COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
October 21, 2026
Schnase 1906 District – 620 W. 2nd

Motion by the Authority that prior to this meeting a notice was posted in the Hastings Tribune and at the City Administrative offices at 615 W. 3rd Street on October 16, 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 Comments - Board Member Comments

Motion to approve the Consent Agenda.
- Minutes of the Special Budget Meeting and Regular Meeting of September 16, 2026
- Financials
- Claims

1) **Motion to approve** a request for TIF assistance for the development of 15 townhomes from SMITH534581, LLC for the Rows at Vintage Heights Redevelopment Project.

2) **Motion to approve** Plan Modification 2026-2 for the Rows at Vintage Heights Redevelopment Project and forward on to the Planning Commission for review.

3) **Discussion and possible action** on a proposal from Homestead Communities for the purchase and redevelopment of the vacant land at F Street and Franklin Avenue.

4) **Motion to approve** a request by the Hastings Area Chamber of Commerce and Bad Sportz LLC to utilize 700-710 W. 2nd Street for the Celebration of Lights.

5) **Motion to approve** Resolution 2026-2 extending the boundaries for the Hastings Downtown Façade Improvement Program.

6) **Discussion and possible** on a request for Façade Improvement Program assistance from Maendele Properties LLC for the properties at 325-333 W. 2nd Street.

7) **Motion to approve** the acquisition of tax sale certificates for the property located at Lot 20, Block 19, Original Town a.k.a. 718 W. 2nd.

8) **Discussion and possible action** on a Workforce Housing Tax Increment Financing Incentive Plan.

9) **Discussion and possible action** on a proposal from Lin Hoskins to purchase and redevelop the property at 314 S. Hastings.

10) **Project updates** 1) The middle school project 2) Cedar Park Housing Project 3)

11) **Project Spotlight – 413 W. 3rd Street**

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

Motion to adjourn.

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CRA MEETING
AGENDA ITEM SUMMARY
October 21, 2026

Item #1 – Motion to approve a request for TIF assistance from SMITH534581, LLC for the development of 15 townhomes for the Rows at Vintage Heights Redevelopment Project. – The principals of SMITH534581, LLC are requesting $760,425 in TIF for "The Rows at Vintage Heights Redevelopment Project". The proposed housing development would construct 15 all-electric, owner-occupied townhomes designed as affordable starter homes. The total project cost is estimated at $4,424,066, which includes a new street, sidewalks, and utility extensions as well as home construction. Construction is planned to occur in two phases spanning 2027 and 2028, ultimately increasing the property's assessed valuation from a base of $60,639 to an anticipated $3,997,125 upon completion.

Item #2 – Motion to approve Plan Modification 2026-2 for the Rows at Vintage Heights Redevelopment Project and forward on to the Planning Commission for review. – The Modification would amend the Redevelopment Plan for Area #17 to accommodate The Rows at Vintage Heights, an affordable workforce housing project. The project will construct fifteen owner-occupied townhomes on a vacant, unimproved parcel that has sat undeveloped due to prohibitive infrastructure costs. The Modification will be presented to the Planning Commission at their November 17, 2026 meeting for review and will be on the November 18, 2026 CRA meeting agenda to discuss any comments or suggestions from the planning commission prior to submittal to the City Council.

Item #3 – Discussion and possible action on a proposal from Homestead Communities for the purchase and redevelopment of the vacant land at F Street and Franklin Avenue. - Homestead Communities has submitted a proposal to purchase and develop the 4.8-acre property located south of F Street and east of Franklin Avenue. The developer is offering $205,000 for the land to be paid lot-by-lot as individual home sales close. The intent is to construct up to 34 owner-occupied homes, including 16 townhomes and 18 single-family residences. The developer will provide owner equity and conventional bank financing for home construction, as well as TIF assistance to reimburse the costs of public infrastructure improvements. The homes are expected to be priced between $199,000 and $299,000 depending on the floor plan, with infrastructure development targeted for early 2027 and full project completion anticipated in 2028.

Item #4 - Motion to approve a request by the Hastings Area Chamber of Commerce and Bad Sportz LLC to utilize 700-710 W. 2nd Street for the Celebration of Lights. – The Chamber of Commerce and Bad Sportz LLC are requesting to use the vacant lot at 700-706 W. 2nd for activities related to the Celebration of Lights. The Chamber activity includes live reindeer just for the event. Bad Sportz would utilize the lot for placement of a Christmas Tree, large snow globe and Santa's sleigh. Both groups would provide a Certificate of Liability insurance naming the CRA as an additional insured.

Item #5 - Motion to approve Resolution 2026-2 extending the boundaries for the Hastings Downtown Façade Improvement Program. - This resolution amends the CRA Downtown Façade Program Guidelines to replace the old BID boundaries with the City's larger CDBG "Downtown Core Area" map. By aligning these boundaries, the change allows access to CRA funds for property owners between 4th and 6th Streets and between Kansas and Minnesota Avenue.

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Item #6 - Discussion and possible on a request for Façade Improvement Program assistance from Maendele Properties LLC for the properties at 325-333 W. 2nd Street. – Brandon Maendele of Maendele Properties, LLC has acquired the former Catholic Social Services properties at 325-333 W. 2nd Street and is seeking Façade Improvement Program assistance to renovate the façade of 325 W. 2nd and to install 2nd floor windows of the building at 333 W. 2nd. Total façade costs are estimated to be $77,000-$80,000 and Maendele plans to remodel the 2nd floor of 333 W. 2nd to include either commercial space or multi family. The 2nd floor remodel will be in excess of $200,000.

Item #7 - Motion to approve the acquisition of tax sale certificates for the property located at 718 W. 2nd. - The Board has discussed the acquisition of a Tax Sale Certificate on a blighted/delinquent downtown property owned by Leland Miller. Jesse Oswald has negotiated the purchase of Tax Certificate #2023-020 from Stone Creek LLC, for an agreed-upon flat price of $1,000.00. This acquisition allows the CRA to initiate the foreclosure process before December 4, 2026. During the foreclosure process the CRA must acquire a secondary tax sale certificate (#2024-041) held by Helena Land Holdings LLC. ($9450 + interest). An expired IRS tax lien will need to be dealt with in order to get title insurance on the property. Recommended board action: Approve the $1,000.00 expenditure to complete the Tax Sale Certificate assignment from Stone Creek LLC, and authorize staff and legal counsel to initiate formal foreclosure proceedings on the property.

Item #8 - Discussion and possible action on a Workforce Housing Tax Increment Financing Incentive Plan. - Community Development Law has been amended to allow TIF revenues to directly fund the physical construction and rehabilitation costs of residential units. (Similar to rehab of downtown buildings) To activate this financing, a municipality must first conduct a housing study confirming a housing shortage, the project needs to be in a blighted/substandard area, and a public hearing must be held to adopt a workforce housing incentive plan. Once approved, developers still have to go through the normal TIF approval process showing the project would not happen without TIF assistance and adhere to state-mandated construction cost caps. These statutory cost limits restrict eligible projects to a maximum construction cost of $375,000 for newly constructed owner-occupied units and $300,000 per unit for rental housing. Provided is a draft copy of an incentive plan to be submitted to City Council for review.

Item #9 - Discussion and possible action on a proposal from Lin Hoskins to purchase and redevelop the property at 314 S. Hastings. - Lin Hoskins has submitted a proposal to purchase the vacant lot at 314 S. Hastings for $12,000 with the intention of relocating a three-bedroom, 1.5-bathroom house currently offered for auction by Hastings College. If he does not win the bid or if relocating the existing structure proves unfeasible, Hoskins plans to build a new home on the property instead. The completed residence will be owned and occupied by the developer's daughter. The plan includes pouring footings or constructing a basement at an estimated cost of $35,000, followed by moving the house to the site for approximately $15,000. Project financing will be covered through personal funds or commercial loans, backed by the Developer. The CRA acquired the property in 2018 for $5,700 in past due taxes and refunded demolition costs of $10,800 to the City. Current valuation on the lot is $13,125 and the CRA has approximately $19,000 in the lot.

Item #10 - Project updates 1) The middle school project 2) Cedar Park Housing Project

Item #11 - Project Spotlight – 413 W. 3rd

MINUTES

MINUTES OF THE SPECIAL MEETING FOR THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA

September 16, 2026

A special meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on September 16, 2026 at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Becky Sullivan, Kaleena Fong, Jeff Schneider, Dan Schwartzkoph and Dick Hysell. Also present were Jesse Oswald, Kevin Kubo, Ember Batelaan, Mark Funkey, Ainsley Powell, Shannon Landauer, 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 a notice was published in the Hastings Tribune on September 10, 2026 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 online at https://www.hastingsdowntown.com/cra-meetings/ and that said meeting be held in open session.

Ayes: K. Fong, J. Schneider, D. Hysell, B. Sullivan, D. Schwarztkopf
Nays: None

The Authority held a public hearing on the proposed 2026/2027 CRA Budget. Chairman Dick Hysell declared the public meeting open. No one appeared to speak for or against the proposed budget. Dick Hysell declared the public meeting closed.

There being no further business to conduct it was moved by Jeff Schneider and seconded by Dan Schwarztkopf to adjourn the meeting.

Ayes: K. Fong, J. Schneider, D. Hysell, B. Sullivan, Dan Schwarztkopf
Nays: None

Respectfully submitted,

Randy Chick, Director

MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
September 16, 2026

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on September 16, 2026 at 11:40 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Dick Hysell, Becky Sullivan, Jeff Schneider, Dan Schwartzkoph, and Kaleena Fong. Also present were Kevin Kubo, Ember Batelaan, Mark Funkey, Jesse Oswald, Ainsley Powell, Shannon Landauer and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Dan Schwarztkopf and second by Kaleena Fong that prior to this meeting on September 11, 2026, a notice was posted in the Hastings Tribune and at the City Administrative offices at 615 W. 3rd, 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 ttps://www.hastingsdowntown.com/cra-meetings/ and that said meeting be held in open session.

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

There were no citizen comments. During Director comments, Randy Chick stated that a lower price of $103,900 had been negotiated with the owners of Lots 1-13, Hastings Cottages East Subdivision and a purchase agreement has been executed. The agreed-on price is the valuation assessed by the County Assessor's Office. Chick requested that agenda item #4 be pulled from the agenda.

Motion by Jeff Schneider and second by Becky Sullivan to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of August 19, 2026.

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$54.55	Chamber of Comm.	Copies
$44.90	Chamber of Comm.	Telephone & shredding
$128.75	Idea Bank	Web hosting fees and website maintenance
$10.64	Hastings Tribune	Notice of Meeting
$7,916.67	RAC Investments	Administrative
$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
$16.38	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$11,500.00	Hanna:Keelan Associates	Redevelopment Area Review & Analysis of Redevelopment Projects
$631.13	Steve Marvel	Lease payment for 647 W. 2nd - **year 18**
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - 5/24 begin)
$22,730.17	Mesner Development	TIF Prin & Int - (Mesner North)
$44,315.65	HEDC	TIF Prin & Int - (Trail Ridge Add.)
$27,208.58	HEDC	TIF Prin & Int - (Trail Ridge 2.0 - **$28,708.58 - $1,500 ADMIN FEE**)
$49,618.89	Hastings Lodging 2	TIF Prin & Int - Hampton Inn - **$50,120.09 - $501.20 - 1% ADMIN FEE**)

$9,121.35	Pinnacle Bank	TIF Prin & Int - (Boys 3 MCP - **$10,621.35 - $1,500 ADMIN FEE**)
$79,879.98	West Gate Bank	TIF Prin & Int - (NPC Phase 1 - $**89,867.79 - $9,987.81 - 1% TOTAL ADMIN**)
$532.49	HEDC	TIF Prin & Int - (HEDC West Laux Dr. - **$2,032.49 - $1,500 ADMIN FEE**)
$3,981.77	City of Hastings	TIF Prin & Int - (Emerson Estates)
$9,234.19	Joel/Terry Wiegand	TIF Prin & Int - (Eastside Estates 50% bondholder - Sept 2026 payment)
$9,234.19	Mesner Development	TIF Prin & Int - (Eastside Estates 50% bondholder - Sept 2026 payment)
$8,084.21	Mesner Development	TIF Prin & Int - (Fairview Villas)
$5,402.35	Pinnacle Bank	TIF Prin & Int - (THOAR - Cameron - **$6,902.35 - $1,500 ADMIN FEE**)
$831.28	MNB Bank	TIF Prin & Int - (Tim & Shellie Faris - **$2,331.28 - $1,500 ADMIN FEE**)
$1,005.53	Pinnacle Bank	TIF Prin & Int - (Corner Bldg - **$2,505.53 - $1,500 ADMIN FEE**)
$1,690.20	THOAR LLC	TIF Prin & Int - (THOAR LLC & CRA **split 50% - $3,380.40/2=$1,690.20**)
$4,140.02	Pinnacle Bank	TIF Prin & Int - (THOAR - 723 W. 1st)
$5,456.10	Pinnacle Bank	TIF Prin & Int - (THOAR - 737 W. 1st - **$2,505.53 - $1,500 ADMIN FEE**)
$2,233.39	Pinnacle Bank	TIF Prin & Int - (Garage Flats - **$3,733.39 - $1,500 ADMIN FEE**)
$8,876.33	C. Shoemaker/L. Freidewald	TIF Prin & Int - (Dietrich/Stein Brothers Bldg)
$2,904.84	Five Points Bank	TIF Prin & Int - (Brant Rentals - 731 W. 2nd)
$2,699.04	Pinnacle Bank	TIF Prin & Int - (On Top LLC)
$5,582.19	MNB Bank	TIF Prin & Int - (Shabri/Manorma - old Village Inn)
$49,496.85	Kessler Villas LLC	TIF Prin & Int - (Hanger 55 - **$52,144.45 - $2,647.60 - 1% ADMIN FEE**)
$7,069.03	Phillip Perrry & Craig Reed	TIF Prin & Int - (Lot 8, Blk 1 - **$7,388.08 - $319.05 - 1% ADMIN FEE**)
$104.87	Hastings Utilities	245 W. 2nd
$4.43	Hastings Utilities	516 W. 1st - August
$57.02	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$66.14	Hastings Utilities	405 W. 2nd - August
$635.00	Deer Trail Lawn	Mow various properties
$387.70	Rutt's Heating & A/C	A/C Repairs - 136 N. Hastings
$22.99	Big G Ace	Light bulbs for Kool-Aid building
$70.00	Woodwards	Garbage service @ 128 N. Hastings
$241.14	Mike & Vicki Nieman	Reimburse water and sewer bill at 700 W. 2nd (+ HU underbilling error)
$45.00	L&M Cleaning	Monthly cleaning stairs & common area @136 N. Hastings
$385.00	1st Choice Lawn & Pest	OMS - $300, 700 W 2nd (Weed control / Fall fertilizer
$460.10	Carey's Pest Control	Termite control
$28.00	Pad LLC	Dump Fees - Construction debris - F and Franklin
$810.00	Ken & Co.	Maint. 700 W 2nd $240, Cen Park $90, Lot 3 $210, F & Franklin $270

$388,630.21

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

Motion by Becky Sullivan and second by Kaleena Fong to approve an additional 1% increase in the restricted funds budget limit for the 2026/2027 budget year and authorize the submission of the Nebraska Lid Computation Form. This action will allow the Authority to carry forward unused budget authority from previous years and add an additional 1% increase in restricted funds authority.

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

Motion By Dan Schwartzkoph and second by Becky Sullivan to approve the 2026/2027 CRA budget in the amount of $6,153,600.00 including a property tax requirement of $632,593.88 and submit the budget to the Auditor of Public Accounts. The city council approved Resolution 2026-48 providing a tax levy for the CRA in the amount of $632,593.88.

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

Hanna:Keelan Associates is in the process of preparing an analysis of Redevelopment Areas #2 through #7 and has provided maps showing where redevelopment projects have occurred in each of the seven redevelopment areas. Redevelopment Area #5 is on schedule to be completed first. The Board discussed a Workforce Housing TIF Incentive Plan to assist with the construction of affordable housing. Community Development Law has been amended to allow TIF revenues to directly fund the physical construction and rehabilitation costs of residential units. To activate this financing, a municipality must first conduct a housing study confirming a housing shortage, the project needs to be in a blighted/substandard area, and a public hearing must be held to adopt a workforce housing incentive plan. Once approved, developers still have to go through the normal TIF approval process and adhere to state-mandated construction cost caps. These statutory cost limits restrict eligible projects to a maximum construction cost of $375,000 for newly constructed owner-occupied units and $300,000 per unit for rental housing. A draft copy was provided and will be circulated for review to City Staff.

The City Council accepted an asbestos removal bid for the old middle school and Staff held a preconstruction conference and gave the contractor notice to proceed. The contractor plans to begin on September 22, 2026. The EPA Regional Administrator was in town on 9/16/2026 to review the project.

Project Spotlight will be a new monthly agenda item and each month the board will be provided with a recap of one or more projects that the CRA has participated in over the last 39 years. This month's project is the Dutton Lainson Plaza located on the SE corner of 2nd and St. Joseph. Prior to construction of the Plaza a bus depot was located on the site. Dutton Lainson Company purchased the property in March of 1987 for $27,000 and deeded the property to the City on October 20, 1988. A variety of entities were involved in the development of the Plaza including;

- The CRA demolished the building in January of 1989 and paid $2,450 to H&M Equipment.
- The City of Hastings replaced the sidewalks was awarded a grant from the Nebraska Statewide Arboretum and approximately $3,500 of the funds were used for plantings in the Plaza.
- Dutton Lainson completed the construction of the Dutton Lainson Plaza and placed a bronze sculpture named Prairie Odyssey in May of 1992, dedicated to the citizens of Hastings on the 100th anniversary of the founding of the Dutton Lainson Company.

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority
Balance Sheet
As of October 14, 2026

	Oct 14, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,099,893.50
Revolving Loan Fund	557,357.01
Total Checking/Savings	1,759,105.52
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	931,309.97
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	15,126,164.59
Total Current Assets	16,885,270.11
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	**17,422,067.74**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	228,896.64
Accrued Interest Payable	2,380.82
Accrued Property Tax	15,784.71
Deferred Revenue - Property Tax	14,498.49
Grants Payable	116,666.67
Notes Payable - TIF	92,693.36
TIF Payables	11,720,481.09
Total Other Current Liabilities	12,191,401.78
Total Current Liabilities	12,191,401.78
Total Liabilities	12,191,401.78
Equity	
Fund Balance	5,022,641.21
Net Income	208,024.75
Total Equity	5,230,665.96
TOTAL LIABILITIES & EQUITY	**17,422,067.74**

Community Redevelopment Authority
Profit & Loss
October 1 - 14, 2026

		Oct 1 - 14, 26
Ordinary Income/Expense		
Income		
Property Tax		19,277.01
Real Estate Loan Interest		373.40
Real Estate Loan Principal		1,607.88
Rent Income		
Commercial Space	1,300.00	
Kool-Aid Bldg Garage	80.00	
Total Rent Income		1,380.00
RLF-income		152,194.44
RLF-Principal		2,398.20
State Pro Rate		852.94
Tax Increment TIF		38,347.02
Total Income		216,430.89
Gross Profit		216,430.89
Expense		
Administrative Expenses		8,154.17
Property Acquisition		25.00
R & M Buildings		226.97
Total Expense		8,406.14
Net Ordinary Income		208,024.75
Net Income		**208,024.75**

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$52.98	Chamber of Comm.	Copies & shredding
$38.90	Chamber of Comm.	Telephone
$25.00	Adams County Treasurer	Register as investor for tax certificates - **PREPAID**
$49.09	Hastings Tribune	Advertise Qualified Action Plan for Asbestos removal Middle school
$128.75	Idea Bank	Website hosting and maintenance
$8,154.17	RAC Investments	Nov Administrative
$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
$22.62	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$1,000.00	Stone Creek LLC	Acquire tax sale certificates for 718 W. 2nd (Miller property)
$631.13	Steve Marvel	Lease payment for 647 W. 2nd - **year 18**
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - 5/24 begin)
$10,443.45	HEDC	TIF Prin & Int - (HEDC Trail Ridge Add)
$6,195.92	HEDC	TIF Prin & Int - (HEDC West Laux)
$725.82	Five Points Bank	TIF Prin & Int - (Davalwat - **$2,225.82 - $1,500 ADMIN FEE**)
$15,262.83	Five Points Bank	TIF Prin & Int - (HEDC West Laux)
$2,603.97	Five Points Bank	TIF Prin & Int - (Brant Rentals LLC)
$156.63	Hastings Utilities	245 W. 2nd
$4.32	Hastings Utilities	516 W. 1st - August
$8.18	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$57.84	Hastings Utilities	405 W. 2nd - August
$48.56	Hastings Utilities	714 W. 5th - Middle School
$117.09	City of Hastings	2026/2027 BID Assessment - 136 N. Hastings #100
$182.98	City of Hastings	2026/2027 BID Assessment - 516 W. 1st
$631.97	City of Hastings	2026/2027 BID Assessment - 405 W. 2nd
$77.93	City of Hastings	2026/2027 BID Assessment - 402 W. 2nd, parking lot
$30.10	City of Hastings	2026/2027 BID Assessment - 700 W. 2nd vacant lot
$30.10	City of Hastings	2026/2027 BID Assessment - 706 W. 2nd Vacant lot
$390.00	Deer Trail Lawn	Mow various properties
$70.00	Woodwards	Garbage service @ 128 N. Hastings
$156.71	Mike & Vicki Nieman	Reimburse water/sewer bill at 700 W. 2nd + HU underbilling error
$12.38	Dutton Lainson	Replace pole light bulb - Central Park
$45.00	L&M Cleaning	Monthly cleaning stairs & common area @136 N. Hastings
$1,825.00	Ken & Company	Maintenance 700 W 2nd $520, Cen Park $590, Lot 3 $220, OMS $120
$466.05	PAD LLC	Landfill fees - F and Franklin cleanup
$53,326.65		

HASTINGS
AREA CHAMBER OF COMMERCE

301 S Burlington Ave.
PO Box 1104
Hastings, NE 68901

Invoice Date	Invoice #
10/1/2026	718312

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 $991.88

☐ 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 # 718312

Terms	Due Date
Due on receipt	10/30/2026

Qty	Description	Rate	Amount
	November Rent	900.00	900.00
	Sept Copies	46.98	46.98
	Sept Telephone	38.90	38.90
	Shredding	6.00	6.00

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

Total	$991.88
Payments/Credits	$0.00
Balance Due	$991.88

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

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
ADAMS COUNTY NEBRASKA

ID: 44326

RECEIVED ON: 10/07/2026
RECEIVED FOR: 2025 PUBLIC TAX SALE REGISTRATION
RECEIVED FROM: COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF

COUNTY GENERAL	0100-360-06	TAX SALE FEES	25.00

Receipt Total - 25.00

Virginia Long
ADAMS COUNTY TREASURER

Payment by Check apriaulx

Advertising Invoice

your life. your news.
Hastings Tribune
A home-owned newspaper
PO Box 788
Hastings NE 68902
Phone: 402-462-2131
Fax: 402-462-2156

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
301 S. BURLINGTON AVE
HASTINGS, NE 68901

Acct. #: 00008851
Phone: #: (402)463-6878
Date: 09/30/2026
Due Date: 10/27/2026
Invoice #: 300165901
PO #:
Salesperson: 700 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00114164	BUDGET HEARING SUMMARY 2026	01	09/10/2026	36.00	36.00

Thank you for your business.

Please return a copy with payment **Total Due** **36.00**

Advertising Invoice

your life. your news.
Hastings Tribune
A home-owned newspaper
PO Box 788
Hastings NE 68902
Phone: 402-462-2131
Fax: 402-462-2156

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
301 S. BURLINGTON AVE
HASTINGS, NE 68901

Acct. #: 00008851
Phone: #: (402)463-6878
Date: 09/30/2026
Due Date: 10/27/2026
Invoice #: 300165928
PO #:
Salesperson: 700 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00114235	NOTICE OF MEETING The Commun	01	09/11/2026	13.09	13.09

Thank you for your business.

Please return a copy with payment

Total Due **13.09**

Gmail

Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: $6.99 USD

1 message

PayPal <service@paypal.com>
To: Randy Chick <bidcra@gmail.com>

Tue, Oct 6, 2026 at 6:22 AM

Hello, Randy Chick

You paid $6.99 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Oct 6, 2026
Order ID	BL3602387696

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

Gmail

Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: $32.09 USD

1 message

PayPal <service@paypal.com>
To: Randal Chick <bidcra@gmail.com>

Tue, Oct 6, 2026 at 6:21 AM

Hello, Randy Chick

You paid $32.09 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Oct 6, 2026
Order ID	BL3602387658

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

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	10/12/2026	6204	$0.00	10/12/2026	$22.62

ACCOUNT/ITEM	QUANTITY	PRICE	UOM	ORIGINAL AMT	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 9/2026	1.00	$22.620000	EACH	$22.62	$0.00	$0.00	$22.62

Invoice Total	$22.62

PLEASE REMIT TO:
CITY OF HASTINGS
615 W 3RD ST
HASTINGS, NE 68901

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Remit Portion

Invoice Date	10/12/2026
Invoice Number	6204
Customer Number	96
Amount Paid	
Due Date	10/12/2026
Invoice Total Due	$22.62

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	10/12/2026	6202	$0.00	**10/12/2026**	**$2,502.38**

DESCRIPTION	QUANTITY	PRICE	UNIT	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 9/2026	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
615 W 3RD ST
HASTINGS, NE 68901

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Remit Portion

Invoice Date	**10/12/2026**
Invoice Number	**6202**
Customer Number	**96**
Amount Paid	
Due Date	10/12/2026
Invoice Total Due	**$2,502.38**

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

Note Holder	Tax Yr	Owner Name 1	Identifier	Class #	Tax Paid	Less Tax Commish	Less Admin Fee	Total Due
	2025	MCFERRIN DWANE C & SUE ANN TRUSTEES FAMI	10019262	173	$1,780.24	$1,762.43		
	2025	SMIDT DALE D & GEORGENE K	10019265	173	$1,553.70	$1,538.16		
	2025	PEDROZA LUIS A	10019304	173	$1,984.52	$1,964.67		
	2025	NAVARRETE OROZCO GUSTAVO & FIGUEROA IBAR	10019325	173	$2,265.76	$2,243.10		
	2025	M & TEAM CUSTOM HOMES LLC	10019023	173	$1,482.36	$1,467.54		
HEDC (Trail Ridge Addition)	2025	M & TEAM CUSTOM HOMES LLC	10019024	173	$1,482.36	$1,467.54		$10,443.45
	2025	ALARCON-CHAVEZ VICTOR & AVILA DENISE G	10019390	189	$1,326.22	$1,312.96		
HEDC (West Laux)	2025	HASTINGS JEFFREY & KARR TINA	10019428	189	$4,932.28	$4,882.96		$6,195.92
Five Points Bank (Davalwat)	2025	DAVALWAT PROPERTIES LLC	10006131	183	$2,248.30	$2,225.82	-$1,500.00	$725.82
Five Points Bank (Southern Bell)	2025	21 OR 22 LLC	10006180	176	$15,417.01	$15,262.83		
CRA (Holds Note)	2025	BRUNS MICHAEL D & MARIBETH	10018014	133	$1,631.35	$1,615.04		
Five Points Bank (Brant Rentals)	2025	LJUNGGREN KEITH A & SUSAN K TRUSTEES REV	10019199	188	$2,630.27	$2,603.97		
						$38,347.02		$35,231.98

HASTINGS UTILITIES

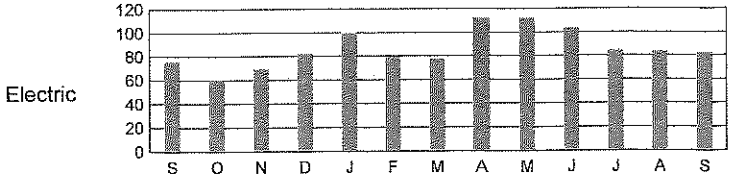
UTILITY STATEMENT

To pay with Credit/Debit card: www.hastingsutilities.com
Pay by Phone: 1-(833) 361-2977
Business Hours: Monday-Friday, 8:00AM-5:00PM

NAME	SERVICE ADDRESS	ACCOUNT/CUSTOMER #	BILL DATE	DUE DATE
COMM REDEVELOPMENT AUT	516 W 1ST	18691840-21818	09/22/2026	10/08/2026

Service Period:
08/11/2026 - 09/11/2026
Current Charges
$51.24

YOUR MONTHLY USAGE, ELECTRIC, WATER & GAS



MISC. $6.06

ELECTRIC $45.18

Billing Detail on Reverse Side

SERVICES	METER #	SERVICE PERIOD		DAYS	MULTIPLIER	METER READINGS CURRENT	PREVIOUS	USAGE
ELECTRIC	0000042669	08/11/2026	09/11/2026	31	1	2009	1926	83

Please return bottom portion with your payment.

HASTINGS UTILITIES

1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER 18691840-21818
SERVICE ADDRESS 516 W 1ST

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$51.24	-$46.92	$4.32

DUE DATE	AMOUNT PAID
10/08/2026	

Please Make Checks Payable and Remit to

HS20922A
2000000399 39/2

COMM REDEVELOPMENT AUTHORITY
301 S BURLINGTON
HASTINGS, NE 68901

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

HASTINGS UTILITIES

UTILITY STATEMENT

To pay with Credit/Debit card: www.hastingsutilities.com
Pay by Phone: 1-(833) 361-2977
Business Hours: Monday-Friday, 8:00AM-5:00PM

NAME	SERVICE ADDRESS	ACCOUNT/CUSTOMER #	BILL DATE	DUE DATE
COMM REDEVELOPMENT AUT	116 N LINCOLN SPRK SPRK	18690950-21818	09/22/2026	10/08/2026

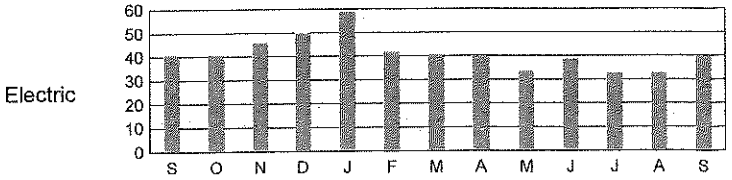
Service Period:
08/11/2026 - 09/11/2026
Current Charges
$80.93

WATER
$24.71

MISC.
$5.25

ELECTRIC
$40.97

YOUR MONTHLY USAGE ELECTRIC, WATER & GAS



Billing Detail on Reverse Side

SERVICES	METER#	SERVICE PERIOD		DAYS	MULTIPLIER	METER READINGS CURRENT	PREVIOUS	USAGE
ELECTRIC	0000044900	08/11/2026	09/11/2026	31	1	941	901	40
WATER	0050686209	08/11/2026	09/11/2026	31	1	631	631	0

Please return bottom portion with your payment.

HASTINGS UTILITIES

1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER 18690950-21818
SERVICE ADDRESS 116 N LINCOLN SPRK SPRK

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$80.93	-$72.75	$8.18

DUE DATE	AMOUNT PAID
10/08/2026	

Please Make Checks Payable and Remit to

HS20922A
2000000398 39/1

COMM REDEVELOPMENT AUTHORITY
301 S BURLINGTON
HASTINGS NE 68901-5936

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

HASTINGS UTILITIES

UTILITY STATEMENT

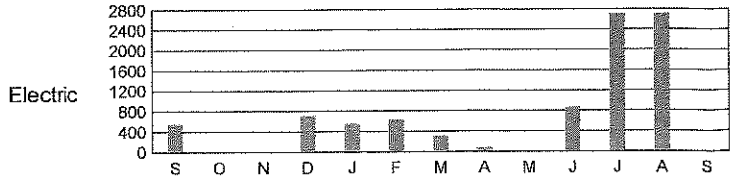
To pay with Credit/Debit card: www.hastingsutilities.com
Pay by Phone: 1-(833) 361-2977
Business Hours: Monday-Friday, 8:00AM-5:00PM

NAME	SERVICE ADDRESS	ACCOUNT/CUSTOMER #	BILL DATE	DUE DATE
COMM REDEVELOPMENT AUT	405 W 2ND	18700010-21818	09/22/2026	10/08/2026

Service Period:
08/11/2026 - 09/11/2026
Current Charges
$428.92

WATER $39.58
SEWER $13.98
MISC. $32.13
ELECTRIC $295.51

YOUR MONTHLY USAGE: ELECTRIC, WATER & GAS



Billing Detail on Reverse Side

SERVICES	METER #	SERVICE PERIOD		DAYS	MULTIPLIER	METER READINGS CURRENT	PREVIOUS	USAGE
ELECTRIC	0000035204	08/11/2026	09/11/2026	31	80	246	213	2640
GAS	0000000776	08/12/2026	09/14/2026	33	1	75808	75808	0
WATER	0211218257	08/11/2026	09/11/2026	31	1	189	189	0

Please return bottom portion with your payment.

HASTINGS UTILITIES

1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER 18700010-21818
SERVICE ADDRESS 405 W 2ND

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$428.92	-$371.08	$57.84

DUE DATE	AMOUNT PAID
10/08/2026	

Please Make Checks Payable and Remit to

HS20922A
2000000401 39/4

COMM REDEVELOPMENT AUTHORITY
301 S BURLINGTON
HASTINGS, NE 68901

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

HASTINGS UTILITIES

UTILITY STATEMENT

To pay with Credit/Debit card: www.hastingsutilities.com
Pay by Phone: 1-(833) 361-2977
Business Hours: Monday-Friday, 8:00AM-5:00PM

NAME	SERVICE ADDRESS	ACCOUNT/CUSTOMER #	BILL DATE	DUE DATE
COMM REDEVELOPMENT AUT	245 W 2ND	18691920-21818	09/22/2026	10/08/2026

Service Period:
08/11/2026 - 09/11/2026
Current Charges
$156.63

WATER $13.32

SEWER $13.33

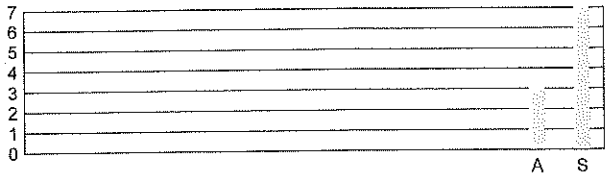
MISC. $18.24

ELECTRIC $81.99

Billing Detail on Reverse Side

YOUR MONTHLY USAGE ELECTRIC, WATER & GAS





SERVICES	METER #	SERVICE PERIOD		DAYS	MULTIPLIER	METER READINGS CURRENT	PREVIOUS	USAGE
ELECTRIC	0000040769	08/11/2026	09/11/2026	31	1	28444	27985	459
GAS	0000004390	08/11/2026	09/11/2026	31	1	24421	24414	8
WATER	0049513452	08/11/2026	09/11/2026	31	1	1470	1470	0

Please return bottom portion with your payment.

HASTINGS UTILITIES
1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER 18691920-21818
SERVICE ADDRESS 245 W 2ND

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$156.63	$0.00	$156.63

DUE DATE	AMOUNT PAID
10/08/2026	

Please Make Checks Payable and Remit to

HS20922A
2000000400 39/3

COMM REDEVELOPMENT AUTHORITY
301 S BURLINGTON
HASTINGS, NE 68901

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

HASTINGS UTILITIES

UTILITY STATEMENT

To pay with Credit/Debit card: www.hastingsutilities.com
Pay by Phone: 1-(833) 361-2977
Business Hours: Monday-Friday, 8:00AM-5:00PM

NAME	SERVICE ADDRESS	ACCOUNT/CUSTOMER #	BILL DATE	DUE DATE
COMM REDEVELOPMENT AUT	714 W 5TH	03100575-21818	10/07/2026	10/23/2026

YOUR MONTHLY USAGE: ELECTRIC, WATER & GAS

Service Period:
09/21/2026 - 09/28/2026
Current Charges
$48.56

MISC. $5.75

ELECTRIC $42.81

Billing Detail on Reverse Side

SERVICES	METER #	SERVICE PERIOD		DAYS	MULTIPLIER	METER READINGS CURRENT	PREVIOUS	USAGE
ELECTRIC	0000046055	09/21/2026	09/28/2026	8	80	0	0	0

Please return bottom portion with your payment.

HASTINGS UTILITIES
1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER 03100575-21818
SERVICE ADDRESS 714 W 5TH

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$48.56	$0.00	$48.56

DUE DATE	AMOUNT PAID
10/23/2026	

HS21007A 1343 1 AV 0.621
7000002757 00.0005.0137 1343/1

COMM REDEVELOPMENT AUTHORITY
615 W 3RD ST
HASTINGS NE 68901-5468

Please Make Checks Payable and Remit to

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

HASTINGS
CITY TREASURER

Community Redevelopment Auth.
301 S. Burlington Avenue
Hastings, NE 68901

Dear Property Owner:

On 10/12/2026, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Brown Condominiums 136 N. Hastings #100
Lot(s): Unit #100
Block:

This special assessment is paid in an annual payment and DUE 10/12/2026 but the entire amount may be paid within (50) fifty days (12/2/2026) from the date of levy without interest.

The assessment of $117.09 will become delinquent on 12/2/2026 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/12/2026. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2026 assessment was based on the factor of 0.176521 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

(cut at this line and return bottom portion with payment)

CHECK PAYABLE TO: CITY TREASURER, 615 WEST 3RD STREET, HASTINGS, NE 68901

$117.09 Due 10/12/2026 DELINQUENT: 12/2/2026

Community Redevelopment Auth.
301 S. Burlington Avenue
Hastings, NE 68901

Parcel Number: 010018268
Addition: Brown Condominiums
Lot(s): Unit #100
Block:

615 WEST 3RD STREET • HASTINGS, NEBRASKA 68901
Telephone (402) 461-2310 • Email rnash@cityofhastings.org

HASTINGS
CITY TREASURER

Community Redevelopment Auth.
301 S. Burlington Avenue
Hastings, NE 68901

Dear Property Owner:

On 10/12/2026, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Original Town 516 W. 1st Kool Aid Bldg
Lot(s): 16 thru 17
Block: 24

This special assessment is paid in an annual payment and DUE 10/12/2026 but the entire amount may be paid within (50) fifty days (12/2/2026) from the date of levy without interest.

The assessment of $182.98 will become delinquent on 12/2/2026 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/12/2026. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2026 assessment was based on the factor of 0.176521 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

(cut at this line and return bottom portion with payment)

CHECK PAYABLE TO: CITY TREASURER, 615 WEST 3RD STREET, HASTINGS, NE 68901

$182.98 Due 10/12/2026 DELINQUENT: 12/2/2026

Community Redevelopment Auth.
301 S. Burlington Avenue
Hastings, NE 68901

Parcel Number: 010006074
Addition: Original Town
Lot(s): 16 thru 17
Block: 24

615 WEST 3RD STREET • HASTINGS, NEBRASKA 68901
Telephone (402) 461-2310 • Email rnash@cityofhastings.org

HASTINGS
CITY TREASURER

Community Redevelopment Authority
301 S Burlington Ave, Suite 100
Hastings, NE 68901

Dear Property Owner:

On 10/12/2026, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Johnsons
Lot(s): 1 thru 3
Block: 21

This special assessment is paid in an annual payment and DUE 10/12/2026 but the entire amount may be paid within (50) fifty days (12/2/2026) from the date of levy without interest.

The assessment of $631.97 will become delinquent on 12/2/2026 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/12/2026. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2026 assessment was based on the factor of 0.176521 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

(cut at this line and return bottom portion with payment)

CHECK PAYABLE TO: CITY TREASURER, 615 WEST 3RD STREET, HASTINGS, NE 68901

$631.97 Due 10/12/2026 DELINQUENT: 12/2/2026

Community Redevelopment Authority
301 S Burlington Ave, Suite 100
Hastings, NE 68901

Parcel Number: 010006145
Addition: Johnsons
Lot(s): 1 thru 3
Block: 21

615 WEST 3RD STREET • HASTINGS, NEBRASKA 68901
Telephone (402) 461-2310 • Email rnash@cityofhastings.org

HASTINGS
CITY TREASURER

Community Redevelopment Authority
301 S Burlington Ave, Suite 100
Hastings, NE 68901

Dear Property Owner:

On 10/12/2026, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Johnsons 402 W. 2ND Parking Lot
Lot(s):
Block: 20

This special assessment is paid in an annual payment and DUE 10/12/2026 but the entire amount may be paid within (50) fifty days (12/2/2026) from the date of levy without interest.

The assessment of $77.93 will become delinquent on 12/2/2026 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/12/2026. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2026 assessment was based on the factor of 0.176521 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

(cut at this line and return bottom portion with payment)

CHECK PAYABLE TO: CITY TREASURER, 615 WEST 3RD STREET, HASTINGS, NE 68901

$77.93 Due 10/12/2026 DELINQUENT: 12/2/2026

Community Redevelopment Authority
301 S Burlington Ave, Suite 100
Hastings, NE 68901

Parcel Number: 010006142
Addition: Johnsons
Lot(s):
Block: 20

615 WEST 3RD STREET • HASTINGS, NEBRASKA 68901
Telephone (402) 461-2310 • Email rnash@cityofhastings.org

HASTINGS
CITY TREASURER

Community Redevelopment Authority
301 S Burlington Avenue
Hastings, NE 68901

Dear Property Owner:

On 10/12/2026, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Original Town 700 W. 2ND
Lot(s): 24
Block: 19

This special assessment is paid in an annual payment and DUE 10/12/2026 but the entire amount may be paid within (50) fifty days (12/2/2026) from the date of levy without interest.

The assessment of $30.10 will become delinquent on 12/2/2026 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/12/2026. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2026 assessment was based on the factor of 0.176521 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

(cut at this line and return bottom portion with payment)

CHECK PAYABLE TO: CITY TREASURER, 615 WEST 3RD STREET, HASTINGS, NE 68901

$30.10 Due 10/12/2026 DELINQUENT: 12/2/2026

Community Redevelopment Authority
301 S Burlington Avenue
Hastings, NE 68901

Parcel Number: 010006030
Addition: Original Town
Lot(s): 24
Block: 19

615 WEST 3RD STREET • HASTINGS, NEBRASKA 68901
Telephone (402) 461-2310 • Email rnash@cityofhastings.org

HASTINGS
CITY TREASURER

Community Redevelopment Authority
301 S Burlington Avenue
Hastings, NE 68901

Dear Property Owner:

On 10/12/2026, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Original Town 706 W. 2ND
Lot(s): 23
Block: 19

This special assessment is paid in an annual payment and DUE 10/12/2026 but the entire amount may be paid within (50) fifty days (12/2/2026) from the date of levy without interest.

The assessment of $30.10 will become delinquent on 12/2/2026 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/12/2026. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2026 assessment was based on the factor of 0.176521 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

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(cut at this line and return bottom portion with payment)

CHECK PAYABLE TO: CITY TREASURER, 615 WEST 3RD STREET, HASTINGS, NE 68901

$30.10 Due 10/12/2026 DELINQUENT: 12/2/2026

Community Redevelopment Authority
301 S Burlington Avenue
Hastings, NE 68901

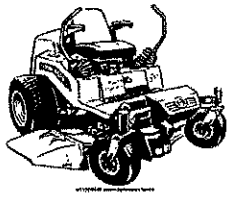
Parcel Number: 010006029
Addition: Original Town
Lot(s): 23
Block: 19

615 WEST 3RD STREET • HASTINGS, NEBRASKA 68901
Telephone (402) 461-2310 • Email rnash@cityofhastings.org

INVOICE

Deer Trail Lawn
2545 South Deer Trial
Hastings, NE 68901

terry.shuck11@gmail.com
+1 (402) 469-6493



Bill to
Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Ship to
Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Invoice details
Invoice no.: 2241
Invoice date: 09/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/09/2026	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
2.	09/09/2026	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
3.	09/09/2026	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
4.	09/09/2026	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
5.	09/21/2026	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
6.	09/21/2026	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
7.	09/21/2026	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
8.	09/21/2026	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00

Total **$390.00**

Note to customer

Thank you for your business.

Terry Shuck

INVOICE NO9353-743

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

INVOICE / STATEMENT

PAGE 1

SERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: SEPT 2026

STATEMENT DATE
ANY TRANSACTION AFTER THIS DATE WILL BE SHOWN ON YOUR NEXT BILLING
MO. DAY YR.
09/25/2026

ACCT. NO.
17716

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

Service Per: SEPT 2026

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
08/28/26	1	PAYMENT - THANK YOU!	8260		-70.00	70.00
09/01/26	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00
THERE WILL BE AN INCREASE IN YOUR RATE EFFECTIVE 11/01/2026.						

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 743 FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 10/20/2026

WOODWARD'S DISPOSAL SERVICE, INC.

HASTINGS UTILITIES

1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER [redacted]
SERVICE ADDRESS 710 W 2ND

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$304.13	$0.00	$304.13
	DUE DATE	AMOUNT PAID
	10/08/2026	Autopay - DO NOT PAY

Please Make Checks Payable and Remit to

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

HS20922A 697 1 AV 0 621
7000001411 00.0003.0093 697/1

SOUTH CENTRAL TAE KWON DO
922 BRIGGS
HASTINGS NE 68901-3709

Billing Detail

WATER	W COMMERCIAL URBAN	$45.88
	W METER CHARGE COM URBAN	$8.75
	W INFRASTRUCTURE FEE URBAN	$5.17
	WATER SUBTOTAL	**$59.80**
SEWER	S COMMERCIAL URBAN	$97.01
	SEWER SUBTOTAL	**$97.01**
GAS	G GENERAL SERVICE URBAN	$17.77
	GAS SUBTOTAL	**$17.77**
ELECTRIC	E COMMERCIAL URBAN	$93.71
	E STREET LIGHT COM URBAN	$4.04
	ELECTRIC SUBTOTAL	**$97.75**

Billing Detail Continued

EAC Adjustment (per kWh)	$0.0000
BTU Adjustment (x ccf used)	1.0910
PGA Adjustment (per ccf billed)	$0.9150

59.80
97.01
156.71

Account Summary

PREVIOUS BALANCE	$392.79
PAYMENT	$392.79
BALANCE FORWARD	$0.00
CURRENT CHARGES	$304.13
TOTAL AMOUNT DUE	$304.13

DL-WHS Invoice 932897-1

DUTTON-LAINSON COMPANY SINCE 1885
• WHOLESALE & CORPORATE OFFICES.....451 West 2nd Street
• MANUFACTURING OFFICES.....1601 West 2nd Street
• TEL 402-462-4141 • P.O. Box 729 • Hastings, Nebraska 68902-0729

Sales Order	Customer Order	Invoice Date	Page
932897	CRE	08-06-26	1

Bill To: 135889
City of Hastings
3505 Yost Ave.
Hastings, NE 68901
United States of America

Ship To: 135889
City of Hastings
451 W. 2nd Street
Hastings, NE 68901
United States of America

Ship Via CD

Ln No	Item Number	Description	Unit of Measure	Order Qty	Shipped Qty	Net Unit Price	Extended Price
1	393-1175	NLA MH175/U 175WATTED28 MOG BASE M57/E METAL HALIDE UNIVERSAL BURN CLEAR LAMP Mfgr Part # 01112	EA	1	1	12.37950	12.38

Merchandise Total 12.38

Payment Terms 2% 10th (25th cutoff) net 30th

City Desk Ticket Nbrs: 434775

* - This item's net unit price reflects your standard trade and/or quantity discount.

If Paid 09-10-26 12.13

Due 09-25-26 $12.38

L&M Cleaning Services LLC

2901 East Laux Drive
Hastings, Nebraska 68901
402-705-2435

October 2 2026

Invoice

CRA

Payable to
L&M Cleaning Services LLC

Invoice #
372

Project
647 W 2ND ST
HASTINGS NE 68901

Description	Qty	Unit price	Total price
OCTOBER 2ND	1	$45.00	$45.00
MONTHLY CLEAN UP	1		

Notes: 3.5% Credit Card Fee Adjustment

Subtotal	**$45.00**
TAX 7 %	
Adjustments	
	$45.00

Ken o Company
723 Chicago
Hastings Nebr 68901

692928

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE Oct. 16 2026
NAME CRA.		
ADDRESS 301 S Burlington		
CITY, STATE, ZIP		

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

	QUANTITY	DESCRIPTION	PRICE	AMOUNT
1				
2		Sept 16 Thru Oct 16		
3				
4		clean up, fill deep tracks		
5		move soil at		
6		F and Franklin		
7				$1,825.00
8				
9				
10		Total due		$1825.00
11				
12				
13		Thank You		
14				
15				
16				
17				
18				

RECEIVED BY

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11

PAD LLC
P O BOX 1087
HASTINGS, NE 68902

Invoice

FOR BILLING INQUIRES PLEASE CALL (402) 461-8421

Bill to:	Job:
CRA 301 S Burlington Ave Hastings, NE 68901	

Invoice #:	158	Date: 09/30/26	Customer P.O. #:
Payment Terms:	NET 30 DAYS		Salesperson:
Customer Code:	CRAHAS		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
3.96	LANDFILL FEES	TON	39.00	154.44
3.67	LANDFILL FEES	TON	39.00	143.13
4.32	LANDFILL FEES	TON	39.00	168.48
			Subtotal:	466.05
				466.05

P.A.D., LLC
NE0204293
IIS#73514
P.O. BOX 1087
HASTINGS, NE 68902-1087

Date 9/30, 2026
Product Demo Pit:
Hauling Company Kent "The Creek"
Truck Number Driver
Gross: 18180
TRUCK
TRAILER
TOTAL 3.96 X 39 = 154
TARE: 11260
Net
Weight: 6920
Company and Location Delivered To:
CHARGE
Community Redevelopment Auth
Received
By:

P.A.D., LLC
NE0204293
IIS#73514
P.O. BOX 1087
HASTINGS, NE 68902-1087

9/30, 2026
Product Demo Pit:
Hauling Company The Creek
Truck Number Driver Kent
Gross: 18280
TRUCK
TRAILER
TOTAL 3.67 X 39 = 143
TARE: 10940
Net
Weight: 7340
Company and Location Delivered To:
CHARGE
Community Redevelopment Auth
Received
By:

111314

Page: 1

Item #1 – Motion to approve a request for TIF assistance from SMITH534581, LLC for the development of 15 townhomes for the Rows at Vintage Heights Redevelopment Project. – The principals of SMITH534581, LLC are requesting $760,425 in TIF for "The Rows at Vintage Heights Redevelopment Project". The proposed housing development would construct 15 all-electric, owner-occupied townhomes designed as affordable starter homes. The total project cost is estimated at $4,424,066, which includes a new street, sidewalks, and utility extensions as well as home construction. Construction is planned to occur in two phases spanning 2027 and 2028, ultimately increasing the property's assessed valuation from a base of $60,639 to an anticipated $3,997,125 upon completion.

COMMUNITY REDEVELOPMENT AUTHORITY
CITY OF HASTINGS, NEBRASKA
APPLICATION FOR ASSISTANCE, RESPONSE SHEET
(The Rows at Vintage Heights Redevelopment Project)

SMITH534581, LLC (the "Applicant") submits this response sheet with its Application for Assistance to the Community Redevelopment Authority (CRA) of the City of Hastings, requesting tax increment financing (TIF) under the Nebraska Community Development Law (the "Act") for The Rows at Vintage Heights Redevelopment Project (the "Project"). The responses follow the numbering of the application form. Items 1 through 11 are answered in Part I, and each item listed under Item 12 is answered in Part II. The responses are a summary. The Applicant's proposed Redevelopment Plan Modification for the Project is submitted with this application and contains the detailed project description, sources and uses of funds, cost-benefit analysis, and phasing schedule.

PART I. APPLICANT INFORMATION (ITEMS 1 THROUGH 11)

Application Item	Response
1. Date	September 30, 2026
2. Applicant's Name	SMITH534581, LLC
3. Applicant's Address	1309 S 204th St., #332, Elkhorn, NE 68022
4. Applicant Phone	Cell: (720) 357-9450 Email: austin@homestead.us
5. Property Owner if Different from Applicant	Currently owned by several individuals. The Applicant will acquire the Property before construction begins.
6. Business Name or Entity	SMITH534581, LLC, applicant and developer Approved Entities for eligible costs: Homestead Group, LLC, infrastructure developer, and Homestead Communities, LLC, housing contractor
7. Principals	Thomas C. Smith, Manager of SMITH534581, LLC Project contact: Austin Hillis, Authorized Representative
8. Project Name	The Rows at Vintage Heights Redevelopment Project
9. Project Address	Vintage Heights 3rd Subdivision, off East 6th Street near North 2nd Avenue and North 3rd Avenue, Hastings, Adams County, Nebraska

Application Item	Response
10. Legal Description	All of Vintage Heights 3rd Subdivision, being a replat of all of Lot 2, Vintage Heights 2nd Subdivision, City of Hastings, Adams County, Nebraska, containing approximately 1.27 acres (Adams County Parcel Nos. 010014467 and 010018967 through 010018974). The site is being replatted as Vintage Heights 4th Subdivision, creating fifteen (15) townhome lots.
11. Current Property Valuation	$60,639, January 1, 2026 assessed valuation (land only, no improvements) 2025 real property taxes, payable 2026: $1,188.66 before credits, $948.12 net of credits, at a levy of 1.960273 per $100 of valuation

PART II. RESPONSES TO ITEM 12

1. Detailed Project Description

The Rows at Vintage Heights is a missing middle housing project of fifteen (15) for sale townhomes at the starter home price point, located on the last undeveloped infill portion of the Vintage Heights subdivision. Every unit will be sold to an owner occupant, and no units will be held for rent. The Project is intended to qualify as workforce housing under the Act, giving Hastings households an ownership option between renting an apartment and buying a detached single family home.

Each townhome will have three bedrooms, two bathrooms and approximately 1,368 square feet of finished space. The townhomes will be all electric, with no natural gas service. The townhomes will be sold at a starter home price point, with the sales price to be finalized based on actual construction costs. Workforce housing is defined in Neb. Rev. Stat. § 18-2103(33) to include housing with a cost to construct not exceeding the owner occupied threshold established by the Nebraska Department of Economic Development, which for newly constructed owner occupied units is $340,000. The cost to construct each townhome will be far below the $340,000 per unit maximum for workforce housing, as shown in the Redevelopment Plan Modification.

The approximately 1.27 acre site is vacant and is zoned R-3 with a Planned Unit Development (PUD) overlay. The site is being replatted from Vintage Heights 3rd Subdivision into Vintage Heights 4th Subdivision, creating fifteen (15) townhome lots, and an amendment to the PUD is being requested to accommodate the townhome layout. A new public street ending in an alternative hammerhead turnaround will be built through the site and dedicated to the City of Hastings, with public sidewalks on both sides. Water, sanitary sewer, storm drainage and electric service will be extended to serve each lot.

SMITH534581, LLC is the applicant and developer. Homestead Group, LLC will serve as infrastructure developer under a development services agreement with the Applicant, and Homestead Communities, LLC will serve as housing contractor under a construction contract with the Applicant. The Applicant requests that Homestead Group, LLC and Homestead Communities, LLC be named Approved Entities in the redevelopment contract, so that invoices for TIF eligible work issued in their names qualify as eligible expenses of the Project.

2. Projected Cost of the Total Project

The total cost of the Project is estimated at $4,424,066, consisting of site acquisition of $230,391, including $150,000 for the existing water main and sanitary sewer improvements previously installed on the Property, public infrastructure of $376,777, planning, engineering, architectural, survey and legal costs of $62,850, capitalized interest of $33,191, townhome construction of $3,567,600, enhancements to the townhomes exceeding minimum building and design standards of $65,306 and the TIF Note discount of $87,951, the difference between the principal amount of the TIF Note and the net proceeds from its sale. The anticipated valuation of the Project upon completion by December 31, 2028 is $3,997,125, an incremental valuation increase of approximately $3,936,486 over the January 1, 2026 base valuation of $60,639. The detailed Sources and Uses of Funds are set out in the Cost Benefit Analysis section of the Redevelopment Plan Modification.

3. Development Financing Plan, Sources of Funds and Loan Terms

The Applicant will fund both the public and private improvements with a conventional bank construction loan of approximately $2,930,913 and equity of approximately $732,728. No Rural Workforce Housing loan is included in the financing plan. The Applicant requests TIF in the amount of $760,425, issued as a TIF Note in two series, $354,865 for Phase 1 and $405,560 for Phase 2, bearing interest at 7.00% per annum. The TIF Note will be purchased by the Applicant or its lender and repaid solely from the tax increment generated by each phase over fifteen (15) years, and the CRA will have no obligation to repay it from any other source. Loan terms for the conventional bank financing will be provided to the CRA once the financing is committed.

4. Preliminary Commitment for Financing

A preliminary commitment for the Project's conventional bank financing will be provided to the CRA before the redevelopment contract is signed.

5. Statement and Demonstration That the Project Would Not Proceed Without CRA Assistance

The Project would not proceed without CRA assistance. The site was platted as Vintage Heights 3rd Subdivision in 2019 and has remained vacant since, because the public street, sidewalks, water, sanitary sewer, storm drainage and grading needed to serve the lots cost more than homes sold at a starter price point can carry. Spread across fifteen (15) lots, those public improvements, including the existing water main and sanitary sewer improvements acquired with the Property, add approximately $35,118 to the cost of each home, which cannot be recovered through higher sale prices without moving the homes out of the price range the Project is designed to serve. At the planned starter home sales price, gross sales revenue does not cover the total project cost without TIF, and the Project does not produce a return sufficient to attract equity or conventional bank financing. With TIF reimbursing $760,425 of eligible costs, the Project becomes feasible. The cost benefit analysis in the Redevelopment Plan Modification identifies the financing gap and the necessity for TIF.

6. Proforma Statement of Projected Costs and Revenues

Proformas without TIF and with TIF are included in the Cost Benefit Analysis of the Redevelopment Plan Modification. Because every unit will be sold to an owner occupant, the proforma is a for sale development proforma rather than a rental operating statement. In summary, at the planned sales price, gross sales revenue from the fifteen (15) units does not cover the total project cost of

$4,424,066. Without TIF the Project does not produce a positive return, and with the $760,425 TIF Note reimbursing eligible costs the developer margin is approximately 15% of total project cost.

7. Preliminary Plans

The preliminary plat of Vintage Heights 4th Subdivision prepared by T.C. Engineering, showing the fifteen (15) townhome lots, the public street with alternative hammerhead turnaround and the public sidewalks, is included in the Redevelopment Plan Modification, together with the existing land use map and the Future Land Use Map for the Redevelopment Project Area. Townhome floor plans and elevations are available on request.

8. Public Improvements and TIF Eligible Expenditures

The TIF Note of $760,425 will fund reimbursement of $672,474 of TIF eligible expenses, consisting of site acquisition, including the land and the existing water main and sanitary sewer improvements previously installed on the Property ($230,391); public infrastructure ($376,777), consisting of public street paving, including the alternative hammerhead turnaround ($120,000), grading, storm drainage and erosion control ($45,000), public sidewalks on both sides of the street ($30,000), sanitary sewer main extension and sanitary sewer service lines ($78,000), water service lines and connections ($63,000), and street lighting, signage, cluster mailbox, utility connection fees, construction staking and testing ($40,777); and enhancements to the townhomes exceeding minimum building and design standards under Neb. Rev. Stat. § 18-2103(29)(b) ($65,306). The enhancements are durability and energy enhancements above minimum building and design standards, such as longer life exterior cladding, roofing and windows, improved foundation and moisture control, building envelope performance above the energy code, and higher efficiency heating, cooling and water heating equipment. They will help the homes hold their condition and value through the tax increment capture period, protect the valuation from which the TIF Note is repaid, and prevent the recurrence of blighted and substandard conditions, consistent with Sections 18-2103(29)(b) and 18-2113(1) of the Act. The specific enhancements and their estimated cost above the code minimum will be identified in the redevelopment contract and documented in the Applicant's TIF eligible expense submissions. The remaining $87,951 of the TIF Note is the TIF Note discount, the difference between the principal amount of the TIF Note and the net proceeds from its sale at the modeled monetization price, and is shown as a separate use of funds in the Redevelopment Plan Modification rather than as an enhancement cost.

The public street, sidewalks and utility mains will be dedicated to the City of Hastings upon acceptance. Amounts by category are estimates and may shift between categories, provided the total reimbursed does not exceed the amount of the TIF Note in the redevelopment contract. Eligible expenses may be incurred and invoiced by the Applicant or by the Approved Entities identified in Item 1.

9. Evidence That the Project Meets the Evaluation Criteria

Mandatory Criteria

a. Blighted area. The Redevelopment Project Area is located within Redevelopment Area No. 17, which was declared blighted and substandard by the Hastings City Council on April 22, 2024, by Resolution No. 2024-24.

b. Redevelopment Plan and Comprehensive Plan. The Project furthers the objectives of the General Redevelopment Plan for Redevelopment Area No. 17 by developing a vacant, platted infill site with new public infrastructure and owner occupied housing. It is consistent with the 2025 Hastings Comprehensive Plan, On the Horizon, and with the Hastings Housing Assessment dated August 2025, both of which call for expanding the housing supply with attainable, missing middle and workforce housing. The site is identified as Medium Density Residential on the Future Land Use Map, and no changes to the Comprehensive Plan are required. The site is zoned R-3 with a PUD overlay, and no change to the underlying zoning district is required.

c. No loss of existing tax revenue. The Redevelopment Project Area has a January 1, 2026 valuation of $60,639. Taxes on that base valuation, currently $1,188.66 per year before credits, will continue to be paid to the City and the other taxing entities throughout the TIF period. Only the increase in valuation created by the Project will be divided, so no existing tax revenue will be lost.

Additional Criterion

The Project meets the first additional criterion. As shown in Item 5, the Project is not economically feasible without CRA assistance, and it would not occur in this area without that assistance.

Other Benefits

- Adds owner occupied, missing middle housing at the starter home price point.
- Converts a vacant infill site, platted in 2019, into fifteen (15) taxable homes.
- Adds a public street and sidewalks that will be dedicated to the City.
- Builds all electric homes, with no natural gas service.
- Builds durable workforce housing above minimum building and design standards, with TIF proceeds applied to enhancements that extend the useful life of each home and prevent the recurrence of blighted and substandard conditions.
- Returns the full valuation of the Project to all taxing entities when the TIF period ends.

Impact on student populations. The average number of persons per household in Hastings is 2.3, so the fifteen (15) units would be expected to house approximately 35 people. With less than 20% of the Hastings population between the ages of five and eighteen, the Project would generate approximately seven school age children spread across all grade levels. No adverse impact on Hastings Public Schools is anticipated.

10. Project Development Schedule

Date	Milestone
By September 30, 2026	Application and project documentation submitted to the CRA and the City
October 21, 2026, 11:30 a.m.	CRA meeting, redevelopment plan introduced
November 17, 2026, 4:00 p.m.	Planning Commission, preliminary and final plat, PUD amendment and redevelopment plan
December 14, 2026, 6:00 p.m.	City Council, preliminary and final plat, PUD amendment and redevelopment plan
2027	Public infrastructure construction and Phase 1 construction of seven (7) townhomes, beginning in the second quarter
2028	Phase 2 construction of eight (8) townhomes, completed by the fourth quarter

The Project will be built in two phases. Phase 1 includes seven (7) units in 2027 and Phase 2 includes eight (8) units in 2028, and a phase may include noncontiguous lots. Each unit is scheduled for completion approximately four (4) months after its construction begins, and units may begin in tandem with infrastructure construction if the City allows. The two phase schedule is a conservative assumption, and units may be completed sooner if sales allow.

The effective date for the division of taxes for each phase will be January 1 of the year following issuance of the first building permit in that phase. The increment will be captured for fifteen (15) years for each phase, anticipated as tax years 2028 through 2042 for Phase 1 and tax years 2029 through 2043 for Phase 2.

11. Application Fee

The application fee of $300.00 will be paid in the method directed by the CRA.

Respectfully submitted,

SMITH534581, LLC

By: _____

Austin Hillis, Authorized Representative

Date: September 30, 2026

FIVE POINTS BANK
MEMBER FDIC

October 15, 2026

RE: Smith 534581, LLC

Hastings Townhomes

To Whom It May Concern:

Five Points Bank has reviewed the financials of Tom Smith / Smith 534581, LLC. Based on our review Five Points Bank feels that Tom Smith / Smith 534581, LLC will be able to easily obtain $4,200,000 of financing from a financial institution for the project referenced above.

Should you have any questions, please contact me at 402-853-1536

Sincerely,

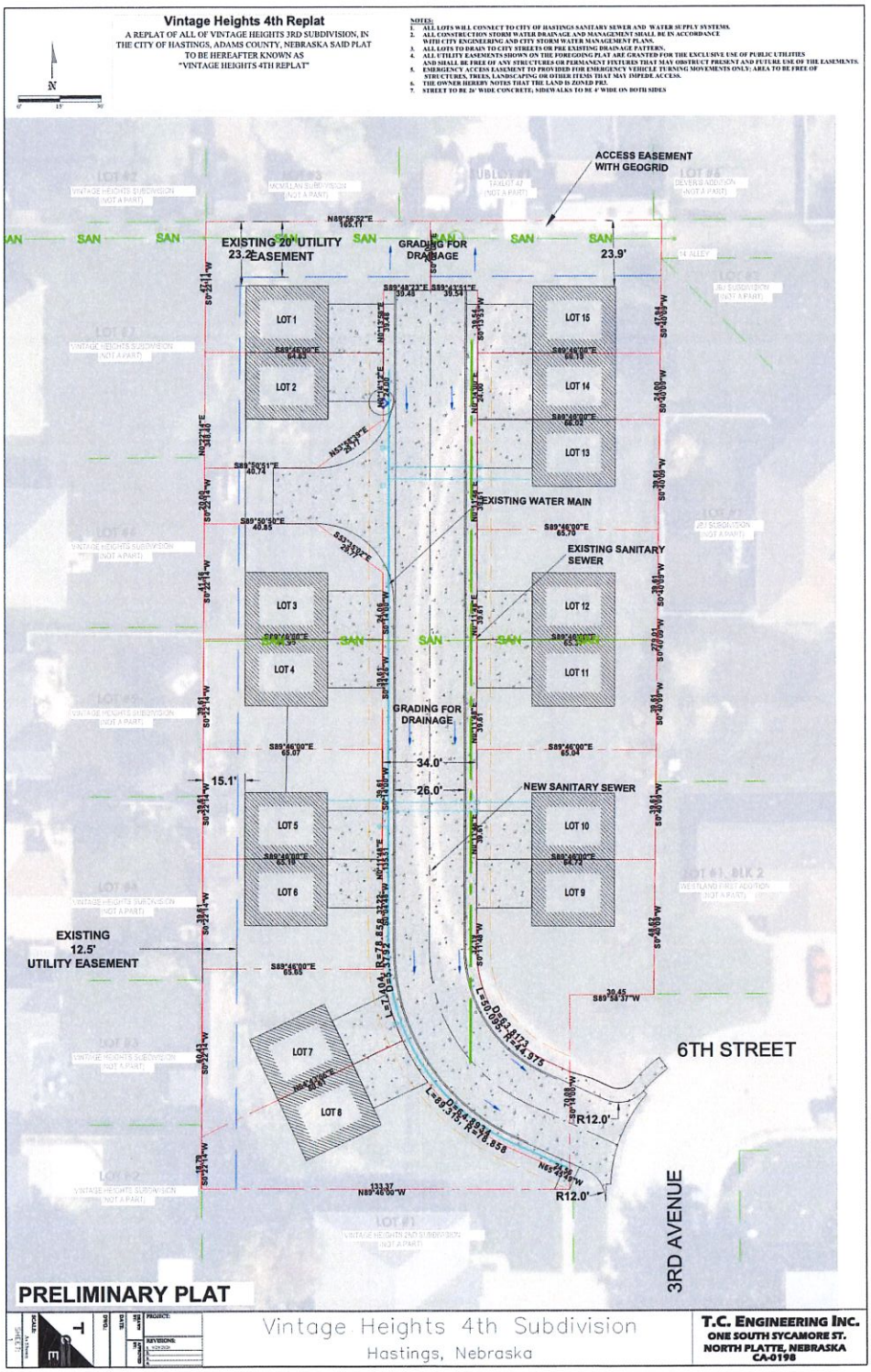
Steve Schmidt

Executive Vice President

E 7TH ST
N 2ND AVE
N 4TH AVE
E 6TH ST
JEFFERY LN
THOMAS DR
E 6TH ST
N 3RD AVE
E 5TH ST
E 5TH ST
E 5TH ST
N 2ND AVE

EXHIBIT C

Preliminary Plat of Vintage Heights 4th Subdivision







Item #2 – Motion to approve Plan Modification 2026-2 for the Rows at Vintage Heights Redevelopment Project and forward on to the Planning Commission for review. – The Plan Modification proposes to amend the Redevelopment Plan for Area #17 to accommodate The Rows at Vintage Heights, an affordable workforce housing project. The project will construct fifteen owner-occupied townhomes on a vacant, unimproved parcel that has sat undeveloped due to prohibitive infrastructure costs. The Plan Modification will be presented to the Planning Commission at their November 16, 2026 meeting for review and will be on the November CRA meeting to discuss any comments or suggestions from the planning commission prior to submittal to the City Council.

REDEVELOPMENT PLAN #17

PLAN MODIFICATION NO. 2026-2

(The Rows at Vintage Heights Redevelopment Project)

Community Redevelopment Authority of the City of Hastings, Nebraska

October 21, 2026

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #17 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 #17.

Executive Summary:

SMITH534581, LLC (the "Redeveloper") requests approval of this Plan Modification to the Redevelopment Plan for Area #17 for The Rows at Vintage Heights, a workforce housing project consisting of fifteen (15) owner-occupied townhomes on the vacant, platted Vintage Heights 3rd Subdivision, located off East 6th Street between North 2nd Avenue and North 3rd Avenue in Hastings, which is intended to be replatted as Lots 1-15, Vintage Heights 4th Subdivision, City of Hastings, Adams County, Nebraska (the "Redevelopment Project Area" or "Property"). The Property has sat undeveloped since it was platted because the public street, sidewalks, water, sanitary sewer, storm drainage, and grading needed to serve the lots cost more than homes sold at a starter price point can carry. The Redeveloper will build the Project in two phases, approximately seven (7) units in 2027 and eight (8) units in 2028, through Homestead Group, LLC as infrastructure developer and Homestead Communities, LLC as housing contractor, financed with Redeveloper equity and conventional bank financing. All fifteen units will be sold to owner occupants; none will be held for rent.

Total project cost is estimated at $4,424,066, with an anticipated valuation of $3,997,125 upon completion. The Authority is asked to approve $760,425 in tax increment financing, issued as a TIF Note in two series, to reimburse eligible costs under the Nebraska Community Development Law. The tax increment for each Phase will be captured for fifteen years from that Phase's own effective date, anticipated to begin with the 2028 tax year for Phase 1 and the 2029 tax year for Phase 2. The Project is consistent with the 2025 Comprehensive Plan and the August 2025 Hastings Housing Assessment and would not be economically feasible without tax increment financing. Following action by the Authority on October 21, 2026, the Plan Modification will be reviewed by the Planning Commission on November 17, 2026 and considered by the City Council in December 2026.

Project Description:

The Rows at Vintage Heights (the "Project") is a workforce housing redevelopment project consisting of fifteen (15) new owner-occupied townhomes on the Property legally described as Vintage Heights 3rd Subdivision, City of Hastings, Adams County, Nebraska, to be replatted as Vintage Heights 4th Subdivision, City of Hastings, Adams County, Nebraska. The Property is located off East 6th Street between North 2nd Avenue and North 3rd Avenue, as shown on Exhibit **A**, and lies within Redevelopment Area #17, which the Hastings City Council declared substandard and blighted by Resolution No. 2024-24 on April 22, 2024, based on the Blight and Substandard Study for Redevelopment Area #17 dated March 2024 prepared by Five Rule Rural Planning. This Plan Modification amends the General Redevelopment Plan for Redevelopment Area #17 to add the Project. Redeveloper will construct the Project through Homestead Group, LLC as infrastructure developer and Homestead Communities, LLC as housing contractor, as described under Approved Entities for Eligible Costs below.

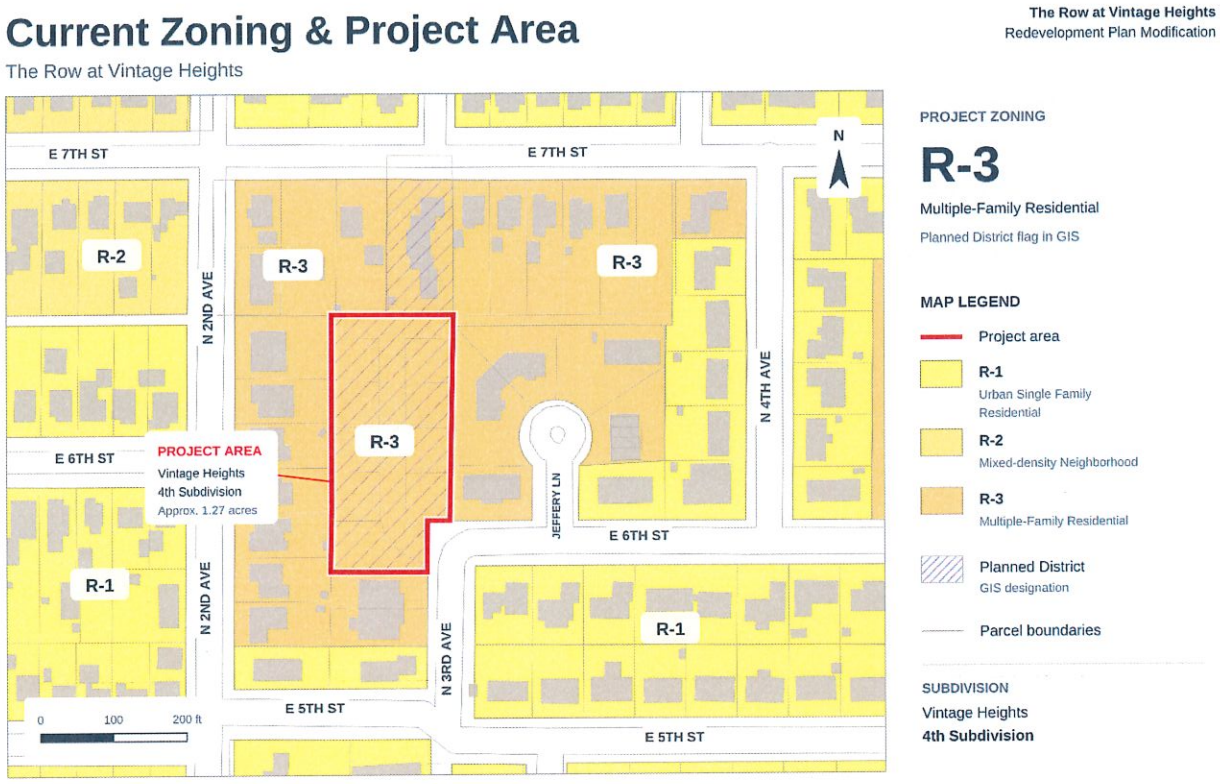
The Property is the last undeveloped portion of the Vintage Heights subdivision. Although platted, it has remained vacant and unimproved because it lacks the street, sidewalks, water, sanitary sewer, storm drainage, and grading needed to serve buildable lots, and the cost of those improvements exceeds what the market will support at an attainable price point. The Project will install that public infrastructure, dedicate it to the City of Hastings, and build fifteen townhomes in two phases, approximately seven (7) units in 2027 and eight (8) units in 2028, completing the subdivision as infill on existing City services.

For the purposes of the Community Development Law, Workforce housing is defined in Neb. Rev. Stat. § 18-2103(33) to include housing with a cost to construct not exceeding the owner-occupied threshold established by the Nebraska Department of Economic Development, which for newly constructed owner-occupied units is $340,000.

The sales price of the Townhomes will be finalized based on actual construction costs. However, the construction cost will be far below the $340,000 per unit maximum for workforce housing.

The Project is consistent with the 2025 Comprehensive Plan and the August 2025 Hastings Housing Assessment, as set forth in the compliance and justification sections of this Plan Modification. Tax increment financing will reimburse the eligible costs under the Community Development Law as set forth herein; the Redeveloper has determined, and the cost benefit analysis in this Plan (Exhibit D) supports, that the Project would not be economically feasible and would not occur without it.

Map of Existing Land Use and Proposed Redevelopment Site



Tax Increment Financing:

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the construction of fifteen (15) owner-occupied townhome units, as permitted in the R-3 District with a PUD overlay. The Project will be constructed, and the tax increment captured, in two phases. Each Phase has its own effective date for the division of taxes and its own fifteen-year capture period, so that no parcel is divided for more than fifteen years and the increment on each unit is captured only after that unit is on the tax rolls.

Phase 1 consists of the first approximately seven (7) units to be constructed in the Redevelopment Project Area, together with the public street and other public infrastructure serving the entire Project. The tax increment for Phase 1 will be captured for fifteen tax years beginning with the tax year in which the division of taxes for Phase 1 becomes effective, anticipated to be the tax years 2028 through 2042 inclusive.

Phase 2 consists of all of the remaining units (approximately eight (8) units) to be constructed in the Redevelopment Project Area. The tax increment for Phase 2 will be captured for fifteen tax years beginning with the tax year in which the division of taxes for Phase 2 becomes effective, anticipated to be the tax years 2029 through 2043 inclusive.

The effective date of the division of taxes for each Phase is determined as provided under Time Frame for Development below and will be identified in the Redevelopment Contract. The Authority will file a separate Notice to Divide Tax with the Adams County Assessor for each Phase identifying the lots in that Phase and their base valuation, and the tax increment generated by each Phase will be applied to the tax increment indebtedness issued for that Phase.

Project costs for the acquisition, site development, installation of public infrastructure, TIF-eligible enhancements, and construction of fifteen (15) owner-occupied townhome units are estimated to be $4,424,066, of which $2,326,543 is attributable to Phase 1, including the public infrastructure serving both Phases, and $2,097,523 is attributable to Phase 2. The anticipated project valuation when completed is $3,997,125, consisting of $1,865,325 for the Phase 1 units and $2,131,800 for the Phase 2 units, and the Redeveloper projects an incremental valuation increase of $3,936,486, consisting of $1,837,027 for Phase 1 and $2,099,459 for Phase 2.

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 each Phase of the Project, for a period of fifteen years after the effective date for that Phase 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 current redevelopment project area 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 several 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 April 22, 2024, by Resolution No. 2024-24, based on the Blight and Substandard Study for Redevelopment Area #17 dated March 2024, as prepared by Five Rule Rural Planning (§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(28)(a) and §18-2110)

Hastings adopted its current Comprehensive Plan, On the Horizon, on March 24, 2025 by Resolution No. 2025-13. This redevelopment plan amendment and project are consistent with the 2025 Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the Redeveloper to construct workforce housing for residential uses on this property as permitted in the R-3 District with a PUD overlay under the current and effective zoning regulations. The Project is consistent with the Hastings Housing Assessment dated August 2025, the City's current housing study. The Hastings Planning Commission will hold a public hearing at their meeting on November 17, 2026 and recommended approval of this Plan Modification, confirming that this project is consistent with the Comprehensive Plan for the City of Hastings.

3. The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103(28)(b))

a. Land Acquisition:

The Redevelopment Plan for Area No. 17 provides for real property acquisition and this plan amendment does not prohibit such acquisition. SMITH534581, LLC, plans to acquire the Property from the current owner prior to the start of construction of the Project. The Redevelopment Project Area will be acquired by either a real estate purchase or as a contribution of the Property to the Redeveloper in exchange for a membership interest in the Redeveloper equal to the value of the Property. The Redeveloper shall document the site acquisition costs pursuant to a purchase agreement or contribution agreement, depending on the form of the acquisition of the Property. The Authority will not acquire title to any portion of the Redevelopment Project Area nor obtain any funds from the sale of lots or units within the Redevelopment Project Area.

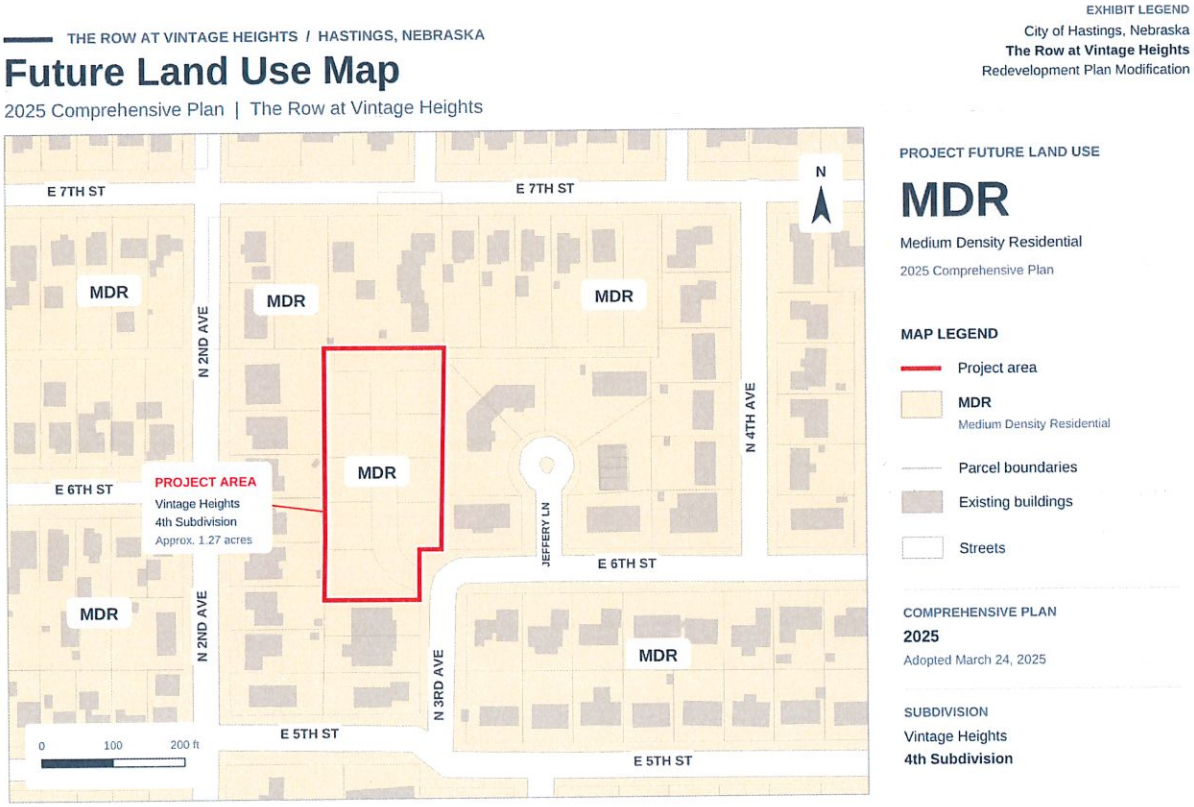
b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal of any structures on this property. The Property is vacant, platted land with no structures on it.

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Plan (Exhibit B). The site is identified as "Medium Density Residential" on the Future Land Use Map of the 2025 Comprehensive Plan, which is consistent with this Amendment. The surrounding land is fully developed residential: single-family residential to the north and south, single-family and multi-family residential to the east, and two-family and single-family residential to the west across North 2nd Avenue, with the Hastings College campus farther west within Redevelopment Area #17. Several individuals currently own the Property, and SMITH534581, LLC will acquire it before construction begins. The site is planned for owner-occupied townhome residential development and ancillary uses after redevelopment, as required by Section 18-2111(1)(b) of the Nebraska Community Development Law. [§18-2103(28)(b) and §18-2111(1)(b)] The attached preliminary plat of Vintage Heights 4th Subdivision (Exhibit C) is an accurate site plan of the area after redevelopment. [§18-2111(1)(e)]

Future Land Use Map, 2025 Comprehensive Plan



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

The area is currently zoned R-3 Multiple Family Residential District with a Planned Unit Development overlay established by Ordinance No. 4579. No change in the underlying zoning district is anticipated with this project. An amendment to the existing Planned Unit Development,

together with the preliminary and final plat of Vintage Heights 4th Subdivision, a replat of Vintage Heights 3rd Subdivision, will be required to establish the townhome lot layout and development standards for the Project. The Property will be graded, and a new public street ending in an alternative hammerhead turnaround designed to meet the City's emergency vehicle access requirements will be constructed within the subdivision and dedicated to the City of Hastings by the plat, with public sidewalks on both sides of the street, together with water, sanitary sewer, and storm drainage improvements, in conjunction with the plat to be filed with the City of Hastings. Off-street parking will be provided on each lot; no public parking facilities or trail improvements are proposed. The proposed plat for the Redevelopment Project Area is attached to this Plan Modification as Exhibit C. No other 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(28)(b) and §18-2111(1)(d)]

e. Site Coverage and Intensity of Use

The Redeveloper plans to construct up to fifteen (15) owner-occupied townhome units, with garages and off-street parking as shown on the attached site plan (Exhibit C), and plans to meet the applicable regulations regarding site coverage and intensity of use under the R-3 District and the Planned Unit Development as amended. [§18-2103(28)(b) and §18-2111(1)(c)]

f. Additional Public Facilities or Utilities

Sanitary sewer, water, and electric service are available to support this development, all provided by Hastings Utilities. The townhomes will be all electric, and no natural gas service will be extended to the Project. The Redeveloper will be required to extend the sanitary sewer main and install water and sanitary sewer service lines, storm drainage, and the new public street to convert this property into the proposed uses. Upon completion and acceptance by the City, the street and the water, sanitary sewer, and storm drainage mains will be public improvements dedicated to the City of Hastings. The Redeveloper will install public sidewalks on both sides of the new street. No other utilities would be impacted by the development, and no new public facilities beyond the listed improvements will be required to serve the Project. [§18-2103(28)(b) and §18-2111(1)(f)]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been vacant and no relocation is contemplated or necessary. [§18-2103.02]
5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]
6. Section 18-2114(1) of the Act requires that the Authority consider:

    1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The Redeveloper will acquire the Property by private purchase or contribution for value from the current owners at a cost of $230,391, including $150,000 for the existing water main and sanitary sewer improvements previously installed on the Property. The estimated cost of preparation for redevelopment, including grading, the new public street and turnaround, the sanitary sewer main extension, water and sanitary sewer service lines, storm drainage, and sidewalks, is $376,777, plus

$62,850 of related entitlement, engineering, surveying, and platting costs. The public infrastructure, entitlement, and soft costs are itemized by line item in the Uses of Funds table under Project Sources and Uses below. The Authority will not acquire, hold, or dispose of any property within the Redevelopment Project Area. The TIF eligible portion of the acquisition and site preparation costs will be reimbursed to the Redeveloper from the proceeds of the tax increment indebtedness described in this Plan. The TIF proceeds generated from either phase of the Project may be utilized to reimburse the Redeveloper for the costs of the eligible public improvements for the Project regardless of in which phase said public improvements were constructed.

Shift of Costs Between Categories. The amounts shown for each category of TIF eligible expenses are estimates. Costs may vary between categories, and a shift of costs between categories is contemplated and approved by this Plan Modification, provided that the total TIF eligible expenses reimbursed shall not exceed the total amount of the TIF Note as set forth in the Redevelopment Contract.

Approved Entities for Eligible Costs. Redeveloper will construct and develop the Project through Homestead Group, LLC, as infrastructure developer, under a written development services agreement with the Redeveloper, and Homestead Communities, LLC, as housing contractor, under a written construction contract with the Redeveloper (Homestead Group, LLC and Homestead Communities, LLC, together with the Redeveloper, the "Approved Entities"). TIF eligible expenses incurred and paid by any Approved Entity for the Project shall qualify for reimbursement from the proceeds of the TIF Note to the same extent as if incurred and paid by the Redeveloper. Invoices, contracts, pay applications, lien waivers and proofs of payment submitted in the name of any Approved Entity shall be accepted by the Authority as documentation of TIF eligible expenses without further assignment. Reimbursement shall be paid to the Redeveloper or, at the written direction of the Redeveloper, to the Approved Entity that incurred the expense.

TIF Eligible Enhancement Costs. The Redeveloper will apply a portion of the TIF Note proceeds, estimated at $65,306, to durability and energy enhancements above minimum building and design standards, such as longer-life exterior cladding, roofing, and windows, improved foundation and moisture control, building envelope performance above the energy code, and higher efficiency heating, cooling, and water heating equipment. These enhancements will help the homes hold their condition and value through the tax increment capture period, protect the valuation from which the TIF Note is repaid, and prevent the recurrence of blighted and substandard conditions consistent with Sections 18-2103(29)(b) and 18-2113(1) of the Act, but they add cost to the Project and are not feasible without TIF. The specific enhancements and their estimated cost above the code minimum will be identified in the Redevelopment Contract and documented in the Redeveloper's TIF eligible expense submissions.

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

The Redeveloper will provide all necessary financing for the Project, including both the public improvements (site grading, the public street and turnaround, water, sanitary sewer, and storm drainage mains and service lines, and public sidewalks) and the private improvements (the fifteen (15) townhome units). Funding will come from a combination of equity contributed by the Redeveloper and its principals and conventional bank financing, consisting of a conventional bank

construction loan in the approximate amount of $2,930,913 and equity of approximately $732,728. The Redeveloper will advance the cost of the public improvements from those sources, and the TIF eligible portion of that cost will be reimbursed from the proceeds of the TIF Note as described below.

The Authority will assist the Project by granting the sum of $760,425 from the proceeds of the TIF Notes, which will be issued in two series corresponding to the two Phases of the Project, $354,865 for Phase 1 and $405,560 for Phase 2. The Redeveloper or its lender will purchase the TIF Notes, and the Authority will have no obligation to repay it from any source other than the Tax Increment Revenues generated by the Project. This indebtedness will be repaid from the Tax Increment Revenues generated from the Project, with the Phase 1 series repaid from the increment on the Phase 1 lots and the Phase 2 series repaid from the increment on the Phase 2 lots. Tax Increment Revenues from each Phase shall be made available to repay the original debt and associated interest for that Phase beginning January 1 of the year in which the division of taxes for that Phase becomes effective and continuing through December of the fifteenth year thereafter, anticipated to be 2028 through 2042 for Phase 1 and 2029 through 2043 for Phase 2; provided, however, if there is no increase in valuation for a Phase in its first tax year, the Tax Increment Revenues for that Phase will be available beginning twelve months after the year in which an increase in value is available for capture and ending fifteen years later.

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

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

7. **Section 18-2113(1) of the Act requires:**

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 2025 Hastings Comprehensive Plan by providing the following benefits:

- Quality, owner-occupied housing at an attainable price point that helps meet the needs of the Hastings workforce, consistent with the 2025 Comprehensive Plan's direction to expand

the housing supply and allow greater residential density where it fits the surrounding neighborhood.

- Missing middle housing in the form of fifteen (15) attached townhome units on a site the Future Land Use Map designates Medium Density Residential, delivering the housing type between apartments and detached single-family homes that the 2025 Comprehensive Plan and the 2023 City of Hastings Affordable Housing Plan call for.
- Priority use of public assistance for workforce and attainable housing, consistent with the Hastings Housing Assessment (August 2025), which identifies a need for more than 900 new housing units over the next ten years and finds that new owner-occupied construction now costs more than $250,000 per unit.
- Infill development that completes an existing platted subdivision and connects to existing streets and utility mains, rather than extending City services to undeveloped land at the edge of the community.
- Elimination of the substandard and blighted condition of a vacant, unimproved parcel within Redevelopment Area #17 and its return to the tax rolls at a substantially increased valuation for the benefit of all taxing entities.
- Durable workforce housing built above minimum building and design standards, with TIF proceeds applied to enhancements that extend the useful life of each home and prevent the recurrence of blighted and substandard conditions, consistent with the Act.

8. Time Frame for Development

Development of this project is anticipated to commence in the second quarter of 2027 and to be completed by the fourth quarter of 2028. The Project will be constructed, and the tax increment captured, in two phases as set forth below. Excess valuation should be available for each phase for fifteen years beginning with the first tax year following the year in which the first building permit is issued for a lot in that phase, which is anticipated to be the 2028 tax year for Phase 1 and the 2029 tax year for Phase 2; provided, however, if there is no increase in valuation for a phase in its first tax year, the excess valuation for that phase will be available beginning in the year when an increase in value is available for capture and ending fifteen years later.

Phasing. The Project may be constructed in phases based on market demand and the rate of absorption and sales. The anticipated phasing schedule, which is subject to revision based on market conditions, is as follows:

Year	Phase	Unit Type	Unit Count	Anticipated Effective Date	Anticipated Capture Period
2027 (Year 1)	1	Townhomes	7	January 1, 2028	Tax years 2028-2042
2028 (Year 2)	2	Townhomes	8	January 1, 2029	Tax years 2029-2043
Total		Townhomes	**15**		

The Redevelopment Contract shall allow for flexibility in the phasing, including an additional phase if necessary, provided that the last effective date allowed for the Project shall be January 1, 2030. The lots included in each phase will be identified in the Notice To Divide Tax form that is filed for each phase. Each phase may include noncontiguous lots. The Authority will file a separate

Notice to Divide Tax with the Adams County Assessor for each phase on or before July 1 of the year in which the division of taxes for that phase becomes effective. The tax increment for each phase shall be captured for a period of fifteen years after the effective date for such phase. The real property ad valorem taxes on the base valuation of the lot or lots included in each phase, being the valuation for the year prior to the effective date for such phase, will continue to be paid to the normal taxing entities.

9. Justification of Project

The Property has been platted and available for development for years, and it has not been developed because the cost of bringing it to a buildable condition cannot be carried by homes sold at a starter price point. Before the first unit can be built, the Redeveloper must grade the site and install a new public street with an alternative hammerhead turnaround, public sidewalks on both sides of the street, water and sanitary sewer mains and service lines, storm drainage, and electrical all of which will be dedicated to the City of Hastings. Spread across only fifteen lots, that public infrastructure, including the existing improvements acquired with the Property, adds approximately $35,118 to the cost of each home. At the price point a workforce buyer can afford, that cost cannot be recovered through sales, and without assistance the Project does not produce a return sufficient to attract private equity or conventional bank financing. Tax increment financing closes that gap by reimbursing the eligible public improvement costs from the new valuation the Project itself creates. Without it, the Property will remain vacant and unimproved, as it has since it was platted, and will continue to contribute little to the tax rolls.

The community benefit is direct. The Project will add fifteen (15) new owner-occupied townhomes at an attainable price point in an established neighborhood, increasing workforce housing opportunities and giving first-time buyers and working households an ownership option that the Hastings market is not producing on its own. The Hastings Housing Assessment (August 2025) finds that Hastings needs more than 900 new housing units over the next ten years and that new owner-occupied construction now costs more than $250,000 per unit; the Project responds to both findings with a missing middle product that sits between apartments and detached single-family homes. Attainable ownership housing also serves area employers who are recruiting workers to Hastings and need places for those workers to live. The Project completes the Vintage Heights subdivision on existing City services rather than at the edge of the community, removes the substandard and blighted condition of the last undeveloped parcel in the neighborhood, and returns the Property to the tax rolls at a substantially increased valuation that will benefit the City, Adams County, the school district, and the other taxing entities for decades after the tax increment period ends.

The Hastings Economic Development Corporation and the Hastings City Council have made it clear with previous decisions that they support development that increases residential opportunities for the Hastings workforce. The City Council designated Redevelopment Area #17 in 2024 to open the area to redevelopment, adopted the 2025 Comprehensive Plan with an emphasis on expanding the housing supply and permitting missing middle housing types, and has approved tax increment financing for a series of housing projects, including Trailside Village, Cedar Park, Fairview Villas, and Elm 26. The Hastings Economic Development Corporation commissioned the 2025 Housing Assessment with the City and has led the community's pursuit of Rural Workforce Housing Fund

dollars for local housing production. This Project is consistent with those decisions and extends them to owner-occupied workforce housing on an infill site.

10. Cost Benefit Analysis

Section 18-2113(2) of the Act further requires that 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.

The City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project as shown below in Exhibit D.

Project Sources and Uses.

The sum of $760,425 plus interest at the annual rate of 7.00% will be paid in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority in order to complete the Project. This investment by the Authority will leverage $3,663,641 in private sector financing, a private investment of $4.82 for every TIF dollar invested. The estimated sources and uses of funds for the Project, and the TIF eligible costs to be reimbursed from the proceeds of the TIF Note, are set forth in the following tables.

SOURCES OF FUNDS	**Phase 1&2**
Conventional Bank Construction Loan	$2,930,913
Redeveloper Equity	$732,728
TIF Notes	$760,425
TOTAL SOURCES OF FUNDS	**$4,424,066**

USES OF FUNDS	**Phase 1&2**
Site Acquisition (Land and Existing Water Main and Sanitary Sewer Improvements)	**$230,391**
Public Infrastructure	**$376,777**
Public street paving, including the alternative hammerhead turnaround	$120,000
Grading, storm drainage, and erosion control	$45,000
Public sidewalks on both sides of the street	$30,000
Sanitary sewer main extension and sanitary sewer service lines	$78,000
Water service lines and connections	$63,000

USES OF FUNDS	Phase 1&2
Street lighting, signage, cluster mailbox, utility connection fees, construction staking, and testing	$40,777
Planning, Engineering, Architectural, Survey, and Legal Costs	**$62,850**
Capitalized Interest	**$33,191**
Townhome Construction, Fifteen (15) Units	**$3,567,600**
Enhancements to Structures Exceeding Minimum Building and Design Standards (Neb. Rev. Stat. § 18-2103(29)(b))	**$65,306**
TIF Note Discount (Difference Between TIF Note Principal and Monetization Proceeds)	**$87,951**
TOTAL USES OF FUNDS (Total Project Cost)	**$4,424,066**

The amounts shown for each category are estimates. As provided under Shift of Costs Between Categories above, costs may vary between categories of TIF eligible costs, and a shift of costs between categories is approved, provided that the total TIF eligible costs reimbursed shall not exceed the total amount of the TIF Note set forth in the Redevelopment Contract. The TIF Note Discount is the difference between the $760,425 principal amount of the TIF Note and the $672,474 of net proceeds anticipated from its sale at the modeled 88.43% monetization price shown in Exhibit D. It is shown separately so that the $65,306 shown for TIF enhancements reflects only the TIF proceeds applied to the enhancements described under TIF Eligible Enhancement Costs above. Phase 1 includes the public street and other public infrastructure serving both Phases. The site acquisition line includes the existing water main and sanitary sewer improvements installed on the Property by the current owners, which the Redeveloper acquires with the land. The public improvement line items and the planning, engineering, architectural, survey, and legal line are taken from the Redeveloper's development budget for the Project and will be confirmed by the Project engineer's opinion of probable cost before the Redevelopment Contract is executed.

Tax Revenue. The property to be redeveloped has a January 1, 2026, valuation of $60,639. Based on the 1.9603 levy rate this would result in real property taxes of approximately $1,189 which will continue to be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $3,936,486 upon full completion, as a result of the construction of the fifteen (15) townhomes. This development will result in an additional average estimated tax increase of $82,807 annually, including property appreciation. Because the townhomes will be sold to individual homeowners, the tax increment will be paid by those homeowners as part of their annual property taxes and remitted to the Authority's special fund for repayment of the TIF Note; no portion of the Project will be held for rent. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues for a period of fifteen

years for each Phase, or such shorter time as may be required to retire the TIF Note, but would be used for TIF eligible redevelopment costs to enable this project to be realized.

2026 assessed value:	$60,639
Annual base property taxes – all taxing entities	$1,189
Estimated value after completion	$3,997,125
Increment value	$3,936,486
Annual TIF generated (estimated)	$82,807
TIF Note issue	$760,425

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

A financial gap exists on this project after conventional financing is utilized. A combination of owner equity, conventional bank financing, and TIF is needed to make the project feasible. The Redeveloper is contributing owner equity and bank financing of $3,663,641, and TIF funds are intended to fill the remaining gap, making this project feasible. The project is asking for $760,425 in a TIF Note repaid from the tax increment over fifteen years for each Phase. Without the availability of TIF funding for the project, it would not be feasible for the Redeveloper to proceed with this redevelopment. The table below summarizes the cost-benefit analysis in Exhibit **D**. Without TIF, the Project produces a projected gross profit margin of 1.23%, financing interest reduces that margin to a projected profit of only $19,491 before selling and closing costs, and selling and closing costs turn that into a projected loss of $174,009. The Redeveloper would contribute $1,389,902 of equity and receive projected distributions of $1,215,893, an equity multiple of 0.87x, which returns less than the capital invested. With TIF, the projected gross profit margin is 16.60%, still below the 20.7% average gross margin that the National Association of Home Builders reports for single-family builders, and the equity multiple on the planned contribution of $732,728 is 1.66x.

COST BENEFIT SUMMARY	**WITHOUT TIF**	**WITH TIF**
Total project costs before financing	$4,222,318	$4,237,618
TIF Note principal	$0	$760,425
Net TIF cash proceeds	$0	$672,474
Projected gross profit margin	1.23%	16.60%
Profit (loss) before selling and closing	$19,491	$676,665
Planned equity contribution	$1,389,902	$732,728
Profit (loss) after selling and closing	($174,009)	$483,165
Equity multiple after selling and closing	0.87**x**	1.66**x**

Public Benefit.

The Project will add fifteen (15) owner-occupied townhomes, complete the public infrastructure within an existing platted subdivision, and increase the estimated assessed value of the Redevelopment Project Area from $60,639 to $3,997,125, an increase of $3,936,486. Tax increment financing will support delivery of these improvements at a workforce housing price point. The statutory cost and benefit factors, including tax shifts, public infrastructure and service needs, employers and employees, school populations and other community impacts, are addressed in items (a) through (f) below.

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

The redevelopment project area currently has a valuation of $60,639. The proposed redevelopment will create additional valuation of $3,936,486. No tax shifts are anticipated from the project. The project creates new valuation from the construction of fifteen (15) owner-occupied townhomes 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 wastewater facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development, which will be all electric. Sewer, water, storm drainage, paving and sidewalk extensions to serve the project will be constructed as part of development and dedicated to the City. Fire and police protection are available and should not be negatively impacted by this development.

(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 increased housing opportunities for employees and employers.

(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 and will create increased housing opportunities for employees and employers throughout the community.

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

The average number of persons per household in Hastings according to the US Census Bureau is 2.3 occupants. According to current census numbers less than 20% of the population of Hastings is between the ages of 5 and 18. If the averages hold it would be expected that a maximum of 35

people would be housed at this location and there would be approximately seven school age children generated by this development. These children will likely be spread over the full school age population from elementary to secondary school. It is anticipated that there will be no adverse impact on the local school districts.

(f) 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, the Hastings Housing Assessment (August 2025), and HEDC's and the CRA's goal to increase workforce and missing middle housing in the community. All fifteen (15) units will be sold to owner occupants; none will be held for rent. The project will result in increased homeownership opportunities for the Hastings workforce at a starter home price point and add significant valuation to the area.

Time Frame for Development

Development of this project is anticipated to be completed between the second quarter of 2027 and the fourth quarter of 2028. The base tax year for each Phase should be calculated on the value of the lots in that Phase as of January 1 of the year prior to the effective date for that Phase, anticipated to be January 1, 2027 for Phase 1 and January 1, 2028 for Phase 2. Excess valuation should be available for each Phase for 15 years beginning in 2028 for Phase 1 and 2029 for Phase 2, with taxes due in 2029 and 2030 respectively. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the Redeveloper for a period not to exceed 15 years for each Phase on an amount of $760,425 , the projected amount of increment based upon the anticipated value of the project and current tax rate.

Procedure for Changes in the Approved Redevelopment Plan

If the City of Hastings desires to significantly modify this Plan Modification, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the Authority may again be recommended to it with any modifications deemed advisable. This Plan Modification contemplates that the Redevelopment Project Area may be replatted or further subdivided as required by market demand, and such replatting or subdivision, including any change in the number, size or configuration of lots, or the reassignment of lots between Phases as provided under Time Frame for Development, does not constitute a substantial modification of this Plan Modification.

EXHIBIT A

Map of Existing Land Use and Proposed Redevelopment Site

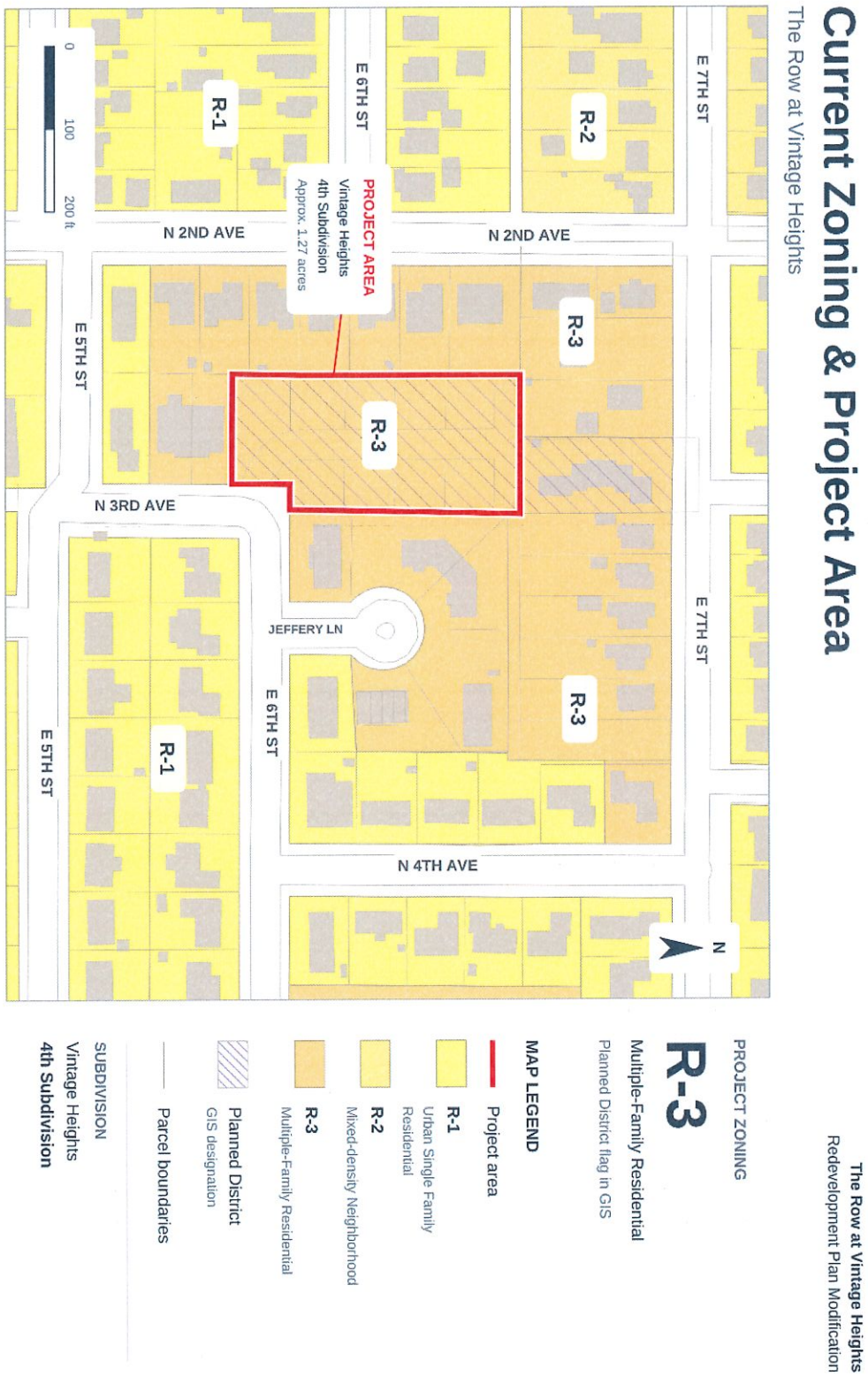


EXHIBIT B

Future Land Use Map, 2025 Hastings Comprehensive Plan

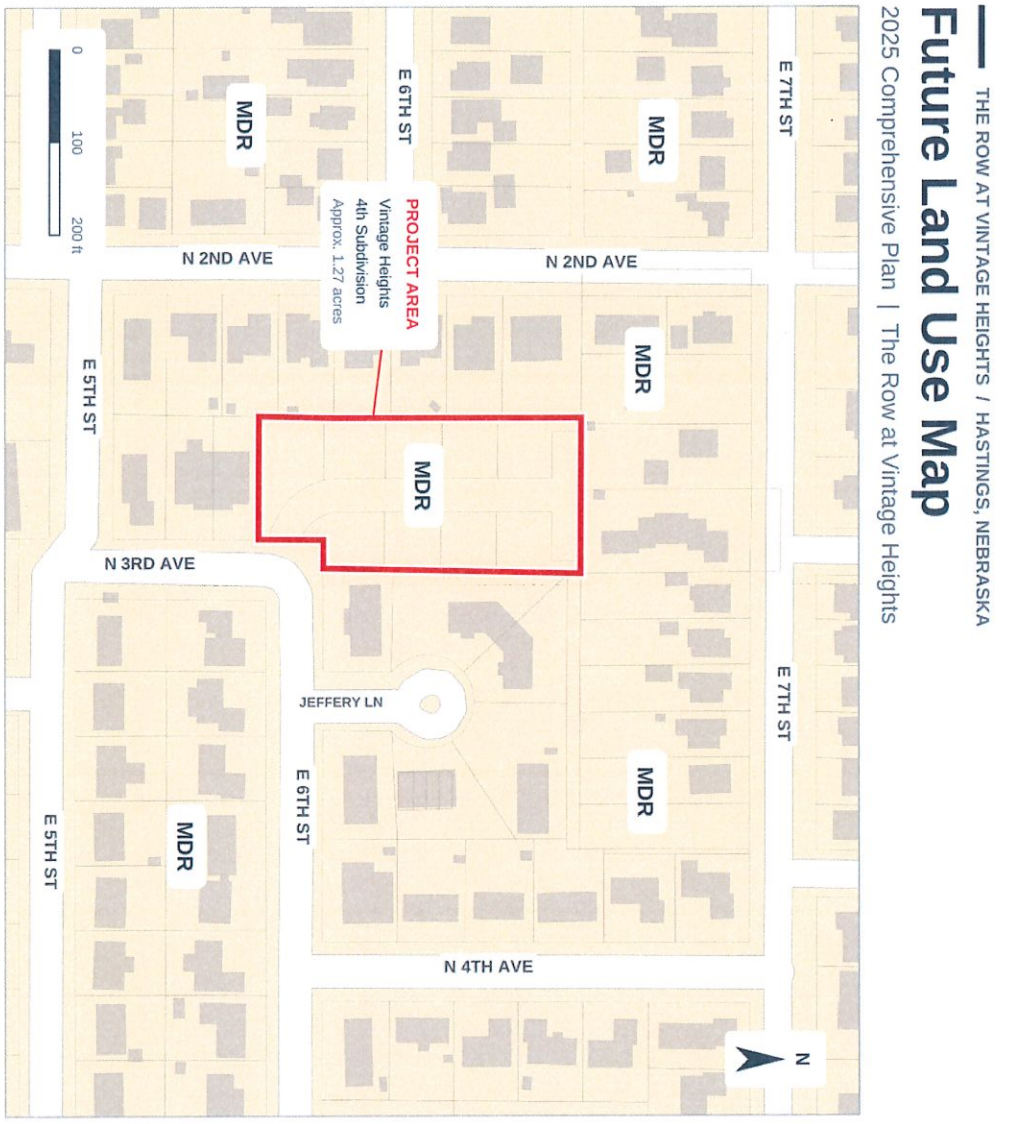


EXHIBIT C

Preliminary Plat of Vintage Heights 4th Subdivision

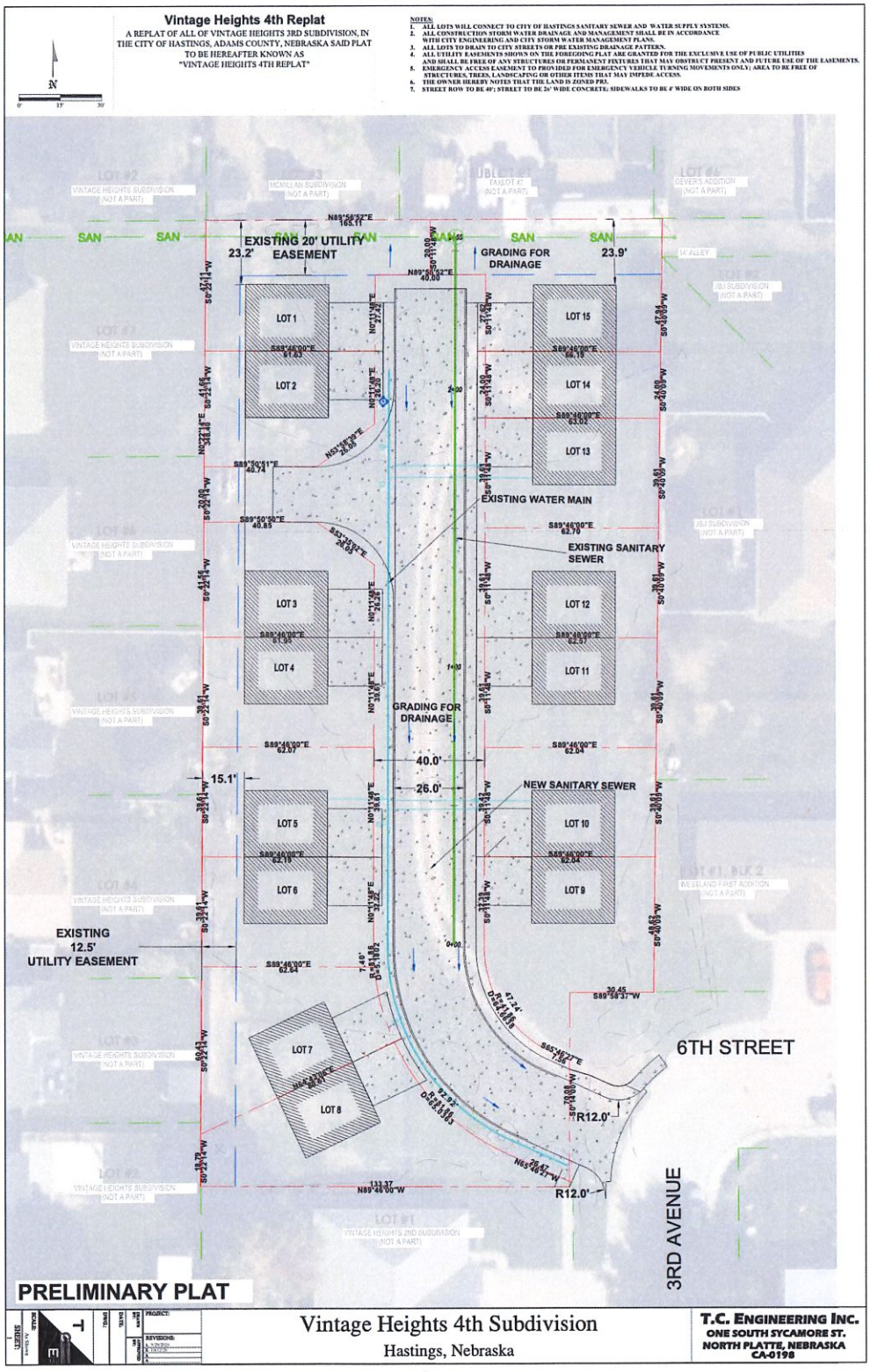


EXHIBIT D

Cost Benefit Analysis

The comparison below evaluates the same fifteen (15) owner-occupied townhomes at the Redeveloper's planned average selling price. Without TIF, the Project generates a gross profit margin of only 1.23%, which is insufficient to cover financing costs and selling and closing costs.

GAP ANALYSIS | 15 TOWNHOMES	WITHOUT TIF	WITH TIF
PROJECT COSTS BEFORE FINANCING		
Site acquisition	$230,391	$230,391
Public infrastructure and horizontal costs	$376,777	$376,777
Townhome construction	$3,567,600	$3,567,600
Included entitlement and soft costs	$47,550	$62,850
Total project costs before financing	**$4,222,318**	**$4,237,618**
TIF ASSISTANCE AND PRIVATE FUNDING		
TIF note principal	$0	$760,425
Net TIF cash proceeds	$0	$672,474
Cost after TIF before financing	**$4,222,318**	**$3,565,144**
Additional equity after avoided TIF costs	**$657,174**	**$0**
HOME SALES AND GROSS PROFIT		
Projected gross profit	**$52,682**	**$709,856**
Projected gross profit margin	**1.23%**	**16.60%**
NAHB national gross margin benchmark	20.70%	20.70%
FINANCING AND REMAINING PROJECT RETURN		
Less financing interest	($33,191)	($33,191)
Profit / (loss) before selling and closing	**$19,491**	**$676,665**
Margin before selling and closing	**0.46%**	**15.83%**

EXHIBIT D (cont.)

Benchmark Pricing and Gross Margin

At the planned home price, the Project earns a gross margin below the national homebuilder benchmark in both scenarios. NAHB's 2025 Cost of Doing Business Study reports a 20.7% average gross margin for single-family builders in fiscal 2023. The table below shows the price increase that would be needed to match that margin using the Project's costs.

BENCHMARK PRICE INCREASE	WITHOUT TIF	WITH TIF
Required price increase	24.55%	5.16%
Gross margin shortfall (percentage points)	19.47	4.10

With TIF, the planned selling price would need to rise 5.16% to achieve the national benchmark gross margin. Without TIF, the required increase would be 24.55% above the planned workforce housing price.

Equity Requirement and Equity Multiple

The equity comparison retains $732,728 planned contribution with TIF. Without TIF, additional equity replaces the lost net proceeds. Equity multiples include financing, selling and closing costs; gross margin mentioned before excludes those expenses.

PLANNED EQUITY AND RETURNS	WITHOUT TIF	WITH TIF
Planned equity contribution	**$1,389,902**	**$732,728**
Additional equity after avoided TIF costs	$657,174	$0
Increase in required equity	89.69%	N/A
Selling and closing allowance	$193,500	$193,500
Profit / (loss) after selling and closing	($174,009)	$483,165
Projected distributions including capital	$1,215,893	$1,215,893
Equity multiple after selling and closing	**0.87x**	**1.66x**

Without TIF, investors would contribute $1,389,902 and receive projected total distributions of $1,215,893, a loss of $174,009 or 12.52% of invested capital. With TIF, the planned contribution is $732,728 and the projected recovery is $1.66 per $1.00 contributed, including return of capital. These equity multiples cover the full project and are not annualized.

EXHIBIT D (cont.)

Financial Gap and Necessity for TIF

The Project requires $376,777 of public infrastructure and other eligible improvements, plus $150,000 of existing improvements acquired with the Property, or $35,118 per home. Without-TIF costs before financing total $4,222,318, leaving only $52,682 of gross profit. Financing interest of $33,191 consumes most of that amount and leaves a projected profit of only $19,491 before selling and closing costs, which becomes a projected loss of $174,009 after those costs.

The requested TIF note principal of $760,425 is expected to provide $672,474 of cash proceeds at the modeled 88.43% monetization price. With those proceeds and the full modeled soft costs, the projected gross margin is 16.60%. Without TIF, the lost cash proceeds are offset by $15,300 of avoided TIF-related entitlement costs. With construction debt unchanged, the net additional equity need is $657,174, or $43,812 per home. Total planned equity therefore increases from $732,728 to $1,389,902.

These results satisfy the but for test of Neb. Rev. Stat. § 18-2116(1)(b)(i) and (ii). But for tax increment financing, the Project would not proceed. Without TIF, the Project produces a projected profit of only $19,491 before selling and closing costs and a projected loss of $174,009 after them, returning $1,215,893 on $1,389,902 of invested equity, an equity multiple of 0.87x. A project that is projected to lose money cannot attract the equity and bank financing it requires, and raising additional equity covers the cash shortfall but does not cure the loss. With TIF, the Project produces a positive gross margin of 16.60%, still below the national average, and an equity multiple of 1.66x, which allows the Redeveloper to proceed. The Project is therefore not economically feasible, and would not occur in the Redevelopment Project Area, without tax increment financing.

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