COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
November 19, 2025
301 S. Burlington, Hastings, NE

Motion by the Authority that prior to this meeting a notice was posted at the temporary City Administrative offices at 2727 W 2nd St., Ste. 424 and at the temporary Development services offices at 3505 Yost Avenue, on November 14, 2025 and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

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

Motion to approve the Consent Agenda.

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

1) **Motion to approve** the request from Bad Sportz, LLC to install a Christmas tree on the vacant lot at 2nd and Hastings.

2) **Discussion and possible action** on a general redevelopment plan for Redevelopment Area #19.

3) **Motion to submit** the Blight and Substandard Study and General Redevelopment Plan for Area #19 to the Planning Commission and City Council for review.

4) **Discussion and possible action** on a general redevelopment plan for Redevelopment Area #20.

3) **Review** the 2025 TIF Report to the Nebraska Property Tax Administrator.

4) **Project Update.**

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

6) **Motion to adjourn.**

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CRA MEETING - AGENDA ITEM SUMMARY
November 19, 2025

Item #1 – Motion to approve the request from Bad Sportz, LLC to install a Christmas tree on the vacant lot at 2nd and Hastings. – The Board previously discussed allowing use of the lot provided for the temporary installation of a Christmas Tree provided the owner provides the CRA a Certificate of Liability insurance and list the CRA as an additional insured. Shelter Insurance is the agent for Bad Sportz, LLC d.b.a Small-Town Famous and will provide the certificate.

Item #2 - Discussion and possible action on a general redevelopment plan for Redevelopment Area #19. – After input from CRA and Development Services, a general redevelopment plan has been prepared by Hanna:Keelan for Redevelopment Area #19. Please review and any input provided will be passed on to the consultant

Item #3 - Motion to submit the Blight and Substandard Study and General Redevelopment Plan for Area #19 to the Planning Commission and City Council for review. – The blight and substandard study has been reviewed and if the general plan is acceptable, the study and redevelopment plan will be submitted to the Planning Commission for consideration at their next possible meeting. Recommend submittal to Planning Commission and City Council.

Item #4 - Discussion and possible action on a general redevelopment plan for Redevelopment Area #20. – As this area is industrial, HEDC is reviewing the study and plan. Please review, however the blight study and plan will not be submitted to planning commission and council until 2026.

Item #5 - Review the 2025 TIF Report to the Nebraska Property Tax Administrator. – There are currently 48 active TIF projects. This annual narrative is required by State statutes and is due each year by December 1st.

Item #6 – Project Update.

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MINUTES

MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
October 28, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on October 28, 2025, at 12:15 pm at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Rick Klamm, Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Kaleena Fong. Also present were Jesse Oswald, Ainsley Powell, Ember Batelaan, Lily Teeple, Mark Funkey, and Director Randy Chick. Appearing via Zoom were representatives from Hanna:Keelan Associates including Tim Keelan and Keith Karl. Dick Hysell called the meeting to order. Motion by Rick Klamm and second by Dan Schwartzkoph that prior to this meeting on October 27, 2025 a notice was posted at the temporary City Administrative offices at 2727 W. 2nd St., Ste. 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the CRA offices at 301 S. Burlington, or on the CRA website at https://www.hastingsdowntown.com/cra-meetings/ and that said meeting be held in open session.

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

During Director and Board Member comments Randy Chick stated that board member Rick Klamm will be stepping down on November 1st as his term has expired. Klamm was first appointed on August 14, 2007 and Chick thanked Klamm for his 18+ years of time, input and support for over 100 hundred redevelopment projects. The Mayor and Council have appointed Jeff Schneider as a replacement for a five-year term beginning November 1, 2025. Board members thanked Klamm for his service.

Motion by Dan Schwartzkoph and second by Rick Klamm to approve the Consent Agenda including the financials, the October claims, and the minutes of the Special Meeting and the Regular Meeting of September 17, 2025.

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

The Board discussed the Middle School Redevelopment project and the plan modification that was presented to the Planning Commission on October 21, 2025. The Commission did not approve the Plan Modification with opposition from two commissioners and one abstention. Four commissioners voted in favor; however, 5 votes were needed to give a positive recommendation to council. In addition, the Development Services Staff found that the plan modification did not comply with the comprehensive plan, as the proposed R-3 zoning for the project did not match up with the future land use of Downtown Commercial as identified in the comp plan. Future action will be needed for zoning and the Plan Modification.

Tim Keelan and Keith Karl from Hanna:Keelan Associates provided information about the blight and substandard study completed for proposed Area #19. Mr. Carl noted that four of the five substandard factors set forth in Community Development Law have a strong presence and one factor represents little or no presence. Out of 12 blight factors set forth in the Law a total of seven represent a strong presence, two factors represent a reasonable presence and two factors represent little to no presence. It is the opinion of the consultant that the findings in the study warrant designating Redevelopment Area #19 as substandard and blighted.

Mr. Carl reviewed the study for Redevelopment Area #20 and noted that all five of the substandard factors set forth in Community Development Law have a strong presence. Out of 12 blight factors set forth in the Law, a total of nine represent a strong presence, one factor represents a reasonable presence and one factor represents little to no presence. It is the opinion of the consultant that the findings in the study warrant designating Redevelopment Area #20 as substandard and blighted. The Board requested that the consultant move forward with the preparation of a general redevelopment plan for both areas as previously approved with input from the CRA Director and the City Planner.

Becky Sullivan left the meeting at 12:35 pm.

The Authority 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. The property would need to be rezoned to allow a shorter side setback to accommodate the homes to be constructed. The Board discussed this option and the Director will reach out to the Developer to determine the best way forward. No action was taken.

The Director provided a report with 10-years of data on CRA projects. The information was requested by City Administration and is being shared with board members. The report provides information on 63 different projects with the name of the developer, project location, ownership and what redevelopment tools had been utilized to assist the project including, TIF, local façade funding, CDBG façade funding, and loans.

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

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

Respectfully submitted,

Randy Chick, Director

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$77.80	Chamber of Comm.	Copies & shredding
$77.80	Chamber of Comm.	Telephone
$7,916.67	RAC Investments	Administrative
$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
$935.00	Ridgeline CPA's	Preparation of 2025-2026 Budget
$6,250.00	SCEDD	Grant administration (502 East D) Reimbursed by DED 23-RCRP-029
$86.94	Business World	Envelopes
$18.50	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$621.80	Steve Marvel	Lease payment for 647 W. 2nd - **year 17**
$286.46	Bryant Music & Gift	Retail Incentive Grant $10,312.5 over 3 years - Sept 25 (8/23 begin)
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - Sept 25 (5/24 begin)
$7,971.15	HEDC	TIF Prin & Int (HEDC West Laux - North Park Commons)
$1,724.12	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0 - North Park Commons)
$3,564.70	MNB Bank	TIF Prin & Int (West 2nd Properties - Bienkowski Workshops)
$21,654.25	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
$383.45	City of Hastings	BID Assessment - 647 W. 2nd (Marvel building)
$48.79	Hastings Utilities	516 W. 1st - August
$122.60	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$154.94	Hastings Utilities	405 W. 2nd - August
$350.26	Big G Ace	($188.07+$98.14) Plywood/etc windows ($16.69+$47.36) bulbs/etc park
$42.80	Raynor Doors	Replace garage door opener remote
$900.00	Tom Callaghan	Mowing and watering services 700 W. 2nd (7/24 to 11/6)
$96.30	L&M Cleaning	Clean stairs and common area
$560.00	Deer Trail Lawn	Mow Various lots
$1,680.00	Ken & Company	Maintain-Lot #3 $260, Central park $240, OMS $860, 742 S Lex $320
$70.00	Woodwards	Garbage service @ 128 N. Hastings
$59,275.51	**TOTAL CLAIMS**	

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

Invoice Date	Invoice #
11/7/2025	718259

INVOICE

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

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

PLEASE PAY
THIS AMOUNT $1,055.60

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice #
718259

Terms	Due Date
Due on receipt	12/1/2025

Qty	Description	Rate	Amount
	December Rent	900.00	900.00
	Oct Copies	71.80	71.80
	Oct Telephone	77.80	77.80
	Shredding	6.00	6.00

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

Total	$1,055.60
Payments/Credits	$0.00
Balance Due	$1,055.60

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

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Nov 6, 2025
Order ID	BL3268448742

ADOBE *Adobe
Qty: 1 — $29.99

Subtotal	$29.99
Tax	$2.10
Total	$32.09 USD

Paid Adobe, Inc. with

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

Transaction ID: 28E06422UK018105Y

View payment status

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Nov 6, 2025
Order ID	BL3268448766

ADOBE *Adobe
Qty: 1 — $6.99

Subtotal	$6.99
Total	$6.99 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings
Checking ••0714 — $6.99 USD

Transaction ID: 5L171487GP429724R

View payment status

32.09
6.99
39.08

Ridgeline CPAs

109 N Hastings Ave
Hastings, NE 68901

(402) 303-8818
www.ridgelinecpas.us

Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

Invoice Number:	13885
Client:	10736.
Date:	10/27/2025

FOR PROFESSIONAL SERVICES RENDERED:

Preparation of 2025-2026 Budget Document, attachments, presentation to the Board of Directors, and finalized packet for State submission.

Correspondence regarding the above.

Invoice Total: $935.00

Make a payment online via ACH or Credit Card by scanning this QR Code or visiting
www.ridgelinecpas.us/make-a-payment/

Thank you for your business.

South Central Economic Development District, Inc.
POB 79; 401 East Ave (2nd Floor)
Holdrege, NE 68949

Invoice

Date	Invoice #
10/31/2025	1985

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	RCRP Grant Administration for the Hastings Community Redevelopment Authority 23-RCRP-029 - Completion of 2 of 2 RFP Selections - Completion of Milestone 3	6,250.00	6,250.00

Total $6,250.00

BUS NESS
WORLD

634 West Second Street
Hastings, NE 68901
(800) 697-1065

Invoice

689042

Customer Number :	250681	Invoice Number :	689042-00	Invoice Date :	11/10/2025

Sold To	Ship To
COMMUNITY REDEVELOPMENT AUTHTY 301 SOUTH BURLINGTON AVE HASTINGS, NE 68901	COMMUNITY REDEVELOPMENT AUTHTY 301 SOUTH BURLINGTON AVE HASTINGS, NE 68901 ATTN : Randy

Customer PO:		Order Date:	2025-11-10
Phone:	(402) 461-8415	Terms:	NET 30
Fax:	(402) 462-8202	Sales Rep Name:	

Product Code	Description	U/M	Quantity			Unit Price	Amount
			Order	B/O	Ship		
BSN36682	ENVELOPE,PEELTOSEAL,REGUL AR	BX	1		1	$86.94	$86.94

Sub Total:	$86.94
Tax:	$0.00
Total:	$86.94

General Invoice

Customer Copy

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

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	11/06/2025	5746	$0.00	**11/06/2025**	**$18.50**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 10/2025	1.00	$18.500000	EACH	$18.50	$0.00	$0.00	$18.50

Invoice Total: $18.50

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

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

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

General Invoice

Remit Portion

Invoice Date	**11/06/2025**
Invoice Number	**5746**
Customer Number	**96**
Amount Paid	
Due Date	11/06/2025
Invoice Total Due	**$18.50**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

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

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	11/06/2025	5744	$0.00	**11/06/2025**	**$2,502.38**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 10/2025	1.00	$2502.380000	EACH	$2,502.38	$0.00	$0.00	$2,502.38

Invoice Total: **$2,502.38**

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

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

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

General Invoice

Remit Portion

Invoice Date	**11/06/2025**
Invoice Number	**5744**
Customer Number	**96**
Amount Paid	
Due Date	11/06/2025
Invoice Total Due	**$2,502.38**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

Tax Yr	Statement	Owner Name 1	Id #	Class #	Tax Paid	Tax less commish	
2024	616306	GUZMAN OSMIN A & KELIN Y	10019281	173	$1,783.23	$1,765.40	
2024	616308	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019285	173	$2,287.16	$2,264.29	
2024	616316	HASTINGS JEFFERY C & KARR TINA R	10019338	173	$1,910.79	$1,891.68	
2024	616322	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019379	173	$2,070.49	$2,049.79	$7,971.15
2024	616323	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019380	189	$1,045.88	$1,035.42	
2024	616329	HOMES BY OROS LLC	10019393	189	$695.66	$688.70	$1,724.12
2024	611136	WEST 2ND INVESTMENTS LLC	10019233	185	$3,600.71	$3,564.70	
						$13,259.98	

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

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

Invoice

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

Date	Invoice #
11/6/2025	4415

Terms	Due Date
Due on receipt	11/6/2025

Description	Quantity	U/M	Price	Amount
Cardinal Construction LLC labor, materials, equipment, and subcontractors necessary for work done to-date on facade updates to the building located at 405 W. 2nd St., Hastings NE				
SECTION 200: PREP WORK, EXCAVATION, CONCRETE, MASONRY				
210 - MASONRY			13,708.91	13,708.91
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1403 - CARDINAL EQUIPMENT			2,945.34	2,945.34
1404 - CARDINAL GENERAL CONTRACTING			2,500.00	2,500.00
1405 - CARDINAL PROFIT & OVERHEAD			2,500.00	2,500.00

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

Thank you!

Total	$21,654.25
Payments/Credits	$0.00
Balance Due	$21,654.25

CRA - Pacha Soap Building

Section/Category	Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering				
101 - Building Permit	2200.00	86.73	-2113.27	
200: Prep Work, Excavation, Concrete, Masonry				
201 - Dumpsters & Disposal	1600.00	1031.00	-569.00	
202 - Portable Toilet	660.00	210.79	-449.21	
203 - Labor - Demo & Disposal	49400.00	32975.25	-16424.75	
210 - Masonry	29850.00	16137.83	-13712.17	
219 - Construction Fence & Chain Link Fence Allowance	6000.00	5306.48	-693.52	
300: Framing & Miscellaneous Material				
301 - Framing Materials	3800.00	3800.00	0.00	
302 - Labor-Framing	18400.00	16357.50	-2042.50	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.	500.00	1366.37	866.37	
400: Exterior Finish				
409 - Windows	245057.62		-245057.62	
417 - Scaffolding, Setup & Tear Down	2000.00	917.01	-1082.99	
1400: Cardinal Construction Expenses				
1401 - Cardinal Labor	6200.00	1609.50	-4590.50	
1403 - Cardinal Equipment	9800.00	8294.71	-1505.29	
1404 - Cardinal General Contracting	27148.00	18500.00	-8648.00	
1405 - Cardinal Profit & Overhead	27148.00	18500.00	-8648.00	
	429763.62	125093.17	-304670.45	

Total to-date: $ 125,093.17

Cardinal Invoices	
4376	$25,808.34
4386	$29,545.09
4397	$27,942.62
4404	$20,142.87
4415	$21,654.25
Total:	$ 125,093.17

HASTINGS
CITY TREASURER

Steven J. Marvel
P. O. Box 1643
Hastings, NE 68902-1643

Dear Property Owner:

On 10/13/25, the City Council of Hastings, Nebraska, by council action levied a special assessment for the Downtown Business Improvement District, and the property described below was assessed in the amount listed herewith:

Addition: Original Town
Lot(s): N 60' of Lot 12
Block: 23

This special assessment is paid in an annual payment and DUE 10/13/25 but the entire amount may be paid within (50) fifty days (12/2/25) from the date of levy without interest.

The assessment of $383.49 will become delinquent on 12/2/25 at which time fourteen (14) per cent will be charged (or the rate provided for by law) from time of original assessment, 10/13/25. For your convenience we have provided a portion of this letter to be returned with your payment in full.

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

****

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

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

$383.49 Due 10/13/25 DELINQUENT: 12/2/25

Steven J. Marvel
P. O. Box 1643
Hastings, NE 68902-1643

Parcel Number: 010006062
Addition: Original Town
Lot(s): N 60' of Lot 12
Block: 23

Total Value $211,685.00 Total Assessment Value $383.49

Community Redevelopment Authority
Check Detail
November 3, 2025

Date	Num	Name	Memo	Account	Paid Amount	Class
11/03/2025	**7992**	**Hast...**		**Cash In Bank**		
			516 W 1st	R & M Buildings	-48.79	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-122.60	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-154.94	205-402/405 W 2nd St
TOTAL					-326.33	

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122

PHONE: (402) 462-5181

CITY OF HASTINGS
NEW GENERAL ACCOUNT
220 N HASTINGS
HASTINGS NE 68901
(402) 461-2310

CUST # 100337
TERMS: NET 10TH
P.O. # CRA

REF. # CRA
DUE DATE: 12/10/25

INV # 762227/1
DATE : 11/01/25
CLERK: GWW
TERM # 587

TIME :10:37

****
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
7	PC	CDX38	PLYWOOD 3/8 4X8		21.99 /PC	153.93CN
1	EA	2320596	MAG NUT DR 1/4X1-7/8"3PC	9.99	8.492/EA	8.49CN
1	EA	2398766	MLW T25 BIT 1" 2PK	4.99	3.942/EA	3.94CN
1	EA	5012066	MULTISCREW #10X1-1/2"BRZ	14.99	11.842/EA	11.84CN
1	EA	56087	HX WH SMS Z 10X1 1/4	12.49	9.867/EA	9.87CN

** AMOUNT CHARGED TO ACCOUNT ** 188.07

TAXABLE	0.00
NON-TAXABLE	188.07
SUB-TOTAL	188.07
TAX AMOUNT	0.00
TOTAL INVOICE	188.07

ACE REWARDS ID # 1980367372

(CRA)

X [signature]
Received By

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122

PHONE: (402) 462-5181

CITY OF HASTINGS
NEW GENERAL ACCOUNT
220 N HASTINGS
HASTINGS NE 68901
(402) 461-2310

CUST # 100337
TERMS: NET 10TH
P.O. # OLD MIDDLE S

REF. # PO # OLD MIDDLE SCHOOL
DUE DATE: 10/10/25

INV # 760104/1
DATE : 9/15/25
CLERK: JHH
TERM # 587

TIME : 4:41

****
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
2	PC	100152	PLYWOOD CDX 23/32 4X8		43.99 /PC	87.98CN
1	EA	NET56	FASTENERS		10.16 /EA	10.16*N

** AMOUNT CHARGED TO ACCOUNT ** 98.14

TAXABLE	0.00
NON-TAXABLE	98.14
SUB-TOTAL	98.14
TAX AMOUNT	0.00
TOTAL INVOICE	98.14

ACE REWARDS ID # 1980367372

(CRA)

X [signature] OMS
Received By

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122

PHONE: (402) 462-5181

CITY OF HASTINGS
NEW GENERAL ACCOUNT
220 N HASTINGS
HASTINGS NE 68901
(402) 461-2310

CUST # 100337
TERMS: NET 10TH
P.O. # CRA

REF. # PO # CRA
DUE DATE: 12/10/25

INV # 762606/1
DATE : 11/10/25
CLERK: RTD
TERM # 587

TIME : 5:31

****
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
6	EA	56	MISC FASTENERS	1.19	.94 /EA	5.64CN
1	EA	3018644	FT LED A19 SW 100W 4PK	13.99	11.052/EA	11.05CN

** AMOUNT CHARGED TO ACCOUNT ** 16.69

TAXABLE	0.00
NON-TAXABLE	16.69
SUB-TOTAL	16.69
TAX AMOUNT	0.00
TOTAL INVOICE	16.69

ACE REWARDS ID # 1980367372

(CRA)

X [signature]
Received By

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122

PHONE: (402) 462-5181

CITY OF HASTINGS
NEW GENERAL ACCOUNT
220 N HASTINGS
HASTINGS NE 68901
(402) 461-2310

CUST # 100337
TERMS: NET 10TH
P.O. # CRA

REF. # PO # CRA
DUE DATE: 12/10/25

INV # 762701/1
DATE : 11/12/25
CLERK: DFH
TERM # 587

TIME : 2:09

****
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	32483	SHADE CHMNY FRST3"F8.5"H	12.99	10.262/EA	10.26CN
2	EA	32483	SHADE CHMNY FRST3"F8.5"H	12.99	10.262/EA	20.52CN
1	EA	3018647	FT LED A19 SW 100W 4PK	20.99	16.582/EA	16.58CN

** AMOUNT CHARGED TO ACCOUNT ** 47.36

TAXABLE	0.00
NON-TAXABLE	47.36
SUB-TOTAL	47.36
TAX AMOUNT	0.00
TOTAL INVOICE	47.36

ACE REWARDS ID # 1980367372

(CRA)

X Lund[illegible] Little Park

Received By

RAYNOR GARAGE DOORS OF CENTRAL NEBRASKA INC.
525 E. 33rd. St
Hastings, NE 68901 US
tyson@hastingsraynor.com
www.hastingsraynor.com

Statement

TO
COMMUNITY
REDEVELOPMENT
AUTHORITY
301 S BURLINGTON
HASTINGS, NE 68901

STATEMENT NO. 1775
DATE 10/30/2025
TOTAL DUE $42.80
ENCLOSED

DATE	DESCRIPTION	AMOUNT	BALANCE
09/29/2025	Balance Forward		85.60
09/30/2025	Payment #7949	-42.80	42.80

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	42.80	0.00	0.00	0.00	**$42.80**

RAYNOR GARAGE DOORS OF CENTRAL NEBRASKA INC.
525 E. 33rd. St
Hastings, NE 68901
4024624103
www.hastingsraynor.com

Invoice 45766

BILL TO
COMMUNITY
REDEVELOPMENT
AUTHORITY
301 S BURLINGTON
HASTINGS, NE 68901

DATE	PLEASE PAY	DUE DATE
09/24/2025	$42.80	10/24/2025

JOB NAME
PICKED UP

QTY		AMOUNT
1	**REMOTE 3 BUTTON 893 MAX** 3 BUTTON LIFT MASTER 893 RGX REMOTE CONTROL	40.00T

We appreciate your business and look forward to working with you in the future.

Please note that all card transactions will incur a 3% processing fee.

SUBTOTAL	40.00
TAX	2.80
TOTAL	42.80
TOTAL DUE	$42.80

THANK YOU.

Invoice

Tom Callaghan

511 East 6th Street
Hastings, NE 68901

Date
November 6, 2025

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

Ship To
Same as recipient

Instructions
[Add additional instructions]

Quantity	Description	Unit Price	Total
1	Mowing and watering services for vacant lot at 2nd and Hastings from July 24, 2025 to November 6, 2025		$900.00
		Subtotal	900.00
		Sales Tax	
		Shipping & Handling	
		Total Due By [Date]	**900.00**

Thank you for your business!

Tel: 308.530.6165 Email: trkdcall88@gmail.com

147461

CUSTOMER'S ORDER NO.	DATE 10/31/25
NAME CRA	
ADDRESS	
CITY, STATE, ZIP	

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

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Oct 3rd	$	45
2				
3		Oct 31st	$	45
4				
5				
6				
7				
8				
9				
10		~~L & M Cleaning Services, LLC~~		
11		2906 West Laux Dr. Hastings, NE 68901 TAX		6.30
12		~~402-705-2435~~		

RECEIVED BY

TOTAL 96.30

A-4705
T-48528

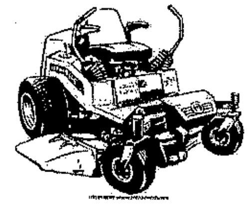
KEEP THIS SLIP FOR REFERENCE

01-11

INVOICE

Deer Trail Lawn
2545 South Deer Trial
Hastings, NE 68901

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



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

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

Invoice details
Invoice no.: 2191
Invoice date: 10/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/08/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
2.	10/08/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
3.	10/08/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
4.	10/08/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
5.	10/08/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
6.	10/08/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
7.	10/20/2025	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
8.	10/20/2025	**CRA- 218 East South St**	CRA- 218 East South St-35	1	$35.00	$35.00
9.	10/20/2025	**CRA- F&Lexington**	CRA-F&Lexington	1	$50.00	$50.00
10.	10/20/2025	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
11.	10/20/2025	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
12.	10/20/2025	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00

Total **$560.00**

Note to customer

Last Bill for Season!
Thank You!

Keno Company 124792
723 S Chicago
Hastings Nebr 68901

CUSTOMER'S ORDER NO.	DATE Nov 11 2025
NAME CRA	
ADDRESS 301 S. Burlington	
CITY, STATE, ZIP	

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

	QUAN.	DESCRIPTION	PRICE	AMOUNT	
1		Aug 25 - Nov 11			
2		25 pickup branches OMS		60	-
3	Sept	10 cleanup lot 3		260	-
4		15 windows OMS		320	-
5		25 clear lot F [illegible]		320	-
6	Nov	2 windows OMS		480	-
7		10 3 Bollard lites		240	00
8					
9		total Due		$1680	-
10					
11		Thank You!			
12					

RECEIVED BY

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

INVOICE NO9290-713

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

INVOICE / STATEMENT

PAGE
1

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

MO. DAY YR.

SERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: OCT 2025

ACCT. NO.
17716

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

10/26/2025

Service Per: OCT 2025

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

Thank You

$ ________
AMOUNT ENCLOSED

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE		140.00
09/29/25	1	PAYMENT - THANK YOU!	7954		-70.00	70.00
10/01/25	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00

PAST DUE!
WE WOULD APPRECIATE YOUR PAYMENT TODAY!

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

No 713 FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 11/20/2025 PAY THIS AMOUNT

WOODWARD'S DISPOSAL SERVICE, INC.

Item #1 – Motion to approve the request from Bad Sportz, LLC to install a Christmas tree on the vacant lot at 2nd and Hastings. – The Board previously discussed allowing use of the lot provided for the temporary installation of a Christmas Tree provided the owner provides the CRA a Certificate of Liability insurance and list the CRA as an additional insured. Shelter Insurance is the agent for Bad Sportz, LLC d.b.a Small-Town Famous and will provide the certificate.

Gmail

Randal Chick <cra@redevelophastings.com>

Placement of Christmas Tree on CRA land

1 message

Randal Chick <cra@redevelophastings.com> Mon, Jul 7, 2025 at 10:06 AM
To: Jesse Oswald <JOswald@cityofhastings.org>

Jesse - I received a request from Jacque Cranson and some others who want to put a Christmas tree on the old Bert's Pharmacy lot at 2nd and Hastings. See below.

What would we need to do to make this happen?

From: BAD Sportz <badsportz@yahoo.com>
Sent: Tuesday, July 1, 2025 1:51 PM
To: pinepatchtreefarm@gmail.com <pinepatchtreefarm@gmail.com>; Nichole Felber <nfelber@hastings-ne.com>; Mikki Shafer <mshafer@hastings-ne.com>; Jessi Hoeft <jessi@firststreetbrewing.com>; Dave Rippe <dave@queencityne.com>
Subject: Downtown Christmas tree

Hi all,

I had talked to a couple of you about getting a big Christmas tree in the Bert's lot since we finally have a spot a tree can go, at least while it's empty.

Joe has a couple questions to finalize this and make sure we're all good to go so I included him on this.

I'm not sure what we have for a budget. I'm happy to help with some of the expense and I think Dave said he would go in a little bit as well for it and I'm happy to find others depending what the final cost are, but Joe can get that information for us here.

Do we need permission from CRA etc? What do we need to move forward on this?

Thanks!
Jacque

Randal Chick
Executive Director
Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901
(402) 461-8415
www.redevelophastings.com

Item #2 - Discussion and possible action on a general redevelopment plan for Redevelopment Area #19. – After input from CRA and Development Services, a general redevelopment plan has been prepared by Hanna:Keelan for Redevelopment Area #19. Please review and any input provided will be passed on to the consultant.

Hastings, Nebraska
Redevelopment Area #19
General Redevelopment Plan

HASTINGS
Nebraska

NOVEMBER, 2025

TABLE OF CONTENTS

H:K
HANNA:KEELAN ASSOCIATES
www.hannakeelan.com

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for the implementation of development and redevelopment activities within **Hastings, Nebraska Redevelopment Area #19.** Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154 should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for **Redevelopment Area #19** must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

> (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the City of Hastings must consider prior to Plan adoption. These "considerations" are defined as follows:

> "...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, sewage, 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."

Location

Redevelopment Area #19 is in the eastern portion of the City of Hastings as identified in **Illustration 1, Context Map, Page 3.** The following nine parcels and associated street and public rights-of-ways, as on record with the Adams County Assessor's office, are listed below.

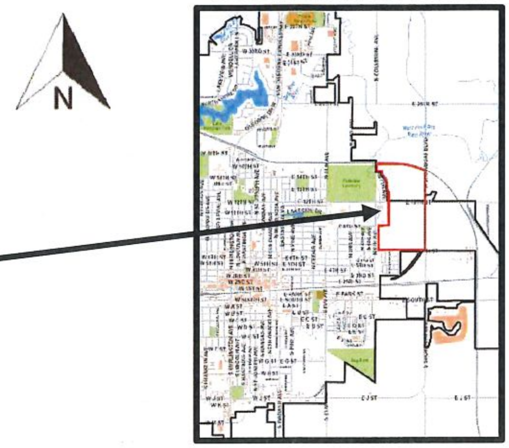
010003635	010015309	010015327
010003636	010015310	010015328
010003640	010003637	010016959

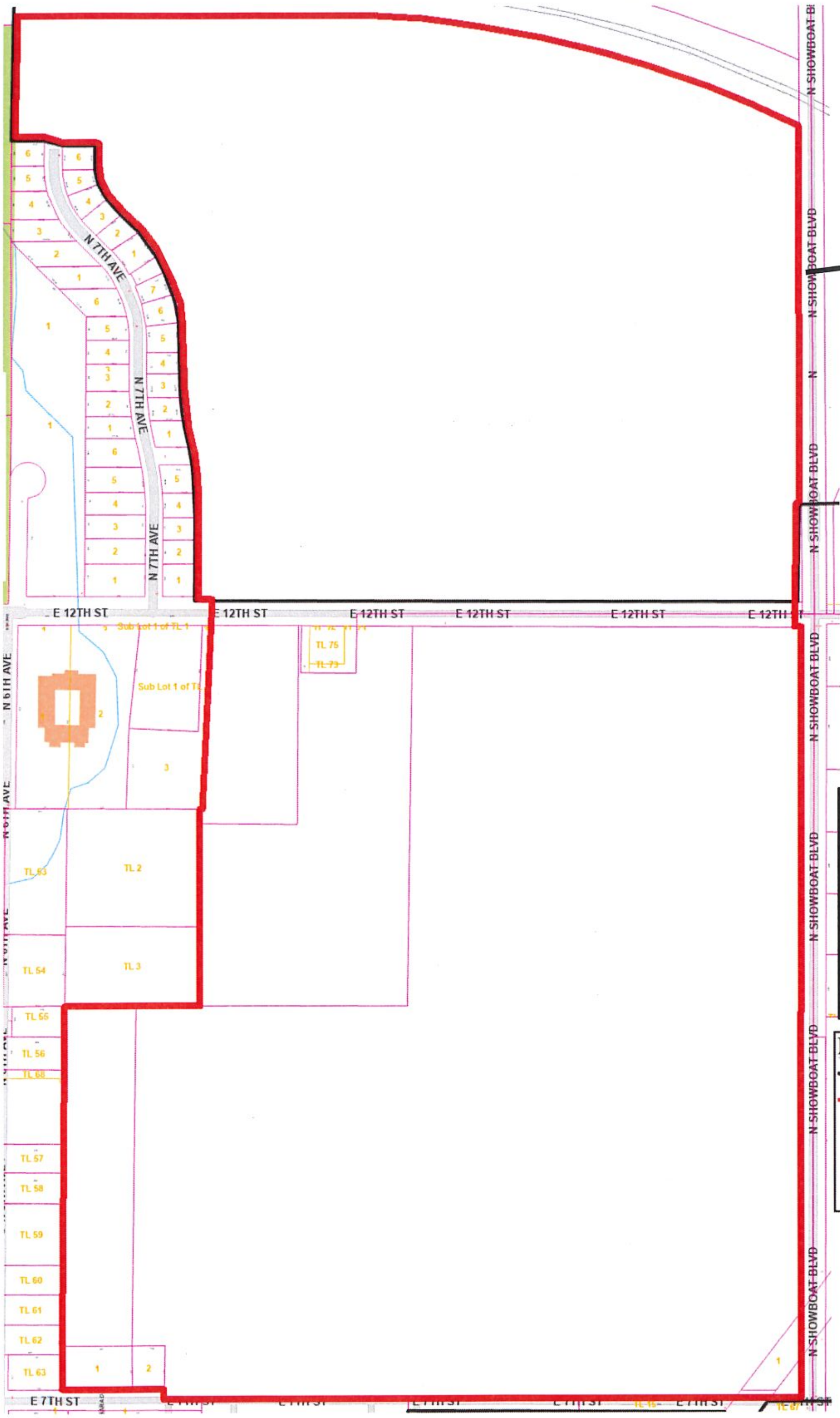
The **Redevelopment Area** contains land both within the corporate limits and adjacent the City of Hastings, all within the Two-Mile Planning Jurisdiction of the City.

> *As per Section 18-2123, of Nebraska Community Development Law, the Blight and Substandard Determination Study and General Redevelopment Plan can consider the acquisition and development of land outside the City, but within a radius of two 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 **Redevelopment 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 1 - REDEVELOPMENT AREA #19

CONTEXT MAP





HASTINGS, NEBRASKA

*As per Section 18-2123, of Nebraska Community Development Law, the Blight and Substandard Determination Study and General Redevelopment Plan can consider the acquisition and development of land outside the City, but within a radius of two 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 **Redevelopment 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.

LEGEND

- **CITY OF HASTINGS CORPORATE LIMITS**
- **REDEVELOPMENT AREA BOUNDARY**

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

1" = Approximately 500'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #19** has resulted in a listing of **general planning** and **implementation recommendations.** As discussed in the **Blight and Substandard Determination Study,** the average age and condition of the structures, lack of affordable housing, insanitary and unsafe conditions, deterioration of site or other improvements and the presence of functionally and economically obsolete land uses are a sufficient basis for designation of **Redevelopment Area #19** as **blighted** and **substandard.**

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout the **Redevelopment Area,** the City of Hastings should consider the following **general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects.**

General Development/Redevelopment Initiatives.

- Maintain **public** and **private partnerships** with funding entities and property developers to attract development to the **Redevelopment Area.** Create an **"Economic Development Initiative"** for **Redevelopment Area #19** directed at increasing the property tax bases via redevelopment activities such as encouraging **residential and commercial developments** as well as improving public infrastructure when needed. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments. Such development activities must be in conformance with the ***City's Comprehensive Plan*** and current ***Zoning and Subdivision Regulations,*** pending changes or amendments to both documents.

- **Promote the development of un- or underdeveloped properties within the Redevelopment Area by targeting those that are, currently, both functionally and economically obsolete.** Infill development should occur on vacant, development-ready tracts of land, which are suitable for a combination of commercial and residential land uses.

- **Residential Development Types:** The existing residential development adjacent the **Area** reflects the desired future development within the **Area.** The housing types targeted for this area could include but are not limited to single family homes and duplex-quadplex developments off Showboat Boulevard and 12th Street and mixed-use studio to two-bedroom apartments above commercial space along the previously mentioned roadways.

- **Commercial Development Types:** The commercial development within the area should be focused on small- to medium-scale retail operations that can service the surrounding population while limiting any additional vehicle traffic that may disrupt the residential character of the area. These developments could include but are not limited to small- to medium-scale retail spaces in mixed development along Showboat Boulevard and 12th Street and small- to medium-scale stand alone, low intensity commercial developments that do not disrupt the residential nature of the **Area**.

Infrastructure & Utility Systems Initiatives.

- **Repair, replace and add as needed, deteriorated and dilapidated municipal water, sanitation and storm sewer mains** throughout **Redevelopment Area #19.**
- Establish a **program** to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, landscaping, access roads and parking areas in the **Redevelopment Area.**
- Coordinate with the City engineer to ensure the completion of planned resurfacing of 7th and 12th Street within the **Redevelopment Area,** cited in the Hastings one- and six-year road plan.

Implementation.

Both a timeline and budget should be developed for the implementation of this **General Redevelopment Plan.** Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable timeline to complete the redevelopment activities identified in the **Plan** would be seven to 12 years.

Various funding sources exist for the preparation and implementation of a **capital improvement budget** designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and TIF. The use of TIF for development and redevelopment projects in **Redevelopment Area** is deemed to be an essential and integral element of financing. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan.**

The City agrees, when approving this **General Redevelopment Plan,** to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a **Cost Benefit Analysis**. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Hastings and Adams County. Proposed projects using TIF must meet the Cost Benefit Analysis and the **"But for" test.** Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in **Redevelopment Area #19.**

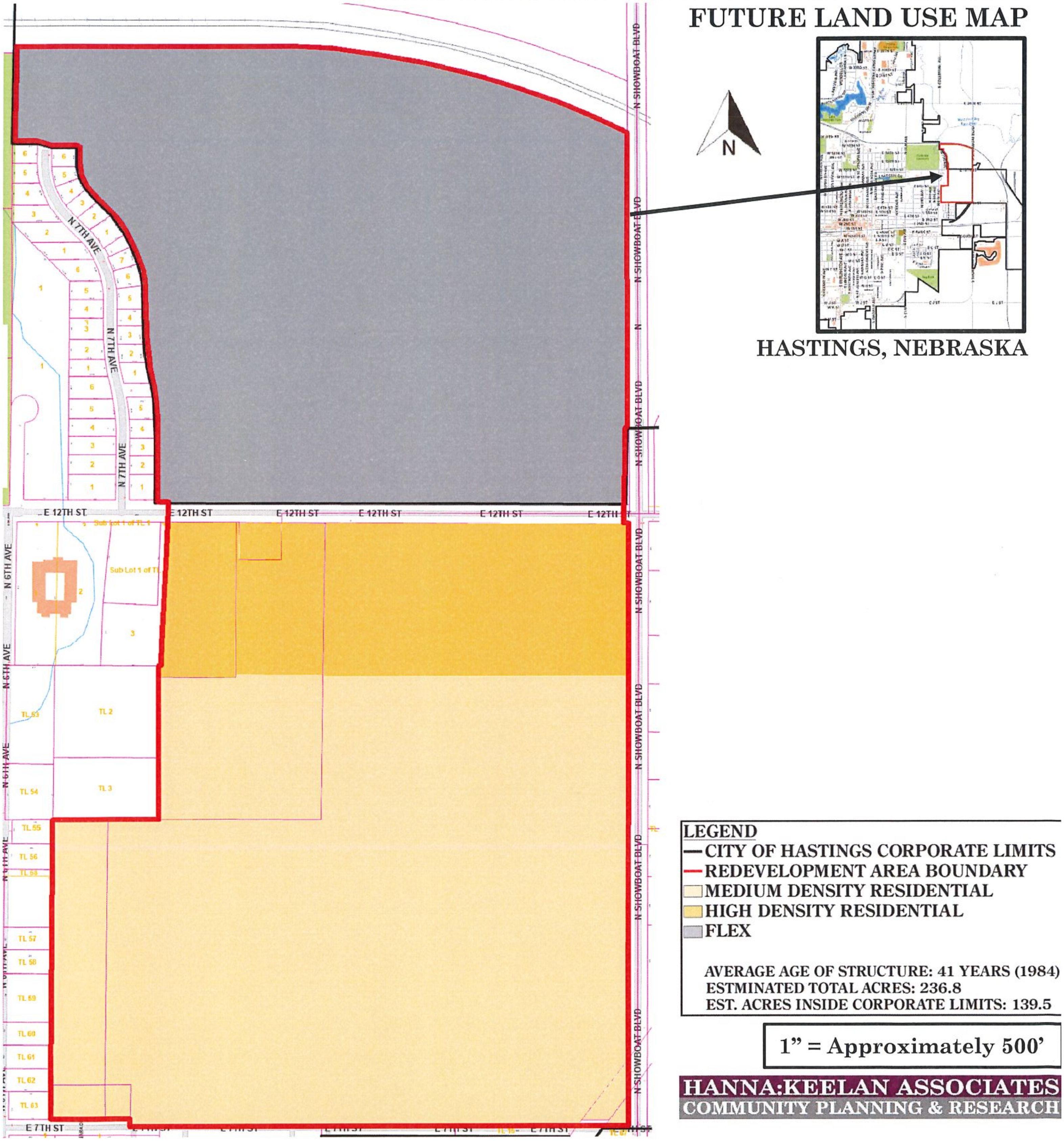
1. **Future Land Use Patterns.**

The existing land use patterns in **Redevelopment Area #19** are described in detail in the **Blight and Substandard Determination Study (Pages 12 and 13).** The **Redevelopment Area** consists of residential and undeveloped land uses. The **Structural/Site Conditions Survey** identified properties and structures classified as being in a state of minor or major deteriorating condition. Irregular tracts of undeveloped land should be targeted for future flex and residential development for appropriate platting procedures, as per the Hastings Zoning and Subdivision Regulations.

Illustration 2, Page 7, features a **Future Land Use Map,** which identifies the land use density and coverage, as well as a general site plan for the **Redevelopment Area.** The recommendations in this **General Redevelopment Plan** are reasonably consistent with both the ***Hastings Comprehensive Plan*** and the ***Hastings Zoning and Subdivision Regulations.***

The future land use patterns within the **Redevelopment Area** support both residential and flex development and overall redevelopment activities. It is recommended that future development be concentrated on vacant lands.

ILLUSTRATION 2 - REDEVELOPMENT AREA #19
FUTURE LAND USE MAP



2. **Future Zoning Districts.**

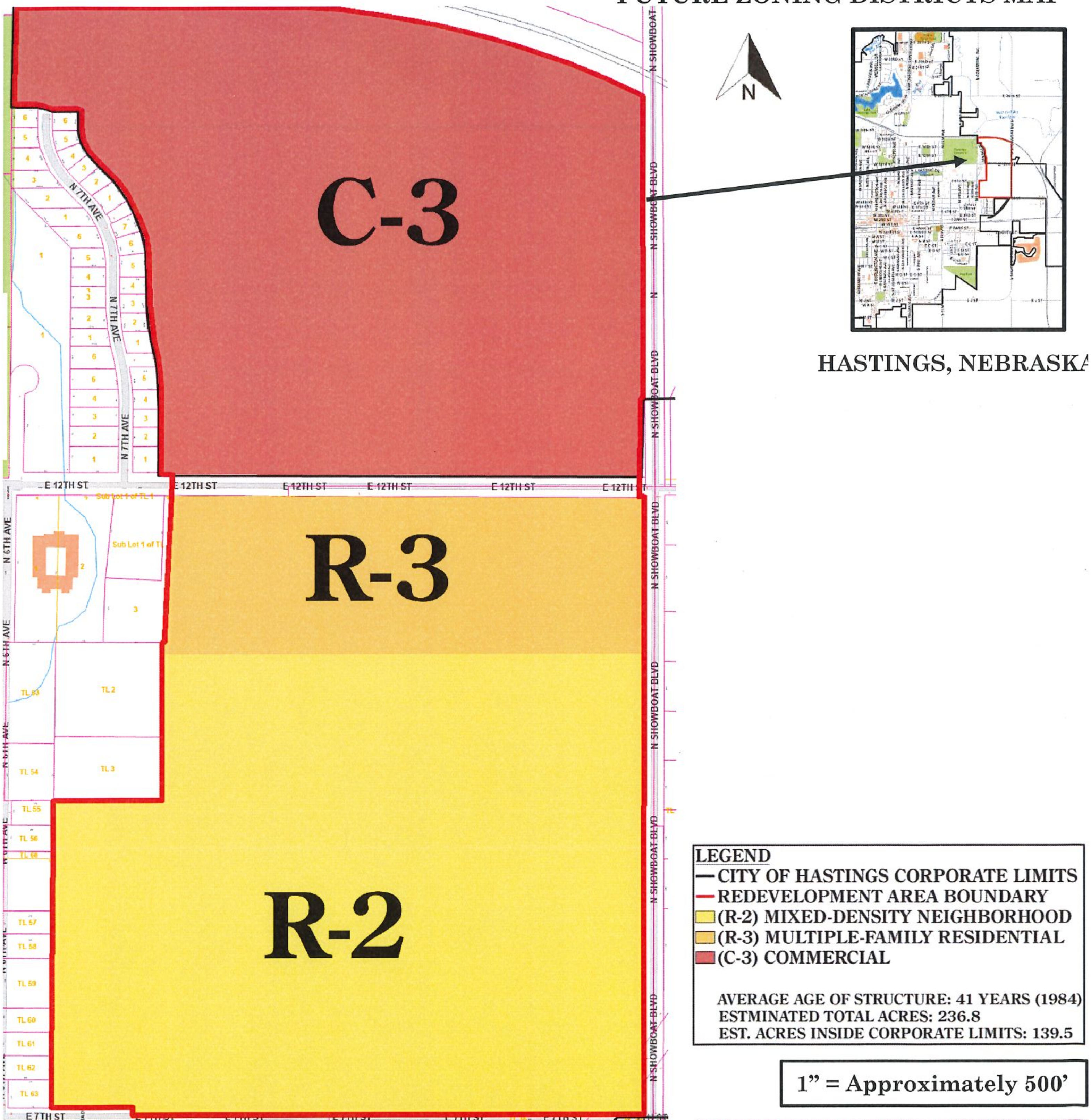
The future land use designations shown in **Illustration 3** should be in conformance with the City's ***Comprehensive Plan*** and ***Zoning/Subdivision Regulations.*** The **Future Zoning Districts Map** for **Redevelopment Area #19** is identified in **Illustration 4, Page 9.** This represents allowed land development densities, land coverage and potential building intensities of the **Redevelopment Area.**

3. **Recommended Public Improvements.**

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a **"first step"** for public improvements and encourage private development within **Redevelopment Area #19.** The most common form of public improvement occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems to make repairs and replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped vacant land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated infrastructure systems to service both developed and undeveloped land throughout the **Redevelopment Area.** It is recommended the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within the **Area** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the ***City of Hastings Subdivision Regulations.*** Additionally, the City of Hastings should work with developers of residential redevelopment activities within **Area #19** to lower the associated costs as much as possible as well as varied and affordable housing options that all promote increased housing stability within the **Area**.

ILLUSTRATION 3 - REDEVELOPMENT AREA #19
FUTURE ZONING DISTRICTS MAP



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

4. **Alternative Energy Considerations.**

Development within **Redevelopment Area** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with ***green building*** techniques.

LEED building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being green.

Conclusions.

A successful **General Redevelopment Plan** for **Hastings, Nebraska Redevelopment Area #19** should guide both redevelopment and development opportunities and activities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area.**

The City of Hastings should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **Redevelopment Area.** The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area,** making it more attractive for future development.

Prior to continued street and pedestrian transportation network improvements, the City should develop a plan to such improvements, comparing the costs of these improvements to the revenue generated by the Community's tax-base.

The following identifies estimated costs for the improvement of various infrastructure features in the Redevelopment Area.

<u>Normal Street Replacement</u>
Costs depend on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated $63 per square yard. Asphalt overlay has a cost of $4.20 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is $210 per linear foot.
The cost to construct a 6" thick, 60' wide concrete street is $420 per linear foot.
The cost to construct a 2" thick, 30' wide asphalt overlay is $28 per linear foot.
The cost to construct a 2" thick, 60' wide asphalt overlay is $56 per linear foot.

<u>Ramped Curb Cuts</u>
$1,700 each

<u>Sanitary Sewer</u>
$75 to $85 per linear foot

<u>Water Valves</u>
$1,500 each

<u>Fire Hydrants</u>
$5,000 each

<u>Storm Sewers</u>
The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. The breakdown of approximate unit prices is as follows:

15" RCP costs $70 per linear foot
18" RCP costs $80 per linear foot
24" RCP costs $95 per linear foot
30" RCP costs $150 per linear foot
36" RCP costs $165 per linear foot
42" RCP costs $180 per linear foot
48" RCP costs $225 per linear foot

Inlets cost an estimated $5,000 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost $90,500.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #19,** in Hastings, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects; however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of State and Federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing the types of funding to assist in implementing this **General Redevelopment Plan.**

Each selected redevelopment project should be accompanied by a detailed budget of both sources and uses of various funds.

Public/Private Funding Sources

-Building Improvement District
-Tax Increment Financing
-LB 840
-Historic Preservation Tax Credits (State & Federal)
-Low Income Housing Tax Credits (NIFA & State)
-Sales Tax
-Community Development Block Grants - Re-Use Funds
-HOME Funds
-Nebraska Affordable Housing Trust Fund
-Nebraska Affordable Housing Trust Fund
-Rural Workforce Housing Investment Fund
-Community Development Assistance Act
-Intermodal Surface Transportation Efficiency Act
-Small Business Administration-Micro Loans
-Local Lender Financing
-Owner Equity
-Donations and Contributions

Foundations

-American Express Foundation
-Kellogg Corporate Giving Program
-Marietta Philanthropic Trust
-Monroe Auto Equipment Company Foundation
-Norwest Foundation
-Piper, Jaffray & Hopwood Corporate Giving
-Target Stores Corporate Giving
-Pitney Bowes Corporate Contributions
-Burlington Northern Santa Fe Foundation
-US West Foundation
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-Frank M. and Alice M. Farr Trust
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-Peter Kiewit and Sons Inc. Foundation
-Thomas D. Buckley Trust
-Valmont Foundation
-Quivey-Bay State Foundation
-ConAgra Charitable Fund, Inc.

GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST	RESOLUTION #
1. ____________________	____________
$____________________	
2. ____________________	____________
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$____________________	
10. ____________________	____________
$____________________	

Item #3 - Motion to submit the Blight and Substandard Study and General Redevelopment Plan for Area #19 to the Planning Commission and City Council for review. – The blight and substandard study has been reviewed and if the general plan is acceptable, the study and redevelopment plan will be submitted to the Planning Commission for consideration at their next possible meeting. Recommend submittal to Planning Commission and City Council.

Hastings, Nebraska

Redevelopment Area #19

Blight and Substandard Determination Study.

HASTINGS
Nebraska

SEPTEMBER, 2025

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**.

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.

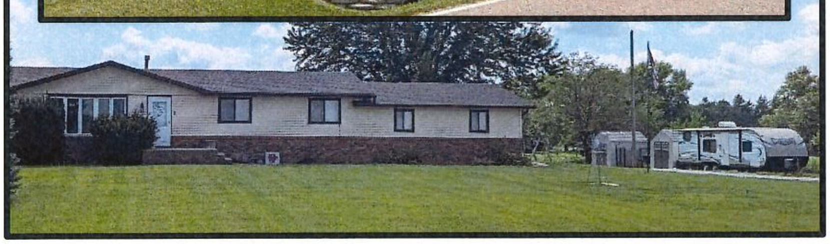
The prevailing substandard and blighted conditions, evident in sites, buildings and the public infrastructure, as determined by the field survey, in the Redevelopment Area include:

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.



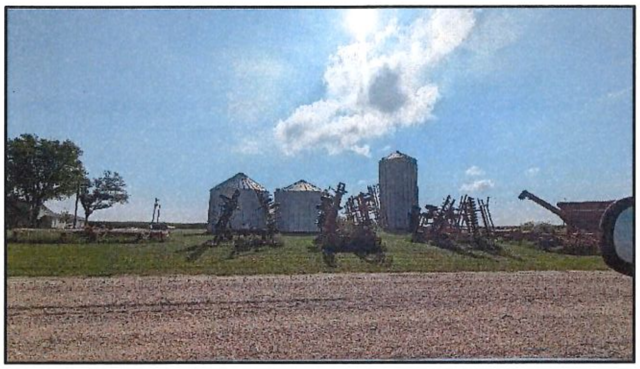
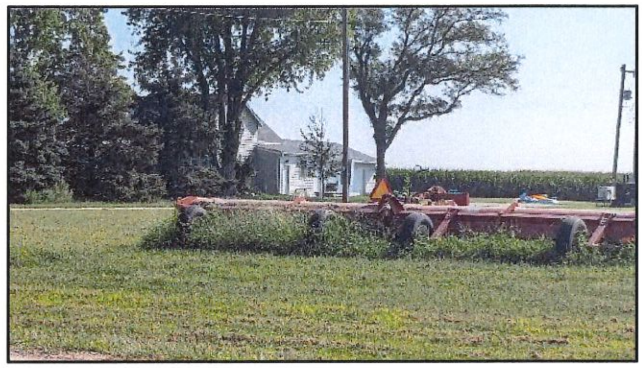
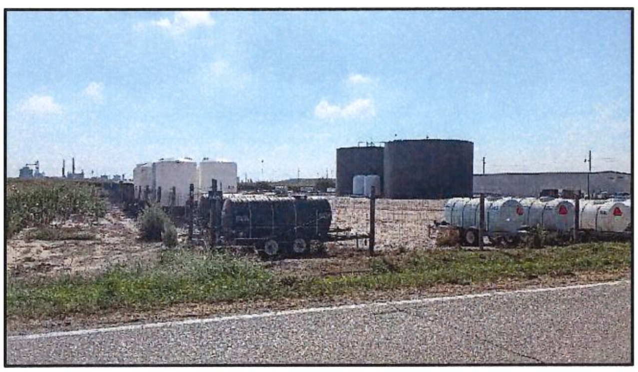
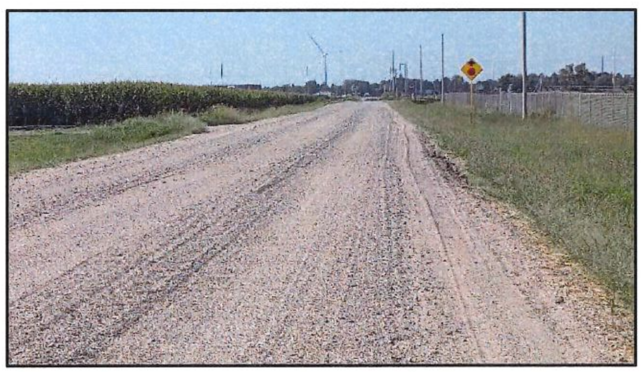
Hastings, Nebraska
Redevelopment Area #19
General Redevelopment Plan

HASTINGS
Nebraska

NOVEMBER, 2025

Item #4 - Discussion and possible action on a general redevelopment plan for Redevelopment Area #20. – As this area is industrial, HEDC is reviewing the study and plan. Please review, however the blight study and plan will not be submitted to planning commission and council until 2026.

Hastings, Nebraska
Redevelopment Area #20
General Redevelopment Plan

HASTINGS
Nebraska

NOVEMBER, 2025

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HANNA:KEELAN ASSOCIATES
www.hannakeelan.com

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for the implementation of development and redevelopment activities within **Hastings, Nebraska Redevelopment Area #20.** Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154 should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for **Redevelopment Area #20** must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

> (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the City of Hastings must consider prior to Plan adoption. These "considerations" are defined as follows:

> "...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, sewage, 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."

Location

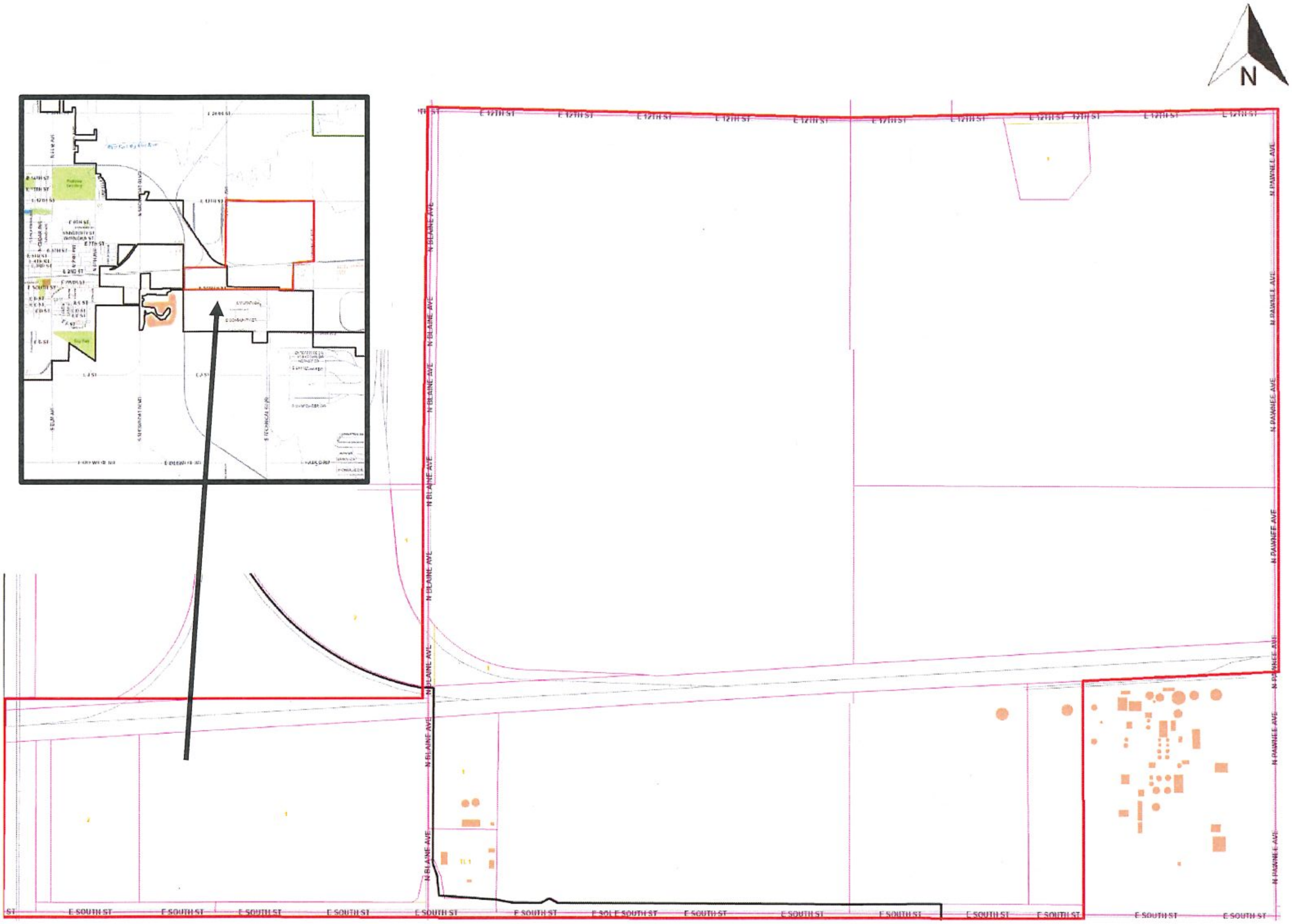
Redevelopment Area #20 is in the eastern extension of the City of Hastings, as identified in **Illustration 1, Context Map, Page 3.** The following 22 parcels and associated street and public rights-of-ways, as on record with the Adams County Assessor's office, are listed to the right.

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

The **Redevelopment Area** contains land both within the corporate limits and adjacent the City of Hastings, all within the Two-Mile Planning Jurisdiction of the City.

*As per Section 18-2123, of Nebraska Community Development Law, the Blight and Substandard Determination Study and General Redevelopment Plan can consider the acquisition and development of land outside the City, but within a radius of two 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 **Redevelopment 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 1 REDEVELOPMENT AREA #20 CONTEXT MAP
HASTINGS, NEBRASKA



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LEGEND

—CITY OF HASTINGS CORPORATE LIMITS

—REDEVELOPMENT AREA BOUNDARY

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

1" = Approximately 1,000'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #20** has resulted in a listing of **general planning** and **implementation recommendations.** As discussed in the **Blight and Substandard Determination Study,** the average age and condition of the structures, lack of affordable housing, insanitary and unsafe conditions, deterioration of site or other improvements and the presence of functionally and economically obsolete land uses are a sufficient basis for designation of **Redevelopment Area #20** as **blighted** and **substandard.**

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout the **Redevelopment Area,** the City of Hastings should consider the following **general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects.**

General Development/Redevelopment Initiatives.

- Maintain **public** and **private partnerships** with funding entities and property developers to attract development to the **Redevelopment Area.** Create an **"Economic Development Initiative"** for **Redevelopment Area #20** directed at increasing the property tax bases via redevelopment activities such as encouraging **large industrial development** as well as improving public infrastructure when needed. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments. Such development activities must be in conformance with the ***City's Comprehensive Plan*** and current ***Zoning and Subdivision Regulations,*** pending changes or amendments to both documents.

- **Promote the development of un- or underdeveloped properties within the Redevelopment Area by targeting those that are, currently, both functionally and economically obsolete.** Infill development should occur on vacant, development-ready tracts of land, which are suitable for either commercial or residential use.

Infrastructure & Utility Systems Initiatives.

- **Repair, replace and add as needed, deteriorated and dilapidated municipal water, sanitation and storm sewer mains** throughout **Redevelopment Area #19 as needed.**

- Installation of a **lift station** and **street pavement** will be required for the Area when it is annexed and developed.

Implementation.

Both a timeline and budget should be developed for the implementation of this **General Redevelopment Plan.** Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable timeline to complete the redevelopment activities identified in the **Plan** would be seven to 12 years.

Various funding sources exist for the preparation and implementation of a **capital improvement budget** designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and TIF. The use of TIF for development and redevelopment projects in **Redevelopment Area** is deemed to be an essential and integral element of financing. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan.**

The City agrees, when approving this **General Redevelopment Plan,** to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a **Cost Benefit Analysis**. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Hastings and Adams County. Proposed projects using TIF must meet the Cost Benefit Analysis and the **"But for" test.** Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in **Redevelopment Area #20.**

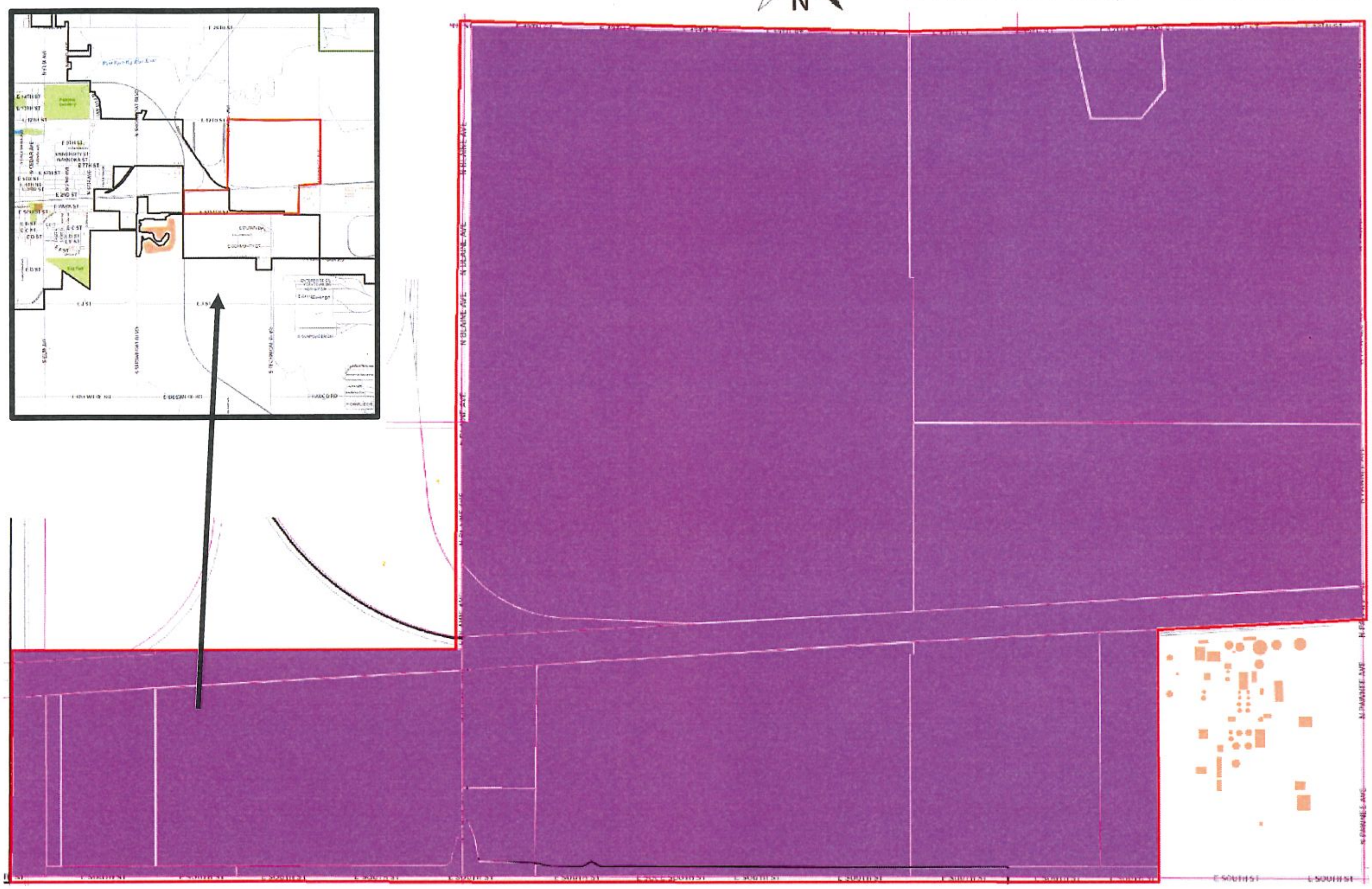
1. **Future Land Use Patterns.**

The existing land use patterns in **Redevelopment Area #20** are described in detail in the **Blight and Substandard Determination Study (Pages 12 and 13).** The **Redevelopment Area** consists of residential, commercial, industrial and undeveloped land uses. The **Structural/Site Conditions Survey** identified properties and structures classified as being in a state of minor or major deteriorating condition. Irregular tracts of undeveloped land should be targeted for future commercial or residential development for appropriate platting procedures, as per the Hastings Zoning and Subdivision Regulations.

Illustration 2, Page 7, features a **Future Land Use Map,** which identifies the land use density and coverage, as well as a general site plan for the **Redevelopment Area.** The recommendations in this **General Redevelopment Plan** are reasonably consistent with the ***Hastings Comprehensive Plan*** and the ***Hastings Zoning and Subdivision Regulations.***

The future land use patterns within the **Redevelopment Area** support Industrial land uses development and overall redevelopment activities.

LLUSTRATION 2 - REDEVELOPMENT AREA #20
FUTURE LAND USE MAP
HASTINGS, NEBRASKA



LEGEND
- CITY OF HASTINGS CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY
- INDUSTRIAL

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

1" = Approximately 1,000'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

2. <u>Future Zoning Districts.</u>

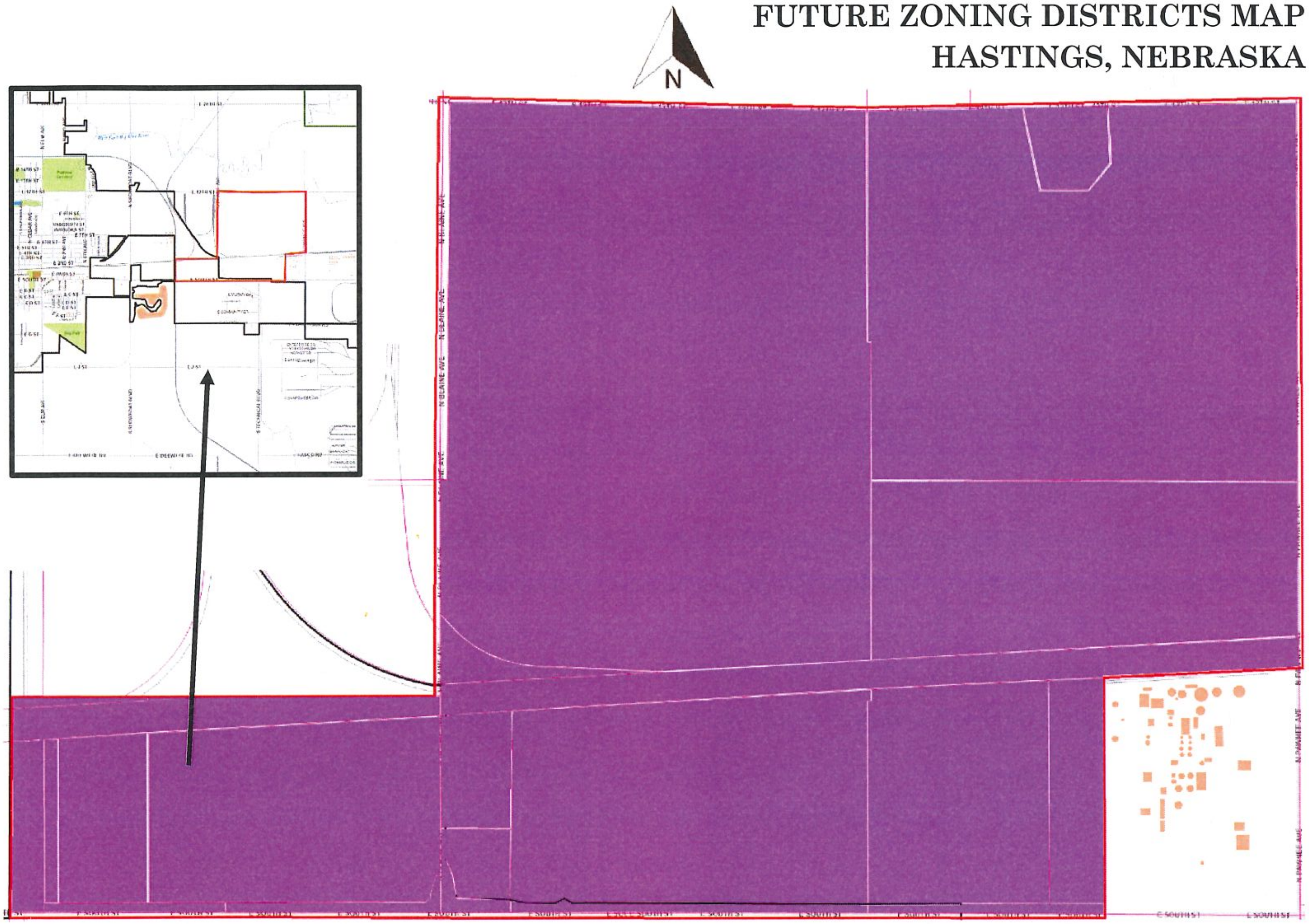
The future land use designations shown in **Illustration** 4 should be in conformance with the City's ***Comprehensive Plan*** and ***Zoning/Subdivision Regulations.*** The **Future Zoning Districts Map** for **Redevelopment Area #20** is identified in **Illustration 3, Page 9.** This represents allowed land development densities, land coverage and potential building intensities of the **Redevelopment Area.**

3. <u>Recommended Public Improvements.</u>

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a **"first step"** for public improvements and encourage private development within **Redevelopment Area #20.** The most common form of public improvement occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated infrastructure systems to service both developed and undeveloped land throughout the **Redevelopment Area.** It is recommended the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within **Area** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the ***City of Hastings Subdivision Regulations.***

**LLUSTRATION 3 - REDEVELOPMENT AREA #20
FUTURE ZONING DISTRICTS MAP
HASTINGS, NEBRASKA**



LEGEND
- CITY OF HASTINGS CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY
- HEAVY INDUSTRIAL DISTRICT (I-2)

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

1" = Approximately 1,000'

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

4. **Alternative Energy Considerations.**

Development within **Redevelopment Area** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with ***green building*** techniques.

LEED building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being green.

Conclusions.

A successful **General Redevelopment Plan** for **Hastings, Nebraska Redevelopment Area #20** should guide both redevelopment and development opportunities and activities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area.**

The City of Hastings should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **Redevelopment Area.** The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area,** making it more attractive for future development.

Prior to continued street and pedestrian transportation network improvements, the City should develop a plan for such improvements, comparing the costs of these improvements to the revenue generated by the Community's tax-base.

The following identifies estimated costs for the improvement of various infrastructure features in the Redevelopment Area.

Normal Street Replacement
Costs depend on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated $63 per square yard. Asphalt overlay has a cost of $4.20 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is $210 per linear foot.
The cost to construct a 6" thick, 60' wide concrete street is $420 per linear foot.
The cost to construct a 2" thick, 30' wide asphalt overlay is $28 per linear foot.
The cost to construct a 2" thick, 60' wide asphalt overlay is $56 per linear foot.

Ramped Curb Cuts
$1,700 each

Sanitary Sewer
$75 to $85 per linear foot

Water Valves
$1,500 each

Fire Hydrants
$5,000 each

Storm Sewers
The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. The breakdown of approximate unit prices is as follows:

15" RCP costs $70 per linear foot
18" RCP costs $80 per linear foot
24" RCP costs $95 per linear foot
30" RCP costs $150 per linear foot
36" RCP costs $165 per linear foot
42" RCP costs $180 per linear foot
48" RCP costs $225 per linear foot

Inlets cost an estimated $5,000 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost $90,500.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #20,** in Hastings, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects; however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of State and Federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing the types of funding to assist in implementing this **General Redevelopment Plan.**

Each selected redevelopment project should be accompanied by a detailed budget of both sources and uses of various funds.

Public/Private Funding Sources

-Building Improvement District
-Tax Increment Financing
-LB 840
-Historic Preservation Tax Credits (State & Federal)
-Low Income Housing Tax Credits (NIFA & State)
-Sales Tax
-Community Development Block Grants-Re-Use Funds
-HOME Funds
-Nebraska Affordable Housing Trust Fund
-Nebraska Affordable Housing Trust Fund
-Rural Workforce Housing Investment Fund
-Community Development Assistance Act
-Intermodal Surface Transportation Efficiency Act
-Small Business Administration-Micro Loans
-Local Lender Financing
-Owner Equity

-Donations and Contributions

Foundations

-American Express Foundation
-Kellogg Corporate Giving Program
-Marietta Philanthropic Trust
-Monroe Auto Equipment Company Foundation
-Norwest Foundation
-Piper, Jaffray & Hopwood Corporate Giving
-Target Stores Corporate Giving
-Pitney Bowes Corporate Contributions
-Burlington Northern Santa Fe Foundation
-US West Foundation
-Woods Charitable Fund, Inc.
-Abel Foundation
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-IBP Foundation, Inc.
-Mid-Nebraska Community Foundations, Inc.
-Northwestern Bell Foundation
-Omaha World-Herald Foundation
-Peter Kiewit and Sons Inc. Foundation
-Thomas D. Buckley Trust
-Valmont Foundation
-Quivey-Bay State Foundation
-Hazel R. Keene Trust
-Frank M. and Alice M. Farr Trust
-ConAgra Charitable Fund, Inc.

GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST	RESOLUTION #
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Item #5 - Review the 2025 TIF Report to the Nebraska Property Tax Administrator. – There are currently 48 active TIF projects. This annual narrative is required by State statutes and is due each year by December 1st.

CITY OF HASTINGS, NEBRASKA

Property Tax Administrator Redevelopment Plan Reporting
as Required by Neb. Rev. Statute 18-2117.01
December 1, 2025

NEW PROJECTS

1. REDEVELOPMENT AREA #1 – Plan Modification No. 2022-5 (Bad Sportz – Wolbach Building)

- Redevelopment plan approval date: November 14, 2022
- Date Plan submitted to Property Tax Administrator: November 19, 2025
- Effective date for dividing taxes: January 1, 2025
- Are the location and boundaries included in redevelopment plan? Yes. Lots Three (3) and Four (4), except the South Twenty-Two (22) feet thereof, and Lots Five (5) and Six (6), all in Block Twenty-two (22), Original Town.
- Description: - Rehabilitation and renovation of all three levels of the historic Wolbach Building into a mix of uses including production, retail, commercial and office. TIF funds will be used for site acquisition, repair and rehabilitation of the structure, facade enhancements, engineering and planning costs.

2. REDEVELOPMENT AREA #5 – Plan Modification No. 2024-1 (Fairview Villas, LLC)

- Redevelopment plan approval date: June 10, 2024
- Date Plan submitted to Property Tax Administrator: November 19, 2025
- Effective date for dividing taxes: January 1, 2025
- Are the location and boundaries included in redevelopment plan? Yes. Lots 1 through 7, Block 1 and Lots 1-7, Block 2, all in Fairway Subdivision, City of Hastings.
- Description: - Development of 28 duplex style units for income restricted rental homes. TIF funds used for acquisition, paving, water, sewer and gas lines.

3. REDEVELOPMENT AREA #13 – Plan Modification First Amended and Restated No. 2020-5, Theatre District Lot 4, Blk 1

- Redevelopment plan approval date: September 27, 2021
- Date Plan submitted to Property Tax Administrator: November 29, 2023
- Effective date for dividing taxes: January 1, 2025
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan. (Lot 4, Block 1, Theatre District Subdivision)
- Description – The renovation and rehabilitation of a 36,000 square foot former grocery store for commercial tenants. TIF funds used for site acquisition, site preparation, utility and infrastructure improvements and façade enhancements.

4. REDEVELOPMENT AREA #13 – Plan Modification First Amended and Restated No. 2020-5, Theatre District Lot 1, Blk 1

- Redevelopment plan approval date: September 27, 2021
- Date Plan submitted to Property Tax Administrator: November 29, 2023
- Effective date for dividing taxes: January 1, 2025
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan. (Lot 1, Block 1, Theatre District Subdivision)

- Description – The renovation and rehabilitation of a 90,000 square foot former big box retail store for commercial tenants. TIF funds used for site acquisition, targeted demolition, site preparation, utility and infrastructure improvements and façade enhancements.

5. **REDEVELOPMENT AREA #14 – Plan Modification No 2019-3 (HEDC West Laux Drive - Phase 3)**
   - Redevelopment plan approval date: November 12, 2019
   - Date Plan submitted to Property Tax Administrator: November 8, 2021
   - Effective date for dividing taxes: January 1, 2025
   - Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan. (Lots 5,6,12,13,14, Pioneer Trail Flats 2nd Sub)
   - Description - Development of townhomes for workforce housing in several phases. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

6. **REDEVELOPMENT AREA #14 – Plan Modification No. 2022-1 (Trail Ridge Addition 2.0 Phase 3)**
   - Redevelopment plan approval date: March 14, 2022
   - Date Plan submitted to Property Tax Administrator: November 29, 2023
   - Effective date for dividing taxes: January 1, 2025
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. - Phase 3 (Lot 3, 11, 12 of Blk 1 Trail Ridge Addition, Lot 3, 4, 7, 8, 9 of Blk 2 Trail Ridge Addition, Lot 1 and 2 Trail Ridge 1st Subdivision)
   - Description: - The 3rd phase of the development of 33 single family homes. TIF funds used for site acquisition, site preparation and utility and infrastructure improvements for single family residential subdivision.

7. **REDEVELOPMENT AREA #14 – Plan Modification No. 2019-4 (HEDC Trail Ridge Phase 4)**
   - Redevelopment plan approval date: November 12, 2019
   - Date Plan submitted to Property Tax Administrator: November 29, 2022
   - Effective date for dividing taxes: January 1, 2025
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. - Phase 3 (Lot 8 & 9 Blk 1, Lot 8 & 9 Blk 3, Lot 1 Blk 4, Lots 1, 2, 4, 12, 13, & 14 Blk 5 Trail Ridge Add.)
   - Description: - The 3rd phase of the development of 41 single family homes. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

EXISTING PROJECTS

8. **REDEVELOPMENT AREA #1 – Plan Modification No. 2022-3 (Garage Flats 401-403 W. 3rd)**
   - Redevelopment plan approval date: November 14, 2022
   - Date Plan submitted to Property Tax Administrator: November 23, 2024
   - Effective date for dividing taxes: January 1, 2024
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1, Garage Flats Subdivision.
   - Description: - Redevelopment and conversion of a former body shop into a 2-unit affordable housing duplex and the construction of a new 2-unit market rate duplex. TIF funds used for acquisition, site prep, repair or rehab of the structure and architectural & engineering planning related to the project.

9. **REDEVELOPMENT AREA #1 – Plan Modification No. 2022-2 (Corner Building 701-709 W. 1st)**
   - Redevelopment plan approval date: September 12, 2022
   - Date Plan submitted to Property Tax Administrator: November 23, 2024
   - Effective date for dividing taxes: January 1, 2024
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1-3, Blk 27, Original Town, City of Hastings
   - Description: - Redevelopment of two historic downtown buildings for commercial and office uses on both levels. TIF funds used for acquisition, rehabilitation of the structures, façade enhancements, architectural, engineering & planning costs and public parking.

10. **REDEVELOPMENT AREA #14 – Plan Modification No. 2019-4 (HEDC Trail Ridge Phase 3)**
   - Redevelopment plan approval date: November 12, 2019
   - Date Plan submitted to Property Tax Administrator: November 29, 2022
   - Effective date for dividing taxes: January 1, 2024
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. - Phase 3 (Lot 8 & 9 Blk 1, Lot 8 & 9 Blk 3, Lot 1 Blk 4, Lots 1, 2, 4, 12, 13, & 14 Blk 5 Trail Ridge Add.)
   - Description: - The 3rd phase of the development of 41 single family homes. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

11. **REDEVELOPMENT AREA #14 – Plan Modification No. 2022-1 (Trail Ridge Addition 2.0 Phase 2)**
   - Redevelopment plan approval date: March 14, 2022
   - Date Plan submitted to Property Tax Administrator: November 29, 2023
   - Effective date for dividing taxes: January 1, 2024
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. - Phase 2 (Lot 2, 4, 6, 7, 16, 17, 18, 19, 20, & 23 of Blk 1, Lot 2 & Lot 10 of Blk 2, Lot 1 & 5 of Blk 3 Trail Ridge Add. & Lot 3 Trail Ridge 1st)
   - Description: - The 2nd phase of the development of 33 single family homes. TIF funds used for site acquisition, site preparation and utility and infrastructure improvements for single family residential subdivision.

12. **REDEVELOPMENT AREA #14 – Plan Modification No. 6.19.18.C (Mesner North-Phase 3)**
   - Redevelopment plan approval date: August 13, 2018
   - Date Plan submitted to Property Tax Administrator: November 25, 2020
   - Effective date for dividing taxes: January 1, 2024
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Phase 3 includes Lots 1-6, Osborne View Estates 4th Subdivision.
   - Description: - Phase 3 of the development of 20 market rate townhomes for sale or rent. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

13. **REDEVELOPMENT AREA #14 – Plan Modification No. 2022-1 (Trail Ridge Addition 2.0 Phase 1)**
   - Redevelopment plan approval date: March 14, 2022
   - Date Plan submitted to Property Tax Administrator: November 29, 2023
   - Effective date for dividing taxes: January 1, 2023
   - Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Phase 1 (Lot 1 Blk 2, Lot 11 Blk 2, Trail Ridge Add.)
   - Description: - Development of 33 single family homes in multiple phases. TIF funds used for site acquisition, site preparation and utility and infrastructure improvements for single family residential subdivision.

14. REDEVELOPMENT AREA #13 – Plan Modification No. 2020-5 (Theatre District Lot 3 Block 1)

- Redevelopment plan approval date: December 14, 2020
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2023
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan. (Lot 3, Block 1, Theatre District Subdivision)
- Description – The development of a 75-unit multifamily workforce housing project targeted for residents age 55 or over. TIF funds used for site acquisition, demolition of blighted & substandard structures, site preparation, utility and infrastructure improvements and development of workforce housing.

15. REDEVELOPMENT AREA #13 – Plan Modification First Amended and Restated No. 2020-5 (Theatre District Lot 8 Block 1)

- Amended and Restated Redevelopment plan approval date: September 27, 2021
- Date Plan submitted to Property Tax Administrator: November 29, 2023
- Effective date for dividing taxes: January 1, 2023
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan. (Lot 8, Block 1, Theatre District Subdivision)
- Description – The development of a new 9,000 square foot flex building containing retail and/or office uses to provide additional neighborhood services. TIF funds used for site acquisition, site preparation, utility and infrastructure improvements, and other eligible public improvements.

16. REDEVELOPMENT AREA #14 – Plan Modification No 2019-3 (HEDC West Laux Drive - Phase 2)

- Redevelopment plan approval date: November 12, 2019
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2023
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan. (Lots 3 & 4, Pioneer Trail Flats)
- Description - Development of 16-unit townhomes for workforce housing in several phases. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

17. REDEVELOPMENT AREA #1 – Plan Modification No. 2021-3 (DAVALWAT Properties LLC)

- Redevelopment plan approval date: May 10, 2021
- Date Plan submitted to Property Tax Administrator: November 29, 2023
- Effective date for dividing taxes: January 1, 2023
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan.
- Description - Renovation of a one-story 10,800 square foot historic building for medical office and storage uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and other public improvements.

18. REDEVELOPMENT AREA #14 – Plan Modification No. 2019-4 (HEDC Trail Ridge Phase 2)

- Redevelopment plan approval date: November 12, 2019
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2023
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. - Phase 2 (Lot 1 Blk 1, Lot 7 & 10 Blk 3, Lot 3 Blk 4, Lots 3, 5, 7, 9, 10, 11, 15, 16, 19, 22, & 23 Blk 5 Trail Ridge Add.)

- Description: - Development of 41 single family homes in multiple phases. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

19. REDEVELOPMENT AREA #1 – Plan Modification No. 2020-1 (THOAR LLC - Cameron Building)

- Redevelopment plan approval date: March 9, 2020
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022
- Are the location and boundaries included in the redevelopment plan? Included in previously submitted plan.
- Description - Renovation of a two-story historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and other public improvements.

20. REDEVELOPMENT AREA #1 – Plan Modification No. 2020-2 (ABBC Restorations)

- Redevelopment plan approval date: May 11, 2020
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan.
- Description - Renovation of a two-story historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and other public improvements.

21. REDEVELOPMENT AREA #1 – Plan Modification No. 2020-3 (Luckee LLC)

- Redevelopment plan approval date: October 12, 2020
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan.
- Description - Renovation of a two-story historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and other public improvements.

22. REDEVELOPMENT AREA #1 – Plan Modification No. 2021-2 (Brant Rentals LLC) – Phase 2

- Redevelopment plan approval date: March 8, 2021
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2021
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. (PHASE 2) Unit 4, The Central Block Condominiums, Original Town – 737 W. 1st Street Ste 304.
- Description - Renovation of a three-story historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and public parking lot improvements.

23. REDEVELOPMENT AREA #4 – Plan Modification No. 2021-4 (West 2nd Investments LLC)

- Redevelopment plan approval date: June 12, 2021
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022

- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan.
- Description: - Construction of an 8,000 square foot building for up to 9 workshop spaces. TIF funds used for site acquisition, site preparation, utility costs, architectural, engineering and planning costs, public parking and other eligible public improvements.

24. REDEVELOPMENT AREA #13 – Plan Modification No. 2021-5 (Theater District LLC – Theatre Building Project)

- Redevelopment plan approval date: January 10, 2020
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan.
- Description: - Renovation of the former Imperial Theatre including the exterior facade and interior rehabilitation. TIF funds used for site acquisition, site preparation, demo of the existing facade and rehabilitation of the structure.

25. REDEVELOPMENT AREA #14 – Plan Modification No. 2020-4 (Abegglen & Hirschfeld/Kearny Junction)

- Redevelopment plan approval date: October 12, 2029
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan.
- Description: - Construction of a 6,200 sq ft commercial/retail building. TIF funds used for site acquisition, site preparation, engineering & planning costs and façade enhancements.

26. REDEVELOPMENT AREA #14 – Plan Modification No. 2019-4 (HEDC Trail Ridge Phase 1)

- Redevelopment plan approval date: November 12, 2019
- Date Plan submitted to Property Tax Administrator: November 29, 2022
- Effective date for dividing taxes: January 1, 2022
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Phase 1 (Lot 24 Blk 1, Lot 11 & 12 Blk 3, Lot 2 Blk 4, Lots 6, 8, 17, 18, 20, & 21 Trail Ridge Add.)
- Description: - Development of 41 single family homes in multiple phases. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

27. REDEVELOPMENT AREA #1 – Plan Modification No. 7.15.14 (801 Building Condominiums)

- Redevelopment plan approval date: - August 11, 2014
- Date Plan submitted to Property Tax Administrator: 11/28/2016
- Effective date for dividing taxes: January 1, 2016
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. 801 W. 2nd & 125 N. Lincoln Avenue.
- Description: Renovation of a 100-year-old historic building for commercial and residential uses. TIF funds used for site acquisition, sidewalk improvements and façade renovation.

28. REDEVELOPMENT AREA #1 – Plan Modification No. 2 (Uptown Experience)

- Redevelopment plan approval date: March 25, 2013
- Date Plan submitted to Property Tax Administrator: November 2013
- Effective date for dividing taxes: January 1, 2013

- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 3-6, Original Town - 517 & 521 W. 2nd Street
- Description: - Renovation of a 100-year-old historic building for commercial and residential uses. TIF funds used for site acquisition, renovation costs, façade renovation and parking improvements.

29. REDEVELOPMENT AREA #1 – Plan Modification No. 10.15.13 (Dietrich/Stein Brothers Building)

- Redevelopment plan approval date: January 9, 2017
- Date Plan submitted to Property Tax Administrator: November 2017
- Effective date for dividing taxes: January 1, 2017
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 18-21 Block 18, Original Town - 620 W. 2nd Street
- Description: - Renovation of a historic building for commercial and residential uses. TIF funds used for site acquisition, renovation costs and façade renovation.

30. REDEVELOPMENT AREA #1 – Plan Modification No. 06.19.18.B (Faris)

- Redevelopment plan approval date: August 13, 2018
- Date Plan submitted to Property Tax Administrator: October 26, 2020
- Effective date for dividing taxes: January 1, 2020
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 1-3, Block 26 Original Town – 601-607 W. 1st
- Description: - Renovation of a historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements and public parking lot improvements.

31. REDEVELOPMENT AREA #1 – Plan Modification No. 12.19.17 (Southern Bell Heartland)

- Redevelopment plan approval date: February 12, 2018
- Date Plan submitted to Property Tax Administrator: October 26, 2020
- Effective date for dividing taxes: January 1, 2020
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. South 74.5 Ft of Lots 1-5, Lyman's Add to Blk 5 of Moore's Addition - 109 N. Burlington
- Description - Renovation of a 30,000 sq ft historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and public parking lot improvements.

32. REDEVELOPMENT AREA #1 – Plan Modification No. 7.15.14 (The Listening Room, Inc)

- Redevelopment plan approval date: August 11, 2014
- Date Plan submitted to Property Tax Administrator: November 2014
- Effective date for dividing taxes: January 1, 2014
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 2 & 3, Oliver's Addition. (809 W. 2nd Street)
- Description - Renovation of a historic building into a community performing arts center. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and water line improvements.

33. REDEVELOPMENT AREA #1 – Plan Modification No. 3.15.16 (Thoar, LLC)

- Redevelopment plan approval date: May 9, 2016
- Date Plan submitted to Property Tax Administrator: November 27, 2017
- Effective date for dividing taxes: January 1, 2017

- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 4-5, Block 27, Original Town. (713/715 W. 1st Street)
- Description - Renovation of two 80-year-old historic buildings for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and public parking lot improvements.

34. REDEVELOPMENT AREA #1 – Plan Modification No. 12.19.17 (Thoar, LLC – 723 W. 1st)

- Redevelopment plan approval date: February 12, 2018
- Date Plan submitted to Property Tax Administrator: November 13, 2019
- Effective date for dividing taxes: January 1, 2019
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 1-3, Davis Addition. (723 W. 1st Street)
- Description - Renovation of a 10,500 sq ft historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and public parking lot improvements.

35. REDEVELOPMENT AREA #1 – Plan Modification No. 9.18.18.A (Thoar, LLC – 737 W. 1st)

- Redevelopment plan approval date: November 13, 2018
- Date Plan submitted to Property Tax Administrator: November 25, 2020
- Effective date for dividing taxes: January 1, 2020
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 4-7, Davis Addition – 737 W. 1st
- Description - Renovation of a 17,000 sq ft historic building for commercial and residential uses TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and public parking lot improvements.

36. REDEVELOPMENT AREA #1 – Plan Modification No. 2021-2 (Brant Rentals LLC) – Phase 1

- Redevelopment plan approval date: March 8, 2021
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2021
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Unit 5 & 6, The Central Block Condominiums, Original Town – 737 W. 1st Street.
- Description - Renovation of a three-story historic building for commercial and residential uses. TIF funds used for site acquisition, repair or rehabilitation of the structure, façade enhancements, and public parking lot improvements.

37. REDEVELOPMENT AREA #3 – Plan Modification No. 5 (Emerson Estates, LLC)

- Redevelopment plan approval date: January 26, 2015
- Date Plan submitted to Property Tax Administrator: November 28, 2016
- Effective date for dividing taxes: January 1, 2016
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1-8, Emerson Estates. Located east of South St. Joseph Avenue and South of West J Street along Fitzgerald Avenue and adjacent cul-de-sacs.
- Description: - Development of 24 duplex & tri-plex style units for income restricted senior rental homes. TIF funds used for site acquisition, paving, water, sewer and gas lines.

38. REDEVELOPMENT AREA #4 – Plan Modification No. 14 (On Top, LLC)

- Redevelopment plan approval date: May 9, 2016
- Date Plan submitted to Property Tax Administrator: November 27, 2017

- Effective date for dividing taxes: January 1, 2017
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. WG Pauley Lumber Subdivision. 1907 W. 2nd Street.
- Description: - Construction of two 3,750 sq ft building industrial buildings for workshop space. TIF funds used for relocation of water lines.

39. REDEVELOPMENT AREA #5 – Plan Modification No. 6 (Southwood Estates)
- Redevelopment plan approval date: June 27, 2011
- Date Plan submitted to Property Tax Administrator: November, 2012
- Effective date for dividing taxes: January 1, 2012
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 2&3, Southwood Estates.
- Description: - Development of 32 duplex & tri-plex style units for income restricted senior rental homes. TIF funds used for paving, water, sewer and gas lines.

40. REDEVELOPMENT AREA #7 – Plan Modification No. 4.19.16 (Eastside Estates, LLC)
- Redevelopment plan approval date: June 13, 2016
- Date Plan submitted to Property Tax Administrator: November 29, 2018
- Effective date for dividing taxes: January 1, 2018
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1, Eastside Estates. Minnesota Ave between 12th & 14th Str.
- Description: - Development of 14 duplexes for income restricted senior rental homes. TIF funds used for paving, water, sewer and gas lines.

41. REDEVELOPMENT AREA #13 – Plan Modification No. 9.18.18.B (Shabri, LLC / Manorma LLC)
- Redevelopment plan approval date: November 13, 2018
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2021
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1 Imperial Theatre, 2nd Subdivision, 3211 W. 12th
- Description: - Renovation of 5,400 sq ft commercial building into offices, lab space and manufacturing space. TIF funds used for site acquisition, rehabilitation of the structure, and façade enhancements.

42. REDEVELOPMENT AREA #14 – Plan Modification No. 1.16.18 (Hastings Lodging 2, LLC)
- Redevelopment plan approval date: March 26, 2018
- Date Plan submitted to Property Tax Administrator: November 25, 2020
- Effective date for dividing taxes: January 1, 2020
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1, North Park Commons 2nd Subdivision, 215 E. 31st Street.
- Description: - Development and construction of an 84-room hotel. TIF funds used for site acquisition, site preparation, installation of utility improvements.

43. REDEVELOPMENT AREA #14 – Plan Modification No. 1.16.18.a (DJ&R Investments, LLC)
- Redevelopment plan approval date: March 26, 2018
- Date Plan submitted to Property Tax Administrator: November 13, 2019
- Effective date for dividing taxes: January 1, 2019
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1, Hastings Common Subdivision #2, 200 W. 31st Street.

- Description: - Development and construction of a 46-room hotel. TIF funds used for site acquisition, site preparation, installation of streets, water, sewer, gas & electric line improvements.

44. REDEVELOPMENT AREA #14 – Plan Modification No. 6.19.18.C (Mesner North-Phase 1)
- Redevelopment plan approval date: August 13, 2018
- Date Plan submitted to Property Tax Administrator: October 26, 2020
- Effective date for dividing taxes: January 1, 2020
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Phase 1 includes
- Description: - Development of 30 townhomes for income restricted rental homes. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

45. REDEVELOPMENT AREA #14 – Plan Modification No. 6.19.18.C (Mesner North-Phase 2)
- Redevelopment plan approval date: August 13, 2018
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2021
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Phase 2 includes Lots 7-14, Block 2, Lots 4&5, Block 3, Lots 22-25, Block 3 all in Osborne View Estates and Lots 1-6, Osborne View Estates 2nd Subdivision.
- Description: - Development of 20 market rate townhomes for sale or rent. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

46. REDEVELOPMENT AREA #14 – Plan Modification No. 7.24.18 (NPC Phase 1)
- Redevelopment plan approval date: September 10, 2018
- Date Plan submitted to Property Tax Administrator: November 25, 2020
- Effective date for dividing taxes: January 1, 2020
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Pioneer Trail Flats Subdivision, 418-434 East 31st Street.
- Description: - Development of 84-unit multifamily apartments for workforce housing. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

47. REDEVELOPMENT AREA #14 – Plan Modification No. 2019-3 (HEDC West Laux – Phase 1)
- Redevelopment plan approval date: November 12, 2019
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2021
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lots 1 & 2, Pioneer Trail Flats Second Subdivision.
- Description: - Development of 16-unit townhomes for workforce housing in several phases. TIF funds used for site acquisition, site preparation and paving, water, sewer and gas lines.

48. REDEVELOPMENT AREA #14 – Plan Modification No. 2019-1 (Boys 3 MCP)
- Redevelopment plan approval date: March 11, 2019
- Date Plan submitted to Property Tax Administrator: November 8, 2021
- Effective date for dividing taxes: January 1, 2021
- Are the location and boundaries included in redevelopment plan? Included in previously submitted plan. Lot 1, North Park Commons - 3212 Osborne Drive East
- Description: - Development of a 4,600 sq ft convenience store. TIF funds used for site acquisition, site preparation and façade enhancements.

NOVEMBER 2025 - PROJECT UPDATE

1. Fairview Villas / Mesner Development – The 28-unit project on Franklin Avenue is near completion with some exterior landscaping remaining. All 28 units are leased up (100% occupied).
2. Hanger 55 - The 78-unit complex opened in May of 2024 and has 50 units leased with 28 units remaining to be filled (64% occupancy). Craig Perry of Perry Reid Properties has indicated they are on track to be under lease up through spring/summer 2026. It takes longer to fully lease a 55 and over project but once lease up is complete they traditionally stay very full. A 18-36 month lease up period is normal for a 55+ project.
3. Theatre District Flats – The 56-unit complex opened in May of 2025 and has 34 units leased (61% occupancy) with 22 units remaining to be filled. Perry Reid Properties has indicated they are on track to be leased up in spring of 2026. A 9-12 month lease up period is normal.
4. Elm 26 / Innate Concepts - Their first building opened in August 2025 and has 21 of 22 units occupied (96%). The second building opened two weeks ago and is 50% occupied. The third building opens at the end of December and they are hoping to have all 6 buildings completed by May 2026.
5. Elm Meadows / Lagunas Home Construction – The streets water and sewer have been installed for the first phase which includes 18 lots. The first "for sale" home is under construction.
6. Cedar Park / Hoppe Development – A groundbreaking for the 58-unit Cedar Park project was held on October 30th. The site preparation by Ramos Brothers Grading and Excavation is complete (paid for with Rural Community Recovery Program grant funds) and installation of infrastructure has started. Construction is planned to be completed in 18 months (Spring 2027).
7. 405 W. 2nd Façade – Cardinal Construction has removed all windows and doors and prepped the openings for new windows. Jackson Glass should begin installation of frames and windows in November.
8. Middle School – The plan modification presented to the Planning Commission in October did not comply with the comprehensive plan and a tweak to the zoning code or the Comp Plan is required. After determining the best way forward, a new plan mod will be prepared and presented to planning commission in January and City Council in February. Asbestos removal is planned to begin in February or March of 2026 and the City Council will review an application for CDBG Façade Funding on November 24th.
9. McHargue Construction / F & Lexington – After discussions with Development Services, McHargue has decided to make applications for expedited review (Micro-TIF) to construct a 1,380 square foot home with 3-bedrooms, 2-baths, and a 2-car garage that would be priced at $235,000 on each of the three lots. CRA would sell the lots to McHargue and partner with HEDC to provide a short-term loan at 0% to keep construction costs down.
10. Ponderosa Park – The Ponderosa Park project received final plat approval on November 10th and all approvals from the City needed to move the project forward have been completed.
11. Schnase 1906 District – A ribbon cutting and business after hours was held on November 4th for this new coworking and incubator space built to help local entrepreneurs start, launch, and grow their businesses.
12. Hastings College Dormitory - "The 1882" dormitory with 3 elevators and 323 beds is under construction and scheduled to be ready for occupancy for the 2026/2027 school year.