

**Housing Development – Community Vision Planning**  
**Session I – October 14, 2020**  
**Zoom Webinar Chat Transcript**

Hosted by: Keith County Area Development and Keith County Foundation Fund

Moderated by: Nicole Sedlacek, NPPD

Opening Remarks: Neb. State Senator Matt Williams

00:34:56 Katherine Vail: are you doing new builds or rehabs?

00:35:36 Keith County Area Development (KCAD): Hi Katherine! Doug Davis is focusing on new builds.

00:43:55 Pam Abbott: Are there any subdivision developments being planned in the Ogallala area?

00:46:21 Ken Snyder: we will have found a way to bring infrastructure, streets, sewer, and so on to lot ready to lots.

00:51:42 Pete Peterson: Keno funds were used for infrastructure development at the North Business Park. Could these funds be used for infrastructure development for housing?

00:54:19 Pam Abbott: Do we know how much grant money could be captured in the 2nd round of funding Sen. Williams spoke of? I missed it, if he said.

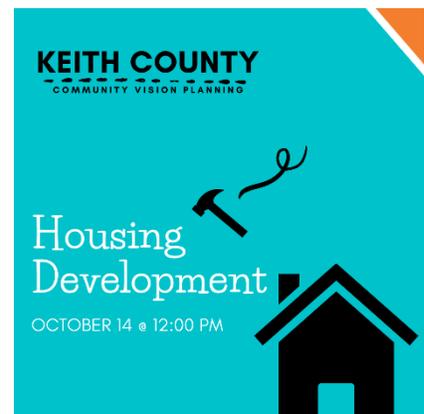
00:55:54 Keith County Area Development (KCAD): The minimum award is \$100,000 and the maximum is \$1,000,000, with a one-to-one match.

01:03:35 Ken Schilz: It would seem that Covid will leave a lasting change on how people work and do business. a more robust home office atmosphere as well as spaces for home schooling. broadband will be necessary will smart capabilities.

01:04:32 Ken Snyder: If you develop 10 houses at \$150,000 how long does it take for those 10 houses to pay enough taxes to pay for the streets and sewer?

01:06:13 Ken Snyder: Would a rental management company have a place in Ogallala?

01:08:03 Pam Abbott: Hearing the conversation and having had conversations with realtors, it seems the pre-retirement aged people are finding and actively seeking housing opportunities at the Lake. To answer Mary's theoretical questions about what types of housing do we see in a development in



the center of Ogallala, it seems rental units that address a migratory population that work in the service area. Other's thoughts?

- 01:10:48 Ken Snyder: I'm sorry, I have to leave the meeting.
- 01:11:06 Randy Fair: gotta go. thanks
- 01:21:35 Pam Abbott: Is the SunMart building a viable multi-family consideration in a prime location for walking distance?
- 01:24:21 Jessop Adams: I have to go. Thanks everyone. I appreciate all of your efforts.
- 01:25:54 Lisa Kraus: <https://www.kcad.org/community-vision-planning.html>
- 01:26:37 Kristi McClung: Information to share with the group. The City of Ogallala has a 2018 CDBG OOR grant open, with \$119,400 of federal funding awarded to assist 5 LMI homeowners, I believe that contracts have been awarded to 5 homeowners, WCNDD is administering. Additionally, the Rural Workforce housing fund plan is now open for public comment. Please review and make public comments on the 2020 RWHF draft application guidelines on the NDED website at:  
<https://opportunity.nebraska.gov/program/workforce-housing-fund/#app>
- 01:28:29 Pam Abbott: Thanks to all for the information and your efforts!
- 01:28:57 Kristi McClung: Thank you all, looking forward to the next meeting.