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.

HOMESTEAD
COMMUNITIES

Proposal for the Purchase and Development of

The Vacant Property South of F Street and East of Franklin Avenue

Hastings, Nebraska

Submitted to

Community Redevelopment Authority of the City of Hastings
Randy Chick, Executive Director
301 S. Burlington Avenue, Hastings, Nebraska 68901

Submitted by

Homestead Communities
1309 S 204th Street #332, Elkhorn, NE 68022
(720) 357-9450 austin@homestead.us

September 29, 2026



September 29, 2026

Randy Chick, Executive Director
Community Redevelopment Authority of the City of Hastings
301 S. Burlington Avenue, Hastings, Nebraska 68901

Re: Request for Proposals for the Purchase and Development of the Vacant Property Located South of F Street and East of Franklin Avenue, Hastings, Nebraska

Dear Director Chick:

Homestead Communities, a Nebraska homebuilder and land developer, submits this proposal to purchase the property described as Tri-K Second Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, and Outlot A, Fairway Subdivision, about 4.8 acres at the southeast corner of West F Street and South Franklin Avenue, for $205,000, and to develop it as up to 34 owner occupied homes: up to 16 townhomes and up to 18 single family homes.

Homestead Communities is the proposing entity. It will sign the purchase agreement and the redevelopment contract, take title, build the public improvements through its affiliate Homestead Group, and build and sell the homes. There are no other co proposers. Austin Hillis, Partner, is the point of contact: (720) 357-9450, austin@homestead.us.

What is different about this proposal? This proposal is ready to move forward. It does not depend on a future tax credit, grant, or unraised capital. The financing plan is already in place.

The purchase price will be paid to the Authority lot by lot as each home closes. The developer will pay for home construction with its own funds and conventional bank financing. The only public assistance requested is tax increment financing (TIF) for eligible public improvements. TIF will be repaid only from the new property taxes generated by the homes in the development.

In short, the project does not depend on another funding award or fundraising effort. Once the redevelopment agreement and TIF are approved, the project can proceed.

Infrastructure construction is expected to begin after approval, targeted for the first part of the 2027 construction season. Presales will follow, home construction will proceed as homes are sold, and the development is expected to be completed in 2028.

Format and terms. The proposal follows the nine headings in Section B of the Request for Proposals, in order, and we acknowledge the Authority's right under Section D to reject any or all proposals and to negotiate in any manner necessary to accomplish its goals.

This is Homestead's first proposal to the Authority but not our only work in Hastings: our redevelopment plan modification for The Rows at Vintage Heights, 15 workforce townhomes off East 6th Street, will reach the Authority in the coming month on the same approval path. We would welcome the chance to build on F Street as well.

Sincerely,



Austin M. Hillis
Partner, Homestead Communities

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Proposal Summary

Up to 34 owner occupied homes on about 4.8 acres, with the land purchase structured as a loan from the Authority for $205,000 and repaid on a lot by lot basis as the homes close, built by the firm that signs the contract, and financed with developer equity and conventional bank financing, with tax increment financing requested for the public improvements only.

The project	Number
Homes	Up to 34: up to 16 townhomes in two-unit buildings and up to 18 single family homes (Exhibit A)
Tenure	Owner occupied, for sale
Anticipated prices	About $199,000 to $299,000 depending on house plan
Purchase price	$205,000, divided equally among the lots on the final plat approved by the City of Hastings and paid to the Authority per lot at each home closing; no financing contingency
Public assistance requested	Tax increment financing for the public improvements, in an amount determined after award (Section 7.2)
Construction start	Infrastructure as soon as possible after the redevelopment contract and tax increment financing are approved, expected in the first part of the 2027 construction season; homes as presales begin
Buildout	Anticipated completion in 2028, subject to sales absorption

Why Homestead. Homestead is a housing developer with full vertical integration: land, entitlement, infrastructure, and homebuilding are handled in-house. Upon award, the Authority has certainty that Homestead relies on no third party for the project's success. Our latest project, Fritz Farm in North Platte, is a privately financed single-family development on private land: we platted it, built the infrastructure, and are building homes on it today under City permits. Our most recent preliminary project, The Rows at Vintage Heights, 15 workforce townhomes off East 6th Street in Hastings, is in entitlement, and its redevelopment plan modification will reach the Authority next month.

What the Authority's land becomes. The most effective use of the Authority's parcel for the community: starter homes, and the attached and small lot homes that fill the middle housing gap in Hastings, priced for the local workforce, delivered on a schedule the Authority can hold us to (Section 6.2), with the land purchase price paid lot by lot as the homes close (Section 3).

Compliance Cross Reference

Every requirement in Section B of the Request for Proposals, in the Authority's order and words, with the section of this proposal that answers it.

RFP requirement (Section B)	Where answered	Page
DEVELOPER: name, address and phone number of the proposed owner/developer; others involved in ownership or development	Section 1	3
OVERVIEW OF THE PROPOSAL: clear identification of the proposal; understanding of the desired results; any deviation explained	Section 2	4
PRICE: price to be paid for the real estate	Section 3	5
PREVIOUS EXPERIENCE / QUALIFICATIONS: previously completed projects, name and location, and details that assist the Authority	Section 4	5
PROJECT AND FINANCIAL REFERENCES: bank reference (names, addresses, phone numbers, positions); project references	Section 5; Exhibit D	6
DETAILED PLAN OF ACTION: detailed overview; step by step plan; time schedule for each element; cost estimate for each element	Section 6	8
Site plan and floor plan for all proposed construction	Section 6.3; Exhibits A, B, and C	10
FINANCING OF PROJECT: how financed; sources and amounts; evidence of funding commitment	Section 7; Exhibit D	10
IMPACT OF PROPOSAL: construction and permanent jobs; tax revenue; local firms; regional impact	Section 8	11
MANAGEMENT PLAN: implementation and operation; promotion and marketing; individuals and firms responsible for each element	Section 9	12
Legal description (Section E) and acknowledgment of Section D	Cover letter; Section 2.2	4

1. DEVELOPER

Homestead Communities is a Nebraska homebuilder and land developer based in rural Nebraska. Homestead Communities will sign the purchase agreement and the redevelopment contract, take title to the property, build the public improvements through its affiliate Homestead Group, and build and sell the homes.

1.1 Proposed owner and developer

Name	Homestead Communities, LLC, a Nebraska limited liability company
Address	1309 S 204th Street, #332, Elkhorn, NE 68022
Telephone	(720) 357-9450
Email	austin@homestead.us
Principal and signer	Austin Hillis, Partner
Formation and standing	Nebraska limited liability company organized July 23, 2025, active and in good standing; the successor to Homestead's prior homebuilding entity (certificate in Exhibit E)
Role on this project	Owner, developer, and builder; holds title and builds the public improvements and the homes (Section 2.1)

1.2 Others involved in ownership or development

The following persons and affiliated entities under common control with Homestead will take part. No other person or entity will hold an ownership interest in the property or the project.

Person or entity	Role on this project	Contact
Austin Hillis Homestead Communities, LLC	Partner; community relationships, finance, legal, and construction; signs the redevelopment contract	(720) 357-9450; austin@homestead.us
David Young Homestead Communities, LLC	Partner; community relationships, sales, marketing, and construction; jointly authorized signer on Homestead closings	(402) 430-3758; davidy@homestead.us
Clayton Grant Construction Manager	Construction and project delivery; oversees infrastructure and housing construction across Homestead's projects	clayton@homestead.us
Justin Acciavatti Tilt Analytics	Quantitative analysis, proforma, and tax increment financing modeling	tiltanalytics@gmail.com
Homestead Communities' construction team	Day to day activity of the construction project	

Consultants and intended lenders. Civil engineering: T.C. Engineering, North Platte. Surveying: Brown Surveying Services. Geotechnical engineering: Mid-State, Columbus, Nebraska. Architecture: JLA Architecture, Denver. Quantitative analysis and tax increment financing modeling: Justin Acciavatti, Tilt Analytics. Accounting: Founders CPA. Legal counsel: Andrew Willis. Intended lenders: Exchange Bank and Bluestem Capital (Section 7). Responsibility for each element is assigned in Section 9.3.

2. OVERVIEW OF THE PROPOSAL

2.1 Identification of the proposal

Homestead Communities proposes to purchase the property for $205,000 and develop it as a neighborhood of up to 34 owner-occupied homes: up to 16 townhomes built in two-unit buildings and up to 18 single-family homes, at anticipated prices from about $199,000 to $299,000 depending on house plan. Homestead will build the internal street, water and sewer mains, storm drainage, and the homes. Each home is sold to an owner-occupant, and the lots are governed by a zero-dollar homeowners association (HOA) organized by Homestead before the first closing. The purpose of the HOA is to preserve the quality of the neighborhood with covenants. The concept site plan Homestead proposes to build is Exhibit A. It ties into South Bellevue Avenue with one internal street and includes nine single-family lots with driveways onto West F Street, which is pending City of Hastings approval. The plan is conceptual and will be refined to the survey and the City's street, density, and open space standards through the plat process, and the land purchase price does not change with the final yield.

2.2 The property

Legal description (RFP Section E)	Tri-K Second Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, and Outlot A, Fairway Subdivision
Location	Southeast corner of West F Street and South Franklin Avenue, Hastings, bounded by West F Street on the north, South Franklin Avenue on the west, the South Bellevue Avenue alignment on the east, and the Fairway Subdivision homes on the south
Size	About 4.8 acres: 599.00 feet along West F Street by 350.00 feet of depth along South Franklin Avenue and the South Bellevue Avenue alignment, per the recorded plat of Tri-K Second Subdivision (Instrument No. 20064599)
Streets and utilities	West F Street (north) and South Franklin Avenue (west) are existing public streets; South Bellevue Avenue (east) is extended from Fairway Subdivision under the concept plan. Water and sanitary sewer are available in the adjoining streets, to be confirmed with the City Engineer in due diligence.
Redevelopment area	Redevelopment Area #5

2.3 Our understanding of the desired results

The Statement of Purpose says the Authority "seeks proposals from qualified developers to purchase and develop vacant land" and that "the preferred use is residential for rent or for sale." We read the desired results as four things: the land sold and on the tax rolls; infrastructure built on it within a schedule the Authority can hold the developer to; a product that fits the community; and a developer

whose financing does not depend on an award the Authority cannot control. Each section that follows is written to further those results.

The City of Hastings Affordable Housing Plan (2023) identifies demand for between 802 and 944 new housing units and sets as its first goal to "increase the number and types of housing units to meet the needs of Hastings' current and future residents." This proposal delivers up to 34 of them on a single Authority-owned parcel, making the most effective use of the Authority's land for starter homes and for the attached and small lot homes that fill the middle housing gap in the community.

2.4 Deviations from the Statement of Purpose

None. The proposal is residential, for sale, on the parcel described, within the Authority's preferred use.

3. PRICE

3.1 Price to be paid for the real estate

Homestead Communities offers $205,000 for the property. The price is divided equally among the lots on the final plat approved by the City of Hastings, the per lot amount is fixed when the redevelopment contract is signed, and Homestead pays each lot's share to the Authority at the closing of the sale of the home built on it. The Authority receives its full price as the neighborhood sells through.

3.2 Basis for the price

The price is Homestead's offer for the parcel as it sits: raw land that requires an internal street, water and sewer mains, and storm drainage before a home can be built on it, together with the obligations Homestead takes on with the purchase. The Authority's return is not the land price alone; it includes the property taxes the homes generate every year after buildout (Section 8.2). We understand the Authority will make its fair value finding under Neb. Rev. Stat. § 18-2118 on that basis.

4. PREVIOUS EXPERIENCE / QUALIFICATIONS

4.1 Previously completed and current projects

Project and location	Type and size	Homestead role	Public partner and program	Status and dates
The Rows at Vintage Heights, East 6th Street near North 2nd and North 3rd Avenues, Hastings, Nebraska	15 townhome lots on about 1.27 acres (Vintage Heights 4th Replat)	Developer under a Development Services Agreement and Contractor under a Construction Contract; Approved Entity in the redevelopment plan	Hastings CRA: workforce housing tax increment financing; redevelopment plan modification to the CRA expected in late 2026, with Planning Commission and City Council review to follow	In entitlement; construction planned for 2027

Project and location	Type and size	Homestead role	Public partner and program	Status and dates
Fritz Farm, East Francis Street and Westyn Avenue, North Platte, Nebraska	405 single family lots and homes; the Willow plan among the products	Land purchaser and lot developer (Midwest Land Development, LLC); homebuilder (Homestead Communities)	Land purchased from the City of North Platte; infrastructure privately financed	Fritz Farm First Subdivision platted 2024; Fritz Farm Second Subdivision platted December 2025; homes under construction on Gwyn and Westyn Avenue under City permits (2026)
East 4th Street, Lexington, Nebraska (DekmX Homes, Homestead's predecessor housing company)	16 single family homes planned	Homebuilder	City of Lexington partnered and donated the land for the housing	Construction began in 2024 and was paused after the local plant closure

Table 4.1. Reference contacts for each project are in Section 5.2.

4.2 Team and capacity

The firms. The consultants named in Section 1.2 are Homestead's standing team. T.C. Engineering is preparing the Vintage Heights 4th Replat and will prepare the F Street plat and construction plans, and Andrew Willis serves as counsel on the purchase agreement, the redevelopment contract, and the tax increment financing documents.

Capacity. Homestead plans to run The Rows at Vintage Heights and the F Street project in tandem, with the same civil engineer, surveyor, architect, and construction manager on both. With the approval of this proposal the two projects share mobilization, subcontractor pricing, and material purchasing, and Homestead expects that efficiency to lower costs on both projects and to allow lower priced housing on F Street. Both projects are subject to tax increment financing approval, which is what makes each of them financially feasible. The North Platte development continues on its own schedule with its own subcontractors.

5. PROJECT AND FINANCIAL REFERENCES

The lenders below are Homestead's intended financing avenues for this project, and the project references are public officials who have worked with Homestead on its North Platte development.

Until the Authority selects this proposal and Homestead has time to put together an appropriate bank package for the project, Homestead cannot guarantee the involvement of either lender.

5.1 Bank references

Bank	Exchange Bank
Contact name and position	Angela M. Whenry, Vice President and Commercial Loan Officer
Address	3110 2nd Avenue, Kearney, NE 68847
Telephone and email	(308) 237-7711; awhenry@eb-us.com
Relationship	Construction line of credit and business checking, in good standing since fall 2025 (letter in Exhibit D)

Bank	Bluestem Capital
Contact name and position	J.P. Platisha, Managing Director
Address	1414 N. 205th Street, Omaha, NE 68022
Telephone and email	(402) 391-7977 office; (531) 222-4312 mobile; jp@bluestemcap.com; bluestemcap.com
Relationship	Intended lender for the public improvements (letter in Exhibit D)

5.2 Project references

Reference	Position and organization	Project and Homestead's role	Email
Greg Wilke	Chairman, Community Redevelopment Authority of the City of North Platte	Fritz Farm: tax increment finance	gregwilke4@gmail.com
Brent Burklund	City Engineer, City of North Platte	Fritz Farm: City review and acceptance of the plats, public improvements, and building permits	burklundbr@northplattene.gov
Tony Goins	Former Director, Nebraska Department of Economic Development	Fritz Farm: as Director of the Department, worked with Homestead on the workforce housing need created by the Sustainable Beef plant in North Platte	ag@tbo2.com

6. DETAILED PLAN OF ACTION

6.1 Overview of implementation

The project has four elements: approvals and closing (October 2026 to February 2027), public improvements (spring 2027, as soon as possible after the redevelopment contract and tax increment financing are approved), homes (from mid 2027, as presales begin), and sales and closeout (2027 to 2028). One entity is responsible for all four, and any lot sold to another local builder carries the same construction obligations. The board sees a plan modification, a plat, and a contract by early 2027; the neighbors see a street and mains in the 2027 construction season and foundations following presales; the assessor sees up to 34 homes on the rolls by the anticipated end of 2028.

The concept. Exhibit A contains the concept site plan prepared for the parcel, which is the plan Homestead proposes to build. It uses one internal east west street connecting South Franklin Avenue to a South Bellevue Avenue tie in, with 18 single family lots in two tiers and 16 townhome units in eight two unit buildings along the south side, for 34 lots; nine of the single family lots front West F Street with direct driveways, which requires City of Hastings approval. Density is about seven homes per acre. The internal street is shown at City standards and may be dedicated to the City or held privately under a homeowners association.

The homes. Townhomes are Homestead's Haven and One plans, built in two-unit buildings. Single family homes are the Willow, a plan Homestead is building in North Platte today, and the Driftwood. Homestead has several additional floor plans in development that will be available for this project when home construction begins. Floor plans and elevations are Exhibit C.

6.2 Step by step plan and time schedule

Step	Action	Responsible	Target
1	Proposal delivered to the Authority	Homestead	September 29, 2026
2	Authority review; presentation or interview if requested	CRA board and Executive Director; Homestead	October 2026
3	Developer selected; negotiation of price, terms, and tax increment financing scope	CRA; Homestead	October to November 2026
4	Due diligence: title commitment, boundary survey, geotechnical borings, and utility capacity and street standards confirmed with the City Engineer and City Planner	Homestead; T.C. Engineering; Brown Surveying Services; Mid-State	November to December 2026
5	Purchase agreement and redevelopment contract drafted; redevelopment plan modification and cost benefit analysis prepared with Homestead's proforma and increment projection	CRA; Homestead; Andrew Willis	November to December 2026
6	Redevelopment plan modification and cost benefit analysis considered by the CRA; Planning Commission review; City Council approval of the plan modification and preliminary plat	CRA; Planning Commission; City Council; T.C. Engineering	December 2026 to February 2027
7	Redevelopment contract and purchase agreement executed; tax increment financing approved	CRA; Homestead	February 2027
8	Final plat recorded; construction plans approved; closing and conveyance	City; T.C. Engineering; Homestead; title company	February to March 2027
9	Public improvements: grading, storm drainage, internal street, water and sewer mains, and street lighting	Homestead Group, LLC; Clayton Grant	Spring 2027, as soon as weather and approvals allow
10	Marketing and presales	Homestead; listing brokerage	From final plat, 2027
11	Home construction, beginning as presales are secured and in tandem with the infrastructure if the City allows	Homestead; Clayton Grant	Mid 2027 through 2028
12	Closings and per lot payments to the Authority	Homestead; title company	Late 2027 through 2028
13	Street acceptance or homeowners association turnover; completion	City; Homestead	Anticipated completion in 2028

6.3 Site plan and floor plans

Exhibit A contains the concept site plan described in Section 6.1, showing the lots, the internal street, and the South Bellevue Avenue connection. Exhibit B contains a rendering of the site plan. Exhibit C contains the townhome and single family floor plans and elevations.

7. FINANCING OF PROJECT

7.1 How the project will be financed

Equity. Construction financing is typically 75 percent loan to cost, so the first 25 percent of project cost, including engineering, platting, and other pre closing costs, is paid from developer equity and is spent in the project before conventional financing is drawn.

Construction financing. Homestead intends to finance the public improvements through Bluestem Capital and home construction through Exchange Bank, both conventional construction facilities at the typical 75 percent loan to cost, drawn as work is completed and repaid from each home closing. These are Homestead's intended financing avenues. Until the Authority selects this proposal and Homestead has time to put together an appropriate bank package for the project, Homestead cannot guarantee the involvement of either lender.

Sales proceeds. Proceeds from up to 34 home closings repay the construction facility and return the equity.

Tax increment financing. Homestead requests tax increment financing reimbursement of the public improvements (Section 7.2). The note is repaid solely from the increment on this parcel; it is not a source the Authority or the City funds.

Sources and amounts. Developer equity, the construction facilities, home sale proceeds, and the tax increment note are the sources of funds. The amount from each source will be set in the project proforma submitted with the tax increment financing application, once the plat and construction plans fix the infrastructure cost.

7.2 Public assistance requested, and why the project needs it

Requested: tax increment financing of the public improvements and site engineering under the Community Development Law (Neb. Rev. Stat. § 18-2147): grading and storm drainage, the internal street, water and sewer mains, street lighting, and the engineering, survey, platting, and legal costs. The amount will be determined after award, once the plat and construction plans fix the infrastructure cost, within the Authority's standard tax increment financing structure and the cost benefit analysis under Neb. Rev. Stat. § 18-2113. Founders CPA, Homestead's accountant, will certify the eligible costs submitted for reimbursement.

Not requested: no fee waivers, no Authority or City spending on infrastructure, no land write down beyond the price in Section 3, and no other public funds.

Why the project needs it. The parcel carries costs an existing private lot does not: an internal street, water and sewer mains, and storm drainage for up to 34 homes, plus the plan modification and cost

benefit process, all before the first foundation. At workforce housing prices, those costs cannot be carried in the home prices, as Homestead's base case, The Rows at Vintage Heights, shows; with the public improvements reimbursed from the increment the homes create, the project can be financed and built at the prices proposed. Homestead's proforma and increment projection for this parcel will be submitted with the tax increment financing application and are available to the Authority in negotiation.

7.3 Evidence of funding commitment

Homestead intends to finance the public improvements through Bluestem Capital and home construction through Exchange Bank (Section 7.1). Lender reference letters describing Homestead's relationships are Exhibit D. A commitment specific to this project will follow the Authority's selection and the preparation of a bank package for the project, and Homestead will provide evidence of its construction financing to the Authority before closing.

8. IMPACT OF PROPOSAL

8.1 Construction and permanent jobs

Building up to 34 homes over about two years supports about 101 full time equivalent jobs during construction, most of them in the building trades and the rest in suppliers, professional services, and the spending of construction wages (National Association of Home Builders local impact model, 297 local jobs per 100 single family homes). Homestead's construction management and its subcontractor base perform the work, with the excavation, utility, and vertical trades bid to Hastings area firms first and a Hastings title company and listing brokerage handling closings and sales. There are no permanent on site jobs; the homes are sold to owner occupants.

8.2 Tax revenue created by the project

The parcel is Authority owned and pays no property tax today. Up to 34 owner occupied homes at about $199,000 to $299,000 are assessed at their sale prices and reassessed as the market rises, so they produce several times the annual taxes of an income restricted rental project of similar size. During the tax increment financing term the increment repays only the public improvements; the land's base value is taxed to the City, County, schools, and other taxing bodies throughout, and after the term the full amount flows to them. The assessed value and annual tax figures will be provided with Homestead's increment projection in the tax increment financing application.

8.3 Regional economic impact

The proposed development will transform 4.8 acres into 34 new housing units representing approximately $8.57 million in residential real estate sales.

The development includes 16 single-family homes with an anticipated average sales price of approximately $199,000 and 18 duplex units with an anticipated average sales price of approximately $299,000. Together, the homes have a projected blended sales price of approximately $252,000 per unit. The economic impact begins well before the first homeowner moves in. During 2027 and 2028, development of the site and construction of 34 homes will generate significant spending for infrastructure, construction labor, subcontractors, building materials, professional

services, financing, inspections, utilities, landscaping, and other goods and services. A substantial portion of this activity is expected to occur within Hastings and the surrounding region.

The impact continues after construction. Thirty-four occupied homes mean new households purchasing groceries, utilities, vehicles, fuel, healthcare, entertainment, home maintenance, professional services, and other goods and services in the Hastings area. The homes also permanently increase the community's property-tax base and generate recurring economic activity year after year.

Most importantly, the economic activity is tied to a project that is positioned to proceed. Following approval of the redevelopment agreement and tax increment financing, infrastructure construction is expected to begin during the first part of the 2027 construction season, with home construction occurring through 2028.

Using economic-impact benchmarks developed by the National Association of Home Builders, construction of 34 single-family homes is estimated to generate approximately $9.8 million in local income, support approximately 134 job-years of employment, and generate approximately $1.2 million in local government taxes, fees, and other revenue through the construction and initial occupancy period.

The economic benefit continues after construction. Once all 34 homes are occupied, the new households are estimated to support approximately $1.4 million in recurring local economic income each year, approximately 23 ongoing local jobs, and approximately $345,000 annually in local government revenue through property taxes, consumer activity, utilities, fees, and other economic activity.

9. MANAGEMENT PLAN

9.1 Management of implementation

Principals in charge. Austin Hillis and David Young manage the redevelopment contract, the plan modification, and the relationship with the Authority and the City and attend the public meetings in person; Austin Hillis is the point of contact for the Executive Director.

Construction. Clayton Grant manages infrastructure and vertical construction, inspections, and delivery, as he does for Homestead's North Platte development. Subcontracts are let by Homestead.

Engineering and entitlement. T.C. Engineering prepares the plat, construction plans, and utility submittals and coordinates with the City Engineer and the City Planner.

Financial and legal. Justin Acciavatti of Tilt Analytics maintains the proforma, the tax increment financing model, and the draw schedule with Austin Hillis. Founders CPA keeps the project accounting and certifies the eligible costs (Section 7.2). Andrew Willis handles the purchase agreement, closings, the redevelopment contract, and the tax increment financing documents.

Reporting to the Authority. Homestead will keep the Executive Director informed of approvals, construction starts and completions, sales, and any variance from the schedule in Section 6.2 on the

reporting cycle set in the redevelopment contract, and will appear before the board whenever the Director asks.

9.2 Promotion and marketing

Marketing begins at final plat, not at completion, so that presales lead construction and the first closings follow the first completions without a gap.

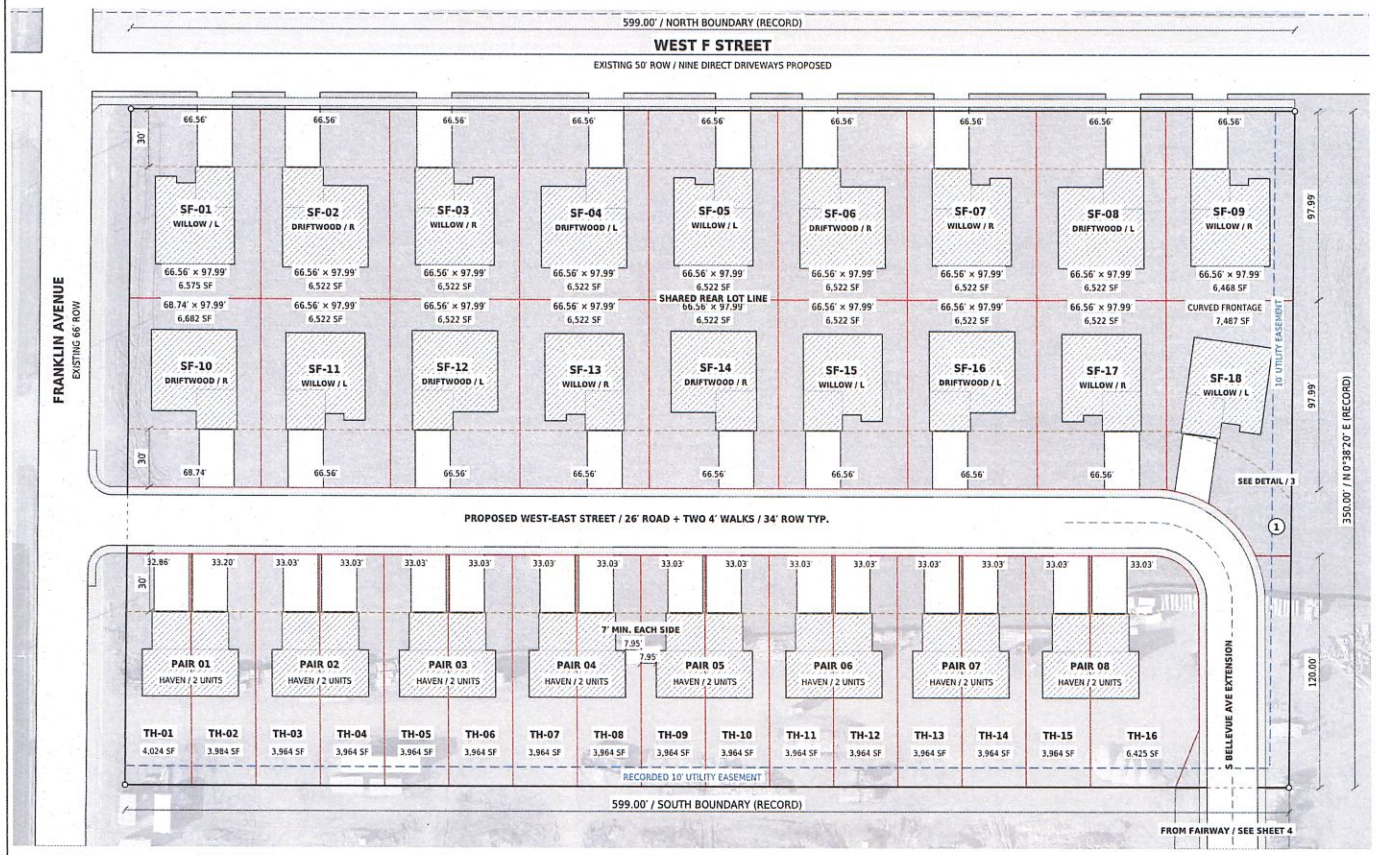
- **Presales.** Townhomes are released by building with a published price sheet; single family lots are offered with the Willow, Driftwood, and companion plans for presale, with the buyer choosing finishes.
- **Listing and MLS.** A Hastings listing brokerage lists every home on the Multiple Listing Service and handles showings and contracts; Homestead pays a standard cooperating commission.
- **On site.** Project signage on West F Street and South Franklin Avenue from the start of infrastructure, a model home in the first building, and open houses as buildings are completed.
- **Employers and the City.** Price sheets and floor plans to the Hastings Economic Development Corporation, the Chamber, and the large employers for their recruiting.
- **Online.** Homestead's website and social media with plans, prices, and construction progress.

TRI-K SECOND SUBDIVISION

HOMESTEAD PLAN MIX / 7' MINIMUM SIDE SETBACKS / 30' FRONT SETBACKS

SOUTH BELLEVUE AVENUE TIE-IN

34 LOTS / 16 TOWNHOME UNITS + 18 DETACHED / 9 WEST F DRIVEWAYS



LOT / LAND SUMMARY

Two-unit buildings	8
Townhome units	16
Detached homes	18
TOTAL LOTS	**34**
Street ROW	0.578 AC
Lot area	4.235 AC
Unallocated	0 SF

HOUSING MIX

10 Willow + 8 Driftwood detached plans, with left / right garages. Eight Haven pairs provide 16 attached units. Plan key: Sheet 2.

All lot lines, ROW and 34-lot count stay fixed. Published house sizes replace the earlier placeholders.

SETBACKS / BUILDINGS

30' front setback on every unit, measured from the street-side lot / ROW line.

7' minimum side setbacks on detached homes and outside ends of Haven pairs. Paired units remain connected at the shared lot line.

Published ranch depths leave 16.32'–17.66' rear yards on typical lots. Rear-yard zoning approval remains unresolved. Covered stoops included; eaves / patios not modeled.

ACCESS / CIVIL REVIEW

1 Curve retained. Franklin tie-in cleaned up; West F drives meet the road. A new continuous 4' walk is proposed along West F.

Gray = walks. Existing curb edges are approximate. Curb returns, ramps, driveway approvals and civil design remain to verify.

N

GRAPHIC SCALE 0 30 60 FT

1" = 50' AT 17" × 11"

PRINT AT 100% / NO FIT TO PAGE

LOT LINE — UTILITY EASEMENT — 30' FRONT SETBACK — HATCH = BUILDING / STIPPLE = PAVING / GRAY = SIDEWALK

AERIAL: ADAMS COUNTY 2025 / APPROXIMATE REGISTRATION

CONCEPT PRELIMINARY PLAT
REVISION 7 / 21 SEP 2026
FOR OWNER REVIEW

Tri-K Second Subdivision

Hastings, Nebraska / Lot 1 / Recorded instrument 20064599

BASIS: RECORDED PLAT, 14 AUG 2006
Boundary and easements from source sheet 2.
Not a survey or a plat for recording.

REVISED PLAN
SHEET 1 OF 4

Exhibit B: Rendering of the Site Plan

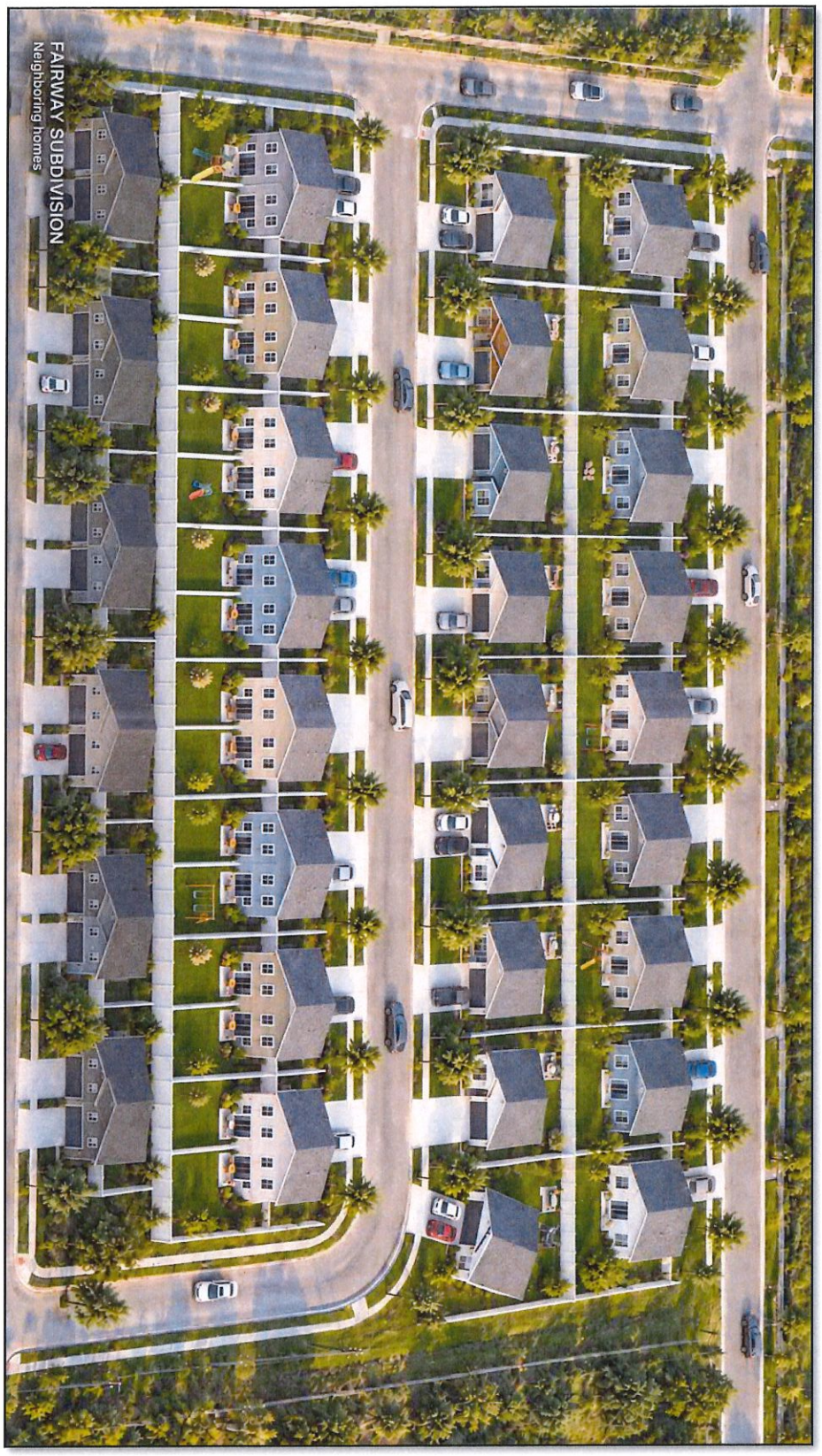


Exhibit C: Floor Plans and Elevations

Homestead's plans are published on its website with the floor plan and elevation options for each home. The links below open each plan's page, where the simple floor plan and the full plan set for each elevation can be viewed or downloaded.

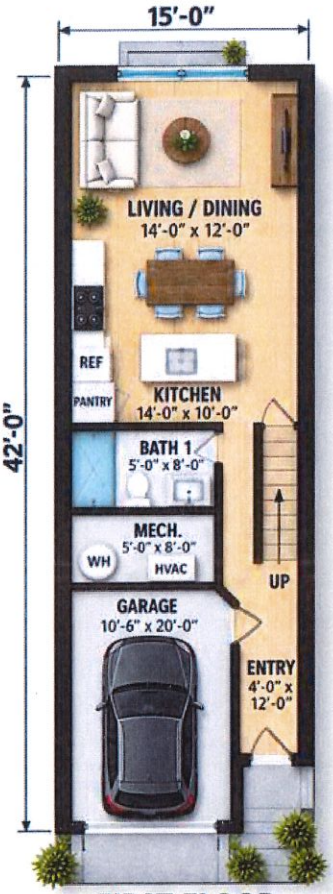
Plan	Description	Elevation options	Plans and elevations
The Haven (townhome)	Two story, two units per building; four bedrooms, two and one half baths, 1,507 square feet per unit, attached two stall garage	Craftsman, Modern Farmhouse, Transitional	homestead.us/haven
The One (townhome)	Two story, two units per building; two bedrooms, two baths, about 1,000 square feet per unit, attached one stall garage	Craftsman, Modern Farmhouse, Transitional	homestead.us/one
The Willow	Single level ranch; three bedrooms, two baths, 1,496 square feet, attached two stall garage	Craftsman, Modern Farmhouse, Transitional	homestead.us/willow
The Driftwood	Single level ranch; three bedrooms, two baths, 1,502 square feet, attached two stall garage	Craftsman, Modern Farmhouse, Transitional	homestead.us/driftwood

All Homestead plans: homestead.us/house-plans

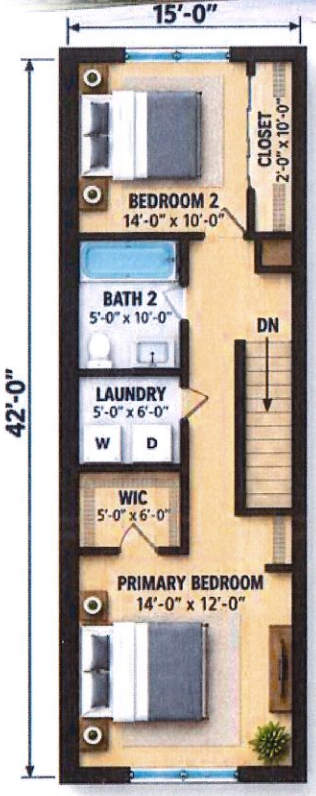
HOMESTEAD GROUP

NEBRASKA BUILDER
FOR NEBRASKA FAMILIES.





FIRST FLOOR
~ 400 SQ FT (LIVING)
+ 230 SQ FT (GARAGE)



SECOND FLOOR
~ 600 SQ FT (LIVING)

THE HOMESTEAD ONE

EFFORTLESS LIVING. LASTING VALUE.

HOME DETAILS

Lot Size (min.)	25' (W) x 100' (D)
House Width	15'-0"
House Depth	42'-0"
Stories	2
Bedrooms	2
Bathrooms	2
Garage	1 (front entry)

SQUARE FOOTAGE

First Floor Living	~ 400 SF
Second Floor Living	~ 600 SF
Total Living Area	**~ 1,000 SF**
Garage Area	~ 230 SF

KEY FEATURES

- Direct access from front door to main living area
- Open concept living, dining and kitchen
- Stairs accessed from inside
- Front entry single-car garage
- 2 spacious bedrooms
- 2 full bathrooms
- Second-floor laundry
- Walk-in closet in primary bedroom
- Dedicated mechanical room (HVAC & water tank)
- Designed for 25' wide lots with 5' side setbacks



HOMESTEAD
HOMES

APPROX. 1,000 LIVING SQ. FT.

2 BEDROOMS | 2 BATHROOMS | 2 STORIES

NORTH PLATTE, NEBRASKA



FIRST FLOOR

APPROX. 400 SQ. FT. LIVING

PLUS APPROX. 230 SQ. FT. GARAGE

SECOND FLOOR

APPROX. 600 SQ. FT. LIVING

HOMESTEAD ONE - FLOOR PLAN

FIRST AND SECOND FLOORS

CONCEPT PLAN | NOT TO SCALE | NOT FOR CONSTRUCTION

Based on the supplied marketing sketch. Overall dimensions and approximate areas are carried over from that source.

Room dimensions require confirmation. Door swings, fixtures, and surface treatments are illustrative.

1,496 (FINISHED)
MAIN FLOOR SQ. FT.

HOMESTEAD
COMMUNITIES



RANCH 1 - FLOOR PLAN
ELEVATION CRAFTSMAN

Exhibit D: Lender Reference Letters

EXCHANGE BANK est. 1894
relationships you can bank on.®

September 24, 2026

To whom it may concern:

Homestead Communities, LLC has CML Construction LOC and a Business Checking account all in good standing with Exchange Bank in Kearney, NE. They have been customers since Fall of 2025.

If you have any additional questions, please let me know.

Sincerely,

Angela M. Whenry
Vice President
Commercial Loan Officer
Exchange Bank
3110 2nd Ave
Kearney, NE 68847
Phone: 308.237.7711
Fax: 308.237.0178
www.eb-us.com
awhenry@eb-us.com

EXCHANGE BANK est. 1894
relationships you can bank on.

Exchange Bank | www.eb-us.com | Member FDIC | Equal Housing Lender Member FDIC

Exhibit D: Lender Reference Letters (continued)

September 28, 2026

To Whom It May Concern,

Homestead Communities has engaged Bluestem Capital Partners to serve as Municipal Advisor for a project located within the Tri-K Second Subdivision in Hastings, Nebraska. In that role, Bluestem will evaluate project feasibility and assist in obtaining capital for the issuance of debt associated with the project.

We have reviewed the preliminary project plans, expenses, and valuation assumptions, and it is our opinion that the project is financially feasible. Our business practice is to wait until financing is needed before securing a capital partner; however, based on our review and market experience, we are confident there will be multiple interested parties willing to finance this project.

Our firm has advised on the issuance of more than two billion dollars of municipal debt throughout the State of Nebraska, and our team has more than 30 years of experience in this area. Please contact us with any questions regarding the financing of this project.

Thank you,

J.P. Platisha
Managing Director
Bluestem Capital Partners

1414 N 205th St, Suite 1 • Omaha, NE 68022 • (402) 391-7977

Exhibit E: Certificate of Organization and Signing Authority

NE Sec of State - Robert B. Evnen
Filing Document #: 2507326063 Pages: 1
Company Name: HOMESTEAD COMMUNITIES, LLC
Filing Date and Time: 07/23/2025 03:59 PM

CERTIFICATE OF ORGANIZATION
OF
HOMESTEAD COMMUNITIES, LLC

The undersigned, acting as organizer of Homestead Communities, LLC under the Nebraska Uniform Limited Liability Company Act, Neb. Rev. Stat. § 21-101 *et seq.*, as amended, adopts the following Certificate of Organization:

I.
NAME OF COMPANY

The name of the limited liability company is Homestead Communities, LLC (the "Company").

II.
INITIAL DESIGNATED OFFICE AND INITIAL AGENT FOR SERVICE OF PROCESS

The address of the Company's initial designated office is as follows:

233 S 13th Street, Suite 1900
Lincoln, NE 68508

The name of the Company's initial agent for service of process and the address of the initial agent for service of process is as follows:

Cline Williams Registered Agent Services, LLC
233 S 13th Street, Suite 1900
Lincoln, NE 68508

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Organization to be executed this 23rd day of July, 2025.

Andrew R. Willis, Organizer

4936-0055-8423, v. 1

Exhibit E (cont.): Certificate of Good Standing

STATE OF NEBRASKA

United States of America, } ss.
State of Nebraska }

Secretary of State
State Capitol
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the State of Nebraska, do hereby certify that

HOMESTEAD COMMUNITIES, LLC

was duly formed under the laws of Nebraska on July 23, 2025;

all fees, taxes, and penalties due under the Nebraska Uniform Limited Liability Company Act or other law to the Secretary of State have been paid;

the Company's most recent biennial report required by section 21-125 has been filed by the Secretary of State;

the Secretary of State has not administratively dissolved the company;

the Company has not delivered to the Secretary of State for filing a Statement of Dissolution;

a Statement of Termination has not been filed by the Secretary of State.

This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's financial condition or business activities and practices.

In Testimony Whereof,

I have hereunto set my hand and affixed the Great Seal of the State of Nebraska on this date of

September 28, 2026

Secretary of State

Verification ID 0c2c309 has been assigned to this document. Go to ne.gov/go/validate to validate authenticity for up to 12 months.

Letter of Interest – F Street & Franklin Avenue, Hastings NE

September 29, 2026

Randy Chick

Community Redevelopment Authority

301 S. Burlington Avenue, Hastings, NE 68901

RE: Letter of Interest: F Street & Franklin Avenue Property (Lot 1, Tri-K Second Subdivision, and Outlot A, Fairway Subdivision)

Dear Mr. Chick:

Hoppe Development respectfully submits this Letter of Interest in the purchase and development of the vacant land at the southeast corner of F Street and Franklin Avenue (Lot 1, Tri-K Second Subdivision, and Outlot A, Fairway Subdivision, approximately 5.09 acres) as an affordable residential rental community financed with Low-Income Housing Tax Credits (LIHTC). As discussed, the RFPs October 1, 2026, submission deadline unfortunately does not align with our current development timeline, and we are not submitting a full proposal under the current RFP and instead provide this Letter of Interest. We would like to pursue this site in connection with a future LIHTC application to the Nebraska Investment Finance Authority (NIFA), most likely in 2028 or 2029, should the site remain available.

Alignment with the 2025 Hastings Housing Assessment. The August 2025 assessment by RDG Planning & Design projects a need for roughly 903 new units by 2035, including 406 rental units. Of those, 339 rental units are needed at rents under $1,500, serving households at or below 80% of Area Median Income. The report notes that new rentals below $1,000 are nearly impossible to produce without assistance, and it recommends partnering with affordable housing developers to add rental housing for very-low-income households. A LIHTC development on this RFP site responds directly to that recommendation. It would also serve the 6,419 workers who commute into Hastings daily and help relieve an effective vacancy rate of about 4%.

Preliminary approach. Hoppe Development is a vertically integrated real estate development firm active in Nebraska, Iowa, Kansas, and South Dakota. We would work with the CRA and City to refine unit count, unit mix, and income targeting for the site. We anticipate layering tax credits with local and state tools the assessment identifies, such as TIF, LB 840, Nebraska Affordable Housing Trust Funds, Rural Workforce Housing Funds, and HOME funds, if applicable.

Request. We recognize our timeline falls after the RFP's submission window. If the site remains available after the October 1, 2026 deadline, we would welcome the opportunity to submit a full proposal at that time and continue conversation about a site-control structure, such as an option or a purchase agreement contingent on a tax credit award.

Thank you for your consideration. We look forward to partnering with the CRA and the City of Hastings to expand affordable housing options in the community.

Sincerely,

Jorge Sotolongo

Development Manager, Origination

jorge@hoppedevelopment.com · 402-212-4486

AFFP
REQUEST FOR PROPOSALS FOR

Affidavit of Publication

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

Jessica Etheridge, being duly sworn, says:

That she is Public Notices Clerk of the Hastings Tribune, a daily newspaper of general circulation, printed and published in Hastings, Adams County, Nebraska; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 17, 2026, July 31, 2026

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Public Notices Clerk

Subscribed to and sworn to me this 31st day of July 2026.

Tami Humphreys, Notary Public, Adams County, Nebraska

My commission expires: April 06, 2029

General Notary - State of Nebraska
TAMI HUMPHREYS
My Comm. Exp. April 6, 2029

00008843 00113260

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

REQUEST FOR PROPOSALS
FOR THE PURCHASE AND REDEVELOPMENT OF PROPERTY IN THE CITY OF HASTINGS, NEBRASKA
BY THE
COMMUNITY REDEVELOPMENT AUTHORITY

Notice is hereby given that the Community Redevelopment Authority of the City of Hastings, Nebraska, is requesting proposals from private developers or any persons interested in undertaking the redevelopment of all or any part of a group of properties in Hastings, Nebraska, and described as follows:

Vacant Lots
415 S. Burlington (Lot 9, Blk 25, St. Josephs Add)
314 S. Hastings Avenue (Lots 7-8, Blk 10, St. Josephs Add)

Land
Lot 1, TRI-K Second Subdivision - (SE corner of F Street and Franklin Avenue - approximately 4.81 acres) and Outlot A Fairway Subdivision (Approximately .28 acres) - Combined 5.09 acres

Building and Land
405 W. 2nd Street (Lots 1-3, Blk 21, Johnson's Add), including 402 W. 2nd (Lots 23-24, Blk 20, Johnson's Add)

Redevelopment contract proposals should be submitted to the undersigned. The Authority shall consider any proposal and the financial and legal ability of the prospective redevelopers to carry out the proposal. The Authority may negotiate with any developers for proposals for the lease or purchase of any real property and the Authority may accept such redevelopment contract proposal as is deems to be in the public interest and in the furtherance's of the purposes of the Community Development Law, Neb. Stat. 18-2101 et seq., as amended from time to time. A copy of the Request for Proposal format is available and may be obtained at the office of the Authority, or email cra@redevelophastings.com for a copy.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Randal Chick, Director
301 S. Burlington
Hastings, NE 68901
Phone (402) 461-8415
cra@redevlophastings.com

July 17, 31, 2026 ZNEZ

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.

Gmail

Randal Chick <cra@redevelophastings.com>

Celebration of Lights

1 message

Mya Wright <chamberadmin@hastings-ne.com> Wed, Oct 7, 2026 at 11:03 AM
To: Randal Chick <cra@redevelophastings.com>

Hi Randy!

Thank you so much for the sponsorship for Celebration of Lights!

We are planning to have live reindeer at the event and were hoping to put them on the back half of the old Berts lot. Just wanted to get the OK before we do anything for sure.

Thanks!

Mya Wright
Director of Operations
Hastings Economic Development Corporation
Hastings Area Chamber of Commerce
402.461.8400

From: BAD Sportz <badsportz@yahoo.com>
Sent: Wednesday, October 7, 2026 1:51 PM
To: cra@redevelophastings.com
Subject: Downtown Christmas tree, globe and sleigh

Hi Randy,

With the CRA's permission, I have arranged for a large Christmas tree to be placed in the Bert's vacant lot at 2nd and Hastings. The Parks and Rec Department will be handling the installation. The Santa's sleigh will also be back and I have ordered a large walk thru snow globe to be installed on the lot if it arrives in time. These displays will be placed prior to the Celebration of Lights to be held on November 19, 2026 and will be on display through the holiday season.

I would be willing to add the CRA as an additional insured on my insurance policy.

Thanks!
Jacque

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.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY (CRA) OF THE CITY OF HASTINGS, NEBRASKA, AMENDING THE DOWNTOWN FAÇADE PROGRAM BOUNDARIES TO MATCH THE CITY'S CDBG DOWNTOWN CORE AREA.

WHEREAS, the CRA and the City of Hastings run separate downtown façade loan programs out of the same office using identical historic design standards; and

WHEREAS, the CRA program is limited to the smaller Business Improvement District boundaries, while the City program covers a larger "Downtown Core Area"; and

WHEREAS, this difference excludes property owners between 4th and 6th Streets and between Kansas and Minnesota Avenue from accessing CRA funds; and

WHEREAS, aligning the boundaries will eliminate funding gaps, cut red tape, and maximize private investment across a unified downtown district;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA:

Section 1. The CRA Downtown Façade Program Guidelines are amended to adopt the City's CDBG "Downtown Core Area" Map (Exhibit A) as its official boundary.

Section 2. These new boundaries replace the old Business Improvement District boundaries.

Section 3. CRA staff is authorized to update all application forms and maps to reflect this change.

Section 4. This Resolution takes effect immediately upon passage.

PASSED AND APPROVED this 21st day of October 2026.

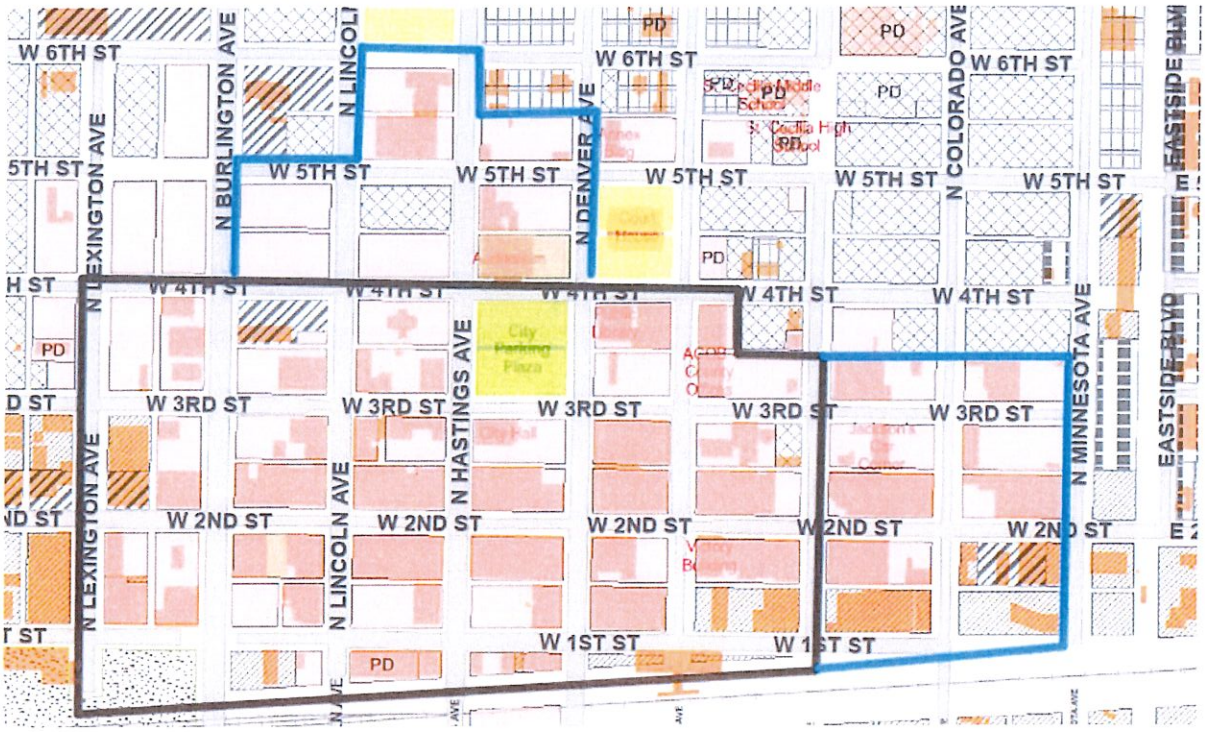
By: _____
Dick Hysell, Chairman

ATTEST:

_____
Randal Chick, Director

EXHIBIT A
Downtown Core Area Map

New CDBG DTR Boundaries



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 requesting $50,000 in 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.

Application

Date: 7-8-2026

Applicant Name: Brandon Maendele

Property Address: 325-333 W. 2nd st Hastings NE

Applicant's Phone Number: 402-984-3906

Tax ID #: 26-4387117

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

Signage: Removal New Altered Repaired

Painting: (Approximate Sq. Ft. area): 890

Structural Alterations: Replace windows, Replace trim, Doors, Frame

Cosmetic Alterations: (Moldings, etc.): _____

New Construction:

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

Other work:

_____

_____

_____

_____

Total Cost of Project: $ ~ 80,221

Amount Requested: $ 50,000

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

Brandon Maendele

Property Owner - Printed Signature of Property Owner

7/23/26

Facade Renovation Plan

We are requesting for Façade Program to help cover cost to replace main floor windows, doors, and overhead door on 325 W 2nd street and upper level east facing windows on 333 W 2nd street. We will be doing a full remodel on the upper level of the property to include either commercial space or possible multi family. That cost will be in excess of $200,000.00.

Supporting Data Checklist for Applicants

Please submit this checklist as part of your application

PAINT*:

- ❑ Provide samples of the colors chosen
- ❑ Mark which color will be body color and which will be accent colors.
- ❑ Note where each color will be used.
- ❑ Submit written estimate from painter of your choice.

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

AWNINGS:

- ❑ Provide information about color and style of awning chosen.
- ❑ Note where awning will be placed on building.
- ❑ Submit written estimate.
- ❑ Submit written verification that design and size comply with City codes.

Awning selection must take into account the architectural style of the building.

MAJOR FACADE ALTERATION:

- ☑ Provide a rendering of major changes, including paint and awning colors where applicable.
- ☑ Submit a written estimate from contractor.

NEW INFILL BUILDINGS AND CONSTRUCTION:

- ❑ Provide design drawings and renderings of façade, including paint and awning colors where applicable.
- ❑ Submit a written estimate from contractor.

ALL PROJECTS PROPOSED BY TENANTS

- ❑ To be eligible for a forgivable loan, tenants need to provide a notarized Authorization for Work from the property owner.
- ❑ Submit signed Hold Harmless Agreement (see attached).
- ❑ Submit copy of current Occupational License and Certificate of Use.

JACKSON GLASS

322 W South Street
Hastings, NE, 68901-6230
P: 402-465-5165
E: office@jacksonglassllc.com

Estimate

Estimate #: E-26-1084
Date: Jun 26, 2026
Estimator: Jon Jackson

Customer: MAENDELE CONSTRUCTION
2303 W 2ND STREET
HASTINGS, NE, 68901

Contact: MAENDELE CONSTRUCTION
Phone: (402) 984-3906 BRANDON
Email: maendeleconstruction@yahoo.com

Job Name: Old CSS / Maendele Construction
Description: New Storefront Framing, Windows, and Door.
New Double Hung Windows

Qty	Description	Part # / Size	Total Size	Unit Price	Total Price	Tax
1	Storefront Aluminum Frames, 1" Glass Units, & Commercial Aluminum Door. Also (9) Double Hung Windows. The 2 Upper Openings will include Spandrel Glass.		Each	$34,032.15/ each	$34,032.15	T
1	(5) 48" X 120" Black Break Metal		Each	$2,205.00/ each	$2,205.00	T
64	Labor		Hour	$100.00/ hour	$6,400.00	T

Subtotal: **$42,637.15**
HASTINGS @ 7.00% : **$2,984.60**
Total: **$45,621.75**

Customer Acceptance and Approval

Authorized Signature ..... Date .....

Authorized Name .....

Please return this form via email to: jonjackson@jacksonglassllc.com

ESTIMATE



Prepared For

Brandon Maendele
(402) 984-3906

Alexander Ramirez

Hastings , Ne 68901
Phone: (402) 519-8960
Email: aramirezcruz16@gmail.com

Estimate # 27
Date 08/04/2026

Description	Total
Material and labor to frame openings as needed for installing new windows, includes any drywall repairs or painting needed new extension jambs and or trim on interior	$17,200.00
Install 2 new steel doors on east side of building includes paint labor and material	$9,400.00
Remove and install east side over head garage door to match front fascade	$8,000.00

Subtotal	$34,600.00
Total	**$34,600.00**

PROPOSAL & CONTRACT
ISLAND GLASS COMPANY

355 North Elm Street, GRAND ISLAND, NEBRASKA 68801 (308) 382-2612
Fax (308) 382-2619

Job: 325-333 West 2nd Date 6/05/26

Location Hastings, Ne.

Proposal Submitted to:

Maendele Construction
Attn: Donna

Amount of Bid $42,465.00

We propose to furnish and install material according plans and specifications

Scope of Work:

Preliminary Costs Only

1ea. opening 21'0 x 9'0 w/ 1ea. 3'0 x 7'0 Kawneer #190 door w/ trifab 451 frame & transom w/ 7'5 sidelites. Hdw. included: offset pivots, standard MS 1850 lock assembly, CO-9 push-pulls, Global door closer, threshold, sweep & weather-stripping. Door, transom & sidelites glazed w/ 1" bronze tempered insulating units w/ low-e.

1ea. opening 21'0 x 2'4 divided into 5 lites above entrance.
1ea. opening 21'5 x 7'5 divided into 5 lites.
1ea. opening 21'5 x 2'4 divided into 5 lites above storefront.
All framed w/ Kawneer trifab 451T thermally broken & glazed w/ 1" bronze tempered insulating units w/ low-e.
Framing finish dark bronze anodized.
Note demo of existing storefront NOT included.

Alt. #1 add $8,020.00 to base bid.
2ea. openings 5'4 x 6'2 divided into 2 lites framed w/ Kawneer trifab 451T thermally broken & glazed w/ 1" bronze tempered insulating units w/ low-e.
Framing finish dark bronze anodized.
Note demo of existing frames NOT included.

***3. We do not clean any glass or metal store front construction.**

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE HEREOF, ALL OF WHICH ARE A PART OF THIS PROPOSAL.

THIS PROPOSAL IS SUBJECT TO REVISION IF NOT ACCEPTED WITH ...30..... DAYS FROM DATE ABOVE.

TERMS: Progress payment consisting of 85 percent of value of all materials furnished and work performed is to be paid us on or before the 1oth of the following month. Balance din full with in 30 days after completion of our contract.

Accepted ....

.....

Date..... .....

Yours very truly,

ISLAND GLASS COMPANY

By Tony Guyette, Manager


St. Joseph Gift & Thrift
Catholic Social Services
325


325
Red Tag
Clothing
50% OFF
Shop Hastings
STUFF
THE
BUS
Store Hours


St. Joseph Gift & Thrift
Catholic Social Services
325


PRIVATE PARKING
NO TRESPASSING
KIA
TELLURIDE
34-D631
14-U270

Item #7 - Discussion and possible action on 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. 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.


WELERS

ADAMS COUNTY TREASURER'S
PUBLIC TAX SALE CERTIFICATE

STATE OF NEBRASKA

COPY

VIRGINIA LONG , Treasurer of Adams County in the State of Nebraska do hereby certify that the following described real estate in said County and State was duly sold for taxes at PUBLIC SALE in the manner provided by law. I further certify that unless redemption is made of said real estate taxes in the manner provided by law, the stated purchasers, heirs or assigns, will be entitled to a deed therefore on and after three years from the date of certificate, on surrender of this Certificate, and compliance with the provisions required by law.

Owner Name: MILLER LELAND E & CAROLYN J

Fee: 20.00

Purchaser: STONE CREEK LLC
ID# 5127
520 4TH ST SW STE A
LEMARS, IA 51031

Assigned To:
Date:

Certificate Number: 2023-020

Tax Years Sold For: 2021 (FULL)

Amount of Certificate, Including Interest and Advertising: 1,108.07

Legal Description: Parcel # 0010006026 Perm ID # 0010006026
1301.00-LOT 20 BLK 19 CITY OF HASTINGS
ORIGINAL TOWN

Date of Sale: 03/06/2023

Last Date of Redemption: 03/06/2026

In Witness whereof, I hereunto set my hand seal on the day of: 03/07/2023

VIRGINIA LONG
ADAMS COUNTY TREASURER

BY DEPUTY

SUBSEQUENT TAXES: May be purchased as they become delinquent.

Date of Redemption: _____

Redemption Number: _____

Amount of Redemption: $1000.00

Redeemed by: _____

Sales of delinquent taxes are conducted pursuant to Neb. Rev. Stat. 77-1801 et seq.

MILLER LELAND E & CAROLYN J
1809 W 5TH ST
HASTINGS, NE 68901-0000

Tax Year 2021 | Adams County | Receipt 4666
Statement 00011678 | Virginia Long, County Treasurer | Payment Date 03/07/2023

0010006026	284	2.30045400	45,925	0	Real Estate

1301.00-LOT 20 BLK 19 CITY OF HASTINGS ORIGINAL TOWN

718 W 2ND ST

12/31/2021	1,056.48
	49.40
05/01/2022	0.00
09/01/2022	1,007.08

MILLER LELAND E & CAROLYN J
1809 W 5TH ST
HASTINGS, NE 68901-0000

	X	1,007.08
		95.99
		5.00
		0.00

1,108.07 Check STONE CREEK LLC
0.00 Check Tax Sale: 2023-020

1,108.07

Sold at Public Tax Sale on 3/6/2023

sbrei Paid In Full

Tax Year 2021 | Adams County | Receipt 4666
Statement 00011678 | Virginia Long, County Treasurer | Payment Date 03/07/2023

0010006026 284 2.30045400 45,925 0 Real Estate

1301.00-LOT 20 BLK 19 CITY OF HASTINGS ORIGINAL TOWN

718 W 2ND ST

12/31/2021 1,056.48
49.40
05/01/2022 0.00
09/01/2022 1,007.08

MILLER LELAND E & CAROLYN J
1809 W 5TH ST
HASTINGS, NE 68901-0000

X 1,007.08
95.99
5.00
0.00

1,108.07 Check STONE CREEK LLC
0.00 Check Tax Sale: 2023-020

1,108.07

Sold at Public Tax Sale on 3/6/2023

sbrei Paid In Full

ADAMS COUNTY TREASURER'S
PUBLIC TAX SALE CERTIFICATE

STATE OF NEBRASKA

COPY

VIRGINIA LONG, Treasurer of Adams County in the State of Nebraska do hereby certify that the following described real estate in said County and State was duly sold for taxes at PUBLIC SALE in the manner provided by law. I further certify that unless redemption is made of said real estate taxes in the manner provided by law, the stated purchasers, heirs or assigns, will be entitled to a deed therefore on and after three years from the date of certificate, on surrender of this Certificate, and compliance with the provisions required by law.

Owner Name: MILLER LELAND E & CAROLYN J

Fee: ~~20.00~~

Purchaser: HELENA LAND HOLDINGS LLC
ID# 5156
920 S 107TH AVE
STE 250
OMAHA, NE 68114

Assigned To:
Date:

Certificate Number: 2024-041

Tax Years Sold For: 2022 (2ND)

Amount of Certificate, Including Interest and Advertising: 1,322.54

Legal Description: Parcel # 0010006026 Perm ID # 0010006026
1301.00-LOT 20 BLK 19 CITY OF HASTINGS
ORIGINAL TOWN

2022 (+ int) 1322.54
2023 (+ int) 2459.60
2024 (+ int) 2253.10
2025 (+ int) 1714.82
2026 est 1700.00

9450.06
+ Interest
+ Fees

Date of Sale: 03/04/2024

Last Date of Redemption: 03/04/2027

In Witness whereof, I hereunto set my hand seal on the day of: 03/04/2024

Virginia L Long

VIRGINIA LONG
ADAMS COUNTY TREASURER

BY DEPUTY

SUBSEQUENT TAXES: May be purchased as they become delinquent.

Date of Redemption: _____

Redemption Number: _____

Amount of Redemption: _____

Redeemed by: _____

Sales of delinquent taxes are conducted pursuant to Neb. Rev. Stat. 77-1801 et seq.

REPORT ON A TITLE SEARCH

To: Randy Chick
Community Redevelopment Authority
301 South Burlington
Hastings, NE 68901

PRAIRIE TITLE, INC., hereby certifies that the undersigned registered abstracter has examined the records in the offices of the Register of Deeds, County Treasurer, District Court and County Court of Adams County, Nebraska, and the office of the City Treasurer of Hastings, Nebraska, with reference to the following described property, and from such examination finds as follows:

LIMITS OF SEARCH: This search covers the period from the recordation of the deed of record on March 2, 1994, to May 15, 2026, at 9:00 a.m. No inquiry, search, or examination has been made of the Federal Courts for pending cases or bankruptcy proceedings. This search specifically excludes easements and restrictions of record, if any.

DATE OF SEARCH: May 14, 2026, at 9:00 a.m.

DESCRIPTION OF LAND:

Lot Twenty (20), Block Nineteen (19), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

LAST GRANTEE FILED OF RECORD IS/ARE:

Leland E. Miller and Carolyn J. Miller, husband and wife, by virtue of joint tenancy warranty deed recorded March 2, 1994, as Instrument No. 940930 in the office of the Register of Deeds of Adams County, Nebraska.

SUBJECT TO THE FOLLOWING ENCUMBRANCES AND CONDITIONS:

REAL ESTATE TAXES:

General real estate taxes for the 2020 and prior years are shown as paid. General real estate taxes for 2021 in the amount of $1,007.08, plus interest, for 2022 in the amount of $2,459.60, plus interest, for 2023 in the amount of $2,253.10, plus interest, for 2024 in the amount of $1,714.82, and for the first half of 2025, in the amount of $848.50 are unpaid and delinquent.

General real estate taxes the second half of 2025 in the amount of $848.50 (delinquent September 1, 2026) are unpaid. General real estate taxes for 2026 and subsequent years, not yet due and payable. (Tax I.D. No. 0010006026) Tax Sale: 2023-020

UNRELEASED MORTGAGES/DEEDS OF TRUST:

None.

PENDING SUITS:

Adams County District Court Case No. 26 79, Basil Land Holdings 21 LLC v. Carolyn J. Miller, complaint is pending. Basil Land Holdings 21 LLC is the holder of Tax Certificate 2023-235 (Lot 6, Block 23, Original Town of Hastings, Adams County, Nebraska.)

STATE OR FEDERAL TAX LIENS

Federal tax lien, Serial Number 381781219, against Carolyn J. Miller, 2215 West 12th Street, Hastings, Nebraska, in the amount of $179,947.71, recorded October 3, 2019, as Instrument No. 20193215 in the office of the Register of Deeds of Adams County, Nebraska.

PRAIRIE TITLE, INC.

BY: Richard C. Witt

Richard C. Witt
Registered Abstracter
Certificate of Authority No.528

THIS IS A REPORT OF APPARENT CURRENT RECORD OWNERSHIP AND LIENS ONLY. IT IS NOT INTENDED TO PROVIDE ASSURANCE OF THE VALIDITY OR SUFFICIENCY OF ANY INSTRUMENT OR PROCEEDING IN THE RECORDS OF TITLE, AND NO LIABILITY IS ASSUMED HEREUNDER FOR ANY MATTERS TO WHICH THIS REPORT DOES NOT SPECIFICALLY CERTIFY. THIS REPORT IS INTENDED FOR USE ONLY BY THE PARTY OR PARTIES TO WHOM IT IS ADDRESSED, AND NO OTHER PARTY OR PARTIES ARE ENTITLED TO RELY ON THIS REPORT OR ANY INFORMATION CONTAINED HEREIN.

20193215

NE Sec of State - Robert B. Evnen
Filing Document #: 19100000303-9 Pages: 1
Debtor Name: CAROLYN J MILLER
Filing Date and Time: 10/03/2019 02:28 PM

M

17489

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA 84
Lien Unit Phone: (800) 829-3903

Serial Number
381781219

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer CAROLYN J MILLER
2215 W 12TH

Residence PO BOX 2026
HASTINGS, NE 68902-2026

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-6925	05/04/2015	06/03/2025	179947.71

Place of Filing
Register of Deeds
Adams County
Hastings, NE 68901

Total $ 179947.71

This notice was prepared and signed at CHICAGO, IL, on this,

the 13th day of September, 2019.

Signature
for G.J. CARTER-LOUIS

Title
ACS SBSE
(800) 829-3903

24-00-0008

NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

2 of 2

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.

WORKFORCE HOUSING TAX INCREMENT FINANCING INCENTIVE PLAN FOR THE CITY OF HASTINGS, NEBRASKA
PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW
OCTOBER 2026

I. Introduction

Pursuant to Section 18-2103 of the Nebraska Community Development Law (the "Act"), tax increment financing (TIF) may be applied toward the costs of constructing and rehabilitating "Workforce Housing". Prior to utilizing TIF for workforce housing, Section 18-2142.05 of the Act requires that a municipality conduct a housing study within the last sixty months, prepare an incentive plan targeted to house existing or new workers, hold a public hearing on the plan, and determine that the plan prevents the spread of blight, promotes safe housing, and avoids unjust enrichment.

The City of Hastings has received a comprehensive housing study titled the Hastings Housing Assessment, completed in August 2025 by RDG Planning & Design. This Workforce Housing Tax Increment Financing Incentive Plan has been prepared in accordance with statutory requirements to establish the framework under which the City of Hastings may authorize TIF for eligible workforce housing developments.

II. Workforce Housing Definition

In alignment with the Act and the Nebraska Department of Economic Development guidelines, "Workforce Housing" within the City of Hastings is defined as:

- Housing that meets the needs of today's working families.
- Housing that is attractive to new residents considering relocation to the community.
- Owner-occupied housing units with construction costs that do not exceed statutory maximums (currently established at $375,000, or as updated annually by the Department of Economic Development), or rental housing units with construction costs that do not exceed statutory limits (currently established at $300,000 per unit, or as updated annually).
- Owner-occupied and rental housing units where the total cost to substantially rehabilitate the structure exceeds fifty percent of the unit's assessed value.
- Upper-story housing units.

III. Conformance with the 2025 Hastings Housing Assessment

The August 2025 Hastings Housing Assessment identifies significant housing shortages, low structural quality in portions of the existing market, and an urgent demand for workforce-accessible housing to support local economic development. Key findings from the assessment include:

- **Sustained Housing Demand:** Hastings features a tight labor market with a significant net inflow of commuters. Approximately 6,419 individuals are employed in Hastings but reside elsewhere, highlighting a major opportunity to capture residents if appropriate housing options are available.
- **Low Vacancy Rates:** The effective vacancy rate in Hastings is approximately 4%, which is below the optimal 5% to 7% benchmark needed for a healthy, flexible housing market.
- **Ten-Year Production Goals:** To maintain a projected 0.42% annual growth rate and stabilize market options, Hastings must produce a total of 903 new housing units by 2035. This includes a projected cumulative need of 446 units by 2030 and an additional 457 units between 2030 and 2035.
- **Development Split and Cost Barriers:** The assessment assumes a 50/50 owner-to-renter split for the first five years, transitioning to a 60/40 split thereafter, yielding a total target of 497 owner-occupied units and 406 renter-occupied units. New owner-occupied market construction typically costs more than $250,000, creating an affordability gap that requires targeted incentives or subsidized development.
- **Aging Housing Stock:** Approximately 45% of Hastings' housing stock was built before 1960, and 75% was built before 1980. Furthermore, county assessor records indicate that 21.8% of local residential structures are considered below average quality, emphasizing a severe need for substantial rehabilitation incentives.

IV. Eligible Areas

To qualify for Workforce Housing TIF under this plan, a proposed redevelopment project must be located within the jurisdictional boundaries of the City of Hastings, situated in an area zoned for residential use, and officially designated by the City Council as a blighted and substandard community redevelopment area in accordance with the Act.

V. Necessity of the Plan and Workforce Housing TIF

The implementation of this plan and the utilization of TIF are necessary to prevent the spread of substandard conditions and to ensure local economic stability. Due to modern macroeconomic pressures, including high material costs, labor shortages, and rising interest rates, private developers face compressed margins that discourage the construction of affordable entry-level and workforce-tier housing.

Without municipal incentives, the housing supply will remain insufficient to support the 6,419 inbound commuters or retain local college graduates. This lack of supply forces families into older, deteriorating housing stock or out of the community entirely, suppressing the local tax base and worsening structural blight. Utilizing TIF for workforce housing allows developers to offset infrastructure and construction costs, making it financially feasible to offer safe, modern housing units at price points aligned with the local workforce.

VI. Implementation and Administration Criteria

The City of Hastings and the Community Redevelopment Authority shall maintain complete statutory discretion over the application, evaluation, and approval of Workforce Housing TIF projects. Projects will be reviewed on a case-by-case basis under the following guidelines:

- **Prevention of Unjust Enrichment:** Redevelopers must submit detailed project applications, including comprehensive line-item construction budgets, projected sales prices, or rental rate structures. TIF assistance will be scaled to ensure the developer's estimated return on investment does not exceed standard market caps. (The CRA will utilize using the National Association of Home Builders gross margin benchmark as a ceiling to prevent unjust enrichment).
- **Development Standards:** The Community Redevelopment Authority may establish contractual requirements regarding unit sizes, energy-efficiency basements, construction quality, maximum rental rates, and initial sale prices to align directly with local workforce affordability bands.
- **Prioritization of Needs:** The Community Redevelopment Authority and City may prioritize specific housing types depending on the shifting needs identified within the 2025 assessment. In recognition of the volume of market-rate apartment units scheduled to come online in years 2025-2027, which will help absorb general rental demand, the CRA and City will place an increased emphasis on expanding owner-occupied housing options such as small-lot single-family subdivisions. However, because the 2025-2027 inventory addition consists primarily of market-rate units, the need for deeply affordable workforce apartment options remains a critical priority. Therefore, the CRA and City should maintain a balanced approach, continuing to support downtown upper-story conversions and high-density multi-family projects that target local workforce affordability alongside new owner-occupied developments.
- **Substantial Rehabilitation and Adaptive Reuse:** In accordance with the findings on Hastings' aging housing stock, the city will actively encourage Micro-TIF applications for rental or owner rehabilitation projects. Traditional TIF requires a complex process often involving three to five different public meetings and the legal, administrative, and waiting costs affect the project's financial viability. Nebraska's Micro-TIF law bypasses this by requiring the city to approve or reject standard applications within 30 days. Micro-TIF is designed for small-scale projects as under state law, a project qualifies for Micro-TIF expedited review if the structure is at least 25 years old and the final completed assessment value does not exceed $350,000 for single-family residential. This aligns perfectly with Hastings' finding that 45% of its housing stock was built before 1960.

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 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.



314 S. Hastings



10/6/2026, 4:56:37 PM

Corporate Limits | Two Mile | Parcels | Lots

City Limits | Subdivisions | Blocks | Addresses

1:1,356

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Request for Proposal
to Purchase and
Develop Property

Developer: Lin E. Hoskins **Phone Number:** 402-984-4272

Proposed Property Development

I am interested in purchasing the lots and relocating the house being offered for auction by Hastings College. If purchasing and relocating the existing house is not feasible, I would pursue the construction of a new home on the property. The completed residence would ultimately be owned and occupied by my daughter, Lori Hoskins Springer, who is relocating from Lyons, Nebraska, back to the Hastings area. Lori is employed as a Clinical Psychologist at Mary Lanning Hospital.

Purchase Price

The proposed purchase price for the real estate is **$12,000**.

Previous Experience and Qualifications

I have extensive experience in property ownership, development, and renovation. I currently own and operate Hoskins Auto Sales, as well as several rental houses and an apartment facility that recently underwent a complete renovation. I have also remodeled several of my rental properties and have experience with relocating and repurposing existing structures. Most recently, I purchased and moved the Dykeman RV building, which is currently being converted into a high-quality barndominium featuring a two-level home, garage, and hobby shop. These experiences have provided me with practical knowledge of property development, renovation, project management, and working with local contractors.

Project Financing and References

The project will be funded through personal funds and/or financing. Potential financing references include James Martin, Vice President of Waypoint Bank in Clay Center, Nebraska Phone: 402-762-3283 or Craig Marble, President of MNB in Hastings, Nebraska Phone: 402-469-6595

Detailed Plan of Action

The anticipated development plan includes the following:

- Pour footings or construct a basement during the fall, with an estimated cost of **$35,000**.
- Relocate the existing house to the property, with an estimated cost of **$15,000**.

- Install necessary electrical, water, and sewer services, with an estimated cost of **$10,000**.

If relocating the existing home is not feasible, a new residence would be constructed on the property instead.

Community Impact

This project would utilize local contractors and businesses, helping to keep construction-related spending within the local community. Developing the property would also place a residential home on a currently vacant lot, creating additional property tax revenue for the community.

The project would further support the local economy by bringing a new resident to Hastings who will work locally, pay taxes, and contribute to the community. As a homeowner and employee in the area, Lori would also contribute to local businesses, restaurants, utility providers, and other services.

Overall, the development would transform an unused property into a productive residential property while contributing to the economic growth and continued development of Hastings.

Management and Ownership Plan

Upon completion of the project, the property will be sold to my daughter, **Lori Hoskins Springer**, who intends to make the residence her permanent home.

846 N Ash Avenue, Hastings, Nebraska

3-bedroom home ready for relocation to the buyer's property

This 1½-story home currently located at **846 N Ash Avenue** offers approximately 1,296 square feet of above-ground living space. Built in 1956, the home includes three bedrooms and 1.5 bathrooms, with one bedroom on the main floor and two bedrooms upstairs.

Inside, the home features a comfortable living room, functional kitchen and flexible floor plan. Wood flooring is found in the living room, while the kitchen includes laminate flooring. Its manageable size and three-bedroom arrangement offer an opportunity for a buyer seeking a home to relocate to an acreage, residential lot or other prepared site.

The successful bidder will be responsible for moving the home from its current property and completing all necessary work at its new location.

Why You'll Love This Property

This home provides three bedrooms within an efficient 1½-story floor plan. Additionally, the main-floor bedroom offers flexibility, while the two upper-level bedrooms provide separate sleeping, guest or office space.

With approximately 1,296 square feet above ground, the home may be a practical option for a buyer with an acreage, residential lot or prepared building site. Rather than starting entirely from the ground up, the successful buyer can relocate and complete this existing structure at a location of their choosing.

Property Features

Approximately 1,296 square feet above ground

1½-story home

Built in 1956

3 bedrooms, 1.5 bathrooms

Main-floor bedroom, 2 upper-level bedrooms

Living room with wood flooring, Kitchen with laminate flooring

Frame construction, Asphalt roof, No basement, No garage

Buyer responsible for all relocation arrangements and expenses

Home must be moved by April 1, 2027

Removal Deadline: The home must be moved by April 1, 2027






GMC


Galaxy S20 FE 5G

165-314 S Hastings
Profit & Loss Detail
All Transactions

Type	Date	Name	Class	Paid Amount	Balance
Ordinary Income/Expense					
Expense					
Property Acquisition					
Check	10/16/2018	Nebraska Title Company	165-314 S Hastings	5,776.64	5,776.64
Deposit	12/11/2018	Nebraska Title Company	165-314 S Hastings	-99.00	5,677.64
Total Property Acquisition				5,677.64	5,677.64
R & M Buildings					
Check	09/28/2018	City of Hastings	165-314 S Hastings	10,800.00	10,800.00
Check	07/19/2019	Best Tree Service	165-314 S Hastings	290.00	11,090.00
Check	08/25/2019	Vincent H. Varel	165-314 S Hastings	40.00	11,130.00
Check	10/24/2019	Vincent H. Varel	165-314 S Hastings	40.00	11,170.00
Check	11/25/2019	Vincent H. Varel	165-314 S Hastings	40.00	11,210.00
Check	01/27/2020	Adams County Treasurer	165-314 S Hastings	0.00	11,210.00
Check	08/24/2020	Vincent H. Varel	165-314 S Hastings	30.00	11,240.00
Check	09/24/2020	Vincent H. Varel	165-314 S Hastings	30.00	11,270.00
Check	10/26/2020	Vincent H. Varel	165-314 S Hastings	30.00	11,300.00
Check	10/19/2021	Vincent H. Varel	165-314 S Hastings	30.00	11,330.00
Check	07/21/2022	Vincent H. Varel	165-314 S Hastings	30.00	11,360.00
Check	04/25/2023	Adams County Treasurer	165-314 S Hastings	295.66	11,655.66
Check	05/18/2023	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	11,740.66
Check	08/18/2023	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	11,825.66
Check	09/22/2023	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	11,910.66
Check	03/20/2024	Adams County Treasurer	165-314 S Hastings	270.86	12,181.52
Check	05/23/2024	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	12,266.52
Check	07/16/2024	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	12,351.52
Check	10/16/2024	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	12,436.52
Check	04/18/2025	Adams County Treasurer	165-314 S Hastings	207.60	12,644.12
Check	05/20/2025	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	12,729.12
Check	07/17/2025	1st Choice Lawn & Pest Sol...	165-314 S Hastings	65.00	12,794.12
Check	10/27/2025	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	12,879.12
Check	04/25/2026	Adams County Treasurer	165-314 S Hastings	205.20	13,084.32
Check	06/23/2026	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	13,169.32
Check	08/21/2026	1st Choice Lawn & Pest Sol...	165-314 S Hastings	85.00	13,254.32
Total R & M Buildings				13,254.32	13,254.32
Total Expense				18,931.96	18,931.96
Net Ordinary Income				-18,931.96	-18,931.96
Net Income				**-18,931.96**	**-18,931.96**

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

Old Middle School Asbestos Abatement Project

Week 1

The first week we spent most our time getting organized, unloading and staging equipment, exploring ACM locations, and coming up with a plan of attack. Electricity wasn't established until midweek and access to water was set up towards the end of that week. In the interim they were able to abate floor tile from classrooms on the 3rd and 2nd floor. This week now that we have access to water they are working on removing the TSI in the basement boiler room and tunnels. I will update you on Friday as to their progress.

Week 2 (9.28.26 - 10.2.26)

Work continued all week on TSI in the basement boiler room w/contractor demobilizing Thursday afternoon. Bulk removal has been completed as of Thursday afternoon and contractor has started final cleaning process of boiler containment. Contractor plan is to encapsulate pipes and boiler on Monday of next week and on Tuesday clearance sampling will be conducted. Next phase of work will be on the remaining TSI acm insulated pipes in the basement, located outside of the boiler room and in the "crawl space" tunnels. Weather permitting (i.e., no rain or lightning) contractor will address acm on roof top air handling unit.

Week 3 (10.5.26 – 10.9.26)

ESI continued work on TSI in tunnel space. They maintain the 5 workers on site Mon – Thur. w/only 2 remaining on Fridays to load waste out and transport to the landfill. It appears that the tunnels are becoming increasingly difficult to navigate as they go further in. The tunnel gets smaller and more difficult to maneuver, with pipe obstructions and size restricting movement. That being said, removal in the tunnel is going slower than they anticipated.


Galaxy S20 FE 5G


laxy S20 FE 5G

HASTINGS COMMUNITY FOUNDATION

BOARD OF DIRECTORS:

PRESIDENT
Scott Kvols

VICE PRESIDENT
Jessi Hoeft
Colleen Adam

SECRETARY
Matt Baack

TREASURER
Jeff Kully

Stephanie Bliss
Karen Doerr
Adam Jacobitz
Pat Kern
Dean Moors
Michael Nevrivy
Hilarie Redline
Dave Rippe
Hauli Sabatka
Ryan Samuelson
Aaron Schardt
Jeff Schneider
Brandee Schram
Chuck Shoemaker

September 30, 2026

Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

Dear Randy and board,

Thank you for your generous gift of $25,000 (check #8253) to the Schnase 1906 District.

More than a building, Schnase 1906 District is becoming a hub for entrepreneurship, collaboration, and downtown growth. Gifts to its operating fund help provide the resources necessary to keep that work moving forward—supporting programming, services, and the day-to-day efforts that make the Schnase 1906 District a valuable resource for the Hastings community.

We are grateful for your confidence in this vision and for your willingness to help make it possible. Thank you for helping build something that will have an impact well beyond today.

Kind regards,

Dan Peters
Executive Director

Thank you for your continued partnership with the Schnase 1906 District! We've got some exciting momentum! :)

Item #11 - Project Spotlight – 413 W. 3rd – Long before the CRA was acquiring $200k properties and receiving 20-page proposals for redevelopment, the Authority was involved in a few inexpensive acquisitions and a simple proposal process. For nearly seven years leading up to October 1994, the blighted building at 413 W. 3rd Street sat condemned and neglected, tied up with the SBA, condemned by the City, went through a tax sale, and sat neglected under an absentee owner. After the CRA acquisition of the property for $500 local contractor Terry Diecker acquired the property for $1500 and began to repair and completely renovate the space. He successfully transformed the long-time eyesore into a solid investment featuring main-floor commercial space, and a second-floor two-bedroom apartment with a modern rooftop deck.

2026 valuation = $135,000
Total taxpayer investment $53.74





