goals for SCD 2022 and beyond. It was determined that a special note should be sent to board members and this be tabled until the next meeting.

Economic Development Update - Cheryl

- ✓ America's Pathway Progress- \$47,145.00. Action Plans: Trivia Night, mail campaign, blitz when CDAA contract complete.
- ✓ Schuyler Leadership - Conflict management has been done. Next session will be at the Library and we will decide on class project. Thank you to Dr. Hoelsing and Brian last sessions were education and housing.
- ✓ Top Notch I have been in contact with JEO. They will have updates soon.
- ✓ Building Façade work is being done at Burrito House. The bricks looked great, however they were soft. Talked with Pancho Hernandez, he indicated that the El Pasiano building chimney is leaning and ready to fall. Suggested that we contact them, also noted that side wall needed to brought back in. We also need to talk to Mr. Guillermo Gutierrez to see if he will paint the building side to match existing building.
- ✓ Entrepreneurial Activity – We have had Strong activity. I am working with two entrepreneurs currently.
- ✓ Discussion on buildings that are available. Cheryl will bring an updated list to the next meeting. Advised that Chris L. had indicated Schwan's building had been sold.

Housing Update – Brian

- ✓ Community Housing Specialist Position Funding – thank you to Cargill, Great Plains State Bank, Schuyler Utilities and Homestead for their ongoing support in funding housing.
- ✓ Mares Property Update, SCD is purchasing 9 acres for \$200,000. The survey by Marv Svoboda has been delayed to November.
- ✓ New Construction, Granville home is building a new custom home on lot 15 W 22nd Street and Chicago. The sale of the property will close on November 5 with Steve Raemachers.
- ✓ Housing Study, Brian provided two proposals for housing studies. He asked for a review prior to the next meeting for action to be taken at that time.
- ✓ Brian met with developer Dillon Synder for pole houses. Charlie advised Dave Bourn has home in Schuyler with pole construction. Construction costs are projected to be lower in \$190,000-220,000.

SCD Financials, Charlie advised that September 30, 2021 is actually our year end financials. We have significant dollars in housing funds which need to be expended for housing projects. In our SCD main account we have \$200,000 which will be spent for the Mares property. On the Revenue expenditure, we gave money back to the city (via CDA) for the lots of \$50,191.61

✓ **Directors Round Table**

- Denise advised that Schuyler Sun has a new editor. Cheryl will set up a meeting for SCD, City, Chamber on how to increase Schuyler visibility. Claudia asked if any reach information or distribution figures are provided to please share as those are critical to CHI media placement
- Daryl noted that there is activity on Lumir Jedlicka property.
- Larry discussed need for improvement of park area next to golf course.
- Claudia advised that SCD should get a presentation from sports complex group. She indicated that there could be an inclusion of a cultural center or classroom

✓ **City of Schuyler**

- Will advised the city was waiting on one more document on scope of services from Johnson on demolition on Carneige library.
- The bid has been awarded to Blum flooring (Mitch) for the Oak Ballroom. The floor renovation will include bathrooms, stage and ballroom floor..
- There is a City Study Session on November 9. All are encourage to attend as it pertains to possible bond issue to look at Police Department, Pool and Downtown street/infrastructure improvements.

✓ **Schuyler Department of Utilities – no report**

✓ **Schuyler Chamber of Commerce**

- Audra noted that the dual language ribbon cutting was a great event.
- Trunk or Treat will be October 28, with 36 participating.
- Trivia night is November 13 and she is looking for teams to enter.
- Christmas in Schuyler will have many events November 28, carriage rides, Horn T Zoo, Santa, carolers,
- Schuyler Chamber will have changes in their membership dues in 2022.

✓ **Schuyler Public Schools**

- Dr. Hoelsing noted that there will be one million dollars in renovations at the administration building. A new drop off area will be added for the two bi lingual classrooms. The Administration building plan is to have 100 children in the building. In Richland the plan is to keep grades 3-5.

✓ **Meeting Adjourned at 8:09**

Next SCD Meeting: November 17, 2021

SCD GOALS 2018 - 2022: Leadership Development/Community Engagement – Continue to Improve Community Appearance – Downtown Revitalization/Redevelopment Plan – Supplemental Funding for Economic Development – Northwest Development – Recruit New Businesses/Employers – Flood Prevention – Marketing for New Housing – Develop Industrial Site Plan – Better Communication between Community Organizations and Boards

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

SCD Supports Fair Housing and Equal Opportunity

