COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
January 28, 2026
301 S. Burlington, Hastings, NE

Motion by the Authority that prior to this meeting a notice was posted at the temporary City Administrative offices at 2727 W 2nd St., Ste. 424 and at the temporary Development services offices at 3505 Yost Avenue, on January 23, 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.

Public Comment – Time for public comment on agenda items that are not a public hearing.
Director and Board Member Comments

Motion to approve the Consent Agenda.

- Minutes of the Regular Meeting of December 17, 2025
- Financials
- Claims

1) **Motion to approve** Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project and forward on to the City Council for action.

2) **Motion to approve** a request for Hastings Façade Program assistance from Schutte Properties LLC for the property at 322 N. St. Joseph.

3) **Possible closed session** to discuss contract and/or real estate negotiations.

4) **Motion to adjourn.**

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CRA MEETING
AGENDA ITEM SUMMARY
January 28, 2026

Item #1 – Motion to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project and forward on to the City Council. – The Planning Commission voted to recommend approval to City Council and the Authority must approve and forward to City Council for review.

Item #2 - Motion to approve a request for Hastings Façade Program assistance from Schutte Properties LLC for the property at 322 N. St. Joseph. – Brad and Christine Schutte of Schutte Properties LLC are planning to remodel the former Five Points Bank branch location at 322 N. St. Joseph and are requesting assistance from the CRA's local Façade Improvement Program. The Façade costs are estimated to be $41,296.04 and the interior renovations are estimated to be $52,000 to $76,750 depending upon the tenant. The Schutte's are requesting $25,000 of assistance.

Item #3 - Possible closed session to discuss contract and/or real estate negotiations.

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MINUTES

MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
December 17, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on December 17, 2025, at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Jeff Schneider. Also present were Jesse Oswald, Ainsley Powell, Mark Funkey, Ember Batelaan and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Dan Schwartzkoph that prior to this meeting on December 12, 2025 a notice was posted at the temporary City Administrative offices at 2727 W. 2nd St., Ste. 424 and at the temporary Development Services offices at 3505 Yost Avenue, 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 at the CRA offices at 301 S. Burlington, or on the CRA website at https://www.hastingsdowntown.com/cra-meetings/ and that said meeting be held in open session.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Motion by Becky Sullivan and second by Dan Schwartzkoph to approve the Consent Agenda including the financials, the December claims, and the minutes of the meeting of November 19, 2025.

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$57.52	Chamber of Comm.	Copies & shredding
$77.80	Chamber of Comm.	Telephone
$25.00	HEDC	Annual Meeting
$7,916.67	RAC Investments	Administrative
$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
$26.00	Adams Co. Reg of Deeds	Filing fees
$192.55	Computer Hardware	Computer repair
$400.00	City of Hastings	Filing fee for Plan Modification 2026-1
$450.00	City of Hastings	Filing fee for Redevelopment Area #19
$13.32	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$530.45	RAC Investments	Reimburse for Cade Block Media -Create "as is" floorplans for 405 W. 2nd
$2,800.00	AMGL	Partial billing for Audit
$621.80	Steve Marvel	Lease payment for 647 W. 2nd - **year 17**
$286.46	Bryant Music & Gift	Retail Incentive Grant $10,312.5 over 3 years - Sept 25 (8/23 begin)
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - Sept 25 (5/24 begin)
$2,214.59	Mesner Development	TIF Prin & Int (Mesner North)
$1,566.02	C Shoemaker/L Friedewalde	TIF Prin & Int (Dietrich-Stein Building)
$5,430.11	Five Points Bank	TIF Prin. & Int. (Lot 3 parking lot)
$852.50	Pye-Barker	Drain sprinkler system @ 405 W. 2nd
$70.00	Precision Sprinklers	winterize Lot 3 sprinklers

$926.00	Ken & Company	Repairs/snow Cent park ($548) 700 W 2nd ($75) 405 W 2nd ($75) OMS ($228)
$140.00	Woodwards	November & December Garbage service @ 128 N. Hastings
$29,549.09	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$1,875.00	Brown Condo Association	Condo fees for 128 N. Hastings #100

$59,702.06 TOTAL CLAIMS

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve a purchase agreement with McHargue Builders, Inc., for the purchase of Lot 9 & 10, Kent's Addition and Lot 1, Kent Subdivision. (734-742 S. Lexington) The Authority previously approved the sale of 734-742 S. Lexington to McHargue who intends to construct 3 single family homes to be sold in the $235,000 range. McHargue intends to apply for Micro-TIF through the expedited review process. The board discussed the purchase agreement and language added by Jesse Oswald to allow the CRA the right to repurchase the property if McHargue does not develop the property as previously presented to the Authority.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Motion Dan Schwartzkoph and second by Jeff Schneider to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project. The plan modification previously submitted to the Planning Commission did not comply with the Comprehensive Plan. The plan mod has been changed to show the contemplated C-2 zoning for the project and project timelines have been modified. The modification will be presented to the Planning commission in January 2026 and to City Council in February.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Motion by Becky Sullivan and second by Dan Schwartzkoph to approve the submittal of invoices to request draw down funds for administrative costs for the RCRP Grant. The application for Rural Community Recovery Program funds for the D Street and Cedar site preparation project included $5,000 of administrative costs for the CRA. DED is requiring detailed payroll documentation and proof of payment for the applicable pay periods.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Motion Dan Schwartzkoph and second by Dick Hysell to go into closed session at 11:56 am for the purpose of real estate negotiations.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to come out of closed session at 12:23 pm.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

There being no further business to conduct it was moved by Dan Schwartzkoph and seconded by Becky Sullivan to adjourn the meeting.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph
Nays: None

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority
Profit & Loss
October 1, 2025 through January 22, 2026

		Oct 1, '25 - Jan 22, 26
Ordinary Income/Expense		
Income		
Grant Income		
RCRP Grant Income	303,841.69	
Total Grant Income		303,841.69
Investment Interest		16,461.14
PILOT		17,879.61
Property Tax		72,700.02
Real Estate Loan Interest		1,609.13
Real Estate Loan Principal		10,649.31
Rent Income		
Commercial Space	9,600.00	
Kool-Aid Bldg Garage	1,950.00	
Total Rent Income		11,550.00
RLF-income		7,527.76
RLF-Principal		64,562.89
Sale of Property		143,655.36
State Pro Rate		429.37
Tax Increment TIF		196,407.31
Total Income		847,273.59
Gross Profit		847,273.59
Expense		
Administrative Expenses		36,442.67
Construction Improvements		349,182.87
Lease Expense		1,874.59
Professional Services		36,361.21
R & M Buildings		14,702.93
Retail Grant		1,578.54
TIF Interest		3,881.53
TIF Principal		105,846.88
Total Expense		549,871.22
Net Ordinary Income		297,402.37
Net Income		**297,402.37**

Community Redevelopment Authority
Balance Sheet
As of January 22, 2026

	Jan 22, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,707,390.51
Revolving Loan Fund	337,290.38
Total Checking/Savings	2,146,535.90
Other Current Assets	
Accumulated Depreciation	-231,300.95
Allowance for Notes Receivable	-12,300.00
Due from City of Hastings	42,179.32
Grant Receivable	202,531.69
Inventory	929,802.52
Leasehold Improvements	414,851.39
NMPF-Notes Receivables	39,852.64
Property Sale Receivable	143,655.36
Property Tax Receivable	19,718.98
RLF-Notes Receivables	1,716,467.95
TIF Receivables	11,859,198.24
Total Other Current Assets	15,124,657.14
Total Current Assets	17,271,193.04
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	**17,807,990.67**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	228,896.64
Accrued Property Tax	15,784.71
Deferred Revenue - Property Tax	14,498.49
Notes Payable - TIF	92,693.36
TIF Payables	11,720,481.09
Total Other Current Liabilities	12,072,354.29
Total Current Liabilities	12,072,354.29
Total Liabilities	12,072,354.29
Equity	
Fund Balance	5,438,234.01
Net Income	297,402.37
Total Equity	5,735,636.38
TOTAL LIABILITIES & EQUITY	**17,807,990.67**

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$31.06	Chamber of Comm.	Copies & shredding
$77.80	Chamber of Comm.	Telephone
$32.05	Computer Hardware	Flash Drive
$1,507.58	Computer Hardware	Flash Drive
$7,916.67	RAC Investments	Administrative
$62.88	RAC Investments	Postage for Notice to Tax Authority (Blight Study & Middle School Plan Mod)
$39.08	RAC Investments	Reimbursement for Adobe Acrobat
$11.10	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$621.80	Steve Marvel	Lease payment for 647 W. 2nd - **year 17**
$5,055.36	Mesner Development	TIF Prin & Int (Mesner North)
$17,712.76	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
$9,325.02	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0)
$22,549.51	HEDC	TIF Prin & Int (HEDC West Laux)
$28,132.46	Kearny Junction LLC	TIF Prin & Int (Abegglen & Hirschfeld)
$11,971.36	Five Points Bank	TIF Prin & Int (Brant Rentals LLC)
$286.46	Bryant Music & Gift	Retail Incentive Grant $10,312.5 over 3 years - Sept 25 (8/23 begin)
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - Sept 25 (5/24 begin)
$53,888.46	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$19,250.69	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$74,094.85	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$12,883.34	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$200,000.00	Hoppe Development Cedar Park Workforce Housing	Cedar Park - NAHTF Construction Improvements - Draw #1
$51.24	Hastings Utilities	516 W. 1st - August
$81.97	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$1,185.80	Hastings Utilities	405 W. 2nd - August
$17.26	Culligan	Soft water salt @128 N. Hastings #202
$45.00	L&M Cleaning	Clean stairs and common area
$697.00	Ken & Company	Clean/maintain/snow (Lot #3 $260, Centr park $260, OMS $95, 700 W. 2nd $82)
$70.00	Woodwards	Garbage service @ 128 N. Hastings
$471,240.66	**TOTAL CLAIMS**	

HASTINGS
AREA CHAMBER OF COMMERCE
301 S Burlington Ave.
PO Box 1104
Hastings, NE 68901

Invoice Date	Invoice #
1/9/2026	718272

INVOICE

Phone # 402-461-8400 **Fax #** 402-461-4400

Community Redevelopment Authority
301 S Burlington Ste 100
Hastings, NE 68901-5936

PLEASE PAY
THIS AMOUNT $1,008.86

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice #
718272

Terms	Due Date
Due on receipt	1/31/2026

Qty	Description	Rate	Amount
	February Rent	900.00	900.00
	Dec Copies	25.06	25.06
	Dec Telephone	77.80	77.80
	Shredding	6.00	6.00

Hastings Area Chamber of Commerce
301 S. Burlington Ave.
Hastings, NE 68901

Total	$1,008.86
Payments/Credits	$0.00
Balance Due	$1,008.86

Billing Inqueries? Call **402-461-8400**

COMPUTER HARDWARE Premier Partner

1001 W. 2nd St.
Hastings, NE 68901
(402) 463-3456

INVOICE

H45465
12/18/25

SALESPERSON	PURCHASE ORDER#	REFERENCE#	CUSTOMER PHONE
Shayne Raitt	RANDY		(402) 461-8415

BILLED TO:
COMMUNITY REDEVELOPMENT AUTHORITY

RANDY CHICK
301 S Burlington Ave
HASTINGS, NE 68901

SHIPPED TO:
,

ITEM NUMBER	ITEM DESCRIPTION	QTY	B.O.'D	PRICE	EXTENDED PRICE
DTX/128GB	KINGSTON DATATRAVELER 128GB FLASH DRIVE	1	0	$29.95	$29.95

Payment Type(s): NET 30 - $32.05 [NA]

SUBTOTAL	$29.95
SHIPPING:	
TAX:	$2.10
TOTAL:	$32.05

X

COMMUNITY REDEVELOPMENT AUTHORITY

NET 30 - $32.05 [NA]

I AGREE TO COMPLY WITH THE CARDHOLDER AGREEMENT

COMPUTER HARDWARE Premier Partner

1001 W. 2nd St.
Hastings, NE 68901
(402) 463-3456

INVOICE

H45695

01/21/26

SALESPERSON	PURCHASE ORDER#	REFERENCE#	CUSTOMER PHONE
Shayne Raitt	RANDY		(402) 461-8415

BILLED TO:
COMMUNITY REDEVELOPMENT AUTHORITY

RANDY CHICK
301 S Burlington Ave
HASTINGS, NE 68901

SHIPPED TO:
,

ITEM NUMBER	ITEM DESCRIPTION	QTY	B.O.'D	PRICE	EXTENDED PRICE
21M5000JUS	LENOVO THINKPAD E16 R7-2.7GHZ 16GB 512GB Serial Numbers: SD003PGN	1	0	$1,099.00	*$1,099.00*
EP2-06820	MS OFFICE HOME & STUDENT 2024	1	0	$169.95	*$169.95*
LABOR	LABOR	1	0	$140.00	*$140.00*

Payment Type(s): NET 30 - $1,507.58 [RANDY]

SUBTOTAL	$1,408.95
SHIPPING:	
TAX:	$98.63
TOTAL:	$1,507.58

X

COMMUNITY REDEVELOPMENT AUTHORITY

NET 30 - $1,507.58 [RANDY]

I AGREE TO COMPLY WITH THE CARDHOLDER AGREEMENT

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 01/12/2026			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 2252 4919 47			
Return Receipt			$4.40
Tracking #: 9590 9402 9847 5266 4602 89			
Total			$10.48
First-Class Mail® Letter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date Mon 01/12/2026			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 2252 4918 86			
Return Receipt			$4.40
Tracking #: 9590 9402 9847 5266 4603 33			
Total			$10.48
First-Class Mail® Letter	1		$0.78
Davenport, NE 68335			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date Mon 01/12/2026			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 2252 4919 09			
Return Receipt			$4.40
Tracking #: 9590 9402 9847 5266 4603 26			
Total			$10.48
First-Class Mail® Letter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date Mon 01/12/2026			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 2252 4919 16			
Return Receipt			$4.40
Tracking #: 9590 9402 9847 5266 4603 19			
Total			$10.48
First-Class Mail® Letter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date Mon 01/12/2026			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 2252 4919 23			
Return Receipt			$4.40
Tracking #: 9590 9402 9847 5266 4603 02			
Total			$10.48
First-Class Mail® Letter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date Mon 01/12/2026			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 2252 4919 30			
Return Receipt			$4.40
Tracking #: 9590 9402 9847 5266 4602 96			
Total			$10.48

Grand Total: $62.88

Credit Card Remit $62.88
Card Name: VISA
Account #: XXXXXXXXXXXX2975
Approval #: 422416
Transaction #: 914
AID: A0000000031010 Contactless
AL: VISA CREDIT

9589 0710 5270 2252 4919 30

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $4.40
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $10.48
Postmark Here 0390 10 01/07/2026

Sent To: Adams County Board of Supervisors
Street and Apt. No., or PO Box No.: 500 West 4th Ste. 109
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 2252 4919 09

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Davenport, NE 68335

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $4.40
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $10.48
Postmark Here 0390 10 01/07/2026

Sent To: Little Blue NRD
Street and Apt. No., or PO Box No.: PO Box 100
City, State, ZIP+4®: Davenport, NE 68335

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 2252 4919 23

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $4.40
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $10.48
Postmark Here 0390 10 01/07/2026

Sent To: ESU #9
Street and Apt. No., or PO Box No.: 5807 Osborne Drive West
City, State, ZIP+4®: Hastings NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 2252 4918 86

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $4.40
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $10.48
Postmark Here 0390 10 JAN 07 2026 01/07/2026

Sent To: Central Community Colleges
Street and Apt. No., or PO Box No.: 550 S. Technical Blvd
City, State, ZIP+4®: Hastings, NE 6890

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 2252 4919 16

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hastings, NE 68901

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $10.48
Postmark Here 0390 10 JAN 07 2026 01/07/2026

Sent To: Hastings Public Schools Dist #18
Street and Apt. No., or PO Box No.: 1515 West 8th
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 2252 4919 47

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $4.40
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $
Postmark Here 0390 10 01/07/2026

Sent To: Agricultural Society
Street and Apt. No., or PO Box No.: 947 S. Baltimore
City, State, ZIP+4®: Hastings NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Hello, Randy Chick

You paid $32.09 USD to Adobe, Inc.

Merchant	Adobe, Inc paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Jan 6, 2026
Order ID	BL3328087244

View Payment Details

ADOBE *Adobe Qty: 1	$29.99

Subtotal	$29.99
Tax	$2.10
Total	$32.09 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings Checking ••0714	$32.09 USD

Hello, Randy Chick

You paid $6.99 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Jan 6, 2026
Order ID	BL3328087267

View Payment Details

ADOBE *Adobe Qty: 1	$6.99
Subtotal	$6.99
Total	$6.99 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings Checking **0714	$6.99 USD

General Invoice

Customer Copy

CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	01/05/2026	5787	$0.00	01/05/2026	$11.10

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 12/2025	1.00	$11.100000	EACH	$11.10	$0.00	$0.00	$11.10
						Invoice Total	$11.10

PLEASE REMIT TO:
CITY OF HASTINGS
2727 WEST 2ND ST STE 424
HASTINGS, NE 68901

FOR QUESTIONS, PLEASE CONTACT:
BRITTANY POWELL (402) 461-2313

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

General Invoice

Remit Portion

CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

Invoice Date	01/05/2026
Invoice Number	5787
Customer Number	96
Amount Paid	
Due Date	01/05/2026
Invoice Total Due	$11.10

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

COMMUNITY REDEVELOPMENT
AUTHORITY
220 N. HASTINGS AVENUE
HASTINGS, NE 68901

CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	01/05/2026	5785	$0.00	01/05/2026	$2,502.38

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 12/2025	1.00	$2502.380000	EACH	$2,502.38	$0.00	$0.00	$2,502.38
				Invoice Total			$2,502.38

PLEASE REMIT TO:
CITY OF HASTINGS
2727 WEST 2ND ST STE 424
HASTINGS, NE 68901

FOR QUESTIONS, PLEASE CONTACT:
BRITTANY POWELL (402) 461-2313

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

CITY OF HASTINGS
2727 WEST 2ND STREET, SUITE 424
HASTINGS, NEBRASKA 68901
(402) 461-2315

General Invoice

Remit Portion

Invoice Date	01/05/2026
Invoice Number	5785
Customer Number	96
Amount Paid	
Due Date	01/05/2026
Invoice Total Due	$2,502.38

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

COMMUNITY REDEVELOPMENT
AUTHORITY
220 N. HASTINGS AVENUE
HASTINGS, NE 68901

Note Holder	Tax Yr	Owner Name 1	Identifier	Class #	Tax Paid	Less commission	
Mesner Development	2025	BEAVERS MARY G	10018907	178	$2,508.44	$2,483.36	
Mesner Development	2025	RADER LADONNA J	10018916	178	$131.48	$130.17	
Mesner Development	2025	ORTHMANN TAMERA S & ELDON L	10018918	178	$2,466.50	$2,441.84	$5,055.36
HEDC	2025	DOERR ROGER W & KAREN G JOINT REV TRUST	10019276	173	$5,362.58	$5,308.95	
HEDC	2025	HOPKINS MICHAEL E & SANDRA LOUISE ABEL	10019277	173	$3,634.40	$3,598.06	
HEDC	2025	NGUYEN HO THANH & NGUYEN TRAM THI THUY	10019326	173	$3,377.82	$3,344.04	
HEDC	2024	JACOBO ERIC P	10019370	173	$1,316.90	$1,303.73	
HEDC	2025	HASTINGS VENTURES LLC	10019407	173	$527.96	$522.68	
HEDC	2025	IBUADO BENJAMIN	10019427	173	$3,672.02	$3,635.30	$17,712.76
HEDC	2025	EZK ENTERPRISES LLC	10019413	189	$4,251.66	$4,209.14	
HEDC	2025	EZK ENTERPRISES LLC	10019414	189	$3,033.24	$3,002.91	
HEDC	2025	EZK ENTERPRISES LLC	10019415	189	$2,134.30	$2,112.96	$9,325.02
HEDC	2024	GARTNER DAVID H & PATRICIA A	10019021	172	$2,081.28	$2,060.47	
HEDC	2024	GARTNER DAVID H & PATRICIA A	10019022	172	$2,081.28	$2,060.47	
HEDC	2025	GARTNER DAVID H & PATRICIA A	10018936	172	$4,739.16	$4,691.77	
HEDC	2025	GARTNER DAVID H & PATRICIA A	10019020	172	$4,739.16	$4,691.77	
HEDC	2025	GARTNER DAVID H & PATRICIA A	10019021	172	$4,568.20	$4,522.52	
HEDC	2025	GARTNER DAVID H & PATRICIA A	10019022	172	$4,568.20	$4,522.52	$22,549.51
Kearny Junction	2025	KEARNY JUNCTION LLC	10019115	195	$28,416.64	$28,132.46	
Five Points Bank	2024	CKL RENTALS LLC	10019199	188	$6,521.30	$6,456.09	
Five Points Bank	2025	BAYBROOK LLC	10006044	188	$2,440.30	$2,415.90	
Five Points Bank	2025	BAD SPORTZ INC	10006046	188	$3,130.68	$3,099.36	$11,971.36
						$94,746.47	

Cardinal Construction LLC
202 W. Pine St.
Doniphan, NE 68832

Mike Hollister **308-379-3338**
Office **402-845-2075**

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
11/19/2025	4420

Terms	Due Date
Due on receipt	11/19/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
202 - PORTABLE TOILET(S)			109.14	109.14
203 - LABOR FOR DEMO & DISPOSAL			12,754.50	12,754.50
SECTION 400: EXTERIOR FINISH				
409 - WINDOWS			35,258.64	35,258.64
417 - SCAFFOLDING SETUP & TEAR DOWN			766.18	766.18
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1404 - CARDINAL GENERAL CONTRACTING			2,500.00	2,500.00
1405 - CARDINAL PROFIT & OVERHEAD			2,500.00	2,500.00

All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.

Thank you!

Total	$53,888.46
Payments/Credits	$0.00
Balance Due	$53,888.46

CRA - Pacha Soap Building

Section/Category		Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering					
101 - Building Permit		2200.00	86.73	-2113.27	
200: Prep Work, Excavation, Concrete, Masonry					
201 - Dumpsters & Disposal		1600.00	1031.00	-569.00	
202 - Portable Toilet		660.00	319.93	-340.07	
203 - Labor - Demo & Disposal		49400.00	45729.75	-3670.25	
210 - Masonry		29850.00	16137.83	-13712.17	
219 - Construction Fence & Chain Link Fence Allowance		6000.00	5306.48	-693.52	
300: Framing & Miscellaneous Material					
301 - Framing Materials		3800.00	3800.00	0.00	
302 - Labor-Framing		18400.00	16357.50	-2042.50	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.		500.00	1366.37	866.37	
400: Exterior Finish					
409 - Windows		245057.62	35258.64	-209798.98	
417 - Scaffolding, Setup & Tear Down		2000.00	1683.19	-316.81	
1400: Cardinal Construction Expenses					
1401 - Cardinal Labor		6200.00	1609.50	-4590.50	
1403 - Cardinal Equipment		9800.00	8294.71	-1505.29	
1404 - Cardinal General Contracting		27148.00	21000.00	-6148.00	
1405 - Cardinal Profit & Overhead		27148.00	21000.00	-6148.00	
		429763.62	178981.63	-250781.99	

Total to-date: $ 178,981.63

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
4404	$20,142.87
4415	$21,654.25
4420	$53,888.46
Total:	$ 178,981.63

Cardinal Construction LLC

202 W. Pine St.
Doniphan, NE 68832

Mike Hollister **308-379-3338**
Office **402-845-2075**

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
12/3/2025	4432

Terms	Due Date
Due on receipt	12/3/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
201 - DUMPSTERS & DISPOSAL			399.60	399.60
203 - LABOR FOR DEMO & DISPOSAL			3,670.25	3,670.25
210 - MASONRY			4,048.50	4,048.50
SECTION 300: FRAMING & MISC. MATERIALS				
302 - LABOR FOR FRAMING			2,042.50	2,042.50
303 - MISC. MAT'L, FASTENERS, CAULKING, SCREWS, FUEL, ETC.			439.50	439.50
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1401 - CARDINAL LABOR			705.00	705.00
1403 - CARDINAL EQUIPMENT			2,945.34	2,945.34
1404 - CARDINAL GENERAL CONTRACTING			2,500.00	2,500.00
1405 - CARDINAL PROFIT & OVERHEAD			2,500.00	2,500.00

All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.

Thank you!

Total	$19,250.69
Payments/Credits	$0.00
Balance Due	$19,250.69

CRA - Pacha Soap Building

Section/Category		Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering					
101 - Building Permit		2200.00	86.73	-2113.27	
200: Prep Work, Excavation, Concrete, Masonry					
201 - Dumpsters & Disposal		1600.00	1430.60	-169.40	
202 - Portable Toilet		660.00	319.93	-340.07	
203 - Labor - Demo & Disposal		49400.00	49400.00	0.00	
210 - Masonry		29850.00	20186.33	-9663.67	
219 - Construction Fence & Chain Link Fence Allowance		6000.00	5306.48	-693.52	
300: Framing & Miscellaneous Material					
301 - Framing Materials		3800.00	3800.00	0.00	
302 - Labor-Framing		18400.00	18400.00	0.00	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.		500.00	1805.87	1305.87	
400: Exterior Finish					
409 - Windows		245057.62	35258.64	-209798.98	
417 - Scaffolding, Setup & Tear Down		2000.00	1683.19	-316.81	
1400: Cardinal Construction Expenses					
1401 - Cardinal Labor		6200.00	2314.50	-3885.50	
1403 - Cardinal Equipment		9800.00	11240.05	1440.05	
1404 - Cardinal General Contracting		27148.00	23500.00	-3648.00	
1405 - Cardinal Profit & Overhead		27148.00	23500.00	-3648.00	
		429763.62	198232.32	-231531.30	

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
4404	$20,142.87
4415	$21,654.25
4420	$53,888.46
4432	$19,250.69
Total:	$ 198,232.32

Total to-date: $ 198,232.32

Cardinal Construction LLC
202 W. Pine St.
Doniphan, NE 68832

Mike Hollister **308-379-3338**
Office **402-845-2075**

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
12/17/2025	4437

Terms	Due Date
Due on receipt	12/17/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
202 - PORTABLE TOILET(S)			119.84	119.84
210 - MASONRY			8,564.25	8,564.25
SECTION 300: FRAMING & MISC. MATERIALS				
303 - MISC. MAT'L, FASTENERS, CAULKING, SCREWS, FUEL, ETC.			-565.87	-565.87
SECTION 400: EXTERIOR FINISH				
409 - WINDOWS			58,764.41	58,764.41
411 - EXTERIOR DOORS **ADD-ON**			1,182.72	1,182.72
412 - LABOR FOR EXTERIOR DOORS **ADD-ON**			1,575.00	1,575.00
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1401 - CARDINAL LABOR			454.50	454.50
1404 - CARDINAL GENERAL CONTRACTING			2,000.00	2,000.00

All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.

Thank you!

Total	
Payments/Credits	
Balance Due	

Cardinal Construction LLC
202 W. Pine St.
Doniphan, NE 68832

Mike Hollister 308-379-3338
Office 402-845-2075

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
12/17/2025	4437

Terms	Due Date
Due on receipt	12/17/2025

Description	Quantity	U/M	Price	Amount
1405 - CARDINAL PROFIT & OVERHEAD			2,000.00	2,000.00

All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.

Thank you!

Total	$74,094.85
Payments/Credits	$0.00
Balance Due	$74,094.85

CRA - Pacha Soap Building

Section/Category		Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering					
101 - Building Permit		2200.00	86.73	-2113.27	
200: Prep Work, Excavation, Concrete, Masonry					
201 - Dumpsters & Disposal		1600.00	1430.60	-169.40	
202 - Portable Toilet		660.00	439.77	-220.23	
203 - Labor - Demo & Disposal		49400.00	49400.00	0.00	
210 - Masonry		29850.00	28750.58	-1099.42	
219 - Construction Fence & Chain Link Fence Allowance		6000.00	5306.48	-693.52	
300: Framing & Miscellaneous Material					
301 - Framing Materials		3800.00	3800.00	0.00	
302 - Labor-Framing		18400.00	18400.00	0.00	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.		500.00	1240.00	740.00	
400: Exterior Finish					
409 - Windows		245057.62	94023.05	-151034.57	
411 - Exterior Doors **ADD-ON**			1182.72	1182.72	
412 - Labor for Exterior Doors **ADD-ON**			1575.00	1575.00	
417 - Scaffolding, Setup & Tear Down		2000.00	1683.19	-316.81	
1400: Cardinal Construction Expenses					
1401 - Cardinal Labor		6200.00	2769.00	-3431.00	
1403 - Cardinal Equipment		9800.00	11240.05	1440.05	
1404 - Cardinal General Contracting		27148.00	25500.00	-1648.00	
1405 - Cardinal Profit & Overhead		27148.00	25500.00	-1648.00	
		429763.62	272327.17	-157436.45	

Total to-date: $ 272,327.17

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
4404	$20,142.87
4415	$21,654.25
4420	$53,888.46
4432	$19,250.69
4437	$74,094.85
Total:	$272,327.17

Cardinal Construction LLC

202 W. Pine St.
Doniphan, NE 68832

Mike Hollister 308-379-3338
Office 402-845-2075

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
1/14/2026	4449

Terms	Due Date
Due on receipt	1/14/2026

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 100: PERMITS, ARCHITECT, DRAFTING, ENGINEERING				
101 - BUILDING PERMIT			2,113.27	2,113.27
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
210 - MASONRY			1,099.42	1,099.42
219 - CONSTRUCTION FENCE & NEW CHAIN LINK FENCE ALLOWANCE			693.52	693.52
SECTION 400: EXTERIOR FINISH				
403 - SIDING MATERIALS **ADD-ON**			1,247.65	1,247.65
404 - LABOR FOR SIDING **ADD-ON**			2,882.92	2,882.92
417 - SCAFFOLDING SETUP & TEAR DOWN			316.81	316.81
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1401 - CARDINAL LABOR			1,233.75	1,233.75

All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.

Thank you!

Total	
Payments/Credits	
Balance Due	

Cardinal Construction LLC

202 W. Pine St.
Doniphan, NE 68832

Mike Hollister **308-379-3338**
Office **402-845-2075**

Invoice

Bill To
Community Redevelopment Authority 301 S Burlington Hastings, NE 68901

Date	Invoice #
1/14/2026	4449

Terms	Due Date
Due on receipt	1/14/2026

Description	Quantity	U/M	Price	Amount
1404 - CARDINAL GENERAL CONTRACTING			1,648.00	1,648.00
1405 - CARDINAL PROFIT & OVERHEAD			1,648.00	1,648.00

All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.

Thank you!

Total	$12,883.34
Payments/Credits	$0.00
Balance Due	$12,883.34

CRA - Pacha Soap Building

Section/Category	Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering				
101 - Building Permit	2200.00	2200.00	0.00	
200: Prep Work, Excavation, Concrete, Masonry				
201 - Dumpsters & Disposal	1600.00	1430.60	-169.40	
202 - Portable Toilet	660.00	439.77	-220.23	
203 - Labor - Demo & Disposal	49400.00	49400.00	0.00	
210 - Masonry	29850.00	29850.00	0.00	
219 - Construction Fence & Chain Link Fence Allowance	6000.00	5999.98	-0.02	
300: Framing & Miscellaneous Material				
301 - Framing Materials	3800.00	3800.00	0.00	
302 - Labor-Framing	18400.00	18400.00	0.00	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.	500.00	1240.00	740.00	
400: Exterior Finish				
403 - Siding Material **ADD-ON**	0.00	1247.65	1247.65	
404 - Labor for Siding **ADD-ON**	0.00	2882.92	2882.92	
409 - Windows	245057.62	94023.05	-151034.57	
411 - Exterior Doors **ADD-ON**	0.00	1182.72	1182.72	
412 - Labor for Exterior Doors **ADD-ON**	0.00	1575.00	1575.00	
417 - Scaffolding, Setup & Tear Down	2000.00	2000.00	0.00	
700: Electrical, Plumbing, Mechanical, Etc.				
701 - Electrical Wiring & Service **ADD-ON**	0.00		0.00	
1400: Cardinal Construction Expenses				
1401 - Cardinal Labor	6200.00	4002.75	-2197.25	
1403 - Cardinal Equipment	9800.00	11240.05	1440.05	
1404 - Cardinal General Contracting	27148.00	27148.00	0.00	
1405 - Cardinal Profit & Overhead	27148.00	27148.00	0.00	
	429763.62	285210.49	-144553.13	

Total to-date: $ 285,210.49

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
4404	$20,142.87
4415	$21,654.25
4420	$53,888.46
4432	$19,250.69
4437	$74,094.85
4449	$12,883.34

Total: $285,210.51

Hoppe Development – Cedar Park Workforce Housing, LLC

INVOICE

INVOICE # 101
DATE: NOVEMBER 25, 2025

1620 S 84th Street
Lincoln, NE 68506
Phone: (402)489-1600

TO:
Hastings Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

DESCRIPTION	TOTAL
Grant # 24TFRH34018 (Draw #1 – Construction Costs)	$200,000.00
SUBTOTAL	**$200,000.00**
SALES TAX	
SHIPPING & HANDLING	
TOTAL DUE	$200,000.00

Make all checks payable to Hoppe Development – Cedar Park Workforce Housing, LLC

THANK YOU FOR YOUR BUSINESS!

Community Redevelopment Authority
Check Detail
January 7, 2026

Date	Num	Name	Memo	Account	Paid Amount	Class
01/07/2026	**8038**	**Hast...**		**Cash In Bank**		
			516 W 1st	R & M Buildings	-51.24	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-81.97	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-1,185.80	205-402/405 W 2nd St
TOTAL					-1,319.01	

CULLIGAN OF HASTINGS
1618 N LINCOLN AVE
PO BOX 883
HASTINGS NE 68901
(402)463-3747

DELIVERY ADDRESS:
RANDY CHICK
647 W 2ND ST
HASTINGS, NE 68901

INVOICE NUMBER	ACCOUNT NUMBER
	1018522

BILLING DATE	DUE DATE
12/31/2025	01/17/2026

P.O.#

SIGN UP FOR AUTO PAY TODAY - JUST CALL 402-463-3747 ** REMINDER:
DELIVERY DATES ARE SUBJECT TO CHANGE **

DATE	TRANSACTION	REFERENCE	AMOUNT
	PREVIOUS BALANCE		0.00
12/16/25	SERVICE DELIVERY FEE	REF: D-31556	4.95
12/16/25	SOLAR SALT (DEL)	REF: D-31556	11.50
12/16/25	SALES TAX	REF: D-31556	0.81

NEXT DELIVERY DATES 02/17/26 04/14/26 06/09/26 08/04/26

SECURITY CODE: LXWG

PAY THIS AMOUNT 17.26

ANN. PERC RATE	DAILY PERIODIC RATE	MIN. FINANCE RATE	UNPD.PREV BAL.	FIN. CHG
16.00%	0.044%	0.50	0.00	0.00

0-30	30-60	60-90	90-120	+120
0.00	0.00	0.00	0.00	0.00

CULLIGAN OF HASTINGS
1618 N LINCOLN AVE
PO BOX 883
HASTINGS NE 68901

RETURN THIS PORTION WITH PAYMENT

INVOICE NUMBER	ACCOUNT NUMBER	DUE DATE
	1018522	01/17/2026

AMOUNT DUE	AMOUNT PAID
17.26	

1*269******SCH 5-DIGIT 68901
CRA
301 S BURLINGTON AVE
HASTINGS NE 68901-5936

CULLIGAN OF HASTINGS
PO BOX 883
HASTINGS NE 68902-0883

1/2/2026 7:32:49 AM ABT PrintProc (v2.1.54.0) BF - Longform

157436

CUSTOMER'S ORDER NO.	DATE 12/26/25
NAME CRA	
ADDRESS	
CITY, STATE, ZIP	

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Monthy cleaup	$	45.00
2				
3		next to arb		
4		bar stairs		
5				
6				
7				
8				
9		L & M Cleaning Services, LLC		
10		2906 West Laux Dr. Hastings, NE 68901		
11		402-705-2435		
12				

RECEIVED BY

TOTAL $ 45.00

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

Ken & Company 124797
723 S Chicago
Hastings Nebr 68901

CUSTOMER'S ORDER NO.	DATE
	Jan 7 2026

NAME: CRA

ADDRESS: 301 S Burlington

CITY, STATE, ZIP: Hastings Nebr

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Dec 11 - 31		
2		final bill for 2025		
3				
4		Dec 11 dirt to holes @		
5		corners of 2nd Hastings		
6				60.00
7		Dec. 13 snow, Ice		82 -
8		Door c OMS		75
9		Dec 24, 26		
10		clean up, fall plant cutting		480 -
11				
12		total due	$	697

RECEIVED BY

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

INVOICE NO9304-719

WOODWARD'S Disposal Service, Inc.
P.O. Box 1023
HASTINGS, NE 68902-1023 PHONE (402) 462-9252

INVOICE / STATEMENT

PAGE
1

STATEMENT DATE
ANY TRANSACTION AFTER THIS DATE WILL BE SHOWN ON YOUR NEXT BILLING

MO. DAY YR.

SERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: DEC 2025

ACCT. NO.

12/25/2025

17716 C.R.A.
220 N HASTINGS
C/0 BARB
HASTINGS, NE 68901

Service Per: DEC 2025

TERMS: NET 20 DAYS. A LATE CHARGE OF 1 1/2% PER MONTH (18% ANNUAL RATE) WILL BE ADDED TO ALL PAST DUE AMOUNTS. MINIMUM CHARGE $1.00. AMOUNTS ARE PAST DUE 20 DAYS AFTER TRANSACTION DATE.
PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Thank You

$ ________ AMOUNT ENCLOSED

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE ▸		140.00
11/28/25	1	PAYMENT - THANK YOU!	8013		-70.00	70.00
12/01/25	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00

PAST DUE!

WE WOULD APPRECIATE YOUR PAYMENT TODAY!

STATUS OF YOUR ACCT. NO.	CURRENT	30 DAYS	60 DAYS	90 DAYS	120 DAYS & OVER	NEW BALANCE
17716	70.00	70.00	0.00	0.00	0.00	140.00

PAY THIS AMOUNT

No 719

FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 01/20/2026

WOODWARD'S DISPOSAL SERVICE, INC.

Item #1 – Motion to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project and forward on to the City Council. – The Planning Commission voted to recommend approval to City Council and the Authority must approve and forward to City Council for review.

REDEVELOPMENT PLAN NO. 1
PLAN MODIFICATION NO. 2026-1
(Middle School Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #1.

Executive Summary:

Project Description
The project consists of the purchase and redevelopment of the three-story property located at 714 West 5th, aka Lots One (1) through Twelve (12), inclusive, Block Six (6), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. The property will be acquired and renovated for residential and ancillary uses, including fire/life safety improvements and building rehabilitation and remodeling.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of all levels of the property into an apartment building containing up to sixty-eight residential apartments. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into market rate and affordable residential space. The addition of residential units is consistent with the 2013 Downtown Revitalization Plan and the 2021 Hastings Housing Study priorities to add additional housing units to the community and downtown area. This project would not be possible without the use of TIF.

A group of local investors led by Queen City Development will purchase the property and currently the building is vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2028 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

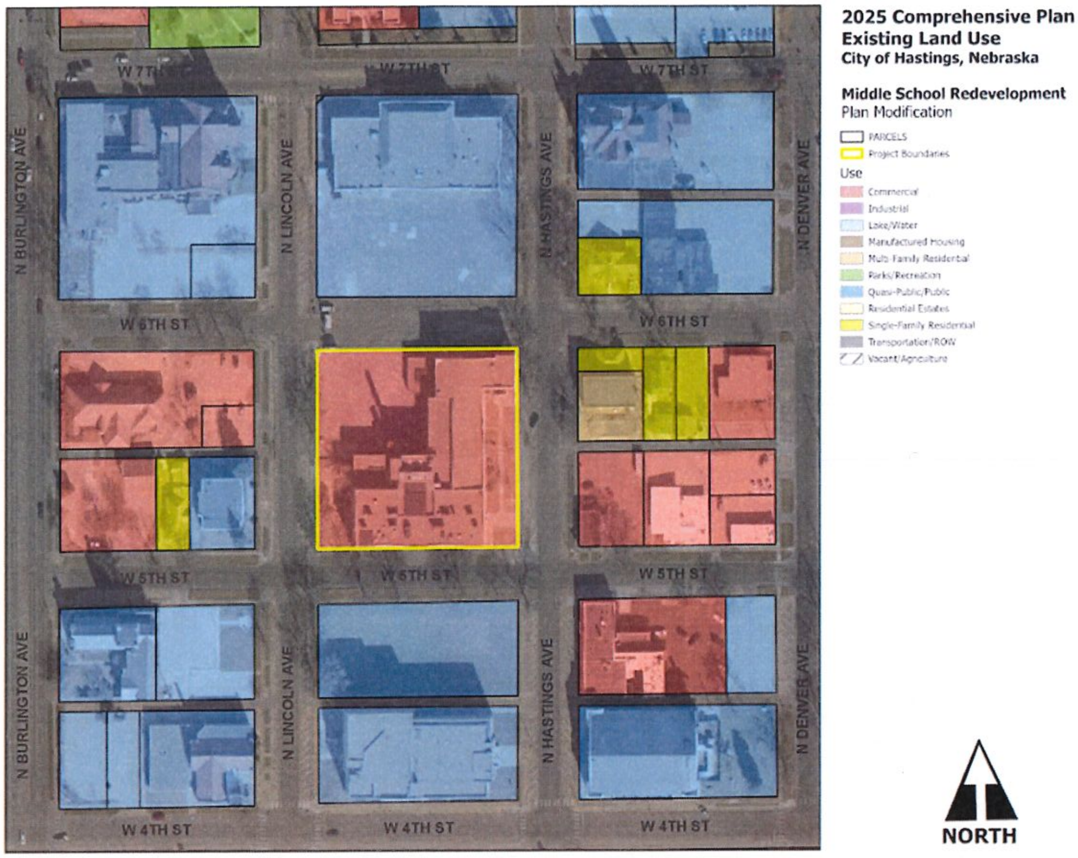
Property Description (the "Redevelopment Project Area")

714 West 5th in Hastings, Nebraska

> **Legal Description:** Lots One (1) through Twelve (12), inclusive, Block Six (6), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The local investor group will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, and legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years the payments for which become delinquent in years 2028 through 2042 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 68 residential apartments. The tax increment will be captured for the tax years 2027 through 2041 inclusive. Provided, however, if there is no increase in valuation for the 2027 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, façade, and renovation of all three levels to include up to 68 apartments are estimated to be $15,205,979. The anticipated project valuation when completed is $9,580,000 and the developer projects an incremental valuation increase of approximately $9,352,695.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on March 23, 1987 (Resolution No. 1069). In September of 2017 a blight and substandard study was completed and the area was re-declared blighted and substandard by action of the Hastings City Council on November 13, 2017. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**
2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a} and §18-2110)**

Hastings adopted a Comprehensive Plan on March 24, 2025. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to preserve a historic building for residential and ancillary uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on January 21, 2026 to review Plan Modification No. 2026-1 to Redevelopment Plan No. 1 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**
   a. **Land Acquisition:**

The Redevelopment Plan for Area I provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the building on which the Project will be constructed and the developer plans to acquire the property.

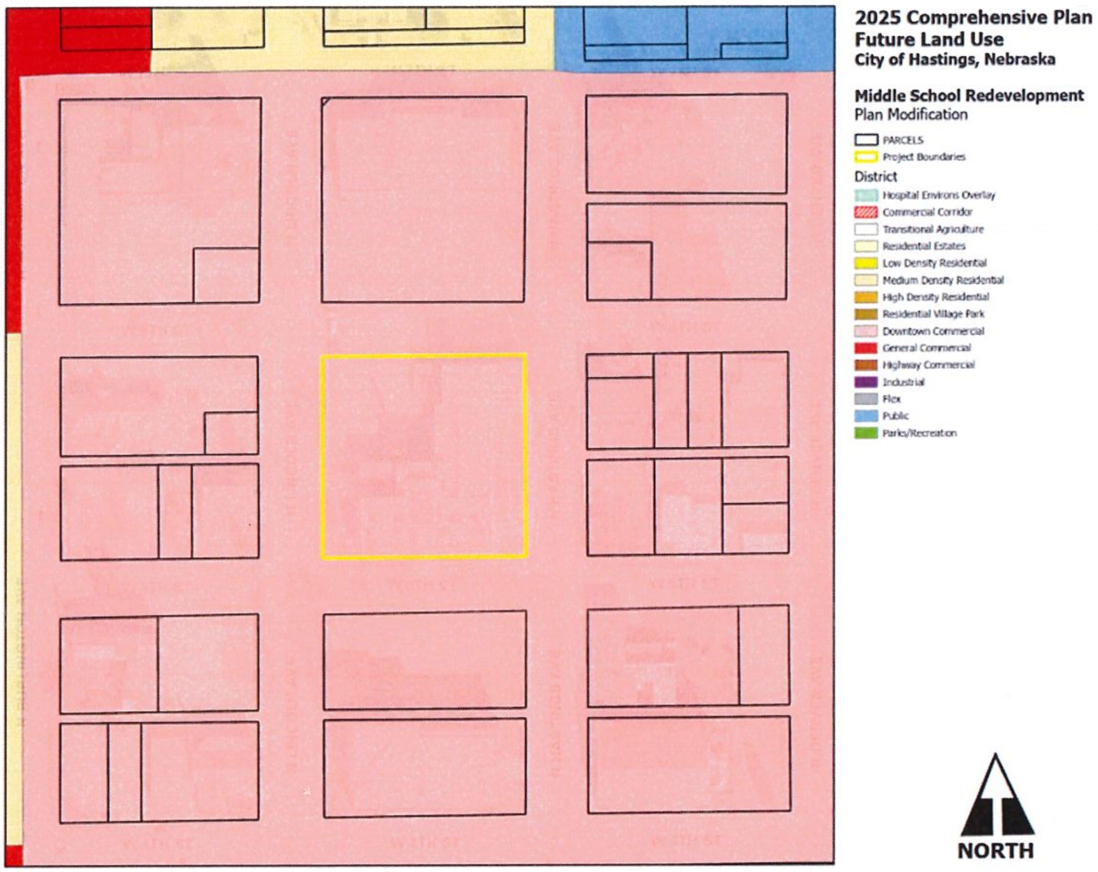
   b. **Demolition and Removal of Structures:**

The project to be implemented with this plan does not provide for the demolition and removal of any structures on this property.

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for C-2 Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The area is zoned C-2 Commercial District and no change in zoning is contemplated for this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is rehabilitating the existing building and the current building will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building into a residential use building.

4. **<u>The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.</u> This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]**

5. **<u>No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]</u>**

6. **<u>Section 18-2114 of the Act requires that the Authority consider:</u>**
   1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $1,800,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $150,000
b) planning related & engineering services - $600,000
c) structure rehabilitation costs - $12,739,750
d) capitalized interest on TIF borrowing - $99,000

The total TIF eligible expenses for this project are $13,588,750. The property will be transferred to redevelopers by the Authority and the developer will provide and secure all necessary financing.

2. **Statement of proposed method of financing the redevelopment project.**

The developer will provide all other necessary financing for the project. The Authority will assist the project by providing the sum of $1,800,000 from the proceeds of the TIF and by providing a $700,000 zero percent interest loan. The $1,800,000 proceeds from TIF will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2028 through December 2042.

3. **Statement of feasible method of relocating displaced families.**

No families will be displaced as a result of this plan.

7. **<u>Section 18-2113 of the Act requires:</u>**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Hastings City Council of increasing the number of residential units available in the Downtown area and will help with the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between the 2ndquarter of 2025 and the 4th quarter of 2027. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

This is a historic building in the middle of Hastings that will be preserved with this project. The addition of 68 renovated residential units is consistent with goals of the 2021 Hastings Housing Needs Assessment and the updated needs assessment completed in September 2025. The former middle school has been vacant since 2016 and the redevelopment of this building will help to revitalize this once proud facility. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately $1,800,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage $13,405,979 in private and other public sector financing; a private and public sector investment of $8.45 for every TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	$150,000	Bank Financing	$7,555,979
Planning, Engineering & architecture	$600,000	Owner Equity	$2,400,000
Asbestos abatement	$475,000	CDBG Façade Loan	$445,000
Rehabilitation of structure	$12,464,750	TIF Loan	$1,800,000
TIF Loan - Capitalized Interest	$99,000	DED – NAHTF Loan	$830,000
Furnishings, appliances, window coverings	$510,000	HEDC - RWH Loan	$1,000,000
Soft Costs. Utilities, insurance, interest, fees	$907,229	CRA – RLF Loan	$700,000
		EPA Cleanup Grant	$475,000
TOTALS	**$15,205,979**	**TOTALS**	**$15,205,979**

Tax Revenue. The property to be redeveloped has a January 1, 2025, valuation of $227,305. Based on the 2025 levy of .01960273 this would result in real property taxes of approximately $4,456 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $9,352,695 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over $183,338 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2025 assessed value:	$227,305
Estimated value after completion	$9,580,000
Increment value	$9,352,695
Annual TIF generated (estimated)	$183,338
TIF bond issue	$1,800,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing and owner equity is utilized. A combination of TIF and other incentives are needed to make the project feasible. The investment group is contributing owner equity/bank financing of $9,955,979 and TIF and other public sector financing are intended to fill the remaining gap, making this project feasible. The project is asking for $1,800,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from -4.52% to -5.42% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement Without TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 1,086,060	$ 1,096,921	$ 1,107,890	$ 1,118,969
Expenses	$ (384,100)	$ (387,841)	$ (391,619)	$ (395,435)
NOI Without TIF	$ 701,960	$ 709,080	$ 716,271	$ 723,534
Debt Service	$ (831,955)	$ (831,955)	$ (831,955)	$ (831,955)
Cash Flow Without TIF	$ (129,995)	$ (122,875)	$ (115,684)	$ (108,421)
Cash on cash return wo/TIF	-5.42%	-5.12%	-4.82%	-4.52%

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 1,086,060	$ 1,096,921	$ 1,107,890	$ 1,118,969
Expenses	$ (384,100)	$ (387,841)	$ (391,619)	$ (395,435)
NOI Without TIF	$ 701,960	$ 709,080	$ 716,271	$ 723,534
Debt Service	$ (684,652)	$ (684,652)	$ (684,652)	$ (684,652)
Cash Flow Without TIF	$ 17,308	$ 24,428	$ 31,619	$ 38,882
Cash on cash return w/TIF	0.72%	1.02%	1.32%	1.62%

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of $227,305. The proposed redevelopment will create additional valuation of $9,352,695. No tax shifts are anticipated from the project. The project creates new valuation from the rehabilitation of all levels of an historic building which will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for the employees of these firms to lease unique and renovated residential space. The project will also provide additional residences in the downtown area consistent with the planned development in Downtown Hastings.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Hastings area school systems as it will likely result in minimal increase in attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are anticipated to be primarily studio and one-bedroom units (only 16 two-bedroom units) and it is likely that the local school systems would be able to absorb any students from this additional development without adding to school facilities or staffing.

(f) Any other impacts determined by the authority to be relevant to the consideration of cost and benefits arising from the redevelopment project.

This project is consistent with the goals of the City Council, the Business Improvement District and the Community Redevelopment Authority to create additional housing units in downtown Hastings. The project will create additional downtown residents which will benefit local businesses.

(g) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Study of 2021 and the most recent Housing Needs Assessment update completed in 2025.

Time Frame for Development

Development of this project is anticipated to be completed between the 2nd quarter of 2026 and the 4th quarter of 2027. The base tax year should be calculated on the value of the property as of January 1, 2026. Excess valuation should be available for this project for 15 years beginning in 2027 with taxes due in 2028. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $1,800,000, the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least $13,588,750 on TIF eligible activities in excess of other grants given.

HASTINGS
DEVELOPMENT SERVICES

January 21, 2026

Queen City Development, LLC
701 W 1st St
Hastings, NE 68901

Re: Planning Commission Outcome for Case No. 2022-827 for a request for Plan Modification No. 2026-1 for 714 W 5th Street

Dear Queen City Development, LLC,

This letter is to formally document the outcome of the above-captioned agenda item at the regular meeting of the Hastings Planning Commission on Wednesday, January 21, 2026. Details of that agenda can be found at **https://hastingsne.portal.civicclerk.com**. The agenda item for Plan modification 2026-1 was recommended to City Council for approval by a vote of 5-1-1.

The request will proceed to the City Council for consideration via a **public hearing on February 9th, at 6:00 pm at the Hastings Municipal Airport, 3300 W 12th Street.** Your presence or a representative at the public hearing is expected to be able to answer any questions about the project. This meeting's agenda packet will be available as soon as February 6th at https://hastingsne.portal.civicclerk.com

Please feel free to contact me at 402-461-2368 or by email at kkubo@cityofhastings.org if you have any questions.

Sincerely,

Kevin Kubo
Development Services Director

Item #2 - Motion to approve a request for Hastings Façade Program assistance from Schutte Properties LLC for the property at 322 N. St. Joseph. – Brad and Christine Schutte of Schutte Properties LLC are planning to remodel the former Five Points Bank branch location at 322 N. St. Joseph and are requesting assistance from the CRA's local Façade Improvement Program. The Façade costs are estimated to be $41,296.04 and the interior renovations are estimated to be $52,000 to $76,750 depending upon the tenant. The Schutte's are requesting $25,000 of assistance.

Application

Date: ______ 12.4.2025 ________________________ __

Applicant Name: __Schutte Properties LLC______________________________

Property Address: __322 N St. Joseph Ave______________________________

Applicant's Phone Number: __402.469.7237______________________________

Tax ID #: ___81-4807914______

Type of Façade Improvement Planned (note all that apply). Please attach Supporting Data Checklist.

Signage: ☐ Removal ☐ New XX☐ Altered ☐ Repaired

Painting: (Approximate Sq. Ft. area):______________________________________

Structural Alterations:____

Cosmetic Alterations: (Moldings, etc.): _____Windows & Facade__✓__________

New Construction: ____

Other work: Please specify (Awnings, etc.): ______________________________

____Can lighting in Awning / Outdoor lights____

Other work: Awning repair and add recessed lighting. Remove interior carpet and add LVT flooring. Paint interior. Expose brick on interior wall.

Total Cost of Project: $93,296 - $118,046

Amount Requested: $25,000

I hereby submit the attached plans, specifications and color samples for the proposed project and understand that these must be approved by the Community Redevelopment Authority and no work should begin until I have received written approval from the Community Redevelopment Authority. I further understand that the facade project must be completed within 12 months of project approval or any extension thereof), and that forgivable loan monies will not be paid until the applicant/ recipient; submits a paid bill for reimbursement together with an affidavit from the contractor certifying the work, as submitted, is complete. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion.

Brad S Schutte
Property Owner - Printed

[signature]
Signature of Property Owner

Date: 12/4/25

Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

Attn: Randy Chick

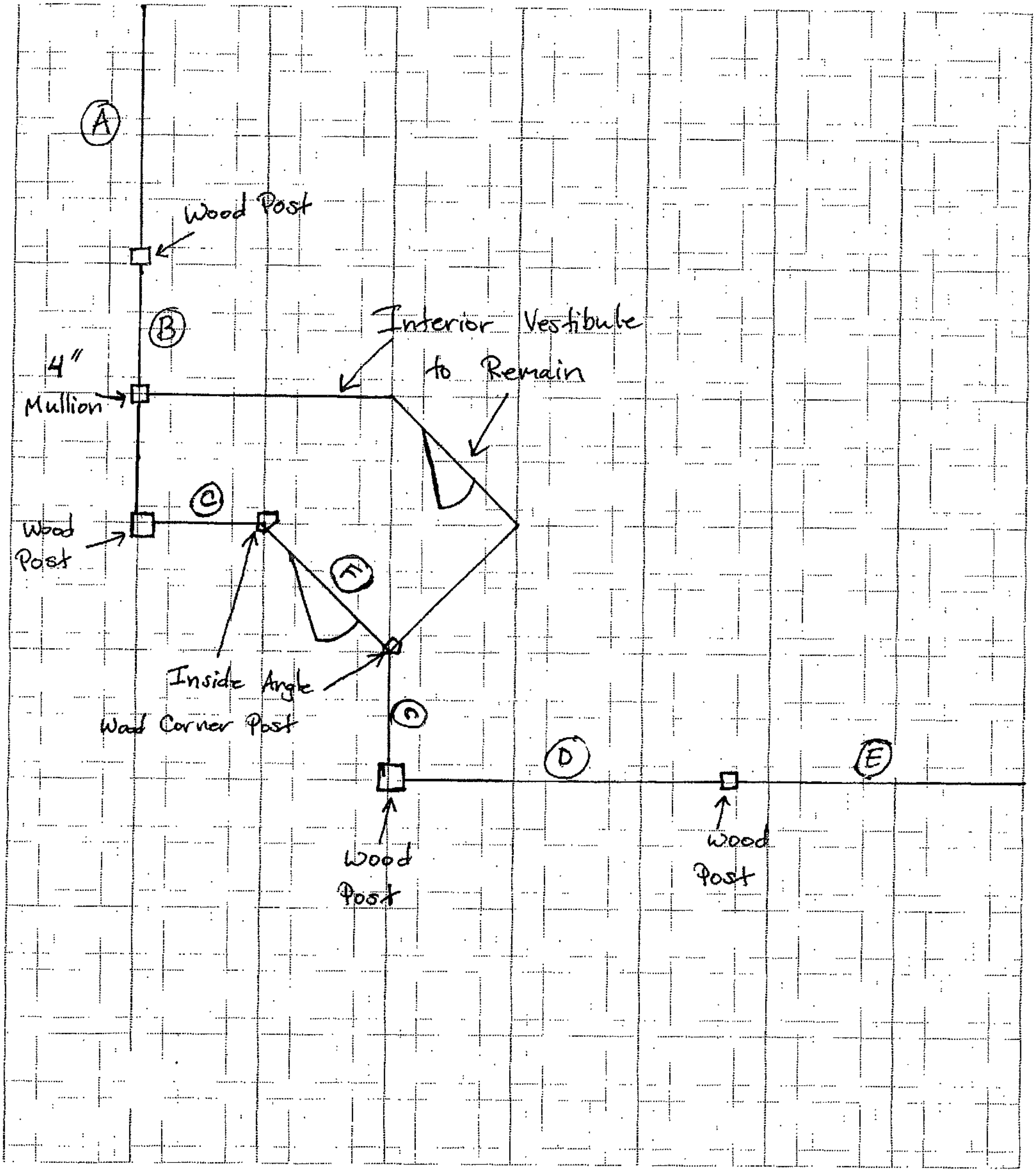
RE: Façade Project and interior renovation of the former Five Points Bank branch office at 322 N. St. Joseph

CRA Members – We are proposing to renovate the façade of 322 N. St. Joseph and remodel the interior of the 1,650 square foot commercial space. Exterior façade improvements will include the demolition and replacement of the store front windows with energy efficient insulated glass panels with aluminum framing. The cost estimate for the window demolition and storefront doors and windows is $41,296.04. On the interior we plan to demo the existing walls, remove the existing carpet and prepare the space for a future office tenant. Our estimates for renovation range from $49,500 ($30 psf) to $74,250 ($45 psf) and would include the construction of walls, insulation, paint, electrical, plumbing, new flooring, and a possible 2nd restroom. We have attached the application and facade drawings. Demolition will be completed in the 1st quarter of 2026 and we hope to identify and sign a lease with a tenant by the 2nd quarter of 2026. All interior and exterior improvement are anticipated to be completed by the 4th quarter of 2026. We are requesting $25,000 in façade funding to assist with the project. Thanks for your consideration.

Brad and Christine Schutte
Schutte Properties, LLC
322 North Saint Joseph Ave

Proposed Renovation Budget 322 N. St. Joseph		**$30 psf**	**$45 psf**
Demoltion		$ 2,500	$ 2,500
Storefront windows & Door		$41,296	$ 41,296
Interior Renovation (including studs, drywall, insulation, paint, electrical, plumbing, and ceiling		$49,500	$ 74,250
Total Costs		**$93,296**	**$118,046**


322
FIVE POINTS BANK
of Hastings
LOBBY HOURS
MONDAY - FRIDAY
SATURDAY
CLOSED
ATM



A
Wood Post
B
Interior Vestibule
to Remain
4"
Mullion
C
Wood
Post
F
Inside Angle
Wood Corner Post
D
E
Wood
Post
Wood
Post

JACKSON GLASS
322 W SOUTH STREET HASTINGS, NE
(402) 462-5165

October 30, 2025

Schutte Properties
Attn: Brad Schutte

RE: INSTALL NEW STOREFRONT DOOR AND WINDOWS IN THE CORNER LOCATION.
318 N ST. JOSEPH AVE
HASTINGS, NE 68901

We propose to furnish and install the following:

All Frames are Manko 2450 Front Set, Thermally Broken, Black Anodized Finish.
All Glass Units are 1" Bronze, Hard coat Low-E Energy Select 73, Tempered.

Window A:
Qty 1 – 120" x 114" Fixed Window. 2 Lites Wide, 2 Lites High.

Window B:
Qty 1 – 120" x 114" Fixed Windows. 2 Lites Wide, 2 Lites High.
4" Centered Vertical Mullion to Hide the Interior Vestibule Wall.

Windows C:
Qty 2 – 32" x 114" Fixed Windows. 1 Lite Wide, 2 Lites High.

Window D:
Qty 1 – 153" x 114" Fixed Windows. 3 Lites Wide, 2 Lites High.

Window E:
Qty 1 – 102 ½" x 114" Fixed Windows. 2 Lites Wide, 2 Lites High.

Opening F – Entrance:
Qty 1 – 72" x 120" Single Door with Transoms and Sidelites.
42" x 96" Right Hand Out Swinging Door.
Manko 150 Series, Wide Stile, 12" Bottom Rail.
Continuous Hinge, Standard Push/Pull Handles, Standard Cylinder Lock, Thumbturn.
LCN 4040XP Closer, Threshold, Weatherstripping, Sweep.
*We cannot do a full transom with the Front Set Frames. *

J JACKSON GLASS
322 W SOUTH STREET HASTINGS, NE
(402) 462-5165

Existing Round Posts on the interior of the windows need to be wrapped in wood and break metal to match the finish of the window frames.

This Quote includes all Demo.

This Quote includes wrapping any exposed wood with break metal.

This Quote DOES NOT include any wood or rough buck. All Carpentry Work Construction To Be Done By Others.

Total: $41,296.04 (materials, tax, and labor).

Any unforeseeable problems or changes will be over and above the quoted price and will be addressed and discussed upon discovery.

All Interior Finishes done by others.

Thank you for the opportunity to provide this bid, we look forward to working with you in the future. Please don't hesitate to reach out, should you have any questions. Please sign/date and return this form if you would like to move forward with this project. **(Quote only good for 60 Days)**

Sincerely,

Jared Jackson

Jared Jackson
JACKSON GLASS, LLC
322 W South Street
Hastings, NE 68901
jaredjackson@jacksonglassllc.com
402-462-5165 office
402-469-7137 cell

Accepted By: ______________________________

Date: ______________________________

QUOTE # **M364691** 10/28/2025 8:22:17AM

Quote Date	
10/28/2025	

MANKO WINDOW SYSTEMS INC.

800 Hayes Drive
Manhattan, KS 66502
Phone: 785-776-9643
Fax: 785-776-9644

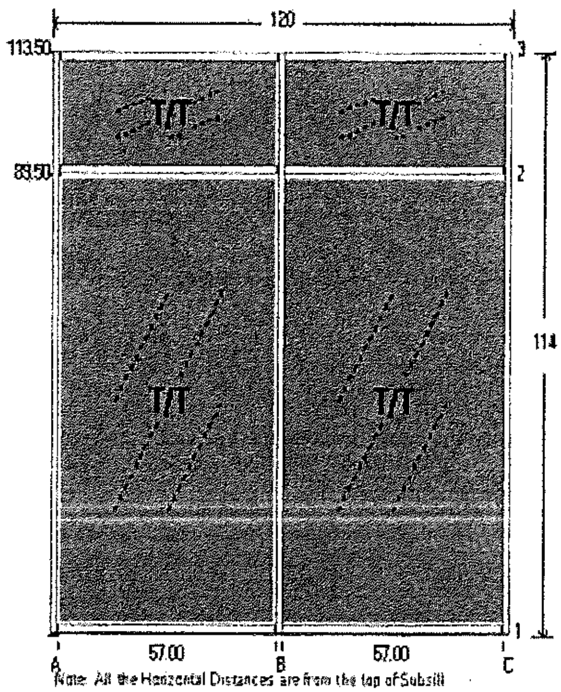
Job Name : Schutte Building
Quoted To : Jared

Billing Address:
Jackson Glass - Hastings, NE
322 W South Street
Hastings NE 68901

Phone: 402-462-5165
Fax: 402-462-5166

Delivery Address:
Jackson Glass - Hastings, NE
322 W South Street
Hastings NE 68901

Elevation: A01 - A



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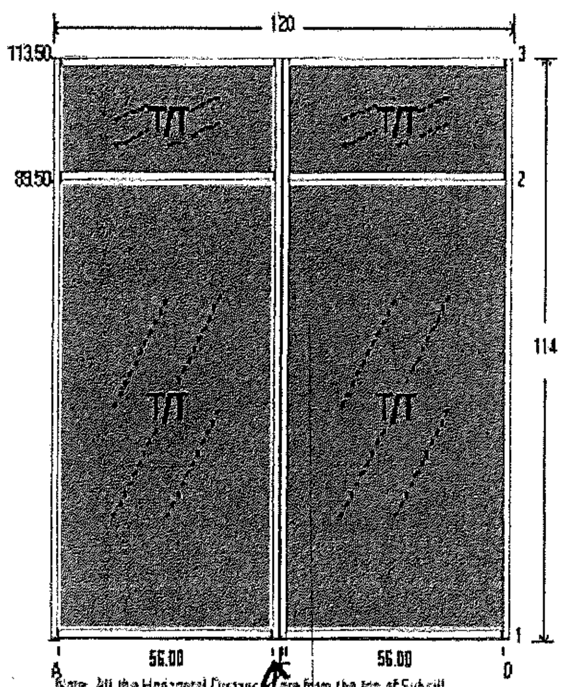
Series: 2450FS
Finish: Black

Elevation: A02 - B



Qty: 1
Series: 2450FS
Finish: Black

QUOTE # M364691 10/28/2025 8:22:17AM

Quote Date	
10/28/2025	Page 7 of 8

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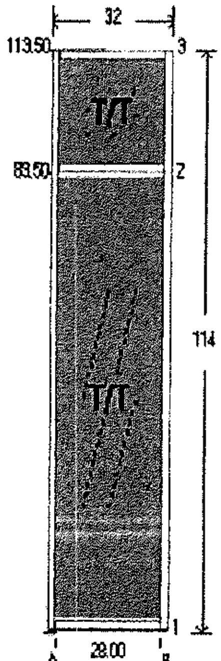
Elevation: A03 - C



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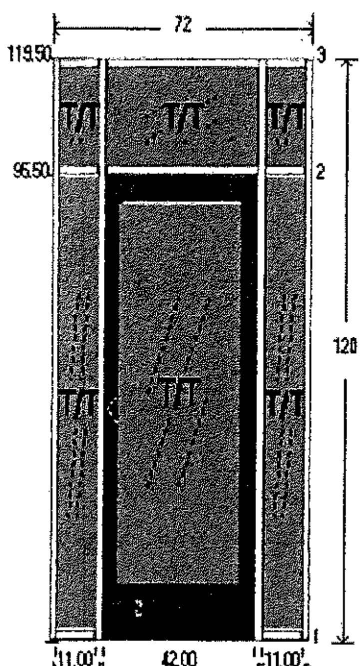
Qty: 2

Series: 2450FS
Finish: Black

Elevation: A04 - F



Note: All the Horizontal Distances are from the top of Subsill

Qty: 1

Series: 2450FS
Finish: Black

Door Series: 150

Quote Date	
10/28/2025	Page 8 of 8

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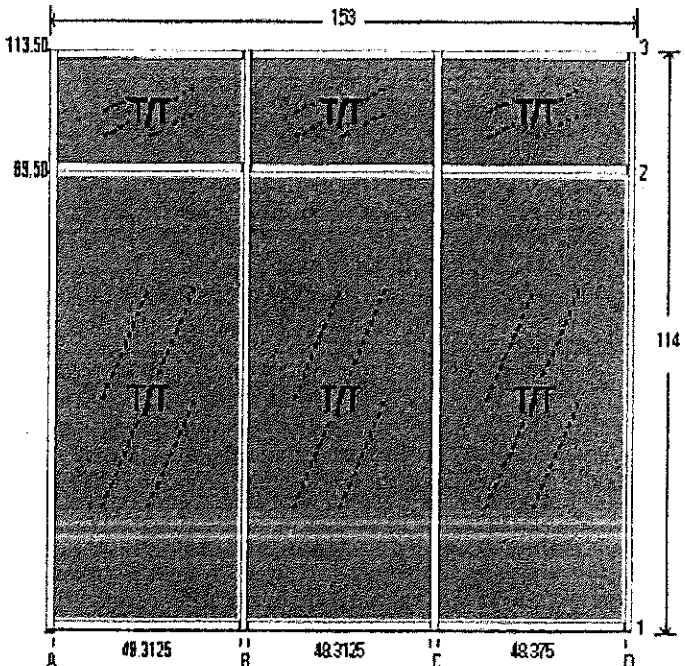
Phone: 402-462-5165
Fax: 402-462-5166

Delivery Address:
Jackson Glass - Hastings, NE
322 W South Street
Hastings NE 68901

Elevation: A05 - D

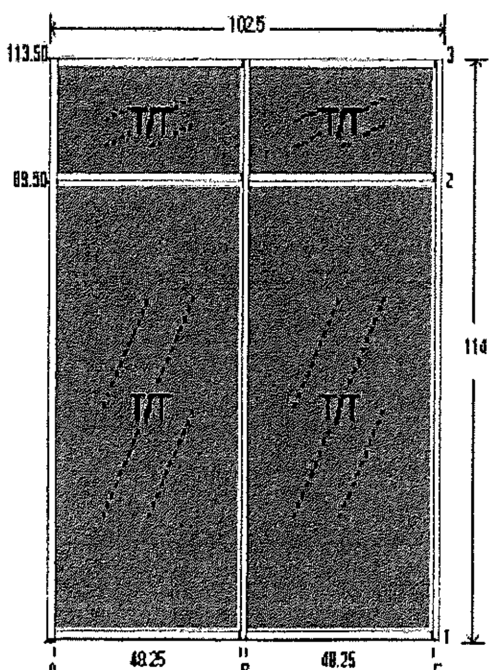


Note: All the Horizontal Distances are from the top of Subsill

Qty: 1

Series: 2450FS
Finish: Black

Elevation: A06 - E



Note: All the Horizontal Distances are from the top of Subsill

Qty: 1

Series: 2450FS
Finish: Black

HASTINGS DOWNTOWN FAÇADE PROGRAM GUIDELINES

Project Guidelines

The purpose of the Downtown Façade Forgivable Loan Program is to, where practical; restore, improve or create historic architectural features to facades of existing and new commercial buildings within the Downtown Business Improvement District. And, in cases where buildings have been significantly altered, damaged or demolished, the new façade should be designed to look appropriate and compatible in the midst of the surrounding buildings.

The Downtown Façade Forgivable Loan Program is administered and funded by the Community Redevelopment Authority of the City of Hastings.

Program Guidelines:

A. The Downtown Façade Forgivable Loan Program is designed to enhance and improve existing and new exterior facades. Façade improvements shall be defined as (but not limited to):

Façade shall mean the front exterior (and side if located on a corner) and rear exterior wall of a building if exposed to public view. This will typically include a visual impact with items such as awnings, windows and signage.

Painting is eligible for exterior façade improvements in combination with window replacement or facade restoration for bricks, stucco, and exterior surfaces for historic preservation that constrains deterioration of the exterior façade. Short of this standard, painting for the purpose of changing colors (interior or exterior) is not considered restoration and is ineligible as it is considered maintenance.

Restoration is the preferred treatment for building façades and improvement. Restoration is most applicable to buildings where there has been very little change to the building façade over time. This results in the return of the façade to its original appearance using authentic materials and the replication of missing or deteriorated components.

Renovation results in improvements which do not attempt to return the building to its original appearance. Improvements made should be sensitive to historic details and materials and should respect whatever original character remains.

Replacement of facades is appropriate when the majority of the original façade is missing or has been significantly altered so as to make restoration or renovation impractical. Façade designs should select materials, dimensions and architectural details that are similar or compatible to surrounding buildings such as façade height, window size and spacing, materials and colors.

Reconstruction takes place when the building has been demolished and/or its features no longer exist. With reconstruction, façade designs are created through new construction to replicate, mimic, resemble or accentuate historic period details.

Structural Improvements will be considered to be the sides of the buildings not visible to the street along with the roof.

B. Where practical, all building facades shall be restored to their original period design. If it is deemed not practical by the members of the Authority, then a similar architectural design shall be used. All horizontal and vertical features (lintels and piers) shall be retained.

C. If a building does not have a historically significant architectural design or feature, or the project is a new construction, then a proposed design may be submitted to qualify for the forgivable loan program.

D. All storefronts shall be designed, constructed, and maintained to compliment and accept the architectural features of the building. All accessories, signs, awnings, etc. shall likewise harmonize with the overall character of the building.

All color schemes shall accent the building as well as harmonize with adjacent buildings. Colors shall be period specific. Historical murals will be considered on a case-by-case basis.

E. Funds shall be allocated on a "first ready, first served" basis. Tenants may qualify upon receipt of written consent of the owner of the building. All forgivable loan funds awarded require a significant expenditure by the owner/tenant. (At a minimum the applicant is encouraged to spend $2 in interior/exterior renovation costs for every $1 in façade forgivable loan funds) EXAMPLE: $100,000 of private investment to $50,000 of forgivable loan funds. The amount of an individual forgivable loan is only limited by the funds available. Applicants may request a maximum of $50,000 in funds from the Downtown Revitalization Forgivable Loan Program.

- Up to $50,000.00 for facades, storefronts, awnings.

F. No work for which a forgivable loan is sought should begin until authorized by the Community Redevelopment Authority.

G. To qualify for forgivable loan funds, an application and appropriate plans must be submitted to the Community Redevelopment Authority at 301 S. Burlington, Hastings, NE.

H. No forgivable loans will be made to government-owned properties or to tenants in government owned properties. (Exceptions: Properties owned by the Community Redevelopment Authority.)

I. Work done by the applicant in which a developer/owner/general contractor would physically work on the project (either them or their employees) is allowed. An official bidding process (sealed bids, advertisement, etc.,) is not required but steps should be taken to ensure reasonableness of the bids and as such to ensure quality of work and cost effectiveness of the bids/funds invested. This shall require an estimate from an outside source to verify that costs are within reasonable parameters.

J. All work must be completed within the boundaries of the Business Improvement District as identified in Exhibit A of these guidelines.

Forgivable Loan Procedures – Design/Document Approval Flow Chart

1. Fill out the application and checklist and submit one copy to the Community Redevelopment Authority, 301 S. Burlington with supporting data. (See attached sheet for required supporting data checklist.) Applications will only be accepted for improvements located within the Business Improvement District in downtown Hastings which is outlined on the attached map.

2. Projects will be submitted to the Community Redevelopment Authority (CRA) which meets every 3rd Wednesday or at the call of the Chairman. The CRA will accept applications on "first ready, first served" basis with no formal submission deadlines in place. Funds for the program are budgeted annually and will be expended until depleted.

3. Applicants shall be notified in writing by the Community Redevelopment Authority of their decision of approval or non-approval. Once the Community Redevelopment Authority has approved the project, they shall issue a written notice of approval. Said notice of approval will be issued, dated and signed by an authorized representative of the CRA.

4. The forgivable loan will be secured by a Deed of Trust filed on the property. Work cannot begin until the project is approved and the Deed of Trust is signed and filed with the Register of Deeds. Once the Deed of Trust is filed the CRA will issue a notice to proceed and work can begin. No work may start until written notice to proceed is received.

5. Conflict of Interest – No member of the governing body or other official, employee or agent of the Community Redevelopment Authority who exercises policy, decision-making functions or responsibilities in connection with the planning and implementation of the Downtown Façade Forgivable Loan Program shall;

   a) Directly or indirectly benefit from this program, this prohibition shall continue for one year after an individual's relationship with the Community Redevelopment Authority ends. Any other employee, officer, or board member may be eligible, but will be treated no differently in the determination of applications accepted for funding. Enclosed with this person's application shall be a statement of disclosure that outlines the nature of the potential conflict and a description of how the public disclosure was made. Included will also be verification that the affected person has withdrawn from the active involvement in any loan related issues;
   b) Accept gratuities, favors or anything of monetary value from contractors, potential contractors or parties to any sub-agreement;
   c) Obtain a financial interest in any contract, subcontract or agreement for themselves or for persons with business or family ties.

6. Applicant is responsible for obtaining any permits required to do the project. The applicant is responsible for contacting the City of Hastings Development Services office (402) 461-2302. The Development Services office oversees planning and zoning as well as building and construction. The City of Hastings Development Services Department exists to help, with information about permits, codes, etc.

7. After formal Notice of Approval, the forgivable loan recipient must:

   - At a minimum seek to obtain at least two bids to verify that costs are reasonable.

- Participate in a pre-construction conference with a representative of the Community Redevelopment Authority to review project scope and project requirements.

8. The Community Redevelopment Authority does not maintain a contractor's list. However, the CRA strongly encourages the applicant to ensure that the contractor performing the work is well-qualified to complete the proposed work and knowledgeable about any City codes that are applicable to the project.

9. At such time as the Recipient has satisfied all contractual provisions, a written notice to proceed will be issued by the authorized representative of the Community Redevelopment Authority. Said notice to proceed will be issued, dated and signed by an authorized representative of the Community Redevelopment Authority.

10. Participation in the program by an applicant is a stated agreement of the recipient of CRA funds, that the completed project, its approved design and colors, etc., will remain intact and in place for a period of not less than five (5) years from the date of project completion. **Changes to improved facades and signage prior to five years may trigger repayment of the forgivable loan (or a percentage thereof).**

11. Forgivable loan Recipient must submit a paid, itemized invoice for reimbursement together with proof of payment (e.g., canceled check) and an affidavit from the contractor certifying the work, as submitted, is complete. This should be consistent with the work proposed to and approved by the Community Redevelopment Authority. Any unapproved changes will void the forgivable loan. If the Recipient decides to change the project after approval they must contact the authorized representative of the Community Redevelopment Authority for a review of the changes.

12. Prior to reimbursement, the work will be inspected by Community Redevelopment Authority staff to ensure compliance with the project as designed and guidelines for improvements. A written notice of completion will be issued, dated and signed by the Authorized Representative of the Community Redevelopment Authority.

13. The Community Redevelopment Authority reserves the right to loan additional money to targeted projects that they believe will have a significant impact on the area. The Community Redevelopment Authority is seeking projects that have a significant amount of private investment that will include renovation of all levels. Significant impact can be measured by one of several methods:

    - Substantial private investment (e.g., greater than 200%)
    - Addresses a building or local landmark in the target area
    - Building is listed or eligible for listing on the National Register of Historic Places
    - Improvements are chiefly for historical renovation/reconstruction in nature, etc.
    - New infill construction

14. Community Redevelopment Authority staff will be available to offer assistance and may seek outside guidance on any project being considered for the forgivable loan program.

15. The Downtown Façade Program is a forgivable-loan program. Eligible improvements are permanent fixtures/improvements to a structure and as such any and all improvements remain a part of the structure in the event a sale is transacted between current and future

owners. The five-year forgivable loan can be transferred by property owner at the time of a sale to the purchaser if approved by the Community Redevelopment Authority. The loan will be prorated at 20% forgiven each year.

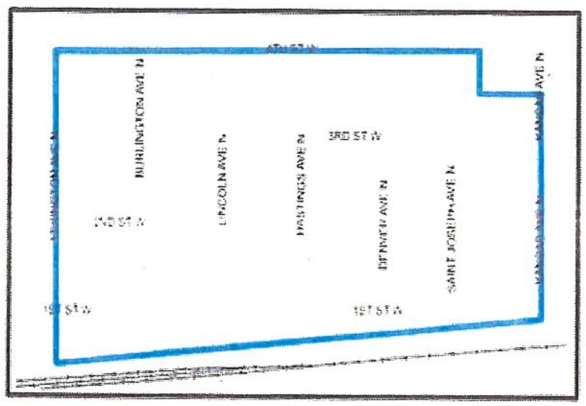
16. A complete application packet may be obtained by contacting; Randy Chick, at the Chamber Development Center at 301 S. Burlington, Hastings, NE 68901.

17. These program guidelines may be amended periodically as required and deemed necessary by the Community Redevelopment Authority.

EXHIBIT A

BUSINESS IMPROVEMENT DISTRICT MAP

Business Improvement District



The Business Improvement District was created by ordinance by the Hastings City Council in April of 1986 and includes a 20-block area within the Central Business District right in the heart of Hastings. Property owners within the District are assessed annually and the funds raised are used for developing public activities and events, newsletters or promotional materials, banners, physical improvements such as lighting, landscaping, benches, planters, plantings, trash receptacles and signage.

BOUNDARIES

Bordered by the Burlington Northern tracks on the south, 4th Street on the north, Lexington Avenue on the west and Kansas Avenue on the east the Business Improvement District includes approximately 150 properties and over 100 property owners.

HASTINGS
DEVELOPMENT SERVICES

January 21, 2026

Randy Chick
301 S. Burlington Ave
Hastings, NE 68901

Re: Planning Commission Outcome for Case No. 2025-826 for a request to designate an area as Substandard and Blighted to be known as Redevelopment Area #19.

Dear Randy Chick,

This letter is to formally document the outcome of the above-captioned agenda item at the regular meeting of the Hastings Planning Commission on Wednesday, January 21, 2026. Details of that agenda can be found at **https://hastingsne.portal.civicclerk.com**. The agenda item for the designation of Area #19 as Substandard and Blighted was recommended to City Council for approval by a vote of 6-1.

The request will proceed to the City Council for consideration via a **public hearing on February 23rd, at 6:00 pm at the Hastings Municipal Airport, 3300 W 12th Street.** Your presence or a representative at the public hearing is expected to be able to answer any questions about the project. This meeting's agenda packet will be available as soon as February 20th at https://hastingsne.portal.civicclerk.com

Please feel free to contact me at 402-461-2368 or by email at kkubo@cityofhastings.org if you have any questions.

Sincerely,

Kevin Kubo

Kevin Kubo
Development Services Director

New Staff Contact Form Submitted by Kara Jacobsen

Address: 1219 N 7th Ave

City: Hastings

State: NE

Zip: 68901

Phone: 402-416-3389

Email: karakjacobsen@gmail.com

Message:
Good Morning, Pursuant to the Nebraska Public Records Statutes, Neb. Rev. Stat. §§ 84-712 through 84-712.09, I hereby request access to and copies of all public records related to the Proposed Redevelopment Area #19 Blight Study, published December 29, 2025. This request includes, but is not limited to, the following records: The complete blight study for Proposed Redevelopment Area #19, including all appendices, exhibits, maps, tables, worksheets, and supporting documentation. Any parcel-specific analyses, findings, scoring sheets, inspection reports, or determinations used to conclude that individual parcels within the proposed area meet statutory blight criteria. All inspection records, field notes, photographs, videos, or site visit documentation relied upon in the preparation of the blight study, including identification of the individuals who conducted such inspections and the dates performed. Any criteria checklists, matrices, or standardized evaluation tools used by City staff, consultants, or contractors in determining blight conditions within the proposed redevelopment area. All correspondence, including emails, memoranda, draft documents, or communications (internal or external), between the City of Hastings, the Planning Commission, City Council members, City staff, consultants, or third parties relating to: The selection of boundaries for Proposed Redevelopment Area #19; The inclusion of agricultural or undeveloped parcels within the proposed area; and Any discussion of anticipated redevelopment, economic development, or future land use related to Area #19. Any contracts, scopes of work, invoices, or agreements between the City of Hastings and Hanna Associates or any other consultant engaged to prepare or support the blight study. Any documents identifying proposed developers, development concepts, end users, or intended redevelopment outcomes associated with Proposed Redevelopment Area #19. Any legal memoranda, staff reports, or briefing materials prepared for the Planning Commission or City Council regarding the blight determination or redevelopment designation for Area #19. I request that these records be provided in electronic format. If any portion of this request is denied, please identify the specific statutory exemption relied upon for each withheld record, as required by Neb. Rev. Stat. § 84-712.04. If fulfilling this request will result in fees, please provide a written estimate prior to processing. I am willing to discuss reasonable modifications to narrow the request if necessary. Thank you for your attention to this request. Please confirm receipt and advise when the records will be made available. Thank you, Kara Jacobsen