COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
October 28, 2025
301 S. Burlington, Hastings, NE

Motion by the Authority that prior to this meeting a notice was posted at the temporary City Administrative offices at 2727 W 2nd St., Ste. 424 and at the temporary Development services offices at 3505 Yost Avenue, on October 23, 2025 and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

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

Motion to approve the Consent Agenda.

- Minutes of the Special Meeting and the Regular Meeting of September 17, 2025
- Financials
- Claims

1) **Discussion and possible action** on a blight study for Area #19.

2) **Discussion and possible action** on a blight study for Area #20.

3) **Discussion and possible action** on the Middle School Redevelopment Project.

4) **Discussion and possible action** on McHargue Construction housing project.

5) **Review** report with 10-year data on CRA projects.

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

7) **Motion to adjourn.**

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CRA MEETING - AGENDA ITEM SUMMARY
October 28, 2025

Item #1 – Discussion and possible action on a blight study for Area #19. – Hanna:Keelan has completed the study of Area #19 for the boards review. If adequate or there are not changes of boundaries, HK will prepare the General Redevelopment Plan.

Item #2 - Discussion and possible action on a blight study for Area #20. - Hanna:Keelan has completed the study of Area #20 for the boards review. If adequate or there are not changes of boundaries, HK will prepare the General Redevelopment Plan.

Item #3 - Discussion and possible action on the Middle School Redevelopment Project. – The plan modification was presented to the Planning Commission on 10/22/2025 and was determined to not comply with the Comprehensive Plan and did not receive enough votes for a positive recommendation. The request of the developer to change the zoning to R-3 Multifamily did not match up with future land use of Downtown Commercial in the comp plan. The current zoning of C-2 Downtown Commercial does not allow main floor living. The Development Services is discussing options to move the project forward. In addition, the developers request to change the zoning did not pass.

Item #4 - Discussion and possible action on McHargue Construction housing project. – The CRA is working with Jordan McHargue to acquire the lots at F and Lexington and build three single family homes to be sold in the $235k range. A simpler and less expensive alternative may be to use micro-TIF as the lots have been platted within the City limits for at least 60 years and would meet the criteria for an expedited review.

Item #5 - Review report with 10-year data on CRA projects. – This report was prepare for City administration and is being shared with the Authority.

Item #6 – Possible closed session.

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MINUTES

**MINUTES OF THE SPECIAL MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
September 17, 2025**

A special meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on September 17, 2025 at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Becky Sullivan, Kaleena Fong, Rick Klamm, Dan Schwartzkoph and Dick Hysell. Also present were Jesse Oswald, Ashley Englund, Kevin Kubo, Ember Batelaan, Lily Teeple, Mark Funkey, Jay Beckby, and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Kaleena Fong that prior to this meeting a notice was published in the Hastings Tribune on Thursday, September 12, 2025 and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the CRA offices at 301 S. Burlington, or online at https://www.hastingsdowntown.com/cra-meetings/ and that said meeting be held in open session.

Ayes: K. Fong, R. Klamm, D. Hysell, B. Sullivan, Dan Schwarztkopf
Nays: None

The Authority held a public hearing on the proposed 2025/2026 CRA Budget. Chairman Dick Hysell declared the public meeting open. No one appeared to speak for or against the proposed budget. Dick Hysell declared the public meeting closed.

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

Ayes: K. Fong, R. Klamm, D. Hysell, B. Sullivan, Dan Schwarztkopf
Nays: None

Respectfully submitted,

Randy Chick, Director

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

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on September 17, 2025, at 11:35 am (immediately following the Special Meeting/Budget Hearing held at 11:30 am) at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Kaleena Fong Also present were Jesse Oswald, Ainsley Powell, Ashley Englund, Kevin Kubo, Ember Batelaan, Lily Teeple, Mark Funkey, Jay Beckby, Jordan McHargue and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Becky Sullivan that prior to this meeting on September 12, 2025 a notice was posted at the temporary City Administrative offices at 2727 W. 2nd St., Ste. 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the CRA offices at 301 S. Burlington, or on the CRA website at https://www.hastingsdowntown.com/cra-meetings/ and that said meeting be held in open session.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Kaleena Fong and second by Rick Klamm to approve the Consent Agenda including the financials, the September claims and the minutes of the regular meetings of August 20, 2025 and August 25, 2025.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Kaleena Fong and second by Rick Klamm to approve an additional 1% increase in the restricted funds budget limit for the 2025/2026 CRA budget year and authorize the submission of the Nebraska Lid Computation Form. Ashley Englund explained that this is an increase to the CRA's restricted funds authority, not the actual tax request. By approving the additional 1%, the Board is increasing their authority to generate additional restricted funds, not increasing the property tax request.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Rick Klamm and second by Kaleena Fong to approve the 2025/2026 CRA budget with disbursements and transfers in the amount of $5,543,070.79 and a property tax requirement of $596,352.99. After consulting with budget preparer, Ashley Englund, the budget revenue and disbursements for grant-funded projects have been changed to reflect the full amount of disbursements paid out and the full amount of grant funding received.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

McHargue Construction of Central City is proposing to acquire the property at 734-742 S. Lexington for $10,000 and construct (3) single-family homes of 1,380 square feet, featuring 3-bedrooms, 2-baths, and a 2-car garage. The estimated sale price per home is $235,000 and timeline is to do permitting in February 2026 and have homes ready for occupancy in August 2026. The entire project cost of $685,000 is eligible for TIF under the guidelines of the Rural Workforce Housing section of Community Development Law. McHargue is seeking TIF assistance and $375,000 in zero percent interest financing. There is potential for HEDC to participate by providing $150,000 of the $375k the loan which would be repaid when the homes sell. The target sale price of $235,000 is a price point currently not available in Hastings. CRA has owned the property since 2002 and the current valuation of the property is $44,370. The Board agreed to discuss negotiations in closed session.

Motion by Dan Schwartzkoph and second by Rick Klamm to approve Plan Modification 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 Redevelopment Project and forward to the City Council with a recommendation for approval. The Planning Commission met on September 16, 2025 to and approved the plan modification on a unanimous vote.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

The Board discussed the CRA Director's contract, which calls for a review in September 2025 to discuss possible renewal of the agreement and any amendments. The Board discussed changing the beginning and ending dates of the contract to align with the CRA fiscal year. Motion by Dan Schwartzkoph and second by Kaleena Fong to amend the contract date to begin October 1, 2025 and end September 30, 2026.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Rick Klamm and second by Dick Hysell to go into closed session at 12:17 pm to discuss contract and real estate negotiations.

Ayes: D. Hysell, R. Klamm, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Kalenna Fong left the meeting at 12:20 pm.

Motion by Becky Sullivan and second by Dan Schwartzkoph to come out of closed session at 12:37 pm.

Ayes: D. Hysell, R. Klamm, B. Sullivan, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Rick Klamm to approve the proposal from McHargue Builders, Inc. as proposed and authorize the Director and Chairman to take the following actions; 1) prepare and execute a purchase agreement for the land at 734-742 S. Lexington in the amount of $10,000, 2) prepare and execute a loan agreement in the amount of $375,000 at 0% interest to be repaid when the homes sell, 3) provide TIF financing in an amount not to exceed $137,000 and submit the request for TIF to the City Council under the guidelines of the Rural Workforce Housing section of Community Development Law, 4) give the City Council 30 days' notice of the Authority's intent to enter into a Redevelopment Contract, 5) prepare and submit a Plan Modification to the Planning Commission and City Council for review and 6) authorize the Director and Chairman to prepare and execute a Redevelopment Contract and all associated documents to complete the project.

Ayes: D. Hysell, R. Klamm, B. Sullivan, D. Schwartzkoph
Nays: None

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

Ayes: D. Hysell, R. Klamm, B. Sullivan, D. Schwartzkoph
Nays: None

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority
Profit & Loss
October 2024 through September 2025

		Oct '24 - Sep 25
Ordinary Income/Expense		
Income		
Car Line Tax		577.41
Grant Income		
RCRP Grant Income	9,650.00	
Total Grant Income		9,650.00
Homestead Exemptions		37,752.70
Investment Interest		56,904.37
NMPF-Interest		132.26
NMPF-Principal		5,378.42
PILOT		15,885.51
Property Tax		517,597.45
Real Estate Loan Interest		5,084.46
Real Estate Loan Principal		18,390.90
Rent Income		
Commercial Space	30,840.00	
Kool-Aid Bldg Garage	7,020.00	
Total Rent Income		37,860.00
RLF-income		26,333.28
RLF-Principal		133,536.99
Sale of Property		94,282.03
State Pro Rate		-80.27
Tax Increment TIF		991,588.73
Total Income		1,950,874.24
Gross Profit		1,950,874.24
Expense		
Administrative Expenses		119,871.18
Construction Improvements		34,368.34
CRA Grant		200,000.00
Lease Expense		7,351.32
Lease Payment		25,000.00
Professional Services		54,808.34
Promotion and Recruitment		53,792.42
Property Acquisition		50,075.49
R & M Buildings		95,960.01
RCRP Grant		800.00
Retail Grant		8,032.86
Returned Check		0.00
TIF Interest		3,630.46
TIF Principal		868,813.56
Total Expense		1,522,503.98
Net Ordinary Income		428,370.26
Net Income		**428,370.26**

10:02 AM
10/24/25
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	23,539.91
Cash at County Treas TIF	15,050.99
Cash In Bank	1,485,531.46
Revolving Loan Fund	261,747.06
Total Checking/Savings	1,785,869.42
Other Current Assets	
Accumulated Depreciation	-210,152.13
Allowance for Notes Receivable	-12,300.00
Inventory	1,058,627.42
Leasehold Improvements	414,851.39
NMPF-Notes Receivables	133,247.22
Property Tax Receivable	12,369.41
RLF-Notes Receivables	2,050,322.06
TIF Receivables	10,276,742.31
Total Other Current Assets	13,723,707.68
Total Current Assets	15,509,577.10
Other Assets	
Real Estate Loan Receivables	300,913.50
Total Other Assets	300,913.50
TOTAL ASSETS	**15,810,490.60**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	7,764.41
Accrued Property Tax	14,253.46
Deferred Revenue - Property Tax	6,223.12
Notes Payable - TIF	99,244.31
TIF Payables	10,089,186.17
Total Other Current Liabilities	10,216,671.47
Total Current Liabilities	10,216,671.47
Total Liabilities	10,216,671.47
Equity	
Fund Balance	5,165,448.87
Net Income	428,370.26
Total Equity	5,593,819.13
TOTAL LIABILITIES & EQUITY	**15,810,490.60**

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$47.51	Chamber of Comm.	Copies & shredding
$77.80	Chamber of Comm.	Telephone
$128.75	Idea Bank	Website and hosting services
$36.00	Hastings Tribune	Advertise budget summary
$7,916.67	RAC Investments	Administrative
$62.88	RAC Investments	Reimburse postage for Notice to taxing entities, Middle School
$117.24	RAC Investments	Reimburse Adobe Acrobat Pro
$24.42	City of Hastings	Postage
$1,591.00	City of Hastings	Attorney Fees
$7,000.00	Hanna:Keelan	Blight & Substandard study (70% complete)
$630.99	Steve Marvel	Lease payment 647 W. 2nd - **yr 17 (underpaid Sept. $621.80 + $9.19)**
$286.46	Bryant Music & Gift	Retail Incentive Grant $10,312.5 over 3 years - Sept 25 (8/23 begin)
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - Sept 25 (5/24 begin)
$9,053.13	Joel/Terry Wiegand	TIF Prin & Int (Eastside Estates 50% bondholder - Sept 2025 payment)
$9,053.13	Mesner Development	TIF Prin & Int (Eastside Estates 50% bondholder - Sept 2025 payment)
$5,743.55	Mesner Development	TIF Prin. & Int. (Mesner North)
$3,848.54	HEDC	TIF Prin. & Int. (Trail Ridge Add)
$21,569.90	Five Points Bank	TIF Prin. & Int. (DJ&R Investments - My Place Hotel)
$2,672.21	Five Points Bank	TIF Prin. & Int. (Davalwat Properties - 306 W. 2nd)
$17,008.46	Five Points Bank	TIF Prin & Int (Southern Bell Heartland - 109 N. Burlington)
$6,542.57	MNB Bank	TIF Prin. & Int. (Shabri/Manorma - former Village Inn)
$3,445.83	City of Hastings	TIF Prin. & Int. (Emerson Estates)
$2,095.51	Pinnacle Bank	TIF Prin. & Int. (On Top LLC)
$6,224.88	Philip L. Perry & Craig Reed	TIF Prin & Int (Theatre District - Lot 8, Blk 1 - 010019244)
$27,942.62	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$20,142.87	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$45.42	Hastings Utilities	516 W. 1st - August
$109.75	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$195.37	Hastings Utilities	405 W. 2nd - August
$654.04	City of Hastings	BID Assessment - 405 W. - Pacha Bldg (Lots 1-3, Blk 21, Johnsons Add)
$80.09	City of Hastings	BID Assessment - 402 W. 2nd - parking (Lots 23, 24 Blk 20, Johnsons)
$30.89	City of Hastings	BID Assessment - 700 W. 2nd - vacant lot (Lot 23, Blk 19, Original Town)
$30.89	City of Hastings	BID Assessment - 706 W. 2nd, vacant lot (Lot 24, Blk 19, Original Town)
$189.01	City of Hastings	BID Assessment - 516 W. 1st (Lots 16-17, Blk 24, Original town)
$121.29	City of Hastings	BID Assessment - 128 N. Hastings (Unit 100, Brown Condo)
$125.00	Furrow Plumbing	Repair leaking sink @ 136 N. hastings #202
$1,836.77	Furrow Plumbing	Cap water & sewer lines for Cedar Park Poject (RCRP Grant)
$122.00	Precision Sprinklers	Sprinkler repair - Central park
$560.00	Deer Trail Lawn	Mow Various lots
$85.80	PAD LLC	Werner landfill fees for debris from 734-742 S. Lexington
$140.00	Woodwards	Garbage service @ 128 N. Hastings
$48.40	Mike & Vicki Nieman	Reimburse for water and sewer bill for water at 700 W. 2nd
$29.56	Culligan	Soft water salt - 136 N. Hastings #202
$535.00	1st Choice Lawn Care	Weed Control - 314 S Hast ($85) OMS ($300) Cent Park ($85) 413 S Burl ($65)
$50.00	Kelly Derby	Refund deposit - garage remote
$100.00	Seth Aflague	Refund deposit - 2 garage remotes
$269,564.00	Ramos Brothers Ex & Grading	D Street and Cedar Ave Site Prep - reimbursed by RCRP grant
$429,055.92	**TOTAL CLAIMS**	

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

Invoice Date	Invoice #
10/3/2025	718250

INVOICE

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

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

PLEASE PAY
THIS AMOUNT $1,025.31

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice #
718250

Terms	Due Date
Due on receipt	10/31/2025

Qty	Description	Rate	Amount
	November Rent	900.00	900.00
	Sept Copies	41.51	41.51
	Sept Telephone	77.80	77.80
	Shredding	6.00	6.00

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

Total	$1,025.31
Payments/Credits	$0.00
Balance Due	$1,025.31

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

›IDEAS IN MOTION›

idea bank
MARKETING

Retainer Invoice

Invoice Number:	INV-18117
Invoice Date:	9/30/2025
Due Date:	10/30/2025
Terms:	Net 30

Hastings BID/CRA
Attn: Lily Teeple
301 S Burlington
Hastings, NE 68901

IdeaBank Marketing
701 West 2nd Street
PO Box 2117
Hastings, NE 68902-2117
402-463-0588

DESCRIPTION:	AMOUNTS:
Hosting and Service Agreement	$128.75

For: September 2025
Includes:
- Hosting
- Complex CMS Package
- System Maintenance/Software Updates*
- Cloudflare security upgrade (New)
- Quarterly Dashboard Reports
- Site Monitoring
- Hastings Cloud access
- Domain Renewals
- Google Workspace Email Subscriptions (3)

This agreement will automatically renew at the end of each contract unless either party gives the other written notice of termination at least 30 days prior to the end of the relevant term, and arrangements are made with other collaborative organizations. Client is responsible for payment through the remainder of the term (the end of the month when shutdown occurs). Additional charges may apply (backups, related domain management, or other client requests). Contract Term: Monthly

TOTAL THIS INVOICE: $128.75

TERMS:
Please remit payment on or before due date to avoid finance charges. Accounts 30 days past due are subject to a 1.33% per month finance charge (15.96% annual interest).

We appreciate your business!

Advertising Invoice

your life. your news.
Hastings Tribune
A home-owned newspaper

PO Box 788
Hastings NE 68902
Phone: 402-462-2131
Fax: 402-462-2156

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

Acct. #: 00008851
Phone: #: (402)463-6878
Date: 09/30/2025
Due Date: 10/27/2025
Invoice #: 300158604
PO #:
Salesperson: 700 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00107232	BUDGET HEARING SUMMARY	01	09/11/2025	36.00	36.00

Thank you for your business.

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

UNITED STATES POSTAL SERVICE.

HASTINGS
300 N KANSAS AVE
HASTINGS, NE 68901-9998
www.usps.com

10/03/2025 03:05 PM

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 10/06/2025			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 1562 0807 11			
Return Receipt			$4.40
Tracking #: 9590 9402 9733 5199 6583 31			
Total			$10.48
·irst-Class Mail® .etter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 10/06/2025			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 1562 0807 04			
Return Receipt			$4.40
Tracking #: 9590 9402 9733 5199 6583 48			
Total			$10.48
·irst-Class Mail® .etter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 10/06/2025			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 1562 0806 74			
Return Receipt			$4.40
Tracking #: 9590 9402 9733 5199 6583 55			
otal			$10.48
irst-Class Mail® etter	1		$0.78
Davenport, NE 68335			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 10/06/2025			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 1562 0806 67			
Return Receipt			$4.40
Tracking #: 9590 9402 9733 5199 6583 62			
otal			$10.48
irst-Class Mail® etter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 10/06/2025			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 1562 0806 50			
Return Receipt			$4.40
Tracking #: 9590 9402 9733 5199 6583 24			
otal			$10.48
rst-Class Mail® tter	1		$0.78
Hastings, NE 68901			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date Mon 10/06/2025			
Certified Mail®			$5.30
Tracking #: 9589 0710 5270 1562 0806 43			
Return Receipt			$4.40
Tracking #: 9590 9402 9733 5199 6583 17			
tal			$10.48

and Total: $62.88

edit Card Remit $62.88
Card Name: VISA
Account #: XXXXXXXXXXXX4371
Approval #: 06427D
Transaction #: 727
AID: A0000000031010 Contactless
AL: VISA CREDIT
CAPITAL ONE VISA

9589 0710 5270 1562 0807 11

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

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

Hastings, NE 68901

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $10.48

Postmark Here — OCT 03 2025 — 10/03/2025

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

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 1562 0807 04

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

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

Hastings, NE 68901

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $10.48

Postmark Here — 03 2025 — 10/03/2025

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

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 1562 0806 74

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

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

Hastings, NE 68901

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $10.48

Postmark Here — OCT 03 2025 — 10/03/2025

Sent To Educational Service Unit #9
Street and Apt. No., or PO Box No. 5807 Osborne Dr. West
City, State, ZIP+4® Hastings, NE 68901

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 1562 0806 67

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

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

Davenport, NE 68335

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate) $4.40
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $10.48

Postmark Here — OCT 03 2025 — 10/03/2025

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

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 1562 0806 50

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Hastings, NE 68901

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $10.48

Postmark Here — OCT 03 2025 — 10/03/2025

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

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 1562 0806 43

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $10.48

Postmark Here — 03 2025 — 10/03/2025

Sent To Central Community College
Street and Apt. No., or PO Box No. 550 S. Technical Blvd.
City, State, ZIP+4® Hastings NE 68901

PS Form 3800, January 2023 — See Reverse for Instructions

Adobe

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3238542196
Invoice Date	06-OCT-2025
Payment Terms	PayPal
Purchase Order	AB05415839487CUS
Order Number	7218719397
Customer Number	1257534131
Currency	USD

Bill To

Randy Chick
301 S. Burlington
Hastings NE 68901

INVOICE

Item Details

Service Term: 06-OCT-2025 to 05-NOV-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000061	**Acrobat Pro**	1 EA	29.99	29.99	7.00%	2.10	32.09

Invoice Total

NET AMOUNT (USD)	29.99
TAXES (SEE DETAILS FOR RATES)	2.10
GRAND TOTAL (USD)	32.09

Comments:

AUG	32.09
SEP	32.09
OCT	32.09
AUG	6.99
Sept	6.99
oct	6.99

Total Reimburse: 117.24

Billing Contact

https://helpx.adobe.com/contact.html

Thank you for your business!

Adobe

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3238542226
Invoice Date	06-OCT-2025
Payment Terms	PayPal
Purchase Order	AB05415839487CUS
Order Number	7218719398
Customer Number	1257534131
Currency	USD

Bill To

Randy Chick
301 S. Burlington
Hastings NE 68901

INVOICE

Item Details

Service Term: 06-OCT-2025 to 05-NOV-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30005176	**AI Assistant for Acrobat**	1 EA	6.99	6.99	0.00%	0.00	6.99

Invoice Total

NET AMOUNT (USD)	6.99
TAXES (SEE DETAILS FOR RATES)	0.00
GRAND TOTAL (USD)	6.99

Comments:

Billing Contact

https://helpx.adobe.com/contact.html

Thank you for your business!

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3209105080
Invoice Date	06-SEP-2025
Payment Terms	PayPal
Purchase Order	AB05415839487CUS
Order Number	7218719397
Customer Number	1257534131
Currency	USD

Bill To

Randy Chick
301 S. Burlington
Hastings NE 68901

INVOICE

Item Details

Service Term: 06-SEP-2025 to 05-OCT-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000061	**Acrobat Pro**	1 EA	29.99	29.99	7.00%	2.10	32.09

Invoice Total

NET AMOUNT (USD)	29.99
TAXES (SEE DETAILS FOR RATES)	2.10
GRAND TOTAL (USD)	32.09

Comments:

Billing Contact

https://helpx.adobe.com/contact.html

Thank you for your business!

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3209105102
Invoice Date	06-SEP-2025
Payment Terms	PayPal
Purchase Order	AB05415839487CUS
Order Number	7218719398
Customer Number	1257534131
Currency	USD

Bill To

Randy Chick
301 S. Burlington
Hastings NE 68901

INVOICE

Item Details

Service Term: 06-SEP-2025 to 05-OCT-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30005176	**AI Assistant for Acrobat**	1 EA	6.99	6.99	0.00%	0.00	6.99

Invoice Total

NET AMOUNT (USD)	6.99
TAXES (SEE DETAILS FOR RATES)	0.00
GRAND TOTAL (USD)	6.99

Comments:

Billing Contact

https://helpx.adobe.com/contact.html

Thank you for your business!

Adobe

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3179643568
Invoice Date	06-AUG-2025
Payment Terms	PayPal
Purchase Order	AB05415839487CUS
Order Number	7218719397
Customer Number	1257534131
Currency	USD

Bill To

Randy Chick
301 S. Burlington
Hastings NE 68901

INVOICE

Item Details

Service Term: 06-AUG-2025 to 05-SEP-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000061	Acrobat Pro	1	EA	29.99	29.99	7.00%	2.10	32.09

Invoice Total

NET AMOUNT (USD)	29.99
TAXES (SEE DETAILS FOR RATES)	2.10
GRAND TOTAL (USD)	32.09

Comments:

Billing Contact
https://helpx.adobe.com/contact.html

Thank you for your business!

Adobe

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3179643598
Invoice Date	06-AUG-2025
Payment Terms	PayPal
Purchase Order	AB05415839487CUS
Order Number	7218719398
Customer Number	1257534131
Currency	USD

Bill To

Randy Chick
301 S. Burlington
Hastings NE 68901

INVOICE

Item Details

Service Term: 06-AUG-2025 to 05-SEP-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30005176	AI Assistant for Acrobat	1	EA	6.99	6.99	0.00%	0.00	6.99

Invoice Total

NET AMOUNT (USD)	6.99
TAXES (SEE DETAILS FOR RATES)	0.00
GRAND TOTAL (USD)	6.99

Comments:

Billing Contact

https://helpx.adobe.com/contact.html

Thank you for your business!

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

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	10/03/2025	5724	$0.00	**10/03/2025**	**$24.42**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 09/2025	1.00	$24.420000	EACH	$24.42	$0.00	$0.00	$24.42

Invoice Total	**$24.42**

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

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

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

General Invoice

Remit Portion

Invoice Date	**10/03/2025**
Invoice Number	**5724**
Customer Number	**96**
Amount Paid	
Due Date	10/03/2025
Invoice Total Due	**$24.42**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

General Invoice

Customer Copy

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

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	10/03/2025	5722	$0.00	**10/03/2025**	**$1,591.00**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 09/2025	1.00	$1591.000000	EACH	$1,591.00	$0.00	$0.00	$1,591.00
				TOTAL DUE			$1,591.00

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

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

General Invoice

Remit Portion

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

Invoice Date	**10/03/2025**
Invoice Number	**5722**
Customer Number	**96**
Amount Paid	
Due Date	10/03/2025
Invoice Total Due	**$1,591.00**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

September 25, 2025

Randy Chick, Director
Business Improvement District
Community Redevelopment Authority
301 S. Burlington
Hastings, Nebraska 68901

RE: Hastings, Nebraska
Blight/Substandard Determination Studies
& General Redevelopment Plans – Redevelopment Areas #19 & #20 -- #1437

STATEMENT #2

FEE FOR SERVICES rendered
and expenses incurred for the
Hastings, Nebraska Blight/Substandard Determination Studies
& General Redevelopment Plans – Redevelopment Areas #19 & #20

(70% Completed)	$14,000.00
Received to Date	($00.00)
TOTAL AMOUNT DUE	**$14,000.00**
Pd Sept Claims	– 7000.00
	# 7000.00

COMPREHENSIVE PLANNING & ZONING • STRATEGIC PLANNING • HOUSING MARKET STUDIES • HOUSING DEVELOPMENT
ECONOMIC DEVELOPMENT RESEARCH & ANALYSIS • PUBLIC FACILITY PLANNING & IMPLEMENTATION
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3275 HOLDREGE STREET • P.O. BOX 30552 • LINCOLN, NE 68503-0552
(402) 464-5383 • FAX (402) 464-5856 • website: www.hannakeelan.com

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (this "Agreement") is made and entered into on this 30th day of September, 2009, by and between, STEVEN J. MARVEL hereinafter referred to as "Owner", and THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA hereinafter referred to as "Tenant".

WITNESSETH:

1. Premises. Owner hereby leases to Tenant and Tenant leases from Owner those certain premises, hereinafter referred to as the "Premises", as part of now or hereafter to be erected on the Premises, Hastings, Nebraska, which premises are 647 W. 2nd Street, Hastings, Nebraska, legally described as:

> North 60' of Lot 12, Block 23, Original Town, City of
> Hastings, Adams County, Nebraska, subject to easements of record

Said Premises includes the exterior walls, basement, roof, main floor and 2nd floor.

2. Lease Term. The term of the lease shall be twenty years, commencing October 1, 2009 and ending September 30, 2029.

Schedule A

Year 1	$490.00 per month	— 10/1/2009	Year 21	$659.96 per month
Year 2	$497.35 per month	10/1/2010 ✓	Year 22	$669.86 per month
Year 3	$504.81 per month	10/1/2011	Year 23	$679.91 per month
Year 4	$512.38 per month	10/1/2012	Year 24	$690.10 per month
Year 5	$520.07 per month	10/1/2013	Year 25	$700.46 per month
Year 6	$527.87 per month	10/1/2014	Year 26	$710.96 per month
Year 7	$535.79 per month	10/1/2015	Year 27	$721.63 per month
Year 8	$543.82 per month	10/1/2016	Year 28	$732.45 per month
Year 9	$551.98 per month		Year 29	$743.44 per month
Year 10	$560.26 per month		Year 30	$754.59 per month
Year 11	$568.66 per month		Year 31	$765.91 per month
Year 12	$577.19 per month		Year 32	$777.40 per month
Year 13	$585.85 per month		Year 33	$789.06 per month
Year 14	$594.64 per month		Year 34	$800.89 per month
Year 15	$603.56 per month		Year 35	$812.91 per month
Year 16	$612.61 per month		Year 36	$825.10 per month
Year 17	$621.80 per month		Year 37	$837.48 per month
Year 18	$631.13 per month		Year 38	$850.04 per month
Year 19	$640.60 per month		Year 39	$862.79 per month
Year 20	$650.21 per month		Year 40	$875.73 per month

TIF Payment Schedule

Funded	07/15/16	Project Costs	278,268.00
Partial Assesse	01/01/17	Capital Intere	43,081.21
Full Assesment	01/01/18	Total	321,349.21
Partial Paymen	05/01/18		
Full Payment	05/01/19		

Principal	336,860.40	300,000.00
Int. Rate	6.00%	6.00%
Term	15	15
Semi Annual Payment	16,399.40	16,305.70
Real Estate Tax Growth	2.0%	3.0%

750.00	tax
421	pilot
1,171	Tax per unit
28	# of units
32,799	Tax per year

INFRASTRUCTURE FOR TIF

Water & Sewer	71,268
Street	191,000
	-
Elec	16,000
Pad Demo	
Dirtwork	
Interest until 1st pymt	43,081
TIF Atty - Legal Fees	15,000
	336,349

TIF TO ADD TO PROJECT
278,779.19

PAID IN CONSTRUCTION CONTRACT
60,000 installation of 8" sewer main, 1512 s
116000 - street costs and 75,000 - dirt work

	DATE	PAYMENT	INTEREST	PRINCIPAL	BALANCE		
	07/15/16				336,860.40		
1	05/01/18	36,270.17	36,270.17	0.00	336,860.40	Pd by retained funds	36,270.17
	09/01/18	6,811.04	6,811.04	0.00	336,860.40	Pd by retained funds	6,811.04
2	05/02/19	16,399.40	13,455.96	2,943.44	333,916.96		
	09/02/19	16,399.40	6,751.53	9,647.87	324,269.09		
3	05/01/20	16,399.40	12,899.69	3,499.70	320,769.39		
	09/01/20	16,399.40	6,485.69	9,913.70	310,855.69		
4	05/01/21	16,727.38	12,366.09	4,361.29	306,494.40		
	09/01/21	16,727.38	6,197.06	10,530.32	295,964.08		
5	05/01/22	17,061.93	11,773.69	5,288.24	290,675.85		
	09/01/22	17,061.93	5,877.23	11,184.70	279,491.14		
6	05/02/23	17,403.17	11,164.33	6,238.84	273,252.30		
	09/02/23	17,403.17	5,524.94	11,878.23	261,374.07		
7	05/01/24	17,751.23	10,397.68	7,353.56	254,020.51		
	09/01/24	17,751.23	5,136.09	12,615.15	241,405.37		
8	05/01/25	18,108.26	9,603.30	8,502.95	232,902.41		
	09/01/25	18,106.26	4,709.10	13,397.16	219,505.25		
9	05/01/26	18,468.38	8,732.10	9,736.28	209,768.97		
	09/01/26	18,468.38	4,241.36	14,227.03	195,541.94		
10	05/02/27	18,837.75	7,810.96	11,026.79	184,515.16		
	09/02/27	18,837.75	3,730.74	15,107.01	169,408.15		
11	05/01/28	19,214.51	6,739.20	12,475.31	156,932.84		
	09/01/28	19,214.51	3,173.05	16,041.45	140,891.39		
12	05/01/29	19,598.80	5,604.78	13,994.02	126,897.37		
	09/01/29	19,598.80	2,565.76	17,033.03	109,864.33		
13	05/01/30	19,990.77	4,370.49	15,620.28	94,244.06		
	09/01/30	19,990.77	1,905.54	18,085.23	76,158.82		
14	05/02/31	20,390.59	3,042.18	17,348.41	58,810.42		
	09/02/31	20,390.59	1,189.10	19,201.49	39,608.93		
15	05/01/32	20,798.40	1,575.68	19,222.72	20,386.21		
	09/01/32	20,798.40	412.19	20,386.21	0.00		

Note Holder	Tax Yr	Parcel #	Owner Name 1	Identifier	Class #	Tax Paid	Less tax commission	
Mesner Development	2024	616228	OSBORNE VIEW ESTATES LLC	10018879	178	$238.59	$236.20	
	2024	616229	OSBORNE VIEW ESTATES LLC	10018880	178	$321.10	$317.89	
	2024	616230	OSBORNE VIEW ESTATES LLC	10018881	178	$321.10	$317.89	
	2024	616231	OSBORNE VIEW ESTATES LLC	10018882	178	$321.10	$317.89	
	2024	616232	OSBORNE VIEW ESTATES LLC	10018883	178	$321.10	$317.89	
	2024	616233	OSBORNE VIEW ESTATES LLC	10018884	178	$321.20	$317.99	
	2024	616234	OSBORNE VIEW ESTATES LLC	10018885	178	$51.49	$50.98	
	2024	616235	OSBORNE VIEW ESTATES LLC	10018886	178	$338.46	$335.08	
	2024	616236	OSBORNE VIEW ESTATES LLC	10018887	178	$321.00	$317.79	
	2024	616237	OSBORNE VIEW ESTATES LLC	10018888	178	$321.06	$317.85	
	2024	616238	OSBORNE VIEW ESTATES LLC	10018889	178	$321.06	$317.85	
	2024	616239	OSBORNE VIEW ESTATES LLC	10018890	178	$321.04	$317.83	
	2024	616240	OSBORNE VIEW ESTATES LLC	10018891	178	$334.29	$330.95	
	2024	616249	OSBORNE VIEW ESTATES LLC	10018900	178	$321.21	$318.00	
	2024	616250	OSBORNE VIEW ESTATES LLC	10018901	178	$320.96	$317.75	
	2024	616251	OSBORNE VIEW ESTATES LLC	10018902	178	$330.26	$326.96	
	2024	616289	OSBORNE VIEW ESTATES LLC	10019214	178	$976.55	$966.78	$5,743.55
	2024	616310	PEDROZA LUIS A	10019304	173	$1,871.55	$1,852.83	
HEDC	2024	616311	NAVARRETE OROZCO GUSTAVO & FIGUEROA IBAR	10019325	173	$2,015.86	$1,995.70	$3,848.54
Five Points Bank	2024	611263	DJ & R INVESTMENTS LLC	10018801	159	$21,787.78	$21,569.90	
Five Points Bank	2024	611439	DAVALWAT PROPERTIES LLC	10006131	183	$2,699.20	$2,672.21	
Five Points Bank	2024	611526	21 OR 22 LLC	10006180	176	$17,180.26	$17,008.46	
MNB Bank	2024	611856	MANORMA LLC	10013608	190	$6,608.66	$6,542.57	
City Of Hastings	2024	611030	EMERSON ESTATES LLC	10014411	154	$574.51	$568.76	
	2024	611034	EMERSON ESTATES LLC	10014418	154	$419.51	$415.31	
	2024	611035	EMERSON ESTATES LLC	10014422	154	$419.63	$415.43	
	2024	611037	EMERSON ESTATES LLC	10014427	154	$410.35	$406.25	
	2024	611038	EMERSON ESTATES LLC	10014431	154	$413.73	$409.59	
	2024	611039	EMERSON ESTATES LLC	10014435	154	$413.74	$409.60	
	2024	611040	EMERSON ESTATES LLC	10014439	154	$414.16	$410.02	
	2024	611041	EMERSON ESTATES LLC	10014443	154	$415.01	$410.86	$3,445.83
CRA Holds Note	2024	600323	SOUTHWOOD ESTATES LLC	10014550	120	$4,007.39	$3,967.32	
	2024	611044	SOUTHWOOD ESTATES LLC	10014561	120	$1,296.96	$1,283.99	$5,251.31
Pinnacle Bank	2024	611827	ON TOP LLC	10017230	157	$2,116.68	$2,095.51	
CRA Holds Note	2024	611488	BRUNS MICHAEL D & MARIBETH	10018014	133	$1,860.30	$1,841.70	
Wiegand/Mesner holds Bond	2024	611121	EASTSIDE ESTATES LLC	10018611	149	$8,460.39	$8,375.79	
	2024	611875	BAYVIEW PLACE APARTMENTS LP	10019244	181.2	$6,287.76	$6,224.88	
			TOTALS				**$84,620.25**	

Cardinal Construction LLC

202 W. Pine St.
Doniphan, NE 68832

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

Invoice

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

Date	Invoice #
10/7/2025	4397

Terms	Due Date
Due on receipt	10/7/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
203 - LABOR FOR DEMO & DISPOSAL			6,630.75	6,630.75
219 - CONSTRUCTION FENCE & NEW CHAIN LINK FENCE ALLOWANCE			513.65	513.65
SECTION 300: FRAMING & MISC. MATERIALS				
301 - FRAMING MATERIAL			1,660.85	1,660.85
302 - LABOR FOR FRAMING			7,428.00	7,428.00
SECTION 400: EXTERIOR FINISH				
417 - SCAFFOLDING SETUP & TEAR DOWN			250.50	250.50
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1401 - CARDINAL LABOR			109.50	109.50
1403 - CARDINAL EQUIPMENT			3,349.37	3,349.37
1404 - CARDINAL GENERAL CONTRACTING			4,000.00	4,000.00

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

Thank you!

Total	
Payments/Credits	
Balance Due	

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

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

Invoice

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

Date	Invoice #
10/7/2025	4397

Terms	Due Date
Due on receipt	10/7/2025

Description	Quantity	U/M	Price	Amount
1405 - CARDINAL PROFIT & OVERHEAD			4,000.00	4,000.00

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

Thank you!

Total	$27,942.62
Payments/Credits	$0.00
Balance Due	$27,942.62

CRA - Pacha Soap Building

Section/Category	Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering				
101 - Building Permit	2200.00	86.73	-2113.27	
200: Prep Work, Excavation, Concrete, Masonry				
201 - Dumpsters & Disposal	1600.00	1031.00	-569.00	
202 - Portable Toilet	660.00	112.35	-547.65	
203 - Labor - Demo & Disposal	49400.00	32955.75	-16444.25	
210 - Masonry	29850.00		-29850.00	
219 - Construction Fence & Chain Link Fence Allowance	6000.00	5306.48	-693.52	
300: Framing & Miscellaneous Material				
301 - Framing Materials	3800.00	3800.00	0.00	
302 - Labor-Framing	18400.00	7428.00	-10972.00	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.	500.00	1366.37	866.37	
400: Exterior Finish				
409 - Windows	245057.62		-245057.62	
417 - Scaffolding, Setup & Tear Down	2000.00	250.50	-1749.50	
1400: Cardinal Construction Expenses				
1401 - Cardinal Labor	6200.00	1609.50	-4590.50	
1403 - Cardinal Equipment	9800.00	5349.37	-4450.63	
1404 - Cardinal General Contracting	27148.00	12000.00	-15148.00	
1405 - Cardinal Profit & Overhead	27148.00	12000.00	-15148.00	
	429763.62	83296.05	-346467.57	

Total to-date: $ 83,296.05

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
Total:	$ 83,296.05

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

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

Invoice

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

Date	Invoice #
10/22/2025	4404

Terms	Due Date
Due on receipt	10/22/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
202 - PORTABLE TOILET(S)			98.44	98.44
203 - LABOR FOR DEMO & DISPOSAL			19.50	19.50
210 - MASONRY			2,428.92	2,428.92
SECTION 300: FRAMING & MISC. MATERIALS				
302 - LABOR FOR FRAMING			8,929.50	8,929.50
SECTION 400: EXTERIOR FINISH				
417 - SCAFFOLDING SETUP & TEAR DOWN			666.51	666.51
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1404 - CARDINAL GENERAL CONTRACTING			4,000.00	4,000.00
1405 - CARDINAL PROFIT & OVERHEAD			4,000.00	4,000.00

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

Thank you!

Total	$20,142.87
Payments/Credits	$0.00
Balance Due	$20,142.87

CRA - Pacha Soap Building

Section/Category	Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering				
101 - Building Permit	2200.00	86.73	-2113.27	
200: Prep Work, Excavation, Concrete, Masonry				
201 - Dumpsters & Disposal	1600.00	1031.00	-569.00	
202 - Portable Toilet	660.00	210.79	-449.21	
203 - Labor - Demo & Disposal	49400.00	32975.25	-16424.75	
210 - Masonry	29850.00	2428.92	-27421.08	
219 - Construction Fence & Chain Link Fence Allowance	6000.00	5306.48	-693.52	
300: Framing & Miscellaneous Material				
301 - Framing Materials	3800.00	3800.00	0.00	
302 - Labor-Framing	18400.00	16357.50	-2042.50	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.	500.00	1366.37	866.37	
400: Exterior Finish				
409 - Windows	245057.62		-245057.62	
417 - Scaffolding, Setup & Tear Down	2000.00	917.01	-1082.99	
1400: Cardinal Construction Expenses				
1401 - Cardinal Labor	6200.00	1609.50	-4590.50	
1403 - Cardinal Equipment	9800.00	5349.37	-4450.63	
1404 - Cardinal General Contracting	27148.00	16000.00	-11148.00	
1405 - Cardinal Profit & Overhead	27148.00	16000.00	-11148.00	
	429763.62	103438.92	-326324.70	

Total to-date: $ 103,438.92

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
4404	$20,142.87
Total:	$ 103,438.92

Community Redevelopment Authority
Check Detail
October 2, 2025

Date	Num	Name	Memo	Account	Paid Amount	Class
10/02/2025	**7958**	**Hast...**		**Cash In Bank**		
			516 W 1st	R & M Buildings	-45.42	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-109.75	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-195.37	205-402/405 W 2nd St
TOTAL					-350.54	

HASTINGS
CITY TREASURER

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

Dear Property Owner:

On 10/13/2025, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

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

This special assessment is paid in an annual payment and DUE 10/13/2025 but the entire amount may be paid within (50) fifty days (12/2/2025) from the date of levy without interest.

The assessment of $654.04 will become delinquent on 12/2/2025 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/2025. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2025 assessment was based on the factor of 0.181161 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

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

CHECK PAYABLE TO: CITY TREASURER, 2727 W 2nd St, Suite 424, HASTINGS, NE 68901

$654.04 Due 10/13/2025 DELINQUENT: 12/2/2025

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

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

HASTINGS
CITY TREASURER

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

Dear Property Owner:

On 10/13/2025, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Johnsons
Lot(s):
Block: 20

This special assessment is paid in an annual payment and DUE 10/13/2025 but the entire amount may be paid within (50) fifty days (12/2/2025) from the date of levy without interest.

The assessment of $80.09 will become delinquent on 12/2/2025 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/2025. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2025 assessment was based on the factor of 0.181161 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

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

CHECK PAYABLE TO: CITY TREASURER, 2727 W 2nd St, Suite 424, HASTINGS, NE 68901

$80.09 Due 10/13/2025 DELINQUENT: 12/2/2025

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

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

HASTINGS
CITY TREASURER

Community Redevelopment Authority
301 S Burlington Ave
Hastings, NE 68901

Dear Property Owner:

On 10/13/2025, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Original Town
Lot(s): 23
Block: 19

This special assessment is paid in an annual payment and DUE 10/13/2025 but the entire amount may be paid within (50) fifty days (12/2/2025) from the date of levy without interest.

The assessment of $30.89 will become delinquent on 12/2/2025 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/2025. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2025 assessment was based on the factor of 0.181161 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

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

CHECK PAYABLE TO: CITY TREASURER, 2727 W 2nd St, Suite 424, HASTINGS, NE 68901

$30.89 Due 10/13/2025 DELINQUENT: 12/2/2025

Community Redevelopment Authority
301 S Burlington Ave
Hastings, NE 68901

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

HASTINGS
CITY TREASURER

Community Redevelopment Authority
301 S Burlington Avenue
Hastings, NE 68901

Dear Property Owner:

On 10/13/2025, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Original Town
Lot(s): 24
Block: 19

This special assessment is paid in an annual payment and DUE 10/13/2025 but the entire amount may be paid within (50) fifty days (12/2/2025) from the date of levy without interest.

The assessment of $30.89 will become delinquent on 12/2/2025 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/2025. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2025 assessment was based on the factor of 0.181161 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

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

CHECK PAYABLE TO: CITY TREASURER, 2727 W 2nd St, Suite 424, HASTINGS, NE 68901

$30.89 Due 10/13/2025 DELINQUENT: 12/2/2025

Community Redevelopment Authority
301 S Burlington Avenue
Hastings, NE 68901

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

HASTINGS
CITY TREASURER

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

Dear Property Owner:

On 10/13/2025, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

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

This special assessment is paid in an annual payment and DUE 10/13/2025 but the entire amount may be paid within (50) fifty days (12/2/2025) from the date of levy without interest.

The assessment of $189.01 will become delinquent on 12/2/2025 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/2025. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2025 assessment was based on the factor of 0.181161 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

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

CHECK PAYABLE TO: CITY TREASURER, 2727 W 2nd St, Suite 424, HASTINGS, NE 68901

$189.01 Due 10/13/2025 DELINQUENT: 12/2/2025

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

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

HASTINGS
CITY TREASURER

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

Dear Property Owner:

On 10/13/2025, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

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

This special assessment is paid in an annual payment and DUE 10/13/2025 but the entire amount may be paid within (50) fifty days (12/2/2025) from the date of levy without interest.

The assessment of $121.29 will become delinquent on 12/2/2025 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/2025. For your convenience we have provided a portion of this letter to be returned with your payment in full.

The 2025 assessment was based on the factor of 0.181161 per $100 of your total land and building valuation established by the Adams County Assessor's Office.

****

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

CHECK PAYABLE TO: CITY TREASURER, 2727 W 2nd St, Suite 424, HASTINGS, NE 68901

$121.29 Due 10/13/2025 DELINQUENT: 12/2/2025

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

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

CITY OF HASTINGS NEBRASKA

Furrow Plumbing
122 S Ash Ave
Hastings, NE 68901
furrowplumbing@outlook.com

FURROW PLUMBING
402-469-7071

BILL TO
Randy Chick
520 W. 1st Ste. 200
Hastings, NE 68901

INVOICE # 4320
DATE 10/14/2025
DUE DATE 11/01/2025
TERMS Due on receipt

P.O.
136 N hastings apt 202

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Labor 1 man	1	125.00	125.00

Payment due upon receipt. Up to 16% will be added for late payments.
Thank you for your business!
For Billing Department inquires please call (402) 469-7071. Ask about online bill pay. If paying with a card there will be a charge of a 3% convenience fee.

SUBTOTAL	125.00
TAX	0.00
TOTAL	125.00
BALANCE DUE	**$125.00**

Pay invoice

Any material or supplies provided by customer WILL NOT be warrantied by Furrow Plumbing or its employees.

Furrow Plumbing
122 S Ash Ave
Hastings, NE 68901
furrowplumbing@outlook.com

FURROW PLUMBING
402-469-7071

BILL TO
CRA
301 S Burlingtion
Hastings, NE

INVOICE # 4166
DATE 07/17/2025
DUE DATE 08/01/2025
TERMS Due on receipt

P.O.
502 East D street

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Parts	Parts	1	16.77	16.77
Labor 2 men	Labor 2 men	1	1,320.00	1,320.00
Equipment	Excavator	1	500.00	500.00

Payment due upon receipt. Up to 16% will be added for late payments.
Thank you for your business!
For Billing Department inquires please call (402) 469-7071. Ask about online bill pay. If paying with a card there will be a charge of a 3% convenience fee.

SUBTOTAL	1,836.77
TAX	0.00
TOTAL	1,836.77
BALANCE DUE	**$1,836.77**

Pay invoice

CAP WATER AND SEWER LINES PRIOR TO DEMOLITION @ 502 EAST D STREET

Any material or supplies provided by customer WILL NOT be warrantied by Furrow Plumbing or its employees.

Precision Sprinklers
PO Box 232
Hastings, NE 68902

4024635591
home@precisionsprinklers.com

Date	Invoice #
10/2/2025	4858

Invoice

Customer Phone: (402) 469-0733
Customer E-mail

Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Service At:

Lot #3
1st & Hastings
Hastings, NE 68901

Terms	Service Technician
Net 30	Andrew

Quantity	Description	Rate	Amount
1	Visit #: 5250 Service Call Visit Notes: this is the system east of Eakes Sounds like a valve issue Field Remarks: Replaced bad solenoid	90.00	90.00
1	Solenoid	32.00	32.00
		Subtotal	$122.00
		Payments/Credits	**$0.00**
		Total	**$122.00**

Central PARK

INVOICE

Deer Trail Lawn
2545 South Deer Trial
Hastings, NE 68901

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

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

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

Invoice details
Invoice no.: 2182
Invoice date: 09/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/08/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
2.	09/08/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
3.	09/08/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
4.	09/08/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
5.	09/08/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
6.	09/08/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
7.	09/22/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
8.	09/22/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
9.	09/22/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
10.	09/22/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
11.	09/22/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
12.	09/22/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00

Total **$560.00**

Note to customer

Thank you for your business.

Terry Shuck

PAD, LLC

129 East 2nd Street
P.O. Box 1087
Hastings, NE 68902

Invoice

Date	Invoice #
9/30/2025	4282

Bill To
CRA 301 S Burlington Ave Hastings, NE 68901

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2.2	Landfill fees	39.00	85.80
	Sales Tax	5.50%	0.00
		Total	$85.80

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

Date 9/25, 2025

Product Demo Pit:

Hauling Company CRA

Truck Number Driver Ken

Gross:
TRUCK 15580

TRAILER

TOTAL 2.20 X $39 = $86

TARE: 11180

Net
Weight: 4400

Company and Location Delivered To:

City of Hastings Charge CRA

Received
By:

3 107245

INVOICE NO9286-709

WOODWARD'S Disposal Service, Inc.

P.O. Box 1023
HASTINGS, NE 68902-1023 PHONE (402) 462-9252

INVOICE / STATEMENT

PAGE
1

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

MO. DAY YR.

09/23/2025

SERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: SEPT 2025

ACCT. NO.
17716

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

Service Per: SEPT 2025

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

Thank You

$ ________ AMOUNT ENCLOSED

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE ▸		70.00
09/01/25	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00

PAST DUE!

WE WOULD APPRECIATE YOUR PAYMENT TODAY!

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

PAY THIS AMOUNT

No 709 FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 10/20/2025

WOODWARD'S DISPOSAL SERVICE, INC.

INVOICE NO9279-708

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

INVOICE / STATEMENT

PAGE
1

SERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: AUG 2025

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

MO. DAY YR.

ACCT. NO.
17716

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

08/25/2025

Service Per: AUG 2025

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

Thank You

$__________
AMOUNT ENCLOSED

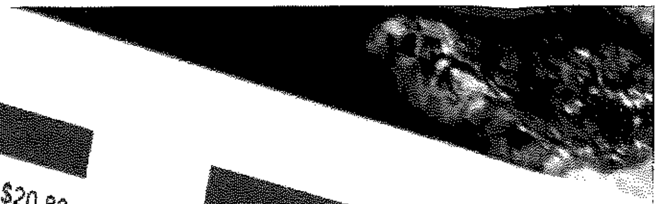
MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE ▸		70.00
08/25/25	1	PAYMENT - THANK YOU!	7910		-70.00	0.00
08/01/25	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		70.00

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

No 708 FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 09/20/2025 PAY THIS AMOUNT

WOODWARD'S DISPOSAL SERVICE, INC.



Billing Detail

WATER

W COMMERCIAL URBAN	$20.80
W METER CHARGE COM URBAN	$9.47
W INFRASTRUCTURE FEE URBAN	$4.20
WATER SUBTOTAL	**$34.47**

SEWER

S COMMERCIAL URBAN	$13.93
SEWER SUBTOTAL	**$13.93**

GAS

G GENERAL SERVICE URBAN	$17.00
GAS SUBTOTAL	**$17.00**

ELECTRIC

E COMMERCIAL URBAN	$98.80
E STREET LIGHT COM	$4.15
E STREET LIGHT COM INFRA	$1.70
ELECTRIC SUBTOTAL	**$104.65**

STATE AND CITY TAX	$11.90
MISC SUBTOTAL	**$11.90**

Billing Detail Continued

EAC Adjustment (per kWh)
BTU Adjustment (x ccf used)
PGA Adjustment (per ccf billed)

34.47
+13.93
4840

Account Summary

PREVIOUS BALANCE	$214.
PAYMENT	$214.
BALANCE FORWARD	$0.0
CURRENT CHARGES	$181.9
TOTAL AMOUNT DUE	$181.95

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

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

Please Make Checks Payable and Remit to

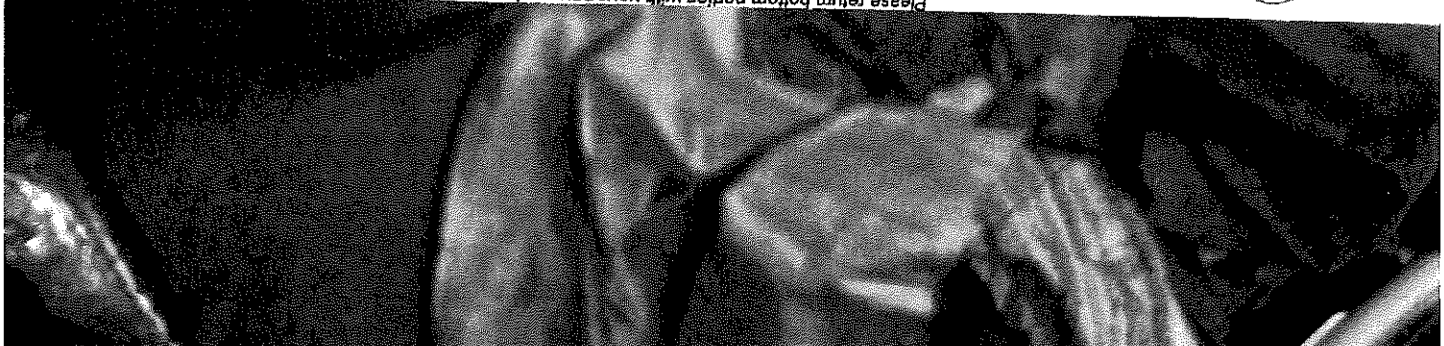
DUE DATE	AMOUNT PAID
10/10/2025	Autopay - DO NOT P

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
$181.95	$0.00	$181.95

ACCOUNT NUMBER 18710520-12739
SERVICE ADDRESS 710 W 2ND

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

Please return bottom portion with your payment.



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

INVOICE NUMBER	ACCOUNT NUMBER
	1018522

BILLING DATE	DUE DATE
09/30/2025	10/17/2025

P.O.#

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

DATE	TRANSACTION	REFERENCE	AMOUNT
	PREVIOUS BALANCE		0.00
09/02/25	SERVICE DELIVERY FEE	REF: D-26482	4.95
09/02/25	SOLAR SALT (DEL)	QTY 2 @ 11.50 REF: D-26482	23.00
09/02/25	SALES TAX	REF: D-26482	1.61

NEXT DELIVERY DATES 10/28/25 12/23/25 02/17/26 04/14/26

SECURITY CODE: LXWG

PAY THIS AMOUNT 29.56

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

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

RETURN THIS PORTION WITH PAYMENT

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

INVOICE NUMBER	ACCOUNT NUMBER	DUE DATE
	1018522	10/17/2025

AMOUNT DUE	AMOUNT PAID
29.56	

1*247******SCH 5-DIGIT 68901
CRA
301 S BURLINGTON AVE
HASTINGS NE 68901-5936

CULLIGAN OF HASTINGS
PO BOX 883
HASTINGS NE 68902-0883

1ST Choice Lawn & Pest SOLUTIONS

Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
9/15/2025

Invoice
34996

Terms: Due on receipt

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

Job Site	
314 South Hastings Avenue Hastings, NE 68901 WC3, ZSE1	
P.O. Number	
Customer Phone	402-469-0733

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Service Date
09/15/2025

Description	Quantity	Rate	Amount
Weed control application	1	85.00	85.00

Thank you for your business!

Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.

Total	**$85.00**
Payments/Credits	$0.00
Balance Due	**$85.00**

FROM: **Randy Chick**
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

1ST Choice Lawn & Pest SOLUTIONS

Invoice #
34996

Date: ____________________

Amount Enclosed: ____________________

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

1ST Choice Lawn & Pest SOLUTIONS

Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
9/15/2025

Invoice
34995

Terms: Due on receipt

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

Job Site	
Old Middle School 505 North Hastings Avenue Hastings, NE 68901 WC, PLWC, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Service Date
09/15/2025

Description	Quantity	Rate	Amount
• Facility and terrace weed control application	1	300.00	300.00

Thank you for your business!

Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.

Total	**$300.00**
Payments/Credits	$0.00
Balance Due	**$300.00**

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

1ST Choice Lawn & Pest SOLUTIONS

Invoice #
34995

Date: ______________________

Amount Enclosed: ______________________

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
9/15/2025

Invoice
34994

Terms: Due on receipt

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

Job Site	
Central Park (located East of Eakes) 825 West 2nd Street Hastings, NE 68901 WC3, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Service Date
09/15/2025

Description	Quantity	Rate	Amount
Weed control application	1	85.00	85.00
Thank you for your business!		**Total**	**$85.00**
		Payments/Credits	$0.00
		Balance Due	**$85.00**

Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.

FROM: **Randy Chick**
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Invoice #
34994

Date: ____________________

Amount Enclosed: ____________________

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

1ST Choice Lawn & Pest SOLUTIONS

Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
9/15/2025

Invoice
34997

Terms: Due on receipt

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

Job Site	
413 S. Burlington Avenue Hastings, NE 68901 WC2, ZS1	
P.O. Number	
Customer Phone	402-469-0733

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Service Date
09/15/2025

Description	Quantity	Rate	Amount
Weed control application	1	65.00	65.00

Thank you for your business!

Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.

Total	**$65.00**
Payments/Credits	$0.00
Balance Due	**$65.00**

FROM: **Randy Chick**
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

1ST Choice Lawn & Pest SOLUTIONS

Invoice #
34997

Date: ____________________

Amount Enclosed: ____________________

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

Application and Certificate for Payment

D:\JOBS\JOBS 2025\25-194 Cedar Park\Ceder Park Hastings 8-20-2025\Pay Application\Pay App # 1\G702 & G703 - SUB

TO CONTRACTOR:
CRA of Hastings, NE
301 South Burlington
Hastings, NE 68901

PROJECT: Community Redevelopment Authority of the city of Hastings ,NE

ARCHITECT: Clark&Enersen
1010 Lincoln Mall #200
Lincoln, NE 68508

APPLICATION NO: 1

PERIOD TO: 10/31/25

CRA
23RCRP-029

DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR

FROM SUBCONTRACTOR:
Ramos Brother Excavating & Grading Services LLC.
2751 Idaho Ave
Grand Island, NE 68803

CONTRACT FOR: D Street and Cedar Ave site preparation

CONTRACT DATE: 09/03/25

RB INVOICE #536

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 270,530.00
2. NET CHANGES IN THE WORK		$ -966.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 269,564.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 269,564.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	$	
b. 0 % of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 269,564.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$
8. CURRENT PAYMENT DUE		$ 269,564.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 0.00

SUMMARY OF CHANGES IN WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		$0.00
Total approved this month including Construction Change Directives (deduct for seeding)		$966.00
TOTALS		$966.00
NET CHANGES IN THE WORK	($966.00)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR: Ramos Brothers Excavating & Grading Sevices LLC

By: [signature] Date: 10/24/2025

State of: Nebraska County of: HALL
Subscribed and sworn to before me this 24th day of October, 2025
Notary Public: Michelle Shultz
My Commission expires: January 13th 2027

General Notary - State of Nebraska
MICHELLE SHULTZ
My Comm. Exp. Jan. 13, 2027.

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Architect certify to the Owner that to the best of the Architect's knowledge, information and belief the Work has been progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . $

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

G703

G702 & G703, APPLICATION AND CERTIFICATION FOR PAYMENT

Ramos Brothers Excavating & Grading Services LLC.
2751 Idaho Ave
Grand Island , NE 68803

CRA of Hastings, NE Job# 23RCRP-029

APPLICATION NO: 1

PERIOD TO: 10/24/2025

RB INVOICE #536

A	B	C	D	E	F	G		H	I
ITEM NO. OR COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH C-G	RETAINAGE
1	Mobilization & Bond	$18,860.00		$18,860.00		$18,860.00	100%	$0.00	
2	Remove and Stock pile topsoil	$5,400.00		$5,400.00		$5,400.00	100%	$0.00	
3	Remove trees	$65,277.00		$65,277.00		$65,277.00	100%	$0.00	
4	Earthwork	$157,550.00		$157,550.00		$157,550.00	100%	$0.00	
5	Construction Entrance	$4,400.00		$4,400.00		$4,400.00	100%	$0.00	
6	Straw Erosion Control Wattels	$7,920.00		$7,920.00		$7,920.00	100%	$0.00	
7	Inlet Protection	$1,122.00		$1,122.00		$1,122.00	100%	$0.00	
8	Temporary Seed	$2,001.00		$1,035.00		$1,035.00	52%	($966.00)	
9	Quality Control/Testing	$8,000.00		$8,000.00		$8,000.00	100%	$0.00	
									$0.00
									$0.00
	TOTALS	**$270,530.00**	**$0.00**	**$269,564.00**	**$0.00**	**$269,564.00**	**100%**	**($966.00)**	**$0.00**