COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Budget Hearing of
September 16, 2026 – 11:30 a.m.
301 S. Burlington
Chamber Board Room

Motion by the Authority that prior to this meeting a notice was published in the Hastings Tribune on September 10, 2026 and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

1) **Public Hearing on the proposed 2026/2027 CRA budget.**

2) **Motion to Adjourn**

NOTICE OF BUDGET HEARING AND BUDGET SUMMARY

Hastings Community Redevelopment Authority
IN
Adams County, Nebraska

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 16 day of September 16 2026, at 11:30 o'clock A.M. at Chamber Development Center at 301 S. Burlington for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

2024-2025 Actual Disbursements & Transfers	$	1,547,714.00
2025-2026 Actual/Estimated Disbursements & Transfers	$	2,667,601.00
2026-2027 Proposed Budget of Disbursements & Transfers	$	6,153,600.00
2026-2027 Necessary Cash Reserve	$	147,644.00
2026-2027 Total Resources Available	$	6,301,244.00
Total 2026-2027 Personal & Real Property Tax Requirement	$	632,593.88
Unused Budget Authority Created For Next Year	$	34,546.38

Breakdown of Property Tax:

Personal and Real Property Tax Required for Non-Bond Purposes	$	632,593.88
Personal and Real Property Tax Required for Bonds	$	-

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PROPOSED CRA BUDGET 2026/2027

BEGINNING CASH		$1,300,000	
Estimated Cash @ County Treasurer		$50,000	
REVENUE			
Tax Revenue (**Final Value=$2,433,055,890** x .00026)	$632,594		
Less Delinquency	-$30,000		
Loan Repayment (Dally's, THOAR, Bad Sportz, Garage Flats)	$31,900		
RLF Loan Repayment	$362,000		
Interest Income	$55,000		
Lease Inc. - 128 N Hast / 647 W 2nd / 516 W 1st	$45,000		
Property Sales (OMS - $150,000 + F & Franklin $200k)	$350,000		
Tax Increment Revenue & PILOT (Eastside Estates)	$1,430,000		
NAHTF Trust Funds (Cedar Park Project)	$844,750		
NAHTF Trust Funds (Middle School)	$830,000		
CDBG 2024 Downtown Revitalization Grant	$400,000		
		$4,951,244	
AVAILABLE CASH			**$6,301,244**
GENERAL FUND EXPENSES			
Administrative Expenses			
Admin - Copies, postage, supplies, phone, rent, audit	-$30,000		
Director & Staff	-$140,000		
Professional Fees (Legal, Audit, Studies)	-$40,000		
Studies (Blight Studies, etc)	-$35,000		
Training, Travel & Conferences	-$5,000		
Total Administrative Expenses		-$250,000	
Other Expenses			
Property Exp. - Ins., Main, Repair, Utilities, Lease 647 W. 2nd	-$65,000		
Lease Expense - 647 W. 2nd	-$7,600		
Schnase District User Agree.$25K/Retail Incentive Program $15K	-$40,000		
Total Other Expenses		-$112,600	
Capital Projects			
CDBG Downtown Revitalization ($125K Match)	-$525,000		
New Revolving Loans (F & Franklin, others)	-$655,000		
Local Façade Grant Program	-$50,000		
Redevelopment Area #1 Lighting ($33k) & Public Art Program	-$55,000		
Property Acquisition	-$350,000		
647 W. 2nd Capital Improvements (Barista's)	-$50,000		
Capital Improvements (OMS & other CRA Properties)	-$650,000		
Old Middle School - Development Loan	-$370,000		
NAHTF Trust Funds NO. 24-TFRH-34018 (502 East D Street)	-$825,000		
NAHTF Trust Funds NO. 25-TFRH-34023 (old Middle School)	-$830,000		
Total Capital Project Expense		-$4,360,000	
Tax Increment Debt		-$1,380,000	
TIF Debt - payable to CRA & City		-$51,000	
TOTAL EXPENSES			**-$6,153,600**
ENDING CASH			**$147,644**

2026-2027
STATE OF NEBRASKA
GENERAL BUDGET FORM

Hastings Community Redevelopment Authority

TO THE COUNTY BOARD AND COUNTY CLERK OF
Adams County

This budget is for the Period October 1, through September 30

Upon Filing, The Entity Certifies the Information Submitted on this Form to be Correct:

The following **PERSONAL AND REAL PROPERTY TAX** is requested for the ensuing year:

$ 632,593.88	A1	Property Taxes for Non-Bond Purposes
	A2	Principal and Interest on Bonds
$ 632,593.88	A3	**Total Personal and Real Property Tax Required**

Outstanding Bonded Indebtedness as of October 1

-	A4	Principal
-	A5	Interest
$ -	A6	**Total Bonded Indebtedness**

2,433,055,886	A7	**Total General Fund Certified Valuation (All Counties)**

*(Certification of Valuation(s) from County Assessor **MUST** be attached)*

County Clerk's Use ONLY

Budget Document To Be Used As Audit Waiver?

My Subdivision has elected to use this Budget Document as the Audit Waiver.
(If YES, Board Minutes MUST be Attached)

☐ YES ☒ NO

If **YES**, Column 2 **MUST** contain **ACTUAL** Numbers.

If YES, DO NOT COMPLETE/SUBMIT SEPARATE AUDIT WAIVER REQUEST.

Report of Joint Public Agency & Interlocal Agreements

Was this Subdivision involved in any Interlocal Agreements or Joint Public Agencies for the reporting period of July 1, 2025 through June 30, 2026?

☐ YES ☒ NO

*If **YES**, Please attach Interlocal Agreement Report.*

Report of Trade Names, Corporate Names & Business Names

Did the Subdivision operate under a separate Trade Name, Corporate Name, or other Business Name during the period of July 1, 2025 through June 30, 2026?

☐ YES ☒ NO

*If **YES**, Please attach Trade Name Report.*

APA Contact Information

Auditor of Public Accounts
PO BOX 98917
Lincoln, NE 68509

Telephone: (402) 471-2111 **FAX:** (402) 471-3301

Website: auditors.nebraska.gov

Questions - E-Mail: Jeff.Schreier@nebraska.gov

Submission Information

Budget Due by 9-30-2026

Submit budget to:

1. Auditor of Public Accounts -Electronically on Website or Mail
2. County Board (SEC. 13-508), C/O County Clerk

Hastings Community Redevelopment Authority in Adams County

Line No.	TOTAL ALL FUNDS	Actual 2024 - 2025 (Column 1)		Actual/Estimated 2025 - 2026 (Column 2)		**Adopted Budget 2026 - 2027** (Column 3)	
1	**Beginning Balances, Receipts, & Transfers:**						
2	Beginning Net Cash Balance	1,340,069.00	B1	1,747,278.00	B29	1,300,000.00	B57
3	Investments	-	B2	-	B30	-	B58
4	County Treasurer's Balance	39,000.00	B3	101,855.00	B31	50,000.00	B59
5	**Subtotal of Beginning Balances (Lines 2 thru 4)**	**1,379,069.00**	B4	**1,849,133.00**	B32	**1,350,000.00**	B60
6	Personal and Real Property Taxes **(Columns 1 and 2 - See Preparation Guidelines)**	488,757.00	B5	344,105.00	B33	619,942.00	B61
7	Federal Receipts	-	B6	-	B34	-	B62
8	State Receipts: Motor Vehicle Pro-Rate **(To Lid Supporting Schedule, page 4)**	-	B7	2,894.00	B35	3,000.00	B63
9	State Receipts: State Aid	-	B8	-	B36	-	B64
10	State Receipts: Other	27,665.00	B9	37,307.00	B37	40,000.00	B65
11	State Receipts: Property Tax Credit	120,524.00	B10	128,902.00	B38		
12	Local Receipts: Nameplate Capacity Tax	-	B11	-	B39	-	B66
13	Local Receipts: In Lieu of Tax **(To Lid Supporting Schedule, page 4)**	-	B12	-	B40	-	B67
14	Local Receipts: Other	1,380,832.00	B13	1,655,260.00	B41	4,288,302.00	B68
15	Transfers In Of Surplus Fees **(To Lid Supporting Schedule, page 4)**	-	B14	-	B42	-	B69
16	Transfer In Other Than Surplus Fees (Should agree to Transfers Out on Line 28)	-	B15	-	B43	-	B70
17	**Total Resources Available (Lines 5 thru 16)**	**3,396,847.00**	B16	**4,017,601.00**	B44	**6,301,244.00**	B71
18	**Disbursements & Transfers:**						
19	Operating Expenses	237,804.00	B17	1,037,957.00	B45	362,600.00	B72
20	Capital Improvements (Real Property/Improvements)	385,072.00	B18	581,041.00	B46	4,360,000.00	B73
21	Other Capital Outlay (Equipment, Vehicles, Etc.)	-	B19	-	B47	-	B74
22	Debt Service: Bond Principal & Interest Payments	-	B20	-	B48	-	B75
23	Debt Service: Payments to Retire Interest-Free Loans **(Public Airports)**	-	B21	-	B49	-	B76
24	Debt Service: Payments to Bank Loans & Other Instruments **(Fire Districts)**	-	B22	-	B50	-	B77
25	Debt Service: Other	924,838.00	B23	1,048,603.00	B51	1,431,000.00	B78
26	Judgments	-	B24	-	B52	-	B79
27	Transfers Out of Surplus Fees	-	B25	-	B53	-	B80
28	Transfers Out Other Than Surplus Fees (Should agree to Transfers In on Line 16)	-	B26	-	B54	-	B81
29	**Total Disbursements & Transfers (Lines 19 thru 28)**	**1,547,714.00**	B27	**2,667,601.00**	B55	**6,153,600.00**	B82
30	**Balance Forward/Cash Reserve (Line 17 - Line 29)**	**1,849,133.00**	B28	**1,350,000.00**	B56	**147,644.00**	B83
31				Cash Reserve Percentage (CANNOT exceed 50%)		8%	B84
	PROPERTY TAX RECAP			Tax from Line 6		619,942.00	B85
				County Treasurer's Commission - 2% of Total Taxes Collected		12,651.88	B86
				Total Property Tax Requirement		**632,593.88**	B87

Hastings Community Redevelopment Authority in Adams County

To Assist the County For Levy Setting Purposes

The Cover Page identifies the Property Tax Request between Principal & Interest on Bonds and All Other Purposes. If your political subdivision needs more of a breakdown for levy setting purposes, complete the section below.

Property Tax Request by Fund:	Expected Levy **		Property Tax Request
General Fund	0.026000	$	632,593.88
Sinking Fund	0.000000		
Bond Fund	0.000000	$	-
______________ Fund	0.000000		
Total Tax Request	**0.026000** *	$	632,593.88

* This Amount should agree to the Total Personal and Real Property Tax Required on the Cover Page (Page 1).

**** County must independently verify levy calculations before County Board approves final levies pursuant to Neb. Rev. Stat. §77-1601. Calculations shown here are intended to assist only - it is not to be used for official levy setting purposes.**

Levy Formula: Property Tax Request / Taxable Valuation * 100
(levies are expressed per $100 of taxable valuation)

Township Property Taxes

If this is a Township Subdivision budget form, the amount of property taxes shown above and on the front cover may not represent the amount the Township will receive. Statute 39-1522 outlines that one-half of all money collected from the township levy on property within the corporate limits of a city or village shall be paid to the treasurer of the city or village to be used for the maintenance and repairs of the streets.

Township should take this into consideration when determining property tax amount to be budgeted.

Documentation of Transfers:

(Only complete if there are transfers noted on Page 2, Column 2)

Please explain what fund the monies were transferred from, what fund they were transferred to, and the reason for the transfer.

Transfer From: ____________ Transfer To: ____________

Amount:

Reason:

Transfer From: ____________ Transfer To: ____________

Amount:

Reason:

Cash Reserve Fund

Statute 13-503 says cash reserve means funds required for the period before revenue would become available for expenditure but shall not include funds held in any special reserve fund. If the cash reserve on Page 2 exceeds 50%, you can list below amounts being held in a special reserve fund.

Special Reserve Fund Name		Amount
Total Special Reserve Funds		-
Total Cash Reserve	$	147,644.00
Remaining Cash Reserve	$	147,644.00
Remaining Cash Reserve %		8.23%

CORRESPONDENCE INFORMATION

ENTITY OFFICIAL ADDRESS

If no official address, please provide address where correspondence should be sent

NAME	**Randy A. Chick**
ADDRESS	**301 S. Burlington**
CITY & ZIP CODE	**Hastings 68901**
TELEPHONE	**402-461-8415**
WEBSITE	

	BOARD CHAIRPERSON	CLERK/TREASURER/SUPERINTENDENT/OTHER	PREPARER
NAME	Dick Hysell	Randy A. Chick	Dan Strecker
TITLE /FIRM NAME	Chairperson	Secretary	CPA/Ridgeline CPAS, LLC
TELEPHONE	402-469-8332	402-461-8415	402-303-8818
EMAIL ADDRESS		cra@redevelophastings.com	dan@ridgelinecpas.us

For Questions on this form, who should we contact (please √ one): Contact will be via email if supplied.

- [ ] Board Chairperson
- [X] Clerk / Treasurer / Superintendent / Other
- [ ] Preparer

NOTE: If Budget Document is used as an Audit Waiver, approval of the Audit Waiver will be sent to the Board Chairperson via email. If no email address is supplied for the Board Chairperson, notification will be mailed via post office to address listed above.

Hastings Community Redevelopment Authority in Adams County

2026-2027 LID SUPPORTING SCHEDULE

Line No.	Calculation of Restricted Funds				
(1)	Total Personal and Real Property Tax Requirements			632,593.88	C1
(2)	Motor Vehicle Pro-Rate			3,000.00	C2
(3)	In-Lieu of Tax Payments			-	C3
(4)	Transfers of Surplus Fees			-	C4
	Prior Year Budgeted Capital Improvements that were excluded from Restricted Funds.				
(5)	Prior Year Capital Improvements Excluded from Restricted Funds (From 2025-2026 Lid Exceptions, Line (10))	721,200.00	C5		
(6)	**LESS:** Amount Spent During 2025-2026	581,041.00	C6		
(7)	**LESS:** Amount Expected to be Spent in Future Budget Years	150,000.00	C7		
(8)	Amount to be included as Restricted Funds **(<u>Cannot</u> be a Negative Number)**			-	C8
(8a)	Nameplate Capacity Tax			-	C9
(9)	**TOTAL RESTRICTED FUNDS (A)**			**635,593.88**	C10

	Lid Exceptions				
(10)	Capital Improvements Budgeted (Purchase of Real Property and Improvements on Real Property)	680,000.00	C11		
(11)	**LESS:** Amount of prior year capital improvements that were excluded from previous lid calculations but were not spent and now budgeted this fiscal year *(cannot exclude same capital improvements from more than one lid calculation.)* Agrees to Line (7).	150,000.00	C12		
(12)	Allowable Capital Improvements			530,000.00	C13
(13)	Bonded Indebtedness			-	C14
(14)	Public Facilities Construction Projects (Statute 72-2301 to 72-2308) **(Fire Districts & Hospital Districts Only)**			-	C15
(15)	Interlocal Agreements/Joint Public Agency Agreements			-	C16
(16)	Public Safety Communication Project - Statute 86-416 **(Fire Districts Only)**			-	C17
(16a)	Benefits Paid Under the Firefighter Cancer Benefits Act **(Fire Districts & Airport Authorities Only)**			-	C18
(17)	Payments to Retire Interest-Free Loans from the Department of Aeronautics **(Public Airports Only)**			-	C19
(18)	Judgments			-	C20
(19)	Refund of Property Taxes to Taxpayers			-	C21
(20)	Repairs to Infrastructure Damaged by a Natural Disaster			-	C22
(21)	**TOTAL LID EXCEPTIONS (B)**			**530,000.00**	C23
	TOTAL RESTRICTED FUNDS For Lid Computation (To Line 9 of the Lid Computation Form) *To Calculate: Total Restricted Funds (A)-Line 9 MINUS Total Lid Exceptions (B)-Line 21*			**105,593.88**	C24

*Total Restricted Funds for Lid Computation **<u>cannot</u>** be less than zero. See Instruction Manual on completing the Lid Supporting Schedule.*

Hastings Community Redevelopment Authority
in
Adams County

LID COMPUTATION FORM FOR FISCAL YEAR 2026-2027

PRIOR YEAR RESTRICTED FUNDS AUTHORITY OPTION 1 **OR** OPTION 2

OPTION 1

Prior Year Restricted Funds Authority = Line (8) from last year's Lid Computation Form	D1	135,401.22 Option 1 - (1)

OPTION 2

Only use if a vote was taken at a townhall meeting last year to exceed Lid for one year

Line (1) of Prior Year Lid Computation Form	D2	- Option 2 - (A)
Allowable Percent Increase **Less** Vote Taken (Prior Year Lid Computation Form Line (6) - Line (5))	D3	- % Option 2 - (B)
Dollar Amount of Allowable Increase Excluding the vote taken (Line (A) times Line (B))	D4	- Option 2 - (C)
Calculated Prior Year Restricted Funds Authority (Line (A) Plus Line (C)) =	D5	- Option 2 - (1)

CURRENT YEAR ALLOWABLE INCREASES

1 **BASE LIMITATION PERCENT INCREASE (2.5%)** — D6: 2.50 % (2)

2 **ALLOWABLE GROWTH PER THE ASSESSOR MINUS 2.5%** — D7: - % (3)

12,125,600.00	/	2,293,665,368.00	=	0.53 %
2026 Growth per Assessor		2025 Valuation		Multiply times 100 To get %

3 **ADDITIONAL ONE PERCENT BOARD APPROVED INCREASE** — D8: 1.00 % (4)

5	/	5	=	100.00 %
# of Board Members voting "Yes" for Increase		Total # of Members in Governing Body at Meeting		Must be at least .75 (75%) of the Governing Body

ATTACH A COPY OF THE BOARD MINUTES APPROVING THE INCREASE.

4 **SPECIAL ELECTION/TOWNHALL MEETING - VOTER APPROVED % INCREASE** — D9: - % (5)

Please Attach Ballot Sample and Election Results OR Record of Action From Townhall Meeting

TOTAL ALLOWABLE PERCENT INCREASE = Line (2) + Line (3) + Line (4) + Line (5)	D10	3.50 % (6)
Allowable Dollar Amount of Increase to Restricted Funds = Line (1) x Line (6)	D11	4,739.04 (7)
Total Restricted Funds Authority = Line (1) + Line (7)	D12	140,140.26 (8)
Less: Restricted Funds from Lid Supporting Schedule	D13	105,593.88 (9)
Total Unused Restricted Funds Authority = Line (8) - Line (9)	D14	34,546.38 (10)

LINE (10) MUST BE GREATER THAN OR EQUAL TO ZERO OR YOU ARE IN VIOLATION OF THE LID LAW.

The amount of Unused Restricted Funds Authority on Line (10) must be published in the Notice of Budget Hearing.

Hastings Community Redevelopment Authority in Adams County

2026-2027 CAPITAL IMPROVEMENT LID EXEMPTIONS

Description of Capital Improvement		Amount Budgeted
CDBG Downtown Revitalization	$	525,000.00
Local Facade Program	$	50,000.00
Lighting and Public Art Program	$	55,000.00
647 W 2nd Capital Improvements	$	50,000.00
Total - Must agree to Line 10 on Lid Support Page 4	$	680,000.00