

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.



Hastings, Nebraska
Redevelopment Area #19
Blight and Substandard Determination Study.



SEPTEMBER, 2025

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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Purpose of Study.

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to **Redevelopment Area #19** in the City of Hastings, Nebraska. The results of this **Study** will assist the City in declaring the **Area** as both **blighted and substandard**.

Location.

Redevelopment Area #19 is in the east-central portion of the **City of Hastings, Nebraska**, abutting the currently more densely developed City center. The **Area** contains lands within the existing Corporate Limits and adjacent the Corporate Limits, but within the Two-Mile Planning Jurisdiction. **Illustration 1, Page 3**, shows the boundaries of the **Redevelopment Area** containing the following **nine parcels and associated street and public rights-of-way**, as on record with the **Adams County Assessor's office**.

010003635	010015309	010015327
010003636	010015310	010015328
010003640	010003637	010016959

The existing land uses in the **Redevelopment Area** are identified in **Table 1, Page 2 and Illustration 2, Page 4***. The primary classification of land use is vacant/undeveloped land with an estimated 224 acres, or 94.6 percent, followed by single family residential with an estimated 6.7 acres, or 2.8 percent. Other land uses include public streets consisting of approximately 6.1 acres, or 2.6 percent of the total land uses within the **Area**.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

**As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City. After the governing body has declared that substandard and blighted conditions exist in the area under study, the governing body may, by one or more resolutions, declare such area or any portion of such area to be a substandard and blighted area without further public hearing.*

Illustration 3, Page 5 identifies the existing **Zoning Districts in Redevelopment Area #19**. Two Zoning Districts are present within the Area, “Urban Single Family Residential District (R-1), “Agricultural District” (A).

All **Illustrations** presented in this **Blight and Substandard Determination Study** identify the entire **Area** to be declared blighted and substandard and in need of planned redevelopment activities.

Table 1 identifies **existing land uses**, including total estimated acreages of each land use, in the **Redevelopment Area #19**. The **Area** comprises an estimated **236.8 acres** and contains predominantly vacant/undeveloped land, public streets and single family homes. Major land use in the **Area** is vacant/undeveloped land.

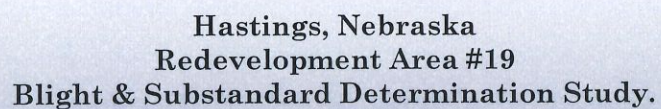
**TABLE 1
EXISTING LAND USE
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA**

<u>Land Use</u>	<u>Acre</u> s	<u>Percent</u>
Single Family Residential	6.7	2.8%
Public Streets	6.1	2.6%
<u>Vacant/Undeveloped Land</u>	<u>224</u>	<u>94.6%</u>
Totals	236.8	100.0%

Source: Hanna:Keelan Associates, 2025.

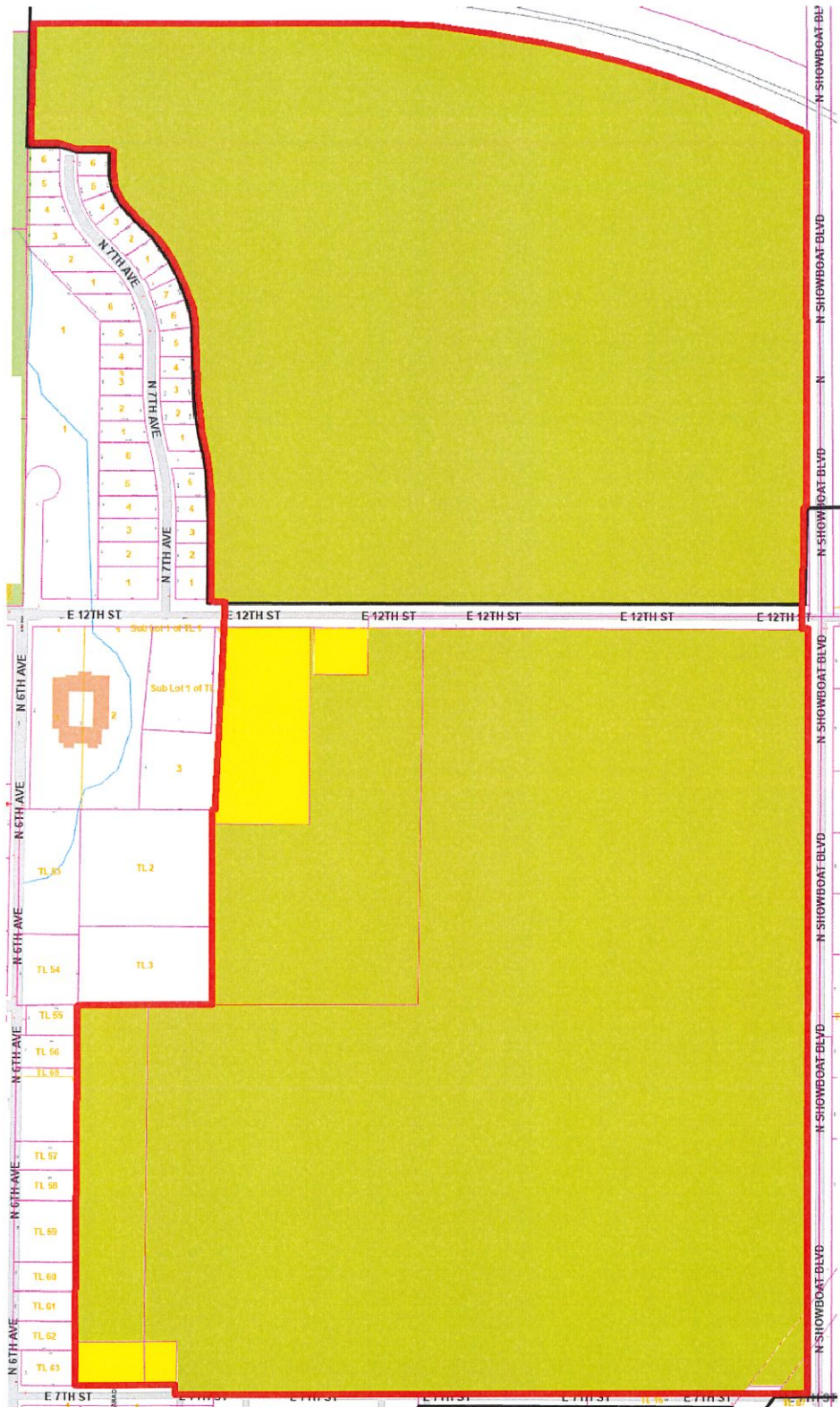
This **blight and substandard evaluation** included a detailed **exterior structural condition survey of five structures**, a **field inventory of nine parcels** and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

ILLUSTRATION 1 REDEVELOPMENT AREA #19 CONTEXT MAP HASTINGS, NEBRASKA



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 2 REDEVELOPMENT AREA #19 EXISTING LAND USE MAP
HASTINGS, NEBRASKA



LEGEND

- CITY OF HASTINGS CORPORATE LIMITS**
— REDEVELOPMENT AREA BOUNDARY
■ SINGLE FAMILY RESIDENTIAL
■ VACANT/UNDEVELOPED LAND

AVERAGE AGE OF STRUCTURE: 41 YEARS (1984)
ESTIMATED TOTAL ACRES: 236.8
EST. ACRES INSIDE CORPORATE LIMITS: 139.5

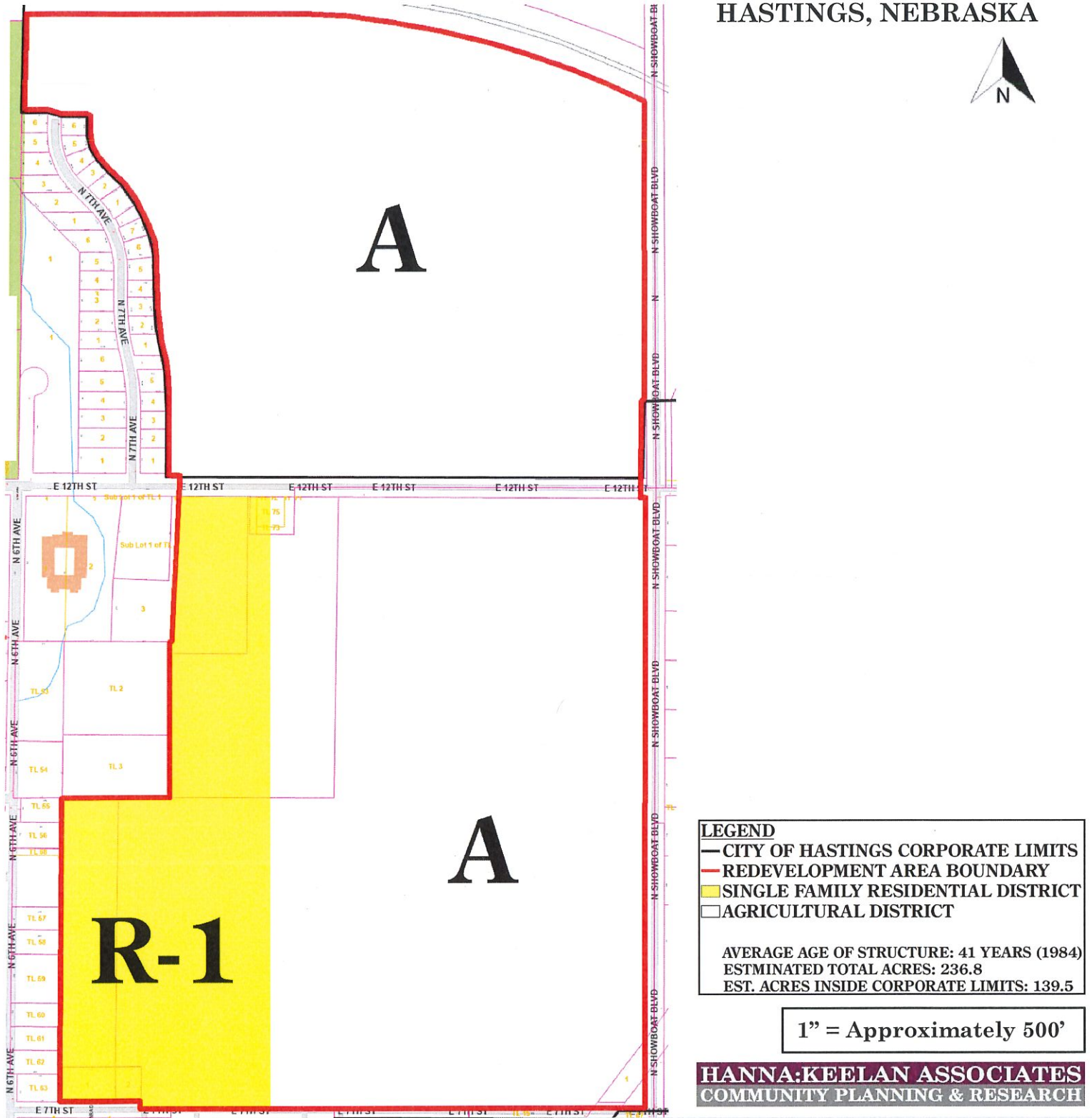
1" = Approximately 500'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Hastings, Nebraska
Redevelopment Area #19
Blight & Substandard Determination Study.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 3 REDEVELOPMENT AREA #19 EXISTING ZONING MAP
HASTINGS, NEBRASKA



Hastings, Nebraska
Redevelopment Area #19
Blight & Substandard Determination Study.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

SUBSTANDARD AREA.

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the presence of the following factors:

1. Less than twenty percent of the housing in the area is affordable housing;
2. Dilapidated/deterioration;
3. Age or obsolescence;
4. Inadequate provision for ventilation, light, air, sanitation or open spaces;
5. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA.

As set forth in the Section 18-2103 (4) Nebraska Revised Statutes a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. **The average age of the residential or commercial units in the area is at least 40 years;**
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.
 6. **Less than twenty percent of the housing in the area is affordable housing.**

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. A primary feature of the **Redevelopment Area** is vacant/undeveloped land that could be considered both functionally and economically obsolete.

Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #19** must be reasonably distributed so areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, **Redevelopment Area #19** is found to be eligible as "blighted" and "substandard" within the definition set forth in the Nebraska Legislation.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

THE RESEARCH APPROACH.

The **blight and substandard determination research approach** implemented for the **Area** included an area-wide assessment of primary structures and all parcels. Except for **defective or unusual condition of title**, all **Blight and Substandard Factors**, identified in the **Nebraska Community Development Law**, were investigated on an area-wide basis.

Structural/Site Conditions Survey Process.

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in August 2025. A total of **five structures** received comprehensive exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **nine legal parcels of record** identified by the Adams County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking condition and street, sidewalk and alley surface conditions. The **Area contains approximately 236.8 acres, 139.5 acres are contained within the Corporate Limits.**

The Structural/Site Conditions Survey Form and associated Results are provided in the Appendix.

Research on Property Ownership and Financial Assessment of Properties.

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY.

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska Legislation to determine whether each or any were present in **Redevelopment Area** and, if so, to what extent and in what locations. The following represents an evaluation and discussion of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS.

Four of the five Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence” within the Redevelopment Area. One Factor represents “little or no presence” the Substandard Factors are described in detail, below.

TABLE 2
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA

- | | | |
|----|---|---|
| 1. | Less than twenty percent of the housing in the area is affordable housing; | ☑ |
| 2. | Dilapidated/deterioration. | ○ |
| 3. | Age or obsolescence. | ☑ |
| 4. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☑ |
| 5. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☑ |

Strong Presence of Factor ☑
Reasonable Presence of Factor ▣
Little or No Presence of Factor ○

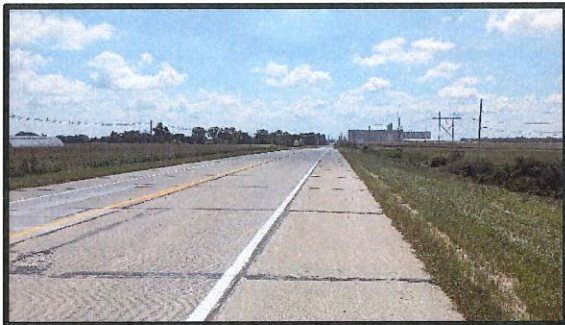
Source: Hanna:Keelan Associates, 2025.

PRESENCE & ANALYSIS OF SUBSTANDARD FACTORS.

Strong Presence of Factor –

The **Factor of Less Than 20 percent** of housing in the Area is **affordable housing** has a **strong presence** throughout **Redevelopment Area #19**. There are currently no housing units within the Area receiving State or Federal Funds targeted at income-eligible residents. Therefore, the percentage of affordable housing within the area is **0.0 percent**.

The **Factor of Age or Obsolescence** is a **strong presence** throughout **Redevelopment Area #19**. As per information obtained from the Adams County Assessor's Office and the results of the **Structural Survey** analysis, **four** of the total **five existing structures** are **40+ years of age** (built in or prior to 1984). The **average age** of residential or commercial structures in the **Redevelopment Area** is an estimated **41 years**.



The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout the Area. Water and sanitary sewer mains servicing the single-family residential properties in the Area are generally assumed to be in good condition.

The average year of installation for water and sewer mains in the area is 1993 and 1991 respectively. All water mains are constructed from ductile iron materials ranging from 10" to 12" in diameter. All sewer mains are constructed from either PVC or clay tile. These lines range from 8" to 36" diameter.

There are no planned open spaces or parks within the Redevelopment Area and most if not, all undeveloped lands will have improper drainage if developed in their current state.

The field analysis determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include prevalence of underdeveloped/underutilized lots and land parcels, as well as the age of the structures and lack of planned open spaces.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures have little or no presence throughout Redevelopment Area #19. The results of the Structural/Site Conditions Survey identified zero structures recorded as being in a *dilapidated* or *deteriorating* condition with minor defects or worse.

BLIGHT FACTORS.

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, throughout Redevelopment Area #19, a total of seven represent a strong presence. Two Factors represent a reasonable presence, and two Factors represent little to no presence. The Factor, “defective or unusual condition of title,” was not reviewed. Each Blight Factor is reasonably distributed throughout the Area.

TABLE 3
BLIGHT FACTORS
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	○
2.	Existence of defective or inadequate street layout.	☐
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☐
4.	Insanitary or unsafe conditions.	☐
5.	Deterioration of site or other improvements.	☐
6.	Diversity of Ownership.	☐
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	☐
12.	One of the other six conditions.	☐

Strong Presence of Factor ☐
Reasonable Presence of Factor ☐
Little or No Presence of Factor ○
NR = Not Reviewed NR

Source: Hanna:Keelan Associates, 2025.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

PRESENCE & ANALYSIS OF BLIGHT FACTORS.

Strong Presence of Factor –

Existence of Defective or Inadequate Street Layout has a **strong presence** throughout **Redevelopment Area #19**. Currently, much of the land within **Area** is contained within two larger vacant/undeveloped parcels. These parcels would require all forms of modern infrastructure (including streets) to effectively develop the land.

Faulty Lot Layout has a **strong presence** throughout the **Area**. Currently, much of the land within the **Area** is platted in a manner that is functionally and economically obsolete for development and would need appropriate subdivision and substantial infrastructure development.

Insanitary or Unsafe Conditions have a **strong presence** throughout the **Area**. Conditions contributing to this **Factor** include four of the five structures being **40+ years of age**. Additionally, there is little pedestrian infrastructure and a lack of planned open spaces.

Improper Subdivision or Obsolete Platting has a **strong presence** throughout the **Area**. The large tracts of vacant/undeveloped land prevent the **Area** from being redeveloped in a manner conducive to urban development.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* has a **strong presence** throughout the **Area**. Conditions associated with this factor include age of structures and prevalence of both underdeveloped and underutilized lots and land parcels.

Other Environmental and Blighting Factors with a **strong presence** throughout the **Area** include both underdeveloped and underutilized lots and land parcels. Vacant/undeveloped parcels account for 94.6 percent of the **Area**.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Two of the six Additional Blight Factors have a **strong presence** throughout the **Area**. Based on the **Survey** analysis and records of the Adams County Assessor's Office, the estimated age of structures in the **Area** is **41 years**, thus exceeding the blight criteria of 40+ years of age. Also, it was determined that **less than 20 percent of housing within the Redevelopment Area is affordable housing**. No housing containing rent restrictions has been designated in the **Area** for low- to moderate-income persons or families as required by associated funding sources and or rental assistance.

Reasonable Presence of Factor

Deterioration of Site or Other Improvements have a **reasonable presence** throughout the **Area**. The **Area** lacks proper and modern infrastructure development, for the little development that has occurred, this includes, primarily, roads and storm sewer (surface) development.

Diversity of Ownership has a **reasonable presence** throughout the **Area**. Research of public records from the Adams County Assessor's Office indicates that at total of **seven individuals or distinct ownership groups** own the nine parcels within the **Area**.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures have **little or no presence** throughout **Redevelopment Area #19**. The results of the **Structural/Site Conditions Survey** identified that none of the five **structures** in the area were in a *deteriorating* or *dilapidated* condition.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Adams County Assessor's Office concluded **one of the nine parcels** within the **Area** were recorded as property tax delinquent.

The total valuation for Redevelopment Area #19, as per the Adams County Assessor Office, **in 2025 is \$2,632,038**.

The Factor *Defective or Unusual Condition of Title* was not reviewed.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

The prevailing substandard and blighted conditions, evident in sites, buildings and the public infrastructure, as determined by the field survey, in the Redevelopment Area include:

1. **Advanced age of structures** in the Area, including an **average age of 41 years** for all structures. **Affordable housing** is lacking in the **Redevelopment Area**.
2. **Lack of modern public utility system** in the Area.
3. **No planned/dedicated park or open space** in the Area.
4. **Both vacant/undeveloped and developed land** in the Redevelopment Area that is **functionally and economically obsolete**.

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors** are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aid provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #19** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Hastings Community Redevelopment Authority, Planning Commission and City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



**Appendix – Structural/Site Conditions
Survey Form and Associated Results.**

Hastings, Nebraska Redevelopment Area #19 Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Residential	Secondary Structures	Vacant
Excellent	0	0.0%	0	0	0
Good	8	88.9%	4	0	4
Fair	1	11.1%	0	0	1
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Street Type	Total	Percent	Residential	Secondary Structures	Vacant
None	1	11.2%	0	0	1
Concrete	4	44.4%	2	0	2
Asphalt	4	44.4%	2	0	2
Gravel	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Street Condition	Total	Percent	Residential	Secondary Structures	Vacant
None	1	11.1%	0	0	1
Excellent	2	22.3%	2	0	0
Good	3	33.3%	2	0	1
Fair	3	33.3%	0	0	3
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Sidewalk Condition	Total	Percent	Residential	Secondary Structures	Vacant
None	9	100.0%	4	0	5
Excellent	0	0.0%	0	0	0
Good	0	0.0%	0	0	0
Fair	0	0.0%	0	0	0
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Debris	Total	Percent	Residential	Secondary Structures	Vacant
None	9	100.0%	4	0	5
Minor	0	0.0%	0	0	0
Major	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Age of Structures	Total	Percent	Residential	Secondary Structures	Vacant
1-5 Years	0	0.0%	0	0	N/A
5-10 Years	0	0.0%	0	0	N/A
10-20 Years	0	0.0%	0	0	N/A
20-40 Years	1	20.0%	1	0	N/A
40-100 Years	4	80.0%	3	1	N/A
100+ Years	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

NOTE: The Secondary Structure in **Redevelopment Area #19** is located on a residential parcel.

Final Structure Rating	Total	Percent	Residential	Secondary Structures	Vacant
Sound	5	100.0%	4	1	N/A
Deteriorating - Minor	0	0.0%	0	0	N/A
Deteriorating - Major	0	0.0%	0	0	N/A
Dilapidated	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Doors	Total	Percent	Residential	Secondary Structures	Vacant
None	0	80.0%	0	0	N/A
Sound	5	20.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Windows	Total	Percent	Residential	Secondary Structures	Vacant
None	1	20.0%	0	1	N/A
Sound	4	80.0%	4	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Porches and Steps	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	4	80.0%	4	0	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Paint	Total	Percent	Residential	Secondary Structures	Vacant
None	5	100.0%	4	1	N/A
Sound	0	0.0%	0	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Driveway and Site	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	1	20.0%	1	0	N/A
Minor	4	80.0%	3	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Structure	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Foundation	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Foundation	Total	Percent	Residential	Secondary Structures	Vacant
None	1	20.0%	0	1	N/A
Sound	4	80.0%	4	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Foundation Type	Total	Percent	Residential	Secondary Structures	Vacant
Other/None	1	20.0%	0	1	N/A
Concrete	4	80.0%	4	0	N/A
Stone	0	0.0%	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	3	60.0%	2	1	N/A
Minor	2	40.0%	2	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Type	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Asphalt Shingles	4	80.0%	4	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Cedar	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Other	1	20.0%	0	1	N/A
Total	5	100.0%	4	1	N/A

Chimney	Total	Percent	Residential	Secondary Structures	Vacant
None	4	80.0%	3	1	N/A
Sound	1	20.0%	1	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Gutters, Downspouts	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	3	60.0%	2	1	N/A
Minor	2	40.0%	2	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Surface Type	Total	Percent	Residential	Secondary Structures	Vacant
Wood	1	20.0%	1	0	N/A
Masonry	3	60.0%	3	0	N/A
Siding	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Stucco	0	0.0%	0	0	N/A
Other/None	1	20.0%	0	1	N/A
Total	5	100.0%	4	1	N/A

Parking Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	5	55.6%	0	0	5
Concrete	2	22.2%	2	0	0
Asphalt	0	0.0%	0	0	0
Gravel	2	22.2%	2	0	0
Dirt	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Parking Spaces	Total	Percent	Residential	Secondary Structures	Vacant
None	5	55.6%	0	0	5
1 to 2	4	44.4%	4	0	0
3 to 5	0	0.0%	0	0	0
6 to 10	0	0.0%	0	0	0
11 to 20	0	0.0%	0	0	0
21 or more	0	0.0%	0	0	0
Total	8	100.0%	4	0	5

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.



Hastings, Nebraska
Redevelopment Area #20
Blight and Substandard Determination Study.



SEPTEMBER, 2025

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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Purpose of Study.

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to **Redevelopment Area #20** in the City of Hastings, Nebraska. The results of this **Study** will assist the City in declaring the **Area** as both **blighted and substandard**.

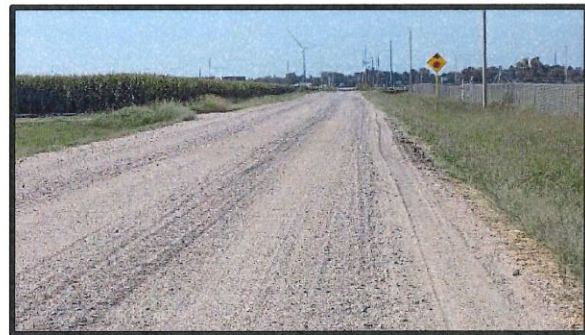
Location.

Redevelopment Area #20 is in the eastern extension of the **City of Hastings, Nebraska**, located within mixed land uses. The **Area** space contains lands both within the existing Corporate Limits and outside, but adjacent the Corporate Limits, all within the One-Mile Planning Jurisdiction.

Illustration 1, page 3, identifies the boundaries of the **Redevelopment Area containing 22 parcels and associated streets and right-of-way, as on record with the Adams County Assessor's office.**

010016122	010003617
010016125	010003616
010003613	010018214
010003612	010003620
010016126	010003622
010016124	010017425
010018212	010003615
010016188	010016127
010018213	010003619
010016183	010003614
010003618	010019089

The existing land uses in the **Redevelopment Area** are identified in **Table 1, Page 2 and Illustration 2, Page 4***. The primary classification of land use is Vacant/Undeveloped Land with an estimated 608 acres, or 89.6 percent, followed by Railroad Corridor with an estimated 38.4 acres, or 5.7 percent. Commercial land has an estimated 14.2 acres, or 2.1 percent. Other land uses include industrial, single family homes and public streets.



**As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City. After the governing body has declared that substandard and blighted conditions exist in the area under study, the governing body may, by one or more resolutions, declare such area or any portion of such area to be a substandard and blighted area without further public hearing.*

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Illustration 3, Page 5 identifies the existing **Zoning Districts** in **Redevelopment Area #20**. Three Zoning Districts are present within the **Area**, “Heavy Industrial District” (I-2), “Light Industrial District” (I-1), “Agricultural District” (A).

All **Illustrations** presented in this **Blight and Substandard Determination Study** identify the entire **Area** to be declared blighted and substandard and in need of planned redevelopment activities.

Table 1 identifies **existing land uses**, including total acreages of each land use, in the **Redevelopment Area #20**. The **Area** comprises an estimated **678.4 acres** and contains predominantly vacant/undeveloped land, railroad corridor, commercial uses, isolated industrial uses and two single family homes.

TABLE 1
EXISTING LAND USE
REDEVELOPMENT AREA #20
HASTINGS, NEBRASKA

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Railroad Corridor	38.4	5.7%
Industrial	6.8	1.0%
Commercial	14.2	2.1%
Single Family Residential	11.3	1.7%
Public Streets	5.6	0.8%
<u>Vacant/Undeveloped Land</u>	<u>602.1</u>	<u>88.7%</u>
Totals	678.4	100.0%

Source: Hanna:Keelan Associates, 2025.

This **blight and substandard evaluation** included a detailed **exterior structural condition survey** of **25 primary and secondary structures**, a **field inventory** of **22 parcels** and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 1 REDEVELOPMENT AREA #20 CONTEXT MAP
HASTINGS, NEBRASKA



LEGEND

- CITY OF HASTINGS CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY

AVERAGE AGE OF STRUCTURE: 50 YEARS (1975)
ESTIMATED TOTAL ACRES: 678.4
EST. ACRES INSIDE CORPORATE LIMITS: 92.2

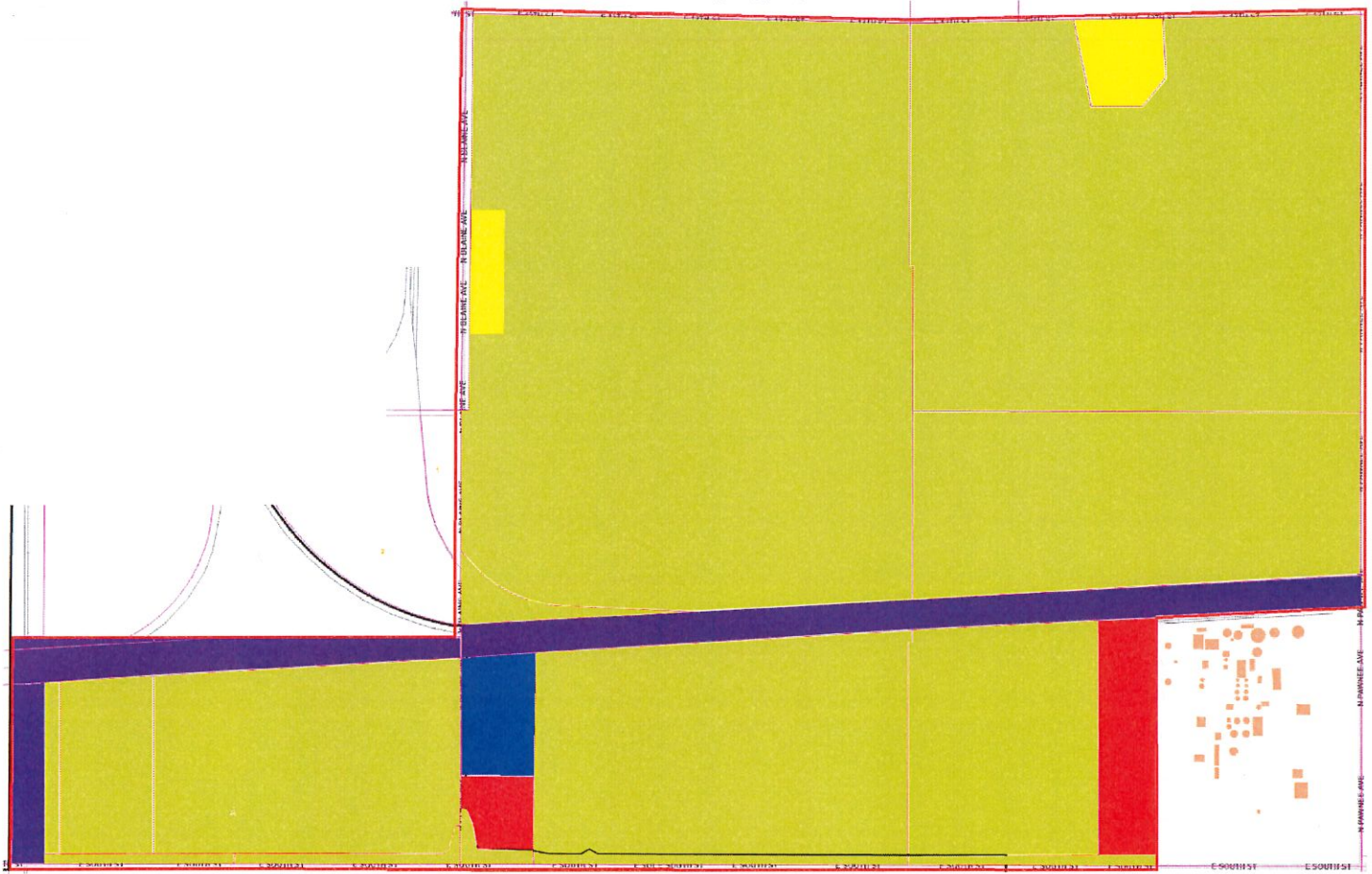
1" = Approximately 1,000'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Hastings, Nebraska
Redevelopment Area #20
Blight & Substandard Determination Study.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 2 REDEVELOPMENT AREA #20
EXISTING LAND USE MAP
HASTINGS, NEBRASKA



LEGEND

- CITY OF HASTINGS CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY
- RAILROAD CORRIDOR
- INDUSTRIAL
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- VACANT/UNDEVELOPED LAND

AVERAGE AGE OF STRUCTURE: 50 YEARS (1975)
ESTIMATED TOTAL ACRES: 678.4
EST. ACRES INSIDE CORPORATE LIMITS: 92.2

1" = Approximately 1,000'

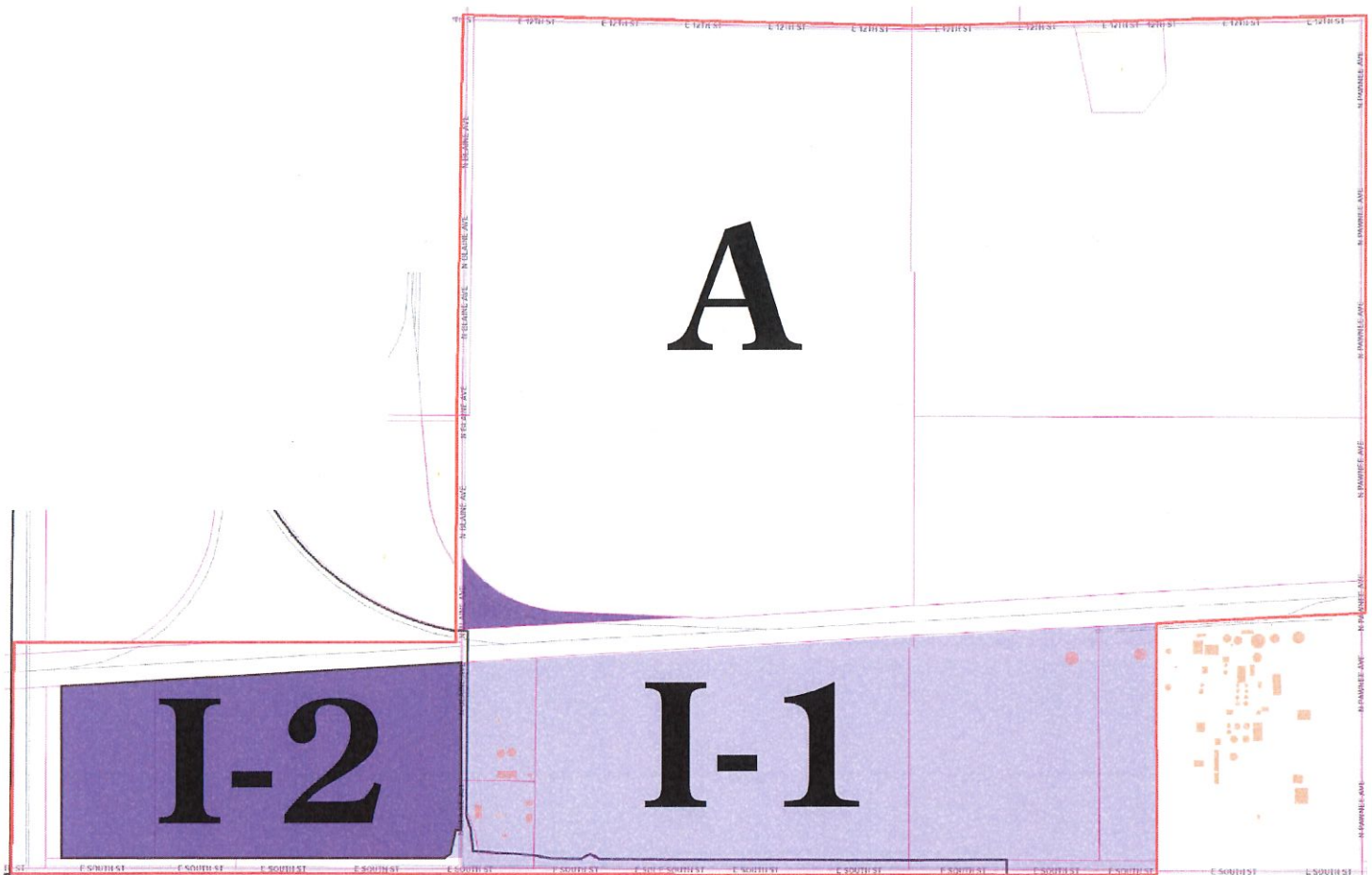
HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Hastings, Nebraska
Redevelopment Area #20
Blight & Substandard Determination Study.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 3 REDEVELOPMENT AREA #20

EXISTING ZONING MAP HASTINGS, NEBRASKA



LEGEND

-  CITY OF HASTINGS CORPORATE LIMITS
 REDEVELOPMENT AREA BOUNDARY
 HEAVY INDUSTRIAL DISTRICT (I-2)
 LIGHT INDUSTRIAL DISTRICT (I-1)
 AGRICULTURAL DISTRICT (A)

AVERAGE AGE OF STRUCTURE: 50 YEARS (1975)
ESTMINATED TOTAL ACRES: 678.4
EST. ACRES INSIDE CORPORATE LIMITS: 92.2

1" = Approximately 1000'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Hastings, Nebraska
Redevelopment Area #20
Blight & Substandard Determination Study.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

SUBSTANDARD AREA.

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the presence of the following factors:

1. Less than twenty percent of the housing in the area is affordable housing;
2. Dilapidated/deterioration;
3. Age or obsolescence;
4. Inadequate provision for ventilation, light, air, sanitation or open spaces;
5. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA.

As set forth in the Section 18-2103 (4) Nebraska Revised Statutes a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. **The average age of the residential or commercial units in the area is at least 40 years;**
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.
 6. **Less than twenty percent of the housing in the area is affordable housing.**

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. A primary feature of the **Redevelopment Area** is vacant/undeveloped land that could be considered both functionally and economically obsolete.

Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #20** must be reasonably distributed so areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, **Redevelopment Area #20** is found to be eligible as "blighted" and "substandard" within the definition set forth in the Nebraska Legislation.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

THE RESEARCH APPROACH.

The **blight and substandard determination research approach** implemented for **Redevelopment Area #20** included an area-wide assessment of primary structures and all parcels. Except for **defective or unusual condition of title**, all **Blight and Substandard Factors**, identified in the **Nebraska Community Development Law**, were investigated on an area-wide basis.

Structural/Site Conditions Survey Process.

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in August 2025. A total of **25 structures** (both primary and secondary) received comprehensive exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **22 legal parcels of record** identified by the Adams County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking condition and street, sidewalk and alley surface conditions. The **Area contains approximately 678.4 acres, approximately 92.2 acres are contained within the Corporate Limits**.

The Structural/Site Conditions Survey Form and associated Results are provided in the Appendix.

Research on Property Ownership and Financial Assessment of Properties.

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY.

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska Legislation to determine whether each or any were present in **Redevelopment Area** and, if so, to what extent and in what locations. The following represents an evaluation and discussion of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS.

All of the five Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence” within the Redevelopment Area. The Substandard Factors are described in detail, below.

TABLE 2
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #20
HASTINGS, NEBRASKA

- | | | |
|----|---|---|
| 1. | Less than twenty percent of the housing in the area is affordable housing; | ☐ |
| 2. | Dilapidated/deterioration. | ☐ |
| 3. | Age or obsolescence. | ☐ |
| 4. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☐ |
| 5. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☐ |

Strong Presence of Factor ☐
Reasonable Presence of Factor ◻
No Presence of Factor ○

Source: Hanna:Keelan Associates, 2025.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

PRESENCE & ANALYSIS OF SUBSTANDARD FACTORS.

Strong Presence of Factor –

The **Factor of Less Than 20 percent** of housing in the Area is **affordable housing** has a **strong presence** throughout **Redevelopment Area #20**. There are currently no housing units within the Area receiving State or Federal Funds targeted at income-eligible residents. Therefore, the percentage of affordable housing within the area is **0.0 percent**.

Deteriorated or Dilapidated Structures have a **strong presence** throughout **Redevelopment Area #20**. The results of the **Structural/Site Conditions Survey** identified **16 structures** recorded as being in a *deteriorating* condition with **minor defects or worse**, or 64 percent of structures within the Area being in deteriorating condition.

The **Factor of Age or Obsolescence** is a **strong presence** throughout **Redevelopment Area #20**. As per information obtained from the Adams County Assessor's Office and the results of the **Structural Survey** analysis, **19** of the total **25 existing structures**, or 76 percent of total structure in the Area are **40+ years of age** (built in or prior to 1984). The **average age** of residential or commercial structures in the **Redevelopment Area** is an estimated **50 years**.



The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout the Area. There are currently no significant instances of water or sewer mains throughout the Area. The lack of this infrastructure severely limits the ability of this Area to develop without public intervention.

There are no planned open spaces or parks within the Redevelopment Area and most of them if not, all undeveloped lands lack modern infrastructure.

The field analysis determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include prevalence of deteriorating or dilapidated properties, underdeveloped/underutilized lots and land parcels, as well as the age of the structures and lack of planned open spaces.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT FACTORS.

Of the 12 **Blight Factors** set forth in the **Nebraska Community Development Law**, throughout **Redevelopment Area #20**, a total of **nine** represent a **strong presence**. **One Factor** represents **reasonable presence**, and **one Factor** represents **little to no presence**. The Factor, “defective or unusual condition of title,” was not reviewed. Each **Blight Factor** is reasonably distributed throughout the **Area**.

TABLE 3
BLIGHT FACTORS
REDEVELOPMENT AREA #20
HASTINGS, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	☑
2.	Existence of defective or inadequate street layout.	☑
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☑
4.	Insanitary or unsafe conditions.	☑
5.	Deterioration of site or other improvements.	☑
6.	Diversity of Ownership.	☐
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☑
10.	The existence of conditions which endanger life or property by fire or other causes.	☑
11.	Other environmental and blighting factors.	☑
12.	One of the other six conditions.	☑

Strong Presence of Factor	☑
Reasonable Presence of Factor	☐
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, 2025.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

PRESENCE & ANALYSIS OF BLIGHT FACTORS.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures have a **strong presence** throughout **Redevelopment Area #20**. The results of the **Structural/Site Conditions Survey** identified **16 structures** as being in a **deteriorating** condition with **minor defects or worse**, or 64 percent of structures within the **Area** being in deteriorating condition.

Existence of Defective or Inadequate Street Layout has a **strong presence** throughout **Redevelopment Area #20**. Currently, much of the land within the **Area** is contained within seven large vacant/undeveloped parcels that are both functionally and economically obsolete. These parcels would require additional infrastructure regarding streets and utilities to more effectively develop the land.

Faulty Lot Layout has a **strong presence** throughout **Redevelopment Area #20**. Currently, much of the land within the **Area** need to be subdivided and substantial modern infrastructure development to develop the **Area** further.

Insanitary or Unsafe Conditions have a **strong presence** throughout the **Area**. Conditions contributing to this **Factor** include **19** of the total **25 existing structures** in the **Area** are **40+ years of age**, with the **average age** of structures in the **Redevelopment Area** being an estimated **50 years**. Additionally, there is little pedestrian infrastructure and a lack of planned open spaces.

Deterioration of Site or Other Improvements have a **strong presence** throughout the **Area**. 14 parcels, or 63.6 percent of the 22 total parcels, were observed to have “**fair**” overall site conditions.

Improper Subdivision or Obsolete Platting has a **strong presence** throughout the **Area**. The large tracts of vacant/undeveloped land prevent the area from redeveloping in a manner more conducive to urban development.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* has a **strong presence** throughout the **Area**. Conditions associated with this factor include deteriorating or dilapidated structure, age of structures and prevalence of underdeveloped/underutilized lots and land parcels.

Other Environmental and Blighting Factors with a **strong presence** throughout the **Area** include underdeveloped and underutilized vacant lots and land parcels. Undeveloped parcels account for 89.6 percent of the **Area**.

Two of the six Additional Blight Factors have a **strong presence** throughout the **Area**. Based on the **Survey** analysis and records of the Adams County Assessor's Office, the estimated age of structures in the **Area** is **50 years**, thus exceeding the blight criteria of 40+ years of age. Also, it is estimated that **less than 20 percent of housing within the Redevelopment Area is affordable housing**. No housing containing income rent qualification has been designated for low- to moderate-income persons or families as required by associated funding sources and or rental assistance.

Reasonable Presence of Factor

Diversity of Ownership has a **reasonable presence** throughout the **Area**. Research of public records from the Adams County Assessor's Office indicates that approximately **eight individuals or distinct ownership groups** own the 22 parcels within the **Area**.

Little or No Presence of Factor –

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Adams County Assessor's Office concluded that **none of the 22 parcels** within the **Area** were recorded as property tax delinquent.

The total valuation for Redevelopment Area #20, as per the Adams County Assessor Office, in 2025 is \$8,705,329.

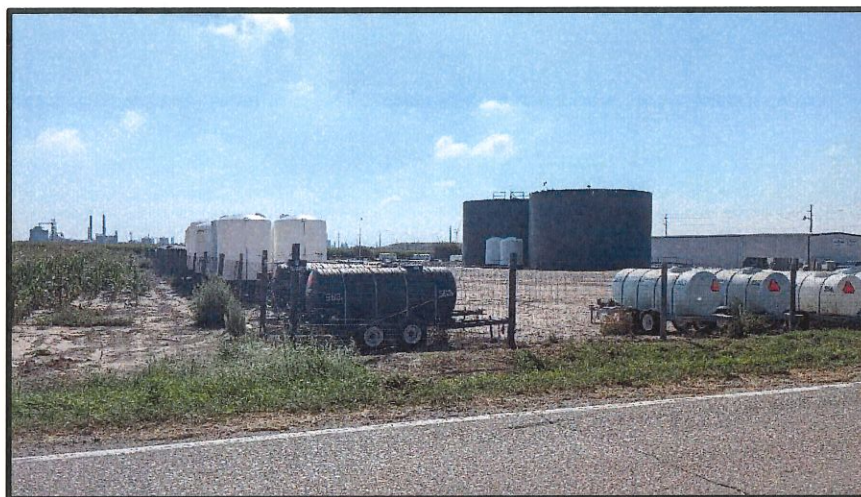
The Factor *Defective or Unusual Condition of Title* was not reviewed.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

The prevailing substandard and blighted conditions, evident in sites, buildings and the public infrastructure, as determined by the field survey, in the Redevelopment Area include:

1. The Area lacks a modern infrastructure system.
2. **Advanced age of structures**, including an **average age of 50 years** for all structures. **Affordable housing** is lacking in the **Redevelopment Area**.
3. **No dedicated park or open space exists in the Redevelopment Area.**
4. **The Area consists of both vacant/undeveloped and developed land areas that are functionally and economically obsolete.**



Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors** are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aid provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that the findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #20** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Hastings Community Redevelopment Authority, Planning Commission and City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

**Appendix – Structural/Site Conditions
Survey Form and Associated Results.**

Hastings, Nebraska Redevelopment Area #20 Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
Excellent	0	0.0%	0	0	0	0	0
Good	8	36.4%	0	0	0	0	8
Fair	14	63.6%	2	2	2	0	8
Poor	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

Street Type	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	0
Concrete	0	0.0%	0	0	0	0	0
Asphalt	12	54.6%	0	2	0	0	10
Gravel	10	45.5%	2	0	2	0	6
Brick	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

Street Condition	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	5	22.7%	0	2	0	0	3
Fair	17	77.3%	2	0	2	0	13
Poor	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

Sidewalk Condition	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	22	100.0%	2	2	2	0	16
Excellent	0	0.0%	0	0	0	0	0
Good	0	0.0%	0	0	0	0	0
Fair	0	0.0%	0	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

Debris	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	21	95.5%	1	2	2	0	16
Minor	1	4.5%	1	0	0	0	0
Major	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

Age of Structures	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
1-5 Years	0	0.0%	0	0	0	0	N/A
5-10 Years	3	12.0%	0	0	2	1	N/A
10-20 Years	0	0.0%	0	0	0	0	N/A
20-40 Years	3	12.0%	0	3	0	0	N/A
40-100 Years	17	68.0%	0	2	0	15	N/A
100+ Years	2	8.0%	2	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

NOTE: Secondary Structures in **Redevelopment Area #20** are located on residential, commercial or industrial parcels.

Final Structure Rating	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
Sound	9	36.0%	0	2	2	5	N/A
Deteriorating - Minor	10	40.0%	1	1	0	8	N/A
Deteriorating - Major	6	24.0%	1	2	0	3	N/A
Dilapidated	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Doors	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	14	56.0%	0	0	2	12	N/A
Sound	4	16.0%	1	2	0	1	N/A
Minor	5	20.0%	1	3	0	3	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Windows	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	19	76.0%	0	2	2	15	N/A
Sound	2	8.0%	1	1	0	0	N/A
Minor	4	16.0%	1	2	0	1	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Porches and Steps	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	13	52.0%	0	0	2	11	N/A
Sound	4	16.0%	0	3	0	1	N/A
Minor	8	32.0%	2	2	0	4	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Paint	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	23	92.0%	1	4	2	16	N/A
Sound	0	0.0%	0	0	0	0	N/A
Minor	2	8.0%	1	1	0	0	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Driveway and Site	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	N/A
Sound	0	0.0%	0	0	0	0	N/A
Minor	11	44.0%	1	0	2	8	N/A
Substandard	14	56.0%	1	5	0	8	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Roof Structure	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	N/A
Sound	20	75.0%	2	3	2	13	N/A
Minor	5	25.0%	0	2	0	3	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100%	2	5	2	16	N/A

Wall Foundation	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	N/A
Sound	13	52.0%	2	3	2	6	N/A
Minor	12	48.0%	0	2	0	10	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Foundation	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	23	92.0%	0	5	2	16	N/A
Sound	1	4.0%	1	0	0	0	N/A
Minor	1	4.0%	1	0	0	0	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Foundation Type	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
Other/None	23	92.0%	0	5	2	16	N/A
Concrete	2	8.0%	2	0	0	0	N/A
Stone	0	0.0%	0	0	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	0	0	N/A
Brick	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Roof Surface	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	N/A
Sound	11	44.0%	1	3	2	5	N/A
Minor	13	52.0%	1	2	0	10	N/A
Substandard	1	4.0%	0	0	0	1	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Roof Type	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	N/A
Asphalt Shingles	1	4.0%	1	0	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	0	0	N/A
Cedar	0	0.0%	0	0	0	0	N/A
Combination	0	0.0%	0	0	0	0	N/A
Other	24	96.0%	1	5	2	16	N/A
Total	25	100.0%	2	5	2	16	N/A

Chimney	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	23	92.0%	0	5	2	16	N/A
Sound	1	4.0%	1	0	0	0	N/A
Minor	1	4.0%	1	0	0	0	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Gutters, Downspouts	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	20	80.0%	0	3	2	15	N/A
Sound	3	12.0%	0	2	0	1	N/A
Minor	2	8.0%	2	0	0	0	N/A
Substandard	0	0.0%	0	0	0	0	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Wall Surface	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	0	0.0%	0	0	0	0	N/A
Sound	5	20.0%	0	2	2	1	N/A
Minor	17	68.0%	2	3	0	12	N/A
Substandard	3	12.0%	0	0	0	3	N/A
Critical	0	0.0%	0	0	0	0	N/A
Total	25	100.0%	2	5	2	16	N/A

Wall Surface Type	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
Wood	0	0.0%	0	0	0	0	N/A
Masonry	0	0.0%	0	0	0	0	N/A
Siding	2	8.0%	2	0	0	0	N/A
Combination	0	0.0%	0	0	0	0	N/A
Stucco	4	16.0%	0	4	0	0	N/A
Other/None	19	76.0%	0	1	2	16	N/A
Total	25	100.0%	2	5	2	16	N/A

Parking Surface	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	18	81.8%	0	0	2	0	16
Concrete	0	0.0%	0	0	0	0	0
Asphalt	0	0.0%	0	0	0	0	0
Gravel	4	18.2%	2	2	0	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

Parking Spaces	Total	Percent	Residential	Commercial	Industrial	Secondary Structures	Vacant
None	18	81.9%	0	0	2	0	16
1 to 2	1	4.5%	1	0	0	0	0
3 to 5	2	9.1%	1	1	0	0	0
6 to 10	1	4.5%	0	1	0	0	0
11 to 20	0	0.0%	0	0	0	0	0
21 or more	0	0.0%	0	0	0	0	0
Total	22	100.0%	2	2	2	0	16

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.



October 22, 2025

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

Re: Planning Commission Outcome for Case Nos. 2025-495 and 2025-496 for a request for a rezoning and a Plan Modification for 714 W 5th Street

Dear Queen City Development, LLC,

This letter is to formally document the outcome of the above-captioned agenda item at the regular meeting of the Hastings Planning Commission on Tuesday, October 21, 2025. Details of that agenda can be found at <https://hastingsne.portal.civicclerk.com>. The agenda item for a rezoning from C-2, Central Business District to RP-3, Multiple-Family Residential Planned District was recommended for approval to the City Council for by a vote of 4-2-1, so the item did not pass. The agenda item for Plan modification 2025-4 was recommended to City Council for approval by a vote of 4-2-1, so it also did not pass.

Please feel free to contact me at 402-461-2314 or by email at ebatelaan@cityofhastings.org if you have any questions.

Sincerely,

A handwritten signature in dark ink that reads "Ember Batelaan". The signature is written in a cursive, flowing style.

Ember Batelaan
City Planner

REDEVELOPMENT PLAN NO. 1
PLAN MODIFICATION NO. 2025-4
(Middle School Redevelopment Project)

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

Executive Summary:

Project Description

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

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

A group of local investors led by Queen City Development will purchase the property and currently the building is vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 202 towards the allowable costs and associated financing for rehabilitation.

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

Property Description (the "Redevelopment Project Area")

714 West 5th in Hastings, Nebraska

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

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

Map of Existing Land Use and Proposed Redevelopment Site



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

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

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

Statutory Pledge of Taxes.

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

- a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each

such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

Hastings adopted a Comprehensive Plan on March 24, 2025. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. However, a request for a zoning change to R-3 Planned District is contemplated. This plan merely provides funding for the developer to preserve a historic building for residential and ancillary uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on October 21, 2025 to approve Plan Modification No. 2025-4 to Redevelopment Plan No. 1 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

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

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

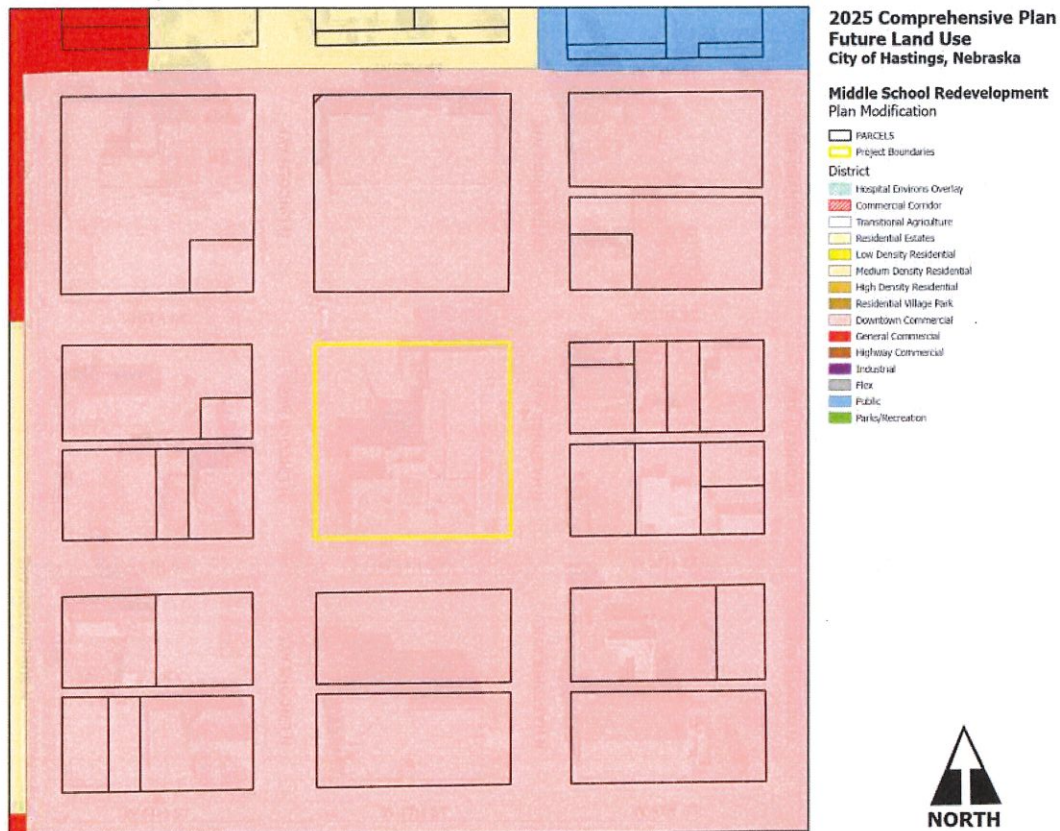
b. Demolition and Removal of Structures:

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

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for C-2 Downtown Commercial development; this includes housing and commercial uses within the same structure. A change in zoning to R-3 Planned District will allow for the residential uses on all three levels of the building. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

Future Land Use Map



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

The area is zoned C-2 Commercial District and a change in zoning to R-3 Planned District is contemplated for this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is rehabilitating the existing building and with a zoning change to R-3PD the current building will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

this building into a residential use building.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]**
5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**
6. **Section 18-2114 of the Act requires that the Authority consider:**
 1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

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

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

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

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

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

3. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and

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

8. Time Frame for Development

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

9. Justification of Project

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

10. Cost Benefit Analysis

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

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

Project Sources and Uses.

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

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

Tax Revenue. The property to be redeveloped has a January 1, 2025, valuation of \$227,305. Based on the 2024 levy of .01996872 this would result in real property taxes of approximately \$4,539 which will be paid out to all the existing taxing entities. It is

anticipated that the assessed value will increase by \$9,352,695 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over \$186,761 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2025 assessed value:	\$227,305
Estimated value after completion	\$9,580,000
Increment value	\$9,352,695
Annual TIF generated (estimated)	\$186,761
TIF bond issue	\$1,800,000

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Time Frame for Development

Development of this project is anticipated to be completed between November of 2025 and the 4th quarter of 2027. The base tax year should be calculated on the value of the property as of January 1, 2026. Excess valuation should be available for this project for 15 years beginning in 2027 with taxes due in 2028. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed \$1,800,000, the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$13,588,750 on TIF eligible activities in excess of other grants given.

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.



What is Micro-TIF?

Micro-TIF, or Expedited Review of Redevelopment Plans, allows smaller redevelopment projects on individual properties to use a simplified Tax Increment Financing process to help offset construction costs for a project. A qualifying redevelopment project can use the difference between the property taxes paid before the project and the property taxes anticipated to be owed as a result of the final redevelopment project and the new assessed value for the property. The Micro-TIF program has a shorter time frame and fewer approval procedures compared to the traditional TIF program. This process was adopted by the Nebraska Legislature in 2020 and can be found at:

<https://nebraskalegislature.gov/laws/statutes.php?statute=18-2155>.

Eligible Projects

1. The Redevelopment Plan only includes one redevelopment project.
2. Redevelopment project involves:
 - a. Repair, rehabilitation, or replacement of an existing structure located within a substandard and blighted area.
 - b. Redevelopment of a vacant lot located within a substandard and blighted area.
3. The redevelopment project must have been within the city limits for at least 60 years.
 - a. Vacant lot must have been platted for 60 years.
4. Assessed value when the redevelopment project is complete is estimated to be no more than:
 - a. \$350,000 for a single-family residential structure
 - b. \$1,500,000 for a multi-family residential structure or commercial structure
 - c. \$10,000,000 for the revitalization of a structure included in the National Register of Historic Places

Micro-TIF Application Procedure

1. The Applicant has a pre-application meeting with the City to discuss the Micro-TIF process.
2. Meet with the County Assessor's Office to discuss the redevelopment project to determine an estimate of the increase in property value and TIF eligibility.
3. The Applicant submits the application packet, which includes the Standard Form, Supplemental Form, & Owner Authorization Form, by the application deadline.
 - a. Standard Form requires an estimated increase in value from the County Assessor.
 - b. Owner Authorization Form is only needed if the Owner and Applicant are different.
4. The City Council approves or denies the redevelopment plan within 30 days of the application deadline.
5. Development Services notifies the applicant, CRA & County Assessor of the City Council decision.
6. CRA submits notice to divide taxes to the County Assessor.
7. Applicant notifies County Assessor of project completion. The project MUST be completed within two years of the redevelopment plan's approval (step 4).
8. The County Assessor submits the Standard Certification Form to CRA.
9. The CRA uses portion of taxes to pay indebtedness.

[illegible]

Areas highlighted in blue are within a substandard and blighted area and were annexed prior to 1964.

Hastings Micro-TIF Application Submittal Checklist



- ☐ Develop your project details, including site and building plan concepts, costs, and potential increase to your property value. The County Assessors can provide assistance with determining the future property value.

Please note most maintenance projects, such as repairs to systems (e.g., plumbing, electrical), roof, window, or siding replacement, may not be good Micro-TIF projects. Although these repair and replacement projects are expenses, they will most likely not increase the value of your property to a level that would be a feasible Micro-TIF project.

- ☐ Review The Micro-TIF Eligibility Map ([ADD BITLY](#)) to determine if your property is eligible by being within a designated Blight and Substandard Area and if the property has been within the City limits for 60+ years.
- ☐ Meet with the Hastings Development Services Department, 3505 Yost Avenue, Hastings, NE, to discuss your project and the Micro-TIF project.
- ☐ Meet with the Adams County Appraisers Office to discuss your project and determine what the future property values may be in relationship to Micro-TIF.
- ☐ Submit the Micro-TIF Project application packet to the Development Services Department online or via a hard copy by the application deadline. The applicant can be submitted online at ([ADD BITLY](#)) or in person at 3505 Yost Avenue. The application packet must include:
 - ☐ State-required Application for Expedited Review of Community Redevelopment Plan Tax Increment Financing (TIF) Project application form.
 - ☐ City of Hastings Supplemental Form for Micro-TIF Project.
 - ☐ Improvement Information Statement.
 - ☐ Project details, such as site plan and floor plans.
- ☐ Pay the required \$50.00 application fee. The application fee can be paid to the City of Hastings via the online portal or by check or cash at the Development Services Office, 3505 Yost Avenue.

Process After the Application is Submitted

- Once the application is submitted, City staff will work with the Adams County Appraisers Office, and the Hastings Community Redevelopment Authority (CRA) to review and prepare your application for City Council Review.
- The Hastings City Council will review your application based on the State statute and the City Ordinance establishing the program.
- Following the decision of the City Council, Development Services staff will send you a copy of the decision and corresponding Resolution, if approved. This information will also be forwarded to the Adams County Assessors Office and Hastings CRA.

3505 Yost Avenue
Hastings, Nebraska 68901



Inspection: (402) 461-2302
Planning: (402) 461-2368

www.cityofhastings.org

- The Hastings CRA and Assessors Office will contact you, as needed, to complete the tax increment financing promissory note and other related documentation during your project's process. This will include completing the promissory note, notice to divide taxes, and Certification of Completion of Expediated Community Redevelopment Plan Tax Increment Financing (TIF) Project.
- **Please apply for and receive a building permit before you begin your project.**
- **You have up to two years from the date of the resolution approval to complete your TIF Project.**
- Following the completion of your project, the Hastings CRA will distribute the appropriate TIF funds to you, as your taxes are paid. These payments will continue until your TIF promissory note is paid in full for 15 years, whichever occurs first.

3505 Yost Avenue
Hastings, Nebraska 68901



Inspection: (402) 461-2302
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Application for Expedited Review of Community Redevelopment Plan Tax Increment Financing (TIF) Project

For Official Use

Date Received _____

Date of Review _____

____ Approved ____ Denied

County Name	City
Redeveloper (Owner)	
Redevelopment Project Name	
Parcel Number	
Application Date of the Expedited Redevelopment	

1. What are the existing uses and condition of the property within the redevelopment project area?
2. What are the proposed uses of the property within the redevelopment project area?
3a. Has the structure been within the corporate limits of the city for at least sixty years? Yes ____ No ____
3b. If the project includes the redevelopment of a vacant lot that is within the corporate limits of the city, has that lot been platted for at least sixty years? Yes ____ No ____
4. What is the current assessed value of the property within the redevelopment project area?
5. What the increase in the assessed value of the property within the redevelopment project area that is estimated to occur as a result of the redevelopment project?
6. Will the redevelopment project be financed in whole or in part through the division of taxes as provided in section 18-2147? Yes ____ No ____
7 What are the agreed-upon costs of the redevelopment project? \$ _____



 Redeveloper's Signature
 Date

**Upon completion of this form, the redeveloper must provide the original
to the City or Community Redevelopment Authority.**

(see form instructions on reverse)

Instructions

Who Must File. If a city or the city's community redevelopment authority (CRA) has elected to allow expedited reviews of redevelopment plans that meet the requirements below, this form must be filed with the city or the CRA in order to receive an expedited review. A redevelopment plan is eligible for expedited review if:

1. The redevelopment plan includes only one project;
2. The project is located within a substandard and blighted area that has been within the corporate limits of the city for at least sixty years and:
 - a. Involves the repair, rehabilitation, or replacement of an existing structure; or
 - b. Involves the redevelopment of a vacant lot that has been platted for at least sixty years;
3. The project is located in a county with a population of less than 100,000 inhabitants; and
4. The assessed value of the property within the project area when the project is complete is estimated to be no more than:
 - a. \$350,000 for a project involving a single-family residential structure;
 - b. \$1.5 million for a project involving a multi-family residential or commercial structure;
 - c. \$10 million for a project involving the revitalization of a structure included in the National Register of Historic Places.

The redeveloper shall submit the redevelopment plan directly to the city or CRA, along with an application fee in an amount set by the governing body, not to exceed fifty dollars. The governing body shall determine whether to approve or deny the redevelopment plan within 30 days after submission of the plan. If approved, the authority incurs indebtedness related to the redevelopment project, and the project begins.

The county assessor shall then determine: (1) If the redevelopment project was fully completed within two years after the approval of the development plan and (2) the assessed value of the property within the redevelopment project area. Once completion has been determined, the county assessor shall certify the completion of the expedited redevelopment plan to the city or community redevelopment authority (CRA). Once the county assessor has certified this form as required in Neb. Rev. Stat. § 18-2155, the city or CRA may begin to use the portion of taxes as indicated in Neb. Rev. Stat. § 18-2147 to pay the indebtedness incurred by the city or CRA pursuant to Neb. Rev. Stat. § 18-2155. Payments shall be remitted to the holder of the indebtedness.

City of Hastings Proposed Supplemental Form for Micro-TIF Projects

Please fill out the following information as a supplement to the application for the expedited review of a community redevelopment plan for a tax increment financing (TIF) project. Both applications are required when submitting a Micro-TIF Project application.

1. Please provide your contact information.

- a. Applicant Name: _____
- b. Applicant Phone Number: _____
- c. Applicant Email Address: _____
- d. Applicant Mailing Address: _____
- e. Preferred Method of Communication: _____
- f. Property Owner Name: _____

2. Is the Project located within a designated blight & substandard area?

- ☐ Yes
- ☐ No

3. What is the purpose of this project?

- ☐ House renovation
- ☐ New house
- ☐ Other _____

4. What is the age of the structure? _____

Improvement Information Statement

to County Assessors

This statement is required to be filed when there are \$2,500 or more in improvements, or alterations made to improvements on real property. See instructions below for exceptions.

Owner of Property	Applicant if Not the Owner	Contractor for Project
Name	Name	Name
Street or Other Mailing Address	Street or Other Mailing Address	Street or Other Mailing Address
City State Zip Code	City State Zip Code	City State Zip Code
Phone Number	Phone Number	Phone Number
Email Address	Email Address	Email Address

Real Property to Be Improved or Altered

Street Address (If Applicable)

Legal Description

Description and Intended Use of Improvement

Approximate Cost of Construction Materials Including Labor

Estimated Period of Construction (Years/Months)

Under penalties of law, I declare that this statement is, to the best of my knowledge and belief, true and correct.

sign
here

Signature

Date

Instructions

This Improvement Information Statement must be filed with the county assessor on or before December 31 of the year during which the construction, repair, alteration, or improvement occurs. This statement is required if a building permit is not required and if construction, repair, alteration, or improvement totals \$2,500 or more. If a building permit is required and issued, this statement should not be filed with the county assessor. **This statement is not required from common carriers or public utilities which are government regulated.**

Failure to submit this Improvement Information Statement could result in a penalty of 12% of the tax due for each taxing period for improvements voluntarily filed after March 19th, or March 25th for counties with at least 150,000 inhabitants. A penalty of 20% of the tax due for each taxing period for involuntary filing after March 19th, or March 25th for counties with at least 150,000 inhabitants [Neb. Rev. Stat. 77-1318](#). The maximum penalty charged is \$1,000 per year, excluding any interest pursuant to [Neb. Rev. Stat. § 45-104.01](#).



Owner's Authorization Letter

I/we hereby certify that I/we are the owner(s) of the property described herein. I/we am/are respectfully requesting processing and approval of the application(s) referenced herein. I/we hereby authorize the Applicant(s) listed on this application to act on my/our behalf during the processing and presentation of the request. The person(s) identified as Applicant shall be the principal contact with the City in processing this application.

Project: _____

Address/Location: _____

Applicant(s): _____

Owner: _____ Owner's Signature

Owner: _____ Owner's Signature

State of Nebraska)

) ss:

County of Adams)

The foregoing document was acknowledged before me this _____ day of _____

_____, by _____

Notary Public

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.

CDBG DOWNTOWN REVITALIZATION PROJECT REQUIREMENTS

1. Façade must be restored to original period design – if not practical a similar design may be proposed, subject to DTR Committee and SHPO approvals
2. Storefronts, signs awnings and color schemes must harmonize with the overall character of the building and adjacent buildings.
3. Funds are first come first serve. Awards require a significant expenditure by the applicant. At a minimum applicant is encouraged to spend \$2.00 for every \$1.00 of award.
4. Must submit plan and application for approval to the Downtown Revitalization Committee. If approved the application is forwarded to the City Council.
5. Speculative vacant property is no longer eligible. (2024)
6. Projects are subject to a Tier II environmental review including approval by SHPO.
7. No work can begin until authorized.
8. Applicant is responsible for and required to obtain building permits.
9. Applicant must register on the System for Award Management on www.sam.gov.
10. Try to obtain at least two bids to verify costs are reasonable.
11. Ensure participating contractors are aware of Davis Bacon requirements, the need to pay prevailing wage rates, submit payroll reports to the grant administrator, provide proof all contractors and subs are also registered on sam.gov and show no active exclusions.
12. Applicant encouraged to ensure the contractor performing the work is well qualified to complete the work according to city codes.
13. Physical work done by the applicant is not allowed, however the owner/developer may act as the general contractor. An official bidding process is not required.
14. All work must be within the boundaries of Downtown core area. (see map)
15. Work cannot begin until requirements are met.
16. Applicant must submit paid bills and proof of payment for reimbursement.
17. Submit weekly payroll reports to the grant administrator and coordinate employee interviews with SCEDD.
18. Execute forgivable loan Promissory Note and Deed of Trust on the property in the amount of the grant.

NOTE – The CDBG funds are HUD funds that are funneled thru the Department of Economic Development for Downtown Revitalization. As per the CDBG Downtown Revitalization Guidelines, the applicant/property owner may act as the General Contractor for the project and may contract with a Prime Contractor to complete the improvements. The Applicant and Prime Contractor are responsible to ensure that all subcontractors abide by the Davis-Bacon wage requirements and any other requirements included in the DED Program Guidelines. South Central Economic Development (SCEDD) is City's grant administrator for this project.

#	YEAR	DEVELOPER	PROJECT/ADDRESS	OWNERSHIP	TIF	CDBG DTR FUNDS	LOCAL FAÇADE	CRA LOAN	CRA PROPERTY	Owner - GC Prime Contractor	DOLLARS INVESTED
1	2015	Crowley/Schnase	517-521 W. 2nd	Uptown Experience /Schnase Family	\$ 110,000	\$ 285,000		\$150,000	CRA	Uptown/Faris	\$ 1,600,000
2	2016	THOAR LLC	713-715 W. 1st	Hermes, Osborne, Adam, Rippe	\$ 55,000	\$ 50,000		\$ 80,000	CRA	THOAR/Eclipse Constr.	\$ 500,000
3	2016	Nathan & Jessi Hoeft	119 N. St. Joseph	No Coast Brewing (Multiple owners)		\$ 50,000		\$ 240,000		No Coast / Carmichael	\$ 850,000
4	2017	Brian & Ann Hessler	615 W. 1st	ABBC Restoration / Hessler		\$ 75,000	\$ 1,600	\$ 25,000	CRA	CRA / Carmichael	\$ 500,000
5	2019	Jeb Brant	731 W. 2nd	Brant Rentals	\$ 350,000	\$ 200,000			CRA	Brant Rentals/Cardinal	\$ 3,000,000
6	2020	CRA	1st & Lincoln Parking Lot	CRA		\$ 75,000			CRA	CRA / Werner	\$ 177,000
7	2020	Bill & Holly Sabatka	525 W. 2nd	Luckee LLC / Sabatka & Brei	\$ 45,000	\$ 35,000		\$ 55,000		Sabatka/Terwey	\$ 500,000
8	2020	THOAR LLC -	105 N. Hastings - Cameron	Hermes, Osborne, Adam, Rippe		\$ 236,000			CRA	THOAR/Cardinal	\$ 3,000,000
9	2021	Bad Sportz LLC - Cranson	705 W. 2nd	Matt & Jacque Cranson	\$ 330,000	\$ 297,000		\$ 330,000	CRA	CRA / Carmichael	\$ 3,000,000
10	2022	Queen City / Rippe	701-711 W. 1st	Corner Building - Rippe / Hollister / Moore	\$ 212,000	\$ 100,000				THOAR/Cardinal	\$ 1,000,000
11	2025	CRA	405 W. 2nd	CRA - Seeking RFP		\$ 425,000			CRA	CRA / Cardinal	\$ 675,000
12	2025	Nathan & Jessi Hoeft	101 N. St. Joseph	No Coast Brewing (Multiple owners)		\$ 80,000				Hoeft/Cardinal	\$ 160,000
					\$1,102,000	\$1,908,000	\$ 1,600	\$ 880,000			\$14,962,000

			10 YEAR PROJECT ANALYSIS								
#	YEAR	DEVELOPER	PROJECT/ADDRESS	OWNERSHIP	TIF	LOCAL FAÇADE	CRA LOAN	CRA or CITY PROPERTY			
1	2015	Butch Bienkowski	117 N. Lincoln	Walter Bienkowski		\$ 30,000					
2	2015	Bob Wallace	827 W. 1st	Gremco Inc / Wallace Family		\$ 14,500					
3	2015	Mesner Development	Emerson Estates	Emerson Estates LLC - LIHTC	\$ 209,000			City			
4	2015	Owen Nelson	Kitty's Roadhouse	Owen & Kim Nelson			\$ 26,500				
5	2015	Brandie McCoy	722 W. 2nd	KJEM LLC / McCoy		\$ 7,500	\$ 30,000				
6	2015	Paul Hamelink	Pauls Cigar Bar	800 Building LLC / Hamelink			\$ 25,000				
7	2016	Mesner Development	Eastside Estates	Eastside Estates LLC - LIHTC	\$ 278,000			City/CRA			
8	2016	Furrow Plumbing	122 S. Ash	Jim Furrow	\$ 5,400						
9	2016	Steve Johnson	126 S. Ash	Steve Johnson	\$ 5,400						
10	2016	On Top LLC	1903-1907 W. 2nd	Diecker/Parker	\$ 49,500						
11	2016	801 Condo Assoc.	801 W. 2nd	Werner/Bruns	\$ 175,000		\$ 176,000	CRA			
12	2016	Tim & Hilary Redline	Redline Pharmacy	Redline Properties - Tim & Hilary Redline	\$ 140,000						
13	2016	Scott DeWitt	635-637 W. 2nd	Dewitt & Schaub			\$ 32,787				
14	2016	C. Shoemaker/Dietrich Stein	620 W. 2nd - Blue Moon	Multiple owners	\$ 192,500	\$ 60,000					
15	2017	THOAR LLC	723 W. 1st - Block 27	Hermes, Osborne, Adam, Rippe	\$ 85,000	\$ 45,000	\$ 20,000				
16	2017	Steeple Brewing	717 W. 1st	May / Heitmann / Kluver			\$ 40,000	CRA			
17	2017	Tim Jacobi	238 N. Denver	Tim & Jodi Jacobi		\$ 17,340					
18	2018	THOAR LLC	737 W. 1st - Block 27	Hermes, Osborne, Adam, Rippe		\$ 75,000					
19	2018	Tracey & Scott Bell	109 N. Burlington	Southern Bell LLC	\$ 300,000	\$ 100,000					
20	2018	Mike Works	Hampton Inn	Hastings Lodging 2 - Hampton Inn	\$ 990,000						
21	2018	Larry Schnase	My Place Hotel	DJ&R Invest. / Schnase Family	\$ 485,000						
22	2019	Mesner Development	Osborne View Estates	Multiple owners	\$ 951,832						
23	2020	Rakesh Srivastava	Innovative Prosthetics	Shabri/Manorma - Srivastava & A. Prasad	\$ 55,000		\$ 315,000	CRA			
24	2020	Jeb Brant	725 W. 2nd	Brant Rentals		\$ 15,000					
25	2020	Tim Faris	601 W. 1st	Tim & Shellie Faris	\$ 50,000	\$ 45,000		CRA			
26	2020	Gary Michaels	642 W. 2nd	MIN LLC / Valentin & Ludeman			\$ 20,000	CRA			
27	2020	Tom Ratzlaff- Coaches Corner	3212 Osborne Dr. East	Boys 3 MCP - Tom & Leah Ratzlaff							
28	2020	Mikaela Krueger	Optika Curated Eyewear	Mikaela Krueger			\$ 50,000				
29	2020	Mat & Kyla Habrock	Early Child Develop. Cen.	LincHome LLC - Habrock, Jen Schwab			\$ 65,000				
30	2020	Kent Brown	801 W. J Street	Nebraska Truck Center	\$ 195,000						
31	2022	Perry Reid Properties	Theatre Bldg. - Lot 5, Blk 1	Theatre District - Perry/Reid	\$ 350,000						
32	2021	HEDC	HEDC West Laux	Multiple owners	\$ 565,300						
33	2021	Jon Abegglen	3016 Osborne Dr. East	Kerney Junction LLC - Abegglen Hirschfeld	\$ 326,000						
34	2021	HEDC	Trail Ridge	Muiltple owners	\$ 1,435,000						
35	2022	HEDC	Trail Ridge 2.0	Muiltple owners	\$ 2,000,000						
36	2022	Marti Spitz	Early Beginings Childcare	Marti & Dale Spitz			\$ 133,000				

YEAR	DEVELOPER	PROJECT/ADDRESS	OWNERSHIP	TIF	LOCAL FAÇADE	CRA LOAN	CRA or CITY PROPERTY
37 2022	Sidy Sissoko	1113 Theatre Drive	LD Coffee Roasters - Sidy Sissoko			\$ 5,000	
38 2022	Perry Reid Properties	Hanger 55 - Lot 3, Blk 1	Kessler Villas, Perry/Reid & others	\$ 1,800,000			
39 2022	Perry Reid Properties	1113 Theatre Dr. - Lot 8, Blk 1	Bayview Place LLC - Perry/Reid	\$ 350,000			
40 2022	Queen City / Rippe	701-711 W. 1st	Garage Flats LLC - Rippe / Hollister	\$ 287,000		\$ 100,000	
41 2022	Dr. David Waters	306 W. 2nd	Davalwat Properties - Water	\$ 145,000			
42 2023	Nicole Bryant	Bryant Books & Music	Happy Jember LLC - Nicole Bryant			\$ 25,000	
43 2023	Ridgeline Advisors	105 N. Hastings	Englund & Other Owners			\$ 100,000	
44 2023	Finish Line Rentals	910 E. South Str.	Catherine Thompson			\$ 20,000	
45 2024	Michael Consbruck	615 W. 2nd - Cheese Shop LLC	Michael Consbruck			\$ 40,000	
46 2024	Mesner Development	Fairview Villas	Fairview Villas LLC - LIHTC	\$ 160,000			
47 2024	Innate - Scott Rief	Elm 26 Apartments	Innate H1 LLC - Rief	\$ 4,500,000			
48 2024	Scott Foundation	Hastings Coll. Residence Hall	Walter & Suzanne Scott Foundation	\$ 3,000,000			
49 2024	Lagunas Home Construction	Elm Meadows Subdivision	Lagunas Home Constr. - Maria Montanez	\$ 3,311,688			
50 2024	Hoppe Development	502 East "D"	Cedar Park Workforce Housing / Hoppe	\$ 510,366		\$ 200,000	CRA
51 2024	Noahs Ark Processor	Western Reserve	HASTINGS PROPERTY HOLDINGS LLC	\$ 500,000			
52 2024	Hoppe Development	502 East "D"	Cedar Park LIHTC	\$ 490,437			CRA
53 2024	Jamison Murphy	Sky Bar/Sky Lofts 107 N Lincoln	Robert A. Murphy			\$ 100,000	
	TOTALS			\$23,897,423	\$ 409,340	\$1,523,287	