



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

Lonnie Kitt, Pres.*	Present	Larry Karel, V.P.*	Absent	Kevin Hoffart, Sec.	Present	Charlie Heavican, Tres*	Present
Claudia Lanuza	Present	Tim Healy	Present	Sammy Renteria	Absent	Javier Arizmendi	Present
Kevin Buene	Absent	Josh Faltys	Absent	Brian Healy	Present		
Invited Guests:							
Will De Roos	Present	Brian Bywater	Present	Jose Rocha	Present	Audra Jedlicka	Present
Daryl Holmberg	Absent						

Others in Attendance: None

SCD Board Meeting & Citizens Advisory Review Committee

April 24, 2024 7:00AM Meeting Agenda

Next meeting: May 29, 2024, 7:00 AM, Homestead Center Large Conference Room

Kraci Meadows, LLC - Bywater

- Insurance Concerns
 - Bywater expressed concerns about the increased cost of property insurance. It looks like insurance will increase approximately \$800/month to about \$4,400/month. He is shopping around and has found insurance at a much lower cost (less than half) but the deductible is 2% of the replacement cost of each building; or about \$85,000 for the project for wind and hail. Currently deductible is \$5,000 total. Rental rates will need to be increased. Lanuza offered to send Bywater information on rental assistance from CHI Health channels.

SCD Agenda – Kitt

- Review of March 28, 2024 Meeting Minutes

Economic Development – Bywater, Rocha

- Adopt-a-Pot
 - Plants in the pots have taken a hit due to colder than normal weather and lack of water. Although each pot has been filled with 40 gallons of water, water since needs to be added on top at the onset. City Administrator De Roos indicated that City workers spent 7 hours to water the top of the plants.
- Top Notch Activity
 - Have been in deep conversation with an individual about buying the property and renovating the building for apartments and an eatery. City Council approved the availability of \$250,000.00 of funds from the Excess LB840 account to be used as a grant incentive for the potential buyer. Details are still to be worked out. Overall, negotiations are working out well thus far.
- Annual Audit
 - Annual audit with Gabriel, Burger, Else continues
- Building Owner Visits

- Bywater and Rocha are visiting downtown building owners, particularly owners of vacant buildings, to determine what their plans are, willingness to sell, and what their price may be. Trying to make them aware that something needs to be done with their building
- Motion to Approve Option to Purchase Sky Haven Subdivision by Progressive Builders
 - Motion by Heavican. Seconded by Hoffart. All in favor. Motion carried.

Housing – Bywater

- Preliminary Plat to Planning and Zoning April 23rd
 - Plat was approved by Planning and Zoning and will move to the City Council on May 21st
- Future Housing Development Plans
 - De Roos indicated a need to there to be a long term plan for housing growth. Quoting the Housing Study completed in 2023, Schuyler needs 203 new units by 2030. De Roos wants an aggressive plan and expressed the need to move forward. The Board is in favor of moving forward. Tax Increment Financing is also a key component in expanding housing overall. Department of Utilities will need to know what they will need to do and budget for. The question was asked about a southern flood control levy, but there is no progress on a levy. The main focus has been on obtaining a Letter of Map Revision (LOMR) through a change in the flood mapping.

Schuyler Chamber of Commerce – Jedlicka

- Chamber has brought on seven new members.
- Olga’s Shop has opened a new coffee shop in their store with simple food offerings
- The Schuyler Golf Club has a new manager Nate Dvorak, who is an event planner as well

Directors Roundtable

- Kitt wanted to know more about getting the vacant office building on the CHI property occupied with an optometrist. Directed Rocha to reach out to Fremont optometrists
- June 7th will be the CHI Health Annual Golf Tournament
 - Discussed shortage of health care workers including ambulance drivers, EMT’s and nurses

Meeting Adjourned

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