COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
December 17, 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 December 12, 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 Regular Meeting of November 19, 2025
- Financials
- Claims

1) **Motion to approve** a purchase agreement with McHargue Construction for the purchase of Lot 9 & 10, Kent's Addition and Lot 1, Kent Subdivision. (734-742 S. Lexington)

2) **Motion to approve** Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project.

3) **Motion to approve** the submittal of an invoice to request draw down funds for administrative costs for the RCRP Grant.

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
December 17, 2025

Item #1 – Motion to approve a purchase agreement with McHargue Construction for the purchase of Lot 9 & 10, Kent's Addition and Lot 1, Kent Subdivision. (734-742 S. Lexington) – The Authority previously approved the sale of 734-742 S. Lexington to McHargue Construction who intends to construct 3 single family homes to be sold in the $235,000 range. McHargue intends to apply for Micro-TIF through the expedited review process. Recommend approval.

Item #2 - Motion to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project. – The plan modification previously submitted to the Planning Commission for review did not comply with the Comprehensive Plan. The plan mod has been changed to show the contemplated C-2 zoning for the project. Project dates have also been modified. Recommend approval.

Item #3 - Motion to approve the submittal of an invoice to request draw down funds for administrative costs for the RCRP Grant. – The application for Rural Community Recovery Program funds for the D Street and Cedar site preparation project included $5,000 of administrative costs for the CRA. DED is requiring detailed payroll documentation and proof of payment for the applicable pay periods. Recommend approval.

Item #4 - Possible closed session to discuss contract and/or real estate negotiations.

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MINUTES

MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
November 19, 2025

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on November 19, 2025, at 11:30 am at the Chamber Development Center at 301 S. Burlington. Members of the Authority present were Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Kaleena Fong. Also present were Jesse Oswald, Ainsley Powell, Kevin Kubo, Mark Funkey, Jay Beckby and Director Randy Chick. Dick Hysell called the meeting to order. Motion by Becky Sullivan and second by Dan Schwartzkoph that prior to this meeting on November 14, 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, B. Sullivan, K. Fong, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve the Consent Agenda including the financials, the November claims, and the minutes of the meeting of October 28, 2025.

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 documents
$6,250.00	SCEDD	Grant admin (502 East D) Reimbursed by DED 23-RCRP-029 #3
$6,250.00	SCEDD	Grant admin (502 East D) Reimbursed by DED 23-RCRP-029 #4
$7,000.00	Hanna:Keelan	Blight & Substandard study (100% complete)
$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
$383.49	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

$72,525.55 TOTAL CLAIMS

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

Motion by Becky Sullivan and second by Kaleena Fong 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 Smalltown Famous and will provide the certificate.

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

After input from CRA and Development Services, a general redevelopment plan has been prepared by Hanna:Keelan for Redevelopment Area #19. The board discussed the recommended zoning of the area which may contain a mix of residential and commercial. Motion by Dan Schwartkoph and second by Becky Sullivan to approve and accept the General Redevelopment Plan for Redevelopment Area #19 as presented.

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

Motion by Dan Schwartzkoph and second by Becky Sullivan to submit the Blight and Substandard Study and General Redevelopment Plan for Redevelopment Area #19 to the Planning Commission and City Council for review. The blight and substandard study and the general plan have been approved and accepted and with this action the study and redevelopment plan will be submitted to the Planning Commission for consideration at their next possible meeting.

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

The board discussed the general redevelopment plan for Redevelopment Area #20. This area is primarily industrial and HEDC has reviewed the study and plan. Motion by Dan Schwartzkoph and second by Becky Sullivan to approve and accept the general redevelopment plan for Redevelopment Area #20. The blight study and redevelopment plan will not be submitted to the planning commission and city council at this time.

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

The Director reviewed the 2025 TIF Report to the Nebraska Property Tax Administrator. There are currently 48 active TIF projects for Hastings. This annual narrative is required by State Statutes and is due each year by December 1st. The information is used for a TIF report to the Nebraska legislature that is provided in March of each year.

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority
Profit & Loss
October 1 through December 11, 2025

		Oct 1 - Dec 11, 25
Ordinary Income/Expense		
Income		
Grant Income		
RCRP Grant Income	286,341.69	
Total Grant Income		286,341.69
Investment Interest		11,045.02
Property Tax		22,528.62
Real Estate Loan Interest		1,210.90
Real Estate Loan Principal		6,899.60
Rent Income		
Commercial Space	7,200.00	
Kool-Aid Bldg Garage	1,870.00	
Total Rent Income		9,070.00
RLF-income		5,333.32
RLF-Principal		22,908.09
Sale of Property		143,655.36
State Pro Rate		114.98
Tax Increment TIF		101,660.84
Total Income		610,768.42
Gross Profit		610,768.42
Expense		
Administrative Expenses		26,344.73
Construction Improvements		319,637.78
Lease Expense		1,252.79
Professional Services		30,528.38
R & M Buildings		9,740.42
Retail Grant		1,052.36
TIF Principal		100,517.69
Total Expense		489,074.15
Net Ordinary Income		121,694.27
Net Income		**121,694.27**

Community Redevelopment Authority
Balance Sheet
As of December 11, 2025

	Dec 11, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,576,893.98
Revolving Loan Fund	292,078.81
Total Checking/Savings	1,970,827.80
Other Current Assets	
Accumulated Depreciation	-231,300.95
Allowance for Notes Receivable	-12,300.00
Due from City of Hastings	42,179.32
Grant Receivable	202,531.69
Inventory	929,802.52
Leasehold Improvements	414,851.39
NMPF-Notes Receivables	39,852.64
Property Sale Receivable	143,655.36
Property Tax Receivable	19,718.98
RLF-Notes Receivables	1,716,467.95
TIF Receivables	11,859,198.24
Total Other Current Assets	15,124,657.14
Total Current Assets	17,095,484.94
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	**17,632,282.57**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	228,896.64
Accrued Property Tax	15,784.71
Deferred Revenue - Property Tax	14,498.49
Notes Payable - TIF	92,693.36
TIF Payables	11,720,481.09
Total Other Current Liabilities	12,072,354.29
Total Current Liabilities	12,072,354.29
Total Liabilities	12,072,354.29
Equity	
Fund Balance	5,438,234.01
Net Income	121,694.27
Total Equity	5,559,928.28
TOTAL LIABILITIES & EQUITY	**17,632,282.57**

COMMITTMENTS FOR 2025/2026

▪ Schnase District Payment	$25,000
▪ Community Foundation (Downtown Lighting)	$33,333
▪ Middle School Redevelopment Loan	$700,000
▪ Cedar Park Redevelopment Loan	$200,000
▪ McHargue Redevelopment Loan	$150,000
▪ CDBG DTR Facade Local Match 2021/2024	$226,000
▪ Middle School EPA Cleanup (Cover shortfall up to)	$100,000

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$57.52	Chamber of Comm.	Copies & shredding
$77.80	Chamber of Comm.	Telephone
$25.00	HEDC	Annual Meeting
$7,916.67	RAC Investments	Administrative
$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
$26.00	Adams Co. Register of Deeds	Filing fees
$13.32	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$530.45	Caden Block Media	Create basic "as is" floorplans for 405 W. 2nd
$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)
$2,214.59	Mesner Development	TIF Prin & Int (Mesner North)
$1,566.02	C Shoemaker/L Friedewalde	TIF Prin & Int (Dietrich-Stein Building)
$852.50	Pye-Barker	Drain sprinkler system @ 405 W. 2nd
$70.00	Precision Sprinklers	winterize Lot 3 sprinklers
$926.00	Ken & Company	Repairs/snow Cent. park ($548) 700 W 2nd ($75) 405 W 2nd ($75) OMS ($228)
$140.00	Woodwards	November & December Garbage service @ 128 N. Hastings
$19,005.31	**TOTAL CLAIMS**	

HASTINGS
AREA CHAMBER OF COMMERCE

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

Invoice Date	Invoice #
12/6/2025	718267

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 $1,035.32

☐ 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 #
718267

Terms	Due Date
Due on receipt	12/31/2025

Qty	Description	Rate	Amount
	January Rent	900.00	900.00
	Nov Copies	51.52	51.52
	Nov Telephone	77.80	77.80
	Shredding	6.00	6.00

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

Total	$1,035.32
Payments/Credits	$0.00
Balance Due	$1,035.32

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

INVOICE

December 02, 2025

INVOICE TO
Randal Chick
Community Redevelopment Authority
301 S Burlington Ave
Hastings, NE 68901

DESCRIPTION	TOTAL
1 Annual Meeting	$25

Thank you for attending HEDC's 52nd Annual Meeting. This invoice reflects the costs, billed at $25 per person.

TOTAL	$25

PAYMENT
Please make checks payable to:
Hastings Economic Development Corporation

You paid $32.09 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Dec 6, 2025
Order ID	BL3298494373

View Payment Details

ADOBE *Adobe Qty: 1	$29.99
Subtotal	$29.99
Tax	$2.10
Total	$32.09 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings
Checking ••0714

$32.09 USD
699
Total Reimbursement 3908

You paid $6.99 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Dec 6, 2025
Order ID	BL3298494393

View Payment Details

ADOBE *Adobe Qty: 1	$6.99
Subtotal	$6.99
Total	$6.99 USD

Paid Adobe, Inc. with

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

ADAMS COUNTY REGISTER OF DEEDS
PO BOX 203
HASTINGS NE 68902

STATEMENT

COMMUNITY REDEVELOPMENT AUTH
301 S BURLINGTON
HASTINGS, NE 68901

CUST # 39

Date	Description	Amount
11/05/2025	20253601; TRAILSIDE VILLAGE LLC	16.00
11/07/2025	20253627; MICHAEL D BRUNS	10.00
	TOTAL AMOUNT DUE	**26.00**

NEW CHARGES FROM 11/01/2025 THROUGH 11/30/2025
THIS STATEMENT SHOWS CHARGES AND PAYMENTS FOR THE DATE RANGE
STATEMENT PRINTED ON12/01/2025

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	12/01/2025	5756	$0.00	**12/01/2025**	**$13.32**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 11/2025	1.00	$13.320000	EACH	$13.32	$0.00	$0.00	$13.32

INVOICE TOTAL	**$13.32**

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

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

General Invoice

Remit Portion

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

Invoice Date	**12/01/2025**
Invoice Number	**5756**
Customer Number	**96**
Amount Paid	
Due Date	12/01/2025
Invoice Total Due	**$13.32**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

General Invoice

Customer Copy

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

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	12/01/2025	5754	$0.00	12/01/2025	$2,502.38

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 11/2025	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

General Invoice

Remit Portion

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

Invoice Date	12/01/2025
Invoice Number	5754
Customer Number	96
Amount Paid	
Due Date	12/01/2025
Invoice Total Due	$2,502.38

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

Caden Block Media

...
+14023030383
caden@cadenblockmedia.com

Invoice

405 West 2nd Street
Hastings, 68901 NE, US

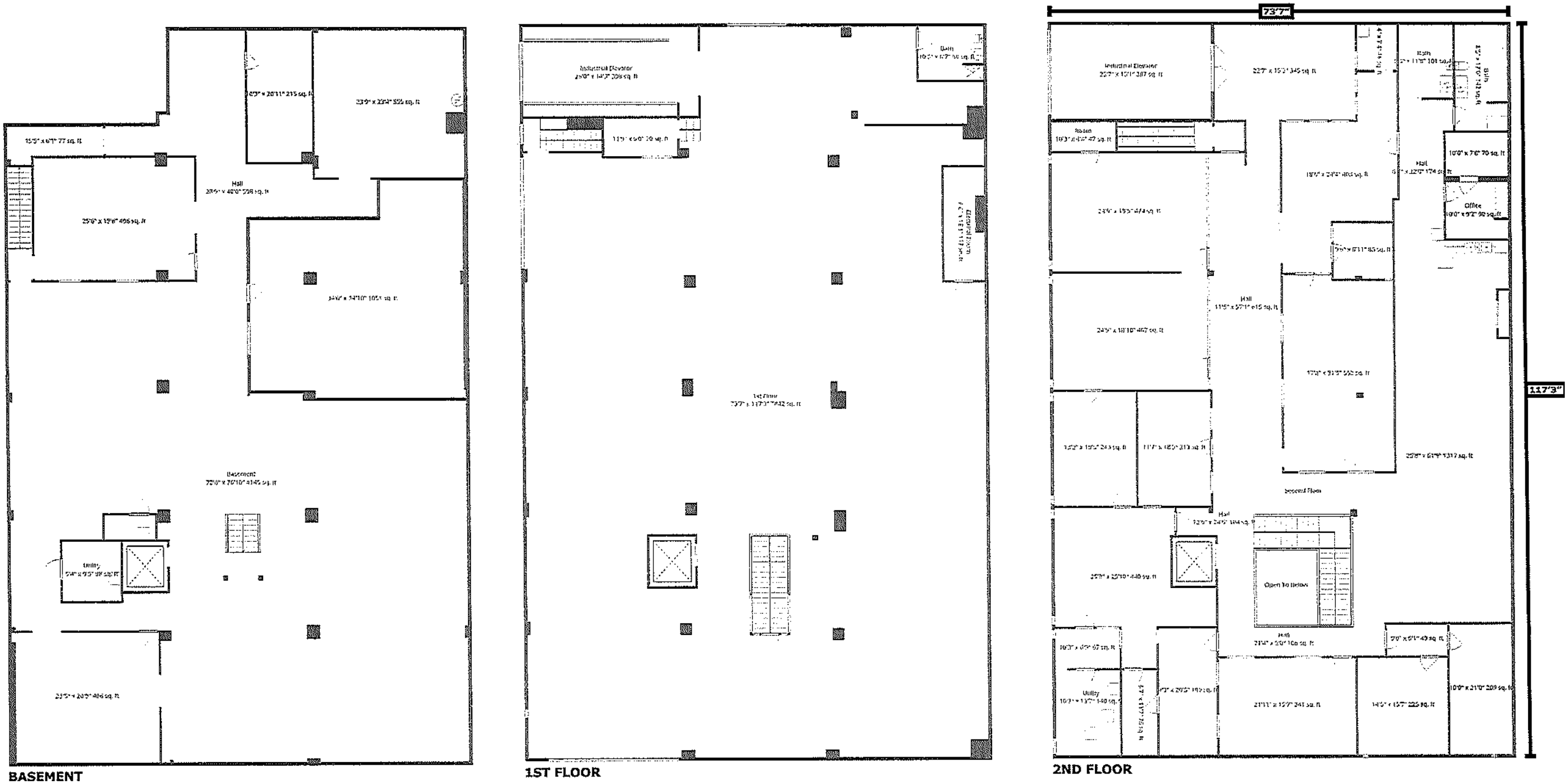
Order details

Invoice:	000030
Date of issue:	11/30/2025
Amount paid:	$530.45
Amount Due:	$0.00

Billed to:
CRA c/o Randy Chick
cra@redevelophastings.com

Item	Price	Qty	Amount
405 W. 2nd Street - Premium 2D Floor Plan	$515.00	1	**$515.00**
Fee Transaction Fee 3%	$15.45	1	$15.45

Subtotal	$515.00
Tax	$0.00
Total	**$530.45**
Amount Due	**$0.00**



TOTAL: 25,105 sq. ft

EXCLUDED AREAS: OPEN TO BELOW: 118 sq. ft, WALLS: 693 sq. ft

Floor Plan Created By Caden Block Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Note Holder	Tax Year	Statement #	Owner Name	Parcel ID #	Class #	Tax Paid	Less tax commish
Mesner Development	2024	616258	JANSSEN KEITH & MARY ANN	10018910	178	2236.96	$2,214.59
C. Shoemaker/L. Friedewalde	2024	611501	LINCHOME LLC	10018850	158	1581.84	$1,566.02
							$3,780.61

Pye-Barker Fire Safety
Parent Company of:
Rapid Fire Protection, Inc.
Nebraska Safety and Fire Equipment
1530 Samco Road
Rapid City, SD 57702; 605-348-2342

PYE BARKER FIRE & SAFETY • EST. 1946

Invoice

Invoice Number
111736
Invoice Date
12/8/2025

Bill To: Community Redevelopment Author
301 South Burlington Avenue

Hastings, NE 68901

Re: 405 Building
405 West 2nd Street

Hastings, NE 68901

Job #	Purchase Order No	Payment Terms	Due Date
D44955757		NET30	1/7/2026

Quantity	Description	U/M	Rate/Unit	Price
1.00	11/24/2025- Customer called and said they need the unoccupied building drained down while they are replacing the windows. We will need to go back in the future after window installation and make the system live again. The Tech arrived the next day and drained down the fire sprinkler system until they call us back to recharge the system.		852.50	852.50

Subtotal	$	852.50
Sales/Excise Tax	$	0.00
Total Due	**$**	**852.50**

Thank you for your business! REMIT PAYMENT TO: 1530 Samco Road, Rapid City, SD 57702

For invoice inquiries: RFPAccountsReceivable@rapidfireinc.com or call #605-348-2342

Insurance requests: COI@rapidfireinc.com

All lien waivers: Liens@rapidfireinc.com

Precision Sprinklers

PO Box 232
Hastings, NE 68902

4024635591
home@precisionsprinklers.com

Date	Invoice #
11/6/2025	5010

Invoice

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

Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Service At:

Lot 3
1st & Lincoln
Hastings, NE 68901

Terms	Service Technician
Net 30	Jeremy

Quantity	Description	Rate	Amount
1	Visit #: 5665 Winterization Visit Notes: Turn off Field Remarks: Winterized	70.00	70.00
		Subtotal	$70.00
		Payments/Credits	**$0.00**
		Total	**$70.00**

[redacted]

KeraCompany 124796
723 S Chicago
Hastings Nebr 68901

CUSTOMER'S ORDER NO.	DATE Dec 10 2025
NAME CRA	
ADDRESS 301 S Burlington	
CITY, STATE, ZIP Hastings Nebr 68901	

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

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Nov 12 - Dec 10		
2				
3		Lights Central Park		398 -
4				
5		Nov 29 snow		230 -
6				
7		Dec 1 snow		$298 -
8				
9				
10		Thank You! total		$926
11				
12				

RECEIVED BY

A-4705
T-46528
KEEP THIS SLIP FOR REFERENCE
01-11

INVOICE NO9297-715

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: NOV 2025

ACCT. NO.
17716

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

11/24/2025

Service Per: NOV 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
11/03/25	1	PAYMENT - THANK YOU!	7984		-70.00	70.00
11/01/25	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00

PAST DUE!
WE WOULD APPRECIATE YOUR PAYMENT TODAY!

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

PAY THIS AMOUNT

No 715 FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 12/20/2025

WOODWARD'S DISPOSAL SERVICE, INC.

Item #1 – Motion to approve a purchase agreement with McHargue Construction for the purchase of Lot 9 & 10, Kent's Addition and Lot 1, Kent Subdivision. (734-742 S. Lexington) – The Authority previously approved the sale of 734-742 S. Lexington to McHargue Construction who intends to construct 3 single family homes to be sold in the $235,000 range. McHargue intends to apply for Micro-TIF through the expedited review process. Recommend approval.

PURCHASE AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of ____________ 202__, by and between the COMMUNITY REDEVELOPMENT AUTHORITY of the City of Hastings, Nebraska, a Municipal Corporation, hereinafter called "Seller" and MCHARGUE BUILDERS, INC., a Nebraska corporation, hereinafter referred to as "Buyer."

WHEREAS, Seller agrees to sell and Buyer agrees to purchase the following described real estate to wit:

> Lots Nine (9) and Ten (10), Kent's Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, and
>
> Lot One (1) Kent Subdivision, in the City of Hastings, Adams County, Nebraska.

1. Survey. Buyer may, at Buyer's option and expense, prior to closing, cause a survey of the Property to be made to determine that any improvements on adjoining property do not encroach upon the Property to be conveyed pursuant to this agreement. If encroachments are discovered, Buyer may, at his option, rescind this agreement.

2. Purchase Price. The purchase price for the property is Ten Thousand and 00/100 Dollars ($10,000.00).

3. Manner of Payment. Buyer agrees to pay the Ten Thousand and 00/100 Dollars ($10,000.00) to Seller as follows:
   a. No down payment is being required hereunder.
   b. The balance of the purchase price being Ten Thousand and 00/100 Dollars ($10,000.00) shall be paid upon closing.

4. Title. Seller shall convey the real property to Buyer by Warranty Deed, transferring title to said property in fee simple.

5. Real Estate Taxes. Seller shall pay all real estate taxes for 2025 and all prior years. Real estate taxes for 2026 shall be prorated as to the date of closing and thereafter shall be the responsibility of the Buyer.

6. Possession. Buyer shall be entitled to possession of the above-described real property upon closing.

7. Closing. The closing date shall take place on or before the 28th day of February, 2026.

8. Title Insurance. The parties shall obtain title insurance upon the property, the costs which shall be split equally between Seller and Buyer.

9. Title Defects. After examination of the title insurance commitment, and except as otherwise stated herein, if title is not merchantable and written notice of defect is given by the Buyer or the Buyer's agent to the Seller or the Seller's agent within five (5) days before the scheduled date of the closing, and title is not rendered merchantable within a reasonable time after such notice, then this agreement, at Buyer's option, shall be void and of no effect, and each party hereto shall be released from all obligations hereunder, and any payments made hereunder by Buyer shall be returned forthwith to Buyer.

10. Risk of Loss. The risk of loss shall be on the Seller until the date of closing, and thereafter shall the responsibility of the Buyer.

11. Inspection. Buyer has had access to the real estate, has conducted all inspections, testing and analysis of the real estate as Buyer deemed necessary and is buying the real estate as-is without any representations or warranties by the Seller. Buyer is fully aware of all rights Buyer has to have professionally conducted inspections of the property prior to signing this agreement.

12. Environmental Assessment.

A. Prior to Closing, Buyer may, at Buyer's sole cost and expense, contract for a Phase I Environmental Site Assessment of the Property by a qualified environmental consultant, prepared in strict compliance with ASTM E-1527-05 Standard Practice for Environmental Site Assessments: Phase I ESA Process, which in the reasonable opinion of counsel for Buyer will qualify Buyer as a bonafide prospective purchaser under the 2002 Brownfield's Amendments to the Super Fund Law and otherwise meet the CERCLA §101(40) criteria and the CERCLA §107(r) criteria. Seller shall fully and completely cooperate with the consultant in preparation of the ESA and shall provide the consultant all information requested by the consultant relating to the Property and the activities conducted thereon during Seller's ownership of the Property.

B. In the event that the Phase I ESA discloses any environmental impairment, which is attributable to the use of the Property prior to Closing, Buyer may:

i. Undertake such additional environmental assessment and investigation Buyer deems necessary, if any, at Buyer's cost, in order to further identify the environmental impairment and the environmental liability risk, and thereafter make Buyer's determination to proceed to closing notwithstanding any such impairment or to rescind this Agreement; or

ii. Rescind this Agreement.

C. In the event that the Phase I ESA or any additional environmental assessment and investigation disclose any environmental impairment, Seller shall be entitled to Rescind this Agreement.

13. Remedies. In the event of default by Buyer, Seller may pursue all remedies available to Seller at law or in equity. In the event of default by Seller, Buyer may pursue any remedy available to Buyer at law or in equity, including specific performance.

14. Expenses. The parties agree that the expenses of the sale shall be paid as follows;

a) Seller: The preparation of all documents and filing fees incurred in the connection with clearing title, prior to closing; documentary tax stamp, if any; one-half the cost of title insurance; real estate taxes for 2025 and all prior years and proration of 2026 real estate taxes, if any; and Seller's own attorney fees.

b) Buyer: One-half the cost of title insurance; filing fee for deed; costs associated with evidencing and securing any debt incurred or assumed in connection with financing this transaction, including but not limited to the costs of any and all filing fees; any inspection costs; prorated real estate taxes for 2026 and all subsequent years; the cost of a survey if needed; and Buyer's own attorney fees.

15. Agents or Sales Commission. Buyer and Seller represent to each other that neither of them have entered into any agreement or taken any action which would obligate them to pay any sales or agent's commission with respect to the sale of this property.

16. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the date first above written.

SIGNATURE PAGE TO FOLLOW

MCHARGUE BUILDERS, INC

By: ___________________________

Jordan McHargue, President

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA

____

By: Dick Hysell, Chairman

ATTEST:

____

Randal Chick, Secretary

Item #2 - Motion to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project. – The plan modification previously submitted to the Planning Commission for review did not comply with the Comprehensive Plan. The plan mod has been changed to show the contemplated C-2 zoning for the project. Project dates have also been modified. Recommend approval.

REDEVELOPMENT PLAN NO. 1
PLAN MODIFICATION NO. 2026-1
(Middle School Redevelopment Project)

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

Executive Summary:

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

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

A group of local investors led by Queen City Development will purchase the property and currently the building is vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2028 towards the allowable costs and associated financing for rehabilitation.

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

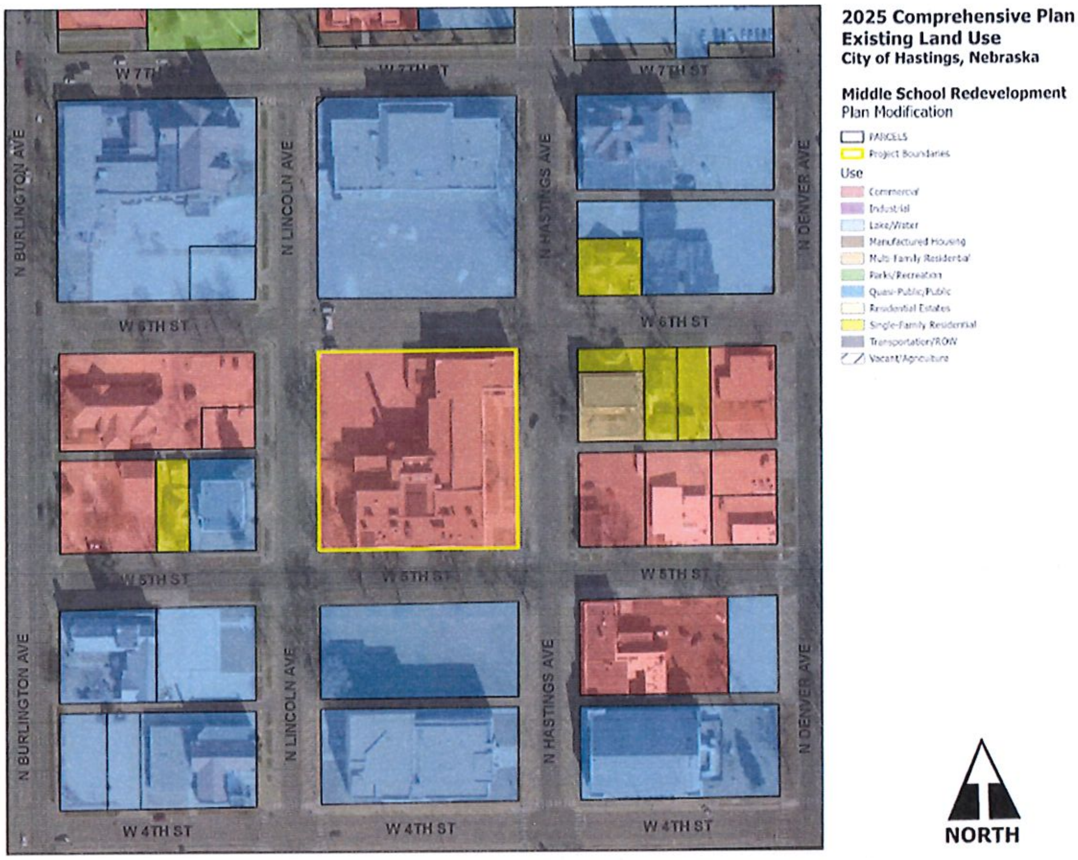
Property Description (the "Redevelopment Project Area")

714 West 5th in Hastings, Nebraska

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

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

Map of Existing Land Use and Proposed Redevelopment Site



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

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

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

Statutory Pledge of Taxes.

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

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

Hastings adopted a Comprehensive Plan on March 24, 2025. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to preserve a historic building for residential and ancillary uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on January to review Plan Modification No. 2026-1 to Redevelopment Plan No. 1 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

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

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

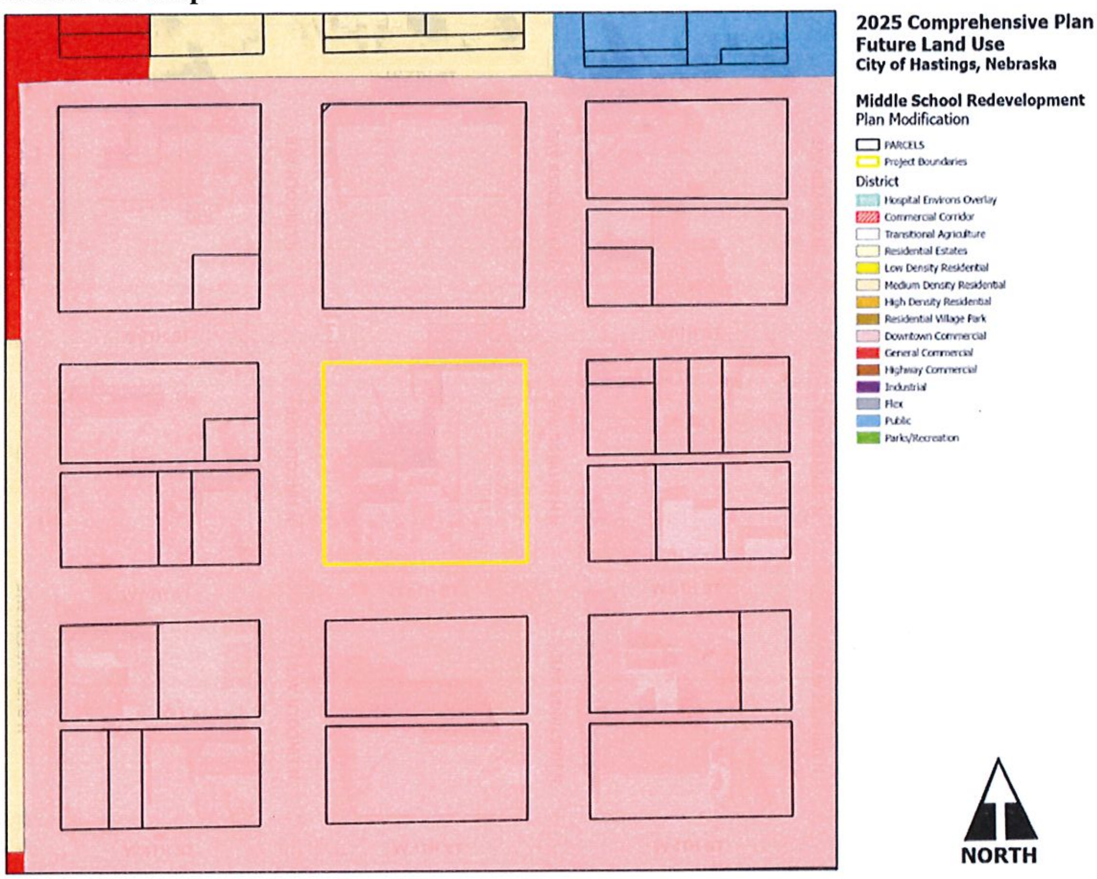
b. **Demolition and Removal of Structures:**

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

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for C-2 Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



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

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

e. Site Coverage and intensity of Use

The developer is rehabilitating the existing building and the current building will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

4. **<u>The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.</u> This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]**

5. **<u>No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]</u>**

6. **<u>Section 18-2114 of the Act requires that the Authority consider:</u>**
   1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

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

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

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

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

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

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

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

7. **<u>Section 18-2113 of the Act requires:</u>**

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

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

8. Time Frame for Development

Development of this project is anticipated to be completed between the 2ndquarter of 2025 and the 4th quarter of 2027. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

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

10. Cost Benefit Analysis

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

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

Project Sources and Uses.

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

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

Tax Revenue. The property to be redeveloped has a January 1, 2025, valuation of $227,305. Based on the 2025 levy of .01960273 this would result in real property taxes of approximately $4,456 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $9,352,695 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over $183,338 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2025 assessed value:	$227,305
Estimated value after completion	$9,580,000
Increment value	$9,352,695
Annual TIF generated (estimated)	$183,338
TIF bond issue	$1,800,000

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Time Frame for Development

Development of this project is anticipated to be completed between the 2nd quarter of 2026 and the 4th quarter of 2027. The base tax year should be calculated on the value of the property as of January 1, 2026. Excess valuation should be available for this project for 15 years beginning in 2027 with taxes due in 2028. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $1,800,000, the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least $13,588,750 on TIF eligible activities in excess of other grants given.

Item #3 - Motion to approve the submittal of an invoice to request draw down funds for administrative costs for the RCRP Grant. – The application for Rural Community Recovery Program funds for the D Street and Cedar site preparation project included $5,000 of administrative costs for the CRA. DED is requiring detailed payroll documentation and proof of payment for the applicable pay periods. Recommend approval.

RCRP Cedar D Street Site Prep Project
Billing for Adminstrative Expense

Date	Staff	Description	Hours	Rate	Amount
12/16/2024	R. Chick	Review email from B. Piper re: project review meeting	0.1	$ 50.96	$5.10
12/17/2024	R. Chick	Email from B. Piper to schedule project review meeting	0.1	$ 50.96	$5.10
12/19/2024	R. Chick	Attendance @ RCRP contract review meeting	1	$ 50.96	$50.96
12/19/2024	R. Chick	Email exchange & document review with L. Jochum regarding RCRP # 23-RCRP-029	1.5	$ 50.96	$76.44
1/6/2025	R. Chick	Email exchange with B. Piper re: schedule stakeholder meeting for the Cedar Park project	0.2	$ 50.96	$10.19
1/7/2025	R. Chick	Review email from B. Piper re: stakeholder meeting	0.1	$ 50.96	$5.10
1/16/2025	R. Chick	Review email with S. Hueftle re: SCEDD agreement, grant admin & special conditions	0.2	$ 50.96	$10.19
1/16/2025	R. Chick	Email exchange with S. Hueftle & B. Piper re: scheduling a stakeholder meeting	0.1	$ 50.96	$5.10
1/17/2025	R. Chick	Phone call with L. Jochum re: replat of property & site drawing	0.25	$ 50.96	$12.74
1/17/2025	R. Chick	Followup email to L. Jochum re: replat of property & site drawing	0.1	$ 50.96	$5.10
1/17/2025	R. Chick	Email exchange with L. Jochum re: Special Conditions, parcel subdivision, project schedule, etc	0.5	$ 50.96	$25.48
1/24/2025	R. Chick	Review email from B. Piper & respond to meeting scheduling poll	0.2	$ 50.96	$10.19
1/29/2025	R. Chick	Review email from B. Piper & scheduling poll & creation of a master project timeline	0.2	$ 50.96	$10.19
2/3/2025	R. Chick	Review email from B. Piper re: project meeting schedule	0.1	$ 50.96	$5.10
2/10/2025	R. Chick	Email R. Nash with W-9 and ACH form	0.1	$ 50.96	$5.10
2/10/2025	R. Chick	Email exchange with L. Jochum re: Master project timeline	0.5	$ 50.96	$25.48
2/11/2025	R. Chick	Prepare document and email L. Jochum Authorization to Request Funds for RCRP-029	0.5	$ 50.96	$25.48
2/11/2025	R. Chick	Prepare document and email L. Jochum ACH-W-9 form	0.5	$ 50.96	$25.48
2/13/2025	R. Chick	Call with L. Jochum re: RCRP Grant requirements	0.5	$ 50.96	$25.48
2/14/2025	R. Chick	Review email from L. Jochum re: critical record keeping, procurement policy, RFP publications etc	0.5	$ 50.96	$25.48
2/17/2025	R. Chick	Email exchange with SCEDD reps re: SCEDD Service Agreement	0.75	$ 50.96	$38.22
2/17/2025	R. Chick	Review SCEDD Professional Services Agreement	0.5	$ 50.96	$25.48
2/18/2025	R. Chick	Review procurement policy & email to J. Oswald	0.5	$ 50.96	$25.48
2/18/2025	R. Chick	Email exchange with L. Jochum re: placement of procurement policy on CRA agenda	0.1	$ 50.96	$5.10
2/18/2025	R. Chick	Place Procurement policy on CRA agenda and prepare paperwork	0.5	$ 50.96	$25.48
2/18/2025	R. Chick	Email exchange with B. Piper re: submittal of a Title VI Compliance Form	0.25	$ 50.96	$12.74
2/18/2025	R. Chick	Email exchange with City attorney regarding procurement policy	0.5	$ 50.96	$25.48
2/18/2025	R. Chick	Email exchange with B. Piper, L. Jochum & City attorney re: Conflict of interest letter	0.25	$ 50.96	$12.74
2/19/2025	R. Chick	Email exchange with SCEDD re: submittal of a Title VI Compliance Form	0.5	$ 50.96	$25.48
3/5/2025	R. Chick	Email exchange with L. Jochum regarding project update & legal review of procurement policy	0.5	$ 50.96	$25.48
3/5/2025	R. Chick	Email exchange with L. Jochum regarding subdividing parcel to file declaration of covenant	0.2	$ 50.96	$10.19
3/12/2025	R. Chick	Email exchange with L. Jochum re: status of contract Special Conditions	0.25	$ 50.96	$12.74
3/12/2025	R. Chick	Prepare & email B. Piper & M. Christo @ DED re: Declaration of Covenant	0.25	$ 50.96	$12.74
3/13/2025	R. Chick	Email exchange with M. Christo & J. Oswald re: Declaraton of Covenant	0.25	$ 50.96	$12.74
3/13/2025	R. Chick	Email exchange with L. Jochum re: Conflict of interest / Declaration of Covenant	0.25	$ 50.96	$12.74
3/20/2025	R. Chick	Review email with Chelsea Rose of SHPO re: Form 106 review	0.5	$ 50.96	$25.48
3/24/2025	R. Chick	Review email from B. Piper re: special conditions	0.1	$ 50.96	$5.10
3/26/2025	R. Chick	Review email from B. Piper re: RCRP award goals in the performance plan	0.1	$ 50.96	$5.10
3/26/2025	R. Chick	File the Declaration of Covenant with register of Deeds	0.5	$ 50.96	$25.48
3/26/2025	R. Chick	Scan & Email the Declaration of Covenant filed with register of Deeds	0.2	$ 50.96	$10.19
3/26/2025	R. Chick	Review email from Jade Mendoza of SHPO re: Form 106 review & discuss with City Attorney	1	$ 50.96	$50.96
3/27/2025	R. Chick	Email exchange with L. Jochum & B. Piper re: Declaration of Covenant (uploaded doc to Amplifund)	0.2	$ 50.96	$10.19
3/31/2025	R. Chick	D. Hysell signs procurement policy & email to L. Jochum	0.25	$ 50.96	$12.74
3/31/2025	R. Chick	Email exchange with L. Jochum regarding environmental review	0.5	$ 50.96	$25.48
3/31/2025	R. Chick	Prepare notes and email SHPO representatives re: CRA intent to demolish structure	1	$ 50.96	$50.96
4/1/2025	R. Chick	Email exchange with L. Jochum & Mike Smith @ Heartland Testing re: asbestos inspection	0.2	$ 50.96	$10.19
4/1/2025	R. Chick	Provide key to Heartland Testing & email	0.1	$ 50.96	$5.10
4/2/2025	R. Chick	Review email & Notice of Release of Funds from Kylee Bischoff	0.2	$ 50.96	$10.19
4/2/2025	R. Chick	Email exchange with L. Jocum & Mike Smith	0.1	$ 50.96	$5.10
4/7/2025	R. Chick	Review emails between L. Jochum & Heartland Testing	0.2	$ 50.96	$10.19
4/8/2025	R. Chick	Review multiple emails from Jade Mendoza of SHPO re: Form 106 review	0.3	$ 50.96	$15.29
4/9/2025	R. Chick	Review emails between L. Jochum & GPAC	1.5	$ 50.96	$76.44
4/9/2025	R. Chick	Review of Asbestos Inspection report from Heartland Testing	0.2	$ 50.96	$10.19
4/9/2025	R. Chick	Email exchange with L. Jochum re: placement of asbestos abatement proposal on CRA agenda	1	$ 50.96	$50.96
4/10/2025	R. Chick	Review email from Jade Mendoza of SHPO re: Form 106 review	0.1	$ 50.96	$5.10
4/12/2025	R. Chick	Review asbestos removal scope of work quote from GPAC	0.5	$ 50.96	$25.48
4/12/2025	R. Chick	Email L. Jochum regarding scope of work and final clearance	0.25	$ 50.96	$12.74
4/12/2025	R. Chick	Email GPAC with clairfications on scope of work	0.75	$ 50.96	$38.22
4/12/2025	R. Chick	Review corrected scope of work proposal	1.25	$ 50.96	$63.70
4/14/2025	R. Chick	Review email from L. Jochum re: asbestos removal bids	0.5	$ 50.96	$25.48
4/14/2025	R. Chick	Place asbestos removal bids on CRA agenda	1	$ 50.96	$50.96

RCRP Cedar D Street Site Prep Project
Billing for Adminstrative Expense

4/16/2025	R. Chick	Email exchange with Clark Enersen re: preliminary plat	0.2	$ 50.96	$10.19
4/16/2025	R. Chick	Prepare, send email to Jade Menodza SHPO and review response re: 106 review	0.25	$ 50.96	$12.74
4/16/2025	R. Chick	Prepare for and attend CRA meeting (asbestos removal bids)	0.2	$ 50.96	$10.19
4/17/2025	R. Chick	Email exchange with Clark Enersen re: preliminary plat	0.2	$ 50.96	$10.19
4/18/2025	R. Chick	Email exchange with Clark Enersen re: preliminary plat	0.1	$ 50.96	$5.10
4/21/2025	R. Chick	Execute owner authorization letter for preliminary plat & email to City Planner	0.2	$ 50.96	$10.19
4/23/2025	R. Chick	Review email from L. Jochum re: site prep detail and RFP for Demo	0.1	$ 50.96	$5.10
4/28/2025	R. Chick	Email results of CRA meeting re: asbestos removal bids	0.25	$ 50.96	$12.74
4/29/2025	R. Chick	Email exchange with Clark Enersen & review metes & bounds legal description	0.25	$ 50.96	$12.74
4/30/2025	R. Chick	Review email exchange between L. Jochum and GPAC	0.25	$ 50.96	$12.74
5/1/2025	R. Chick	Review invoice from Heartland Consulting and place on CRA agenda	0.25	$ 50.96	$12.74
5/2/2025	R. Chick	Email exchange & with City attorney & City GIS coordinator re: metes & bounds legal	1	$ 50.96	$50.96
5/5/2025	R. Chick	Review email from Planning department re: application letter and preliminary plat	0.25	$ 50.96	$12.74
5/20/2025	R. Chick	Email exchange with Heartland Testing & R. Nash to request W-9	0.25	$ 50.96	$12.74
5/23/2025	R. Chick	Review email from E. Clark re: RFP timeline	0.1	$ 50.96	$5.10
5/26/2025	R. Chick	Email exchange between GPAC and R. Chick re: scheduling of asbestos removal	0.1	$ 50.96	$5.10
5/26/2025	R. Chick	Provide key to 502 East D Street to A. Martinez	0.1	$ 50.96	$5.10
5/26/2025	R. Chick	Call with A. Martinez (GPAC)	0.1	$ 50.96	$5.10
5/30/2025	R. Chick	Review email from L. Jochum re: admin invoice	0.25	$ 50.96	$12.74
6/2/2025	R. Chick	Review emails including invoice for visual clearance for the asbestos removal	0.25	$ 50.96	$12.74
6/3/2025	R. Chick	Review email from L. Jochum re: performance plan	0.2	$ 50.96	$10.19
6/3/2025	R. Chick	Review email from E. Clark re: RFP timeline	0.1	$ 50.96	$5.10
6/3/2025	R. Chick	Email L. Jochum re: details of rfp for demo of structure & site prep	0.5	$ 50.96	$25.48
6/3/2025	R. Chick	Phone call with L. Jochum re: rfp details and timing of CRA meeting	0.1	$ 50.96	$5.10
6/4/2025	R. Chick	Email to CRA Board to schedule speacial meeting to approve demo bid	0.75	$ 50.96	$38.22
6/4/2025	R. Chick	Cedar Park Project meeting via Teams	0.25	$ 50.96	$12.74
6/4/2025	R. Chick	Review email from L. Jochum re: Cedar Park Project Teams meeting	3	$ 50.96	$152.88
6/4/2025	R. Chick	Preparation of Demolition RFP	0.1	$ 50.96	$5.10
6/5/2025	R. Chick	Email to L. Jochum re: scheduled CRA meeting & demo RFP langauge	0.1	$ 50.96	$5.10
6/5/2025	R. Chick	Review email from L. Jochum re: RFP Notice to be published in the newspaper	0.25	$ 50.96	$12.74
6/6/2025	R. Chick	Schedule Demo bid opening	0.1	$ 50.96	$5.10
6/6/2025	R. Chick	Email City for list of demo contractors	0.2	$ 50.96	$10.19
6/6/2025	R. Chick	Email Demo RFP to Chamber for circulation to Builders Bureau	0.1	$ 50.96	$5.10
6/6/2025	R. Chick	Email Demo RFP to Vendor list supplied by SCEDD	0.2	$ 50.96	$10.19
6/10/2025	R. Chick	Review email from B. Piper re: new program rep	0.1	$ 50.96	$5.10
6/10/2025	R. Chick	Email to contractor list the notice of demolition RFP	0.2	$ 50.96	$10.19
6/10/2025	R. Chick	Review email between Chamber Builders Bureau & L. Jochum	0.1	$ 50.96	$5.10
6/11/2025	R. Chick	Follow up Email to all Demo Vendors re: City demo permit requirements	0.2	$ 50.96	$10.19
6/13/2025	R. Chick	Review email exchange with L. Jochum, B. Piper & E. Platt new program rep	0.1	$ 50.96	$5.10
6/13/2025	R. Chick	Prepare CRA agenda packet with SCEDD admin claim and email to board members	0.5	$ 50.96	$25.48
6/16/2025	R. Chick	Review emails with GPAC re: Nebraska Contractor Registration and Nebraska Business Entity	0.25	$ 50.96	$12.74
6/17/2025	R. Chick	Teams meeting with new RCRP program rep - E. Platte	1	$ 50.96	$50.96
6/17/2025	R. Chick	Email exchange with L. Jochum re: RCRP Milestone (Subdivide Parcel by 6/30/2025)	0.5	$ 50.96	$25.48
6/17/2025	R. Chick	Review email from L. Jochum re: demo project expenses to be approved at CRA meeting	0.1	$ 50.96	$5.10
6/17/2025	R. Chick	Review email from E. Platt & L. Jochum re: rejection of payment request	0.1	$ 50.96	$5.10
6/24/2025	R. Chick	Reminder Email to contractor list the notice of demolition RFP	0.2	$ 50.96	$10.19
6/24/2025	R. Chick	Call with B. Pavelka re: demo questions	0.1	$ 50.96	$5.10
6/24/2025	R. Chick	Follow up email & respond to CRA Board regarding special meeting to review demo bids	2.5	$ 50.96	$127.40
6/27/2025	R. Chick	Email exchange with P. Oneill re: demo bid	0.25	$ 50.96	$12.74
6/27/2025	R. Chick	Email exchange with L. Jochum re: Pat Oneill demo bid, contract questions, bid scoring, etc	0.4	$ 50.96	$20.38
6/28/2025	R. Chick	Email exchange with P. Oneill re: demo bid & capping of utilities	0.4	$ 50.96	$20.38
6/28/2025	R. Chick	Email exchange with L. Jochum prior to meeting	0.1	$ 50.96	$5.10
6/30/2025	R. Chick	Prepare for and attend demo bid opening	2.5	$ 50.96	$127.40
6/30/2025	R. Chick	Prepare and attend CRA meeting to review and approve demo bids	0.1	$ 50.96	$5.10
6/30/2025	R. Chick	Email Pavelka bid docs to L. Jochum	0.1	$ 50.96	$5.10
6/30/2025	R. Chick	Review Email from L. Jochum re: attorney review of Service Agreement	0.1	$ 50.96	$5.10
6/30/2025	R. Chick	Review Email from L. Jochum re: status of site prep specifications	0.1	$ 50.96	$5.10
7/1/2025	R. Chick	Prepare CRA meeting minutes fro approval of demo contract	1	$ 50.96	$50.96
7/2/2025	R. Chick	Email L. Jochum CRA Minutes & contract	0.1	$ 50.96	$5.10
7/2/2025	R. Chick	Email to L. Jochum re: canceled checks	1.5	$ 50.96	$76.44
7/2/2025	R. Chick	Review Email from L. Jochum re: demo contract, invoice & minutes	0.5	$ 50.96	$25.48
7/15/2025	R. Chick	Review site prep specifications from architect	0.1	$ 50.96	$5.10

RCRP Cedar D Street Site Prep Project
Billing for Adminstrative Expense

7/15/2025	R. Chick	Review email from L. Jochum re: status of engineering site plan	0.2	$ 50.96	$10.19
7/17/2025	R. Chick	Review emails with L. Jochum & E. Platte re: rejection of payment requests for multiple invoices	0.25	$ 50.96	$12.74
7/18/2025	R. Chick	Review emails from Steve Riehl & Tim Gergen re: construction phasing	0.2	$ 50.96	$10.19
7/22/2025	R. Chick	Review emails with L. Jochum, E. Platte & R. Nash re: rejection of payment requests	0.2	$ 50.96	$10.19
7/22/2025	R. Chick	Review emails with L. Jochum, E. Platte & R. Nash re: rejection of payment requests AGAIN	0.2	$ 50.96	$10.19
7/23/2025	R. Chick	Review email from L. Jochum re: clarification of how RCRP funds are spent and reimbursed	0.1	$ 50.96	$5.10
7/24/2025	R. Chick	Email L. Jochum re: executed demolition contract	1.5	$ 50.96	$76.44
7/25/2025	R. Chick	Review updated site prep specifications from architect including Geotech report & SWPPP	1	$ 50.96	$50.96
7/28/2025	R. Chick	Email signed Pavelka contract to L. Jochum	0.1	$ 50.96	$5.10
7/28/2025	R. Chick	Prepare letter to DED & email to L. Jochum disclosing potential appearance of a conflict of interest	2	$ 50.96	$101.92
7/28/2025	R. Chick	Call with B. Pavelka re: project status	0.1	$ 50.96	$5.10
7/28/2025	R. Chick	Site visit & pictures of water and sewer cap	1	$ 50.96	$50.96
7/29/2025	R. Chick	Preparation of letter to DED re: appearance of conflict of interest with Hoppe & Sons LLC	2	$ 50.96	$101.92
7/30/2025	R. Chick	Email conflict of interest letter to B. Piper	0.1	$ 50.96	$5.10
7/31/2025	R. Chick	Prepare legal notice advertisement of RFP for D and Cedar Site prep & email to Tribune	1.5	$ 50.96	$76.44
7/31/2025	R. Chick	Preparation of RFP for Site prep	0.25	$ 50.96	$12.74
7/31/2025	R. Chick	Email to L. Jochum with proposed RFP for Site prep	0.25	$ 50.96	$12.74
7/31/2025	R. Chick	Review email from Union Title re: Title commitment	0.1	$ 50.96	$5.10
7/31/2025	R. Chick	Call with L. Jochum re: RFP advertisement	0.1	$ 50.96	$5.10
7/31/2025	R. Chick	Email Site prep RFP to Tribune for advertisement	0.1	$ 50.96	$5.10
7/31/2025	R. Chick	Review Tribune confirmation email re: RFP adverisement	0.1	$ 50.96	$5.10
7/31/2025	R. Chick	Email Site prep RFP and Associated documents to L. Jochum	0.25	$ 50.96	$12.74
8/1/2025	R. Chick	Prepare email and Send Notice of RFP for Site prep to contractors	0.5	$ 50.96	$25.48
8/4/2025	R. Chick	Site visit & take demo progress pictures	0.1	$ 50.96	$5.10
8/4/2025	R. Chick	Review email from L. Jochum re: budget projections	0.1	$ 50.96	$5.10
8/4/2025	R. Chick	Contact Hastings Engineering to put RFP on City website	0.2	$ 50.96	$10.19
8/4/2025	R. Chick	Email L. Jochum with demolition progress pics	0.3	$ 50.96	$15.29
8/6/2025	R. Chick	Call from contractor with clarifiying questions	0.1	$ 50.96	$5.10
8/6/2025	R. Chick	Call with L. Jochum re: contractor questions on RFP	0.1	$ 50.96	$5.10
8/11/2025	R. Chick	Call with L. Jochum re: RFP questions	0.2	$ 50.96	$10.19
8/14/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: RFP questions	0.2	$ 50.96	$10.19
8/14/2025	R. Chick	Call with Bryon Casper re: RFP questions	0.2	$ 50.96	$10.19
8/14/2025	R. Chick	Call with L. Jochum re: RFP questions	0.1	$ 50.96	$5.10
8/14/2025	R. Chick	Call with Tim @ Gana Trucking re: RFP questions	0.2	$ 50.96	$10.19
8/14/2025	R. Chick	Review emails from L. Jochum & Alecs Rumery re: constr. Deadlines & elevations	0.5	$ 50.96	$25.48
8/14/2025	R. Chick	Review updated grading plans from Clark Enersen & email to contractors	0.3	$ 50.96	$15.29
8/14/2025	R. Chick	Email Data Use Agreement to Ramos Brothers/email signed document to Clark Enersen	0.1	$ 50.96	$5.10
8/14/2025	R. Chick	Email updated grading plans to L. Jochum for SCEDD website update	0.3	$ 50.96	$15.29
8/14/2025	R. Chick	Email Data Use Agreement to Alecs Rumery/email signed document to Clark Enersen	0.3	$ 50.96	$15.29
8/14/2025	R. Chick	Email Data Use Agreement to Adam Root/email signed document to Clark Enersen	1	$ 50.96	$50.96
8/14/2025	R. Chick	Prepare answer to contractor questions and email all contractors with answers	1	$ 50.96	$50.96
8/14/2025	R. Chick	Review Site Prep technical specs & email exchange with Byron Casper	0.75	$ 50.96	$38.22
8/14/2025	R. Chick	Email exchange with Clark Enersen re: contractor questions	0.2	$ 50.96	$10.19
8/15/2025	R. Chick	Call with Bryon Casper (Hoppe Construction) re: RFP questions	0.2	$ 50.96	$10.19
8/15/2025	R. Chick	Email questions to project engineer & architect regarding grading elevations	0.35	$ 50.96	$17.84
8/18/2025	R. Chick	Call with L. Jochum re: contractor questions on RFP	0.35	$ 50.96	$17.84
8/18/2025	R. Chick	Call with Evan Clark/Hoppe re: contractor questions on RFP	0.2	$ 50.96	$10.19
8/18/2025	R. Chick	Call with Cory Morten (Morten Construction) re: contractor questions on RFP	0.2	$ 50.96	$10.19
8/18/2025	R. Chick	Call with Steve Riehle (City engineer) re: contractor questions on RFP	0.2	$ 50.96	$10.19
8/18/2025	R. Chick	Email exchange with L. Jochum & email all contractors with Addedeum to RFP	0.5	$ 50.96	$25.48
8/18/2025	R. Chick	Prepare and email all contractors reminder of RFP requirements prior to bid	0.1	$ 50.96	$5.10
8/18/2025	R. Chick	Review email with L. Jochum re: project expenses & invoices needed to submit for reimbursement	0.25	$ 50.96	$12.74
8/19/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: RFP questions	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Tim @ Gana Trucking re: RFP questions	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Evan Clark/Hoppe re: contractor questions on RFP	0.3	$ 50.96	$15.29
8/19/2025	R. Chick	Call with Cory Morten (Morten Construction) re: contractor questions on RFP	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Tim @ Gana Trucking re: RFP questions	0.35	$ 50.96	$17.84
8/19/2025	R. Chick	Call with Clark Enersen re: RFP questions	0.5	$ 50.96	$25.48
8/19/2025	R. Chick	Call with L. Jochum re: contractor questions on RFP	0.5	$ 50.96	$25.48
8/19/2025	R. Chick	Call with Tim @ Gana Trucking re: RFP questions	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Cory Morten (Morten Construction) re: contractor questions on RFP	0.2	$ 50.96	$10.19
8/19/2025	R. Chick	Call with Brittany Piper questions on RCRP Grant	0.2	$ 50.96	$10.19

RCRP Cedar D Street Site Prep Project
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8/19/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: RFP questions	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Alecs (Meyers Construction) re: RFP questions	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Steve Riehle (City engineer) re: contractor questions on RFP	0.1	$ 50.96	$5.10
8/19/2025	R. Chick	Call with Bryon Casper (Hoppe Construction) re: RFP questions	0.75	$ 50.96	$38.22
8/19/2025	R. Chick	Emails with Clark Enersen regarding site prep questions (topsoil/erosion/compaction)	0.5	$ 50.96	$25.48
8/19/2025	R. Chick	Prepare and email City Engineer Steve Riehl with bid information	0.5	$ 50.96	$25.48
8/19/2025	R. Chick	Prepare and Email all contrators re: delay of bid opening	0.1	$ 50.96	$5.10
8/21/2025	R. Chick	Rmail exchange with R. Nash re: W-9 for Ben pavelka Excavating	0.1	$ 50.96	$5.10
8/21/2025	R. Chick	Call with Clark Enersen re: RFP questions	0.1	$ 50.96	$5.10
8/21/2025	R. Chick	Call with Evan Clark/Hoppe re: contractor questions on RFP	0.1	$ 50.96	$5.10
8/21/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: RFP questions	0.2	$ 50.96	$10.19
8/21/2025	R. Chick	Emails and review of RFP addendum with Clark Enersen	0.3	$ 50.96	$15.29
8/21/2025	R. Chick	Email Data Use Agreement to Van Kirk Brothers/email signed document to Clark Enersen	0.25	$ 50.96	$12.74
8/21/2025	R. Chick	Prepare & email all contractors re: bid opening	0.1	$ 50.96	$5.10
8/22/2025	R. Chick	Call with Cory Morten (Morten Construction) re: contractor questions on RFP	0.1	$ 50.96	$5.10
8/22/2025	R. Chick	Call with Jonathan Zimmer (Clark Enersen) Site prep design questions	0.1	$ 50.96	$5.10
8/23/2025	R. Chick	Call with L. Jochum re: contractor questions on RFP	0.75	$ 50.96	$38.22
8/25/2025	R. Chick	Review email from Hoppe Homes (bid proposal)	0.5	$ 50.96	$25.48
8/25/2025	R. Chick	Email City Treasurer & Hoppe Homes re: bid bond	0.25	$ 50.96	$12.74
8/25/2025	R. Chick	Call with L. Jochum re: bid results	0.1	$ 50.96	$5.10
8/26/2025	R. Chick	Prepare & email Hoppe Homes with non-select bid results	0.25	$ 50.96	$12.74
8/26/2025	R. Chick	Prepare and email Ramos Brothers with selected bid	0.25	$ 50.96	$12.74
8/26/2025	R. Chick	Prepare and email Morten Construction with non-select bid results	0.25	$ 50.96	$12.74
8/26/2025	R. Chick	Prepare and email Gana Brothers with non-select bid results	0.1	$ 50.96	$5.10
8/26/2025	R. Chick	Email exchange with E. Platt & L. Jochum re: Does CRA have a conflict of interest policy?	0.5	$ 50.96	$25.48
8/26/2025	R. Chick	Call with Evan Clark/Hoppe re: RFP bid results	0.1	$ 50.96	$5.10
8/26/2025	R. Chick	Email Gana the bid tabulations	0.1	$ 50.96	$5.10
8/27/2025	R. Chick	Email exchange with L. Jochum & J. Oswald re: RFP Contract	0.25	$ 50.96	$12.74
8/27/2025	R. Chick	Call with Bryon Casper (Hoppe Construction) re: RFP questions	0.1	$ 50.96	$5.10
8/27/2025	R. Chick	Call with L. Jochum re: contractor questions on RFP	0.1	$ 50.96	$5.10
8/27/2025	R. Chick	Call with Bryon Casper (Hoppe Construction) re: RFP questions	0.1	$ 50.96	$5.10
8/29/2025	R. Chick	Email with J. Oswald re: RFP Ramos Contract questions & answers	0.5	$ 50.96	$25.48
8/29/2025	R. Chick	Email exchange with Pavelka & R. Nash re: W-9 form	0.1	$ 50.96	$5.10
9/2/2025	R. Chick	Email exchange with L. Jochum & J. Oswald re: Ramos contract	0.25	$ 50.96	$12.74
9/3/2025	R. Chick	Email exchange with J. Oswald with change to contract	0.2	$ 50.96	$10.19
9/3/2025	R. Chick	Preparation of Ramos stite prep contract & email to Ramos	3	$ 50.96	$152.88
9/5/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: Contractor questions	0.1	$ 50.96	$5.10
9/5/2025	R. Chick	Email exchange with Ramos and reciept of signed contract	0.2	$ 50.96	$10.19
9/5/2025	R. Chick	Email exchange with Hoppe & Union Title regarding sale	0.2	$ 50.96	$10.19
9/6/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: Contractor questions	0.1	$ 50.96	$5.10
9/6/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: Contractor questions	0.1	$ 50.96	$5.10
9/6/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: Contractor questions	0.1	$ 50.96	$5.10
9/6/2025	R. Chick	Call with Kevin Kubo (Hastings Development Services) project permit questions	0.25	$ 50.96	$12.74
9/8/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: Contractor questions	0.1	$ 50.96	$5.10
9/8/2025	R. Chick	Email exchange & review of documents with Union Title	0.5	$ 50.96	$25.48
9/8/2025	R. Chick	Email site grading plan to K. Kubo	0.1	$ 50.96	$5.10
9/9/2025	R. Chick	Email exchange & review revised seller statement from Union Title	0.25	$ 50.96	$12.74
9/9/2025	R. Chick	Meet with D. Hysell for signatures on sale documents	0.25	$ 50.96	$12.74
9/9/2025	R. Chick	Mail signed documents to Union Title	0.5	$ 50.96	$25.48
9/11/2025	R. Chick	Site visit and progress pictures	1	$ 50.96	$50.96
9/12/2025	R. Chick	Review of email from B. Piper re: conditional exception for conflict of interest requirements	1	$ 50.96	$50.96
9/12/2025	R. Chick	Email exchange with Hoppe representatives re: conditional exception for conflict of interest	1	$ 50.96	$50.96
9/12/2025	R. Chick	Email exchange with Hoppe regarding request of waiver of conditional exception	1	$ 50.96	$50.96
9/12/2025	R. Chick	Review of email between B. Piper & S. Vogt (Hoppe) regarding waiver	0.5	$ 50.96	$25.48
9/12/2025	R. Chick	Prepare & email letter requesting a waiver of 60-day notice of sale requirement to DED	1	$ 50.96	$50.96
9/13/2025	R. Chick	Site visit and progress pictures	1	$ 50.96	$50.96
9/16/2025	R. Chick	Email exchange with Hoppe representatives re: conditional exception for conflict of interest	0.2	$ 50.96	$10.19
9/17/2025	R. Chick	Email exchange with B. Piper - Scan & Email executed Hoppe purchase agreements to DED	0.5	$ 50.96	$25.48
9/17/2025	R. Chick	Call with Brittany Piper questions on RCRP Grant	0.1	$ 50.96	$5.10
9/17/2025	R. Chick	Call with Evan Clark re: conditional exception for conflict of interest	0.1	$ 50.96	$5.10
9/17/2025	R. Chick	Review DED letter from B. Piper regarding waiver of 60-day notice	0.5	$ 50.96	$25.48
9/18/2025	R. Chick	Email exchange with Union Title re: closing date & settlement statement	0.25	$ 50.96	$12.74

RCRP Cedar D Street Site Prep Project
Billing for Adminstrative Expense

9/19/2025	R. Chick	Email exchange with Union Title & Hoppe re: closing of sale	0.1	$ 50.96	$5.10
9/23/2025	R. Chick	Site visit and progress pictures	0.1	$ 50.96	$5.10
9/29/2025	R. Chick	Call with Jonathan Zimmer (Clark Enersen) Site prep design questions	0.5	$ 50.96	$25.48
9/29/2025	R. Chick	Email exchange with L. Jochum re: DED's waiver of 60-day notice	0.5	$ 50.96	$25.48
10/22/2025	R. Chick	Add Ramos Bros. Invoice to CRA agenda	0.2	$ 50.96	$10.19
10/27/2025	R. Chick	Email Ramos W-9 to R. Nash	0.1	$ 50.96	$5.10
10/30/2025	R. Chick	Email exchange with Chamber of Commerce re: Hoppe groundbreaking	0.1	$ 50.96	$5.10
10/31/2025	R. Chick	Review of Notice of Award letter for RCRP Grant	0.2	$ 50.96	$10.19
10/31/2025	R. Chick	Ground breaking ceremony	0.1	$ 50.96	$5.10
11/7/2025	R. Chick	Review email from L. Jochum re: Status of Reimbursements #23-RCRP-029	0.2	$ 50.96	$10.19
11/10/2025	R. Chick	Email exchange with L. Jochum & R. Nash re: Annual Federal Audit form	0.5	$ 50.96	$25.48
11/10/2025	R. Chick	Email final Pavelka invoice to L. Jochum	0.1	$ 50.96	$5.10
11/11/2025	R. Chick	Call with Cruz Ramos (Ramos Brothers) re: Contractor billing questions	0.2	$ 50.96	$10.19
11/17/2025	R. Chick	Email exchnage with L. Jochum re: final project invoices	0.25	$ 50.96	$12.74
11/18/2025	R. Chick	Review email from B. Piper re: CRA's Sam.gov registration & UEI number	0.1	$ 50.96	$5.10
11/18/2025	R. Chick	Email exchange with L. Jochum re: SCEDD invoices	0.1	$ 50.96	$5.10
11/18/2025	R. Chick	Email exchange with L. Jochum & B. Piper re: Furrow Plumbing invoice	0.1	$ 50.96	$5.10
11/19/2025	R. Chick	Email exchange with B. Piper re: UEI number & Sam.gov	0.1	$ 50.96	$5.10
11/20/2025	R. Chick	Email exchange with L. Jochum re: cleared Ramos check & summary of project budget to date	0.5	$ 50.96	$25.48
11/22/2025	R. Chick	Meeting with SCEDD to discuss RCRP Project	1.5	$ 50.96	$76.44
11/23/2025	R. Chick	Email B. Piper re: Sam.gov & UEI	0.1	$ 50.96	$5.10
11/25/2025	R. Chick	Review email from B. Piper re: contracts & project review meeting	0.1	$ 50.96	$5.10
12/3/2025	R. Chick	Review email from B. Piper re: project review meeting	0.1	$ 50.96	$5.10
12/4/2025	R. Chick	Email exchange with L. Jochum & R. Nash re: SCEDD invoices CRA reimbursement for project mgm.	0.25	$ 50.96	$12.74
12/5/2025	R. Chick	Preparation of RCRP Admin Billing for DED	3	$ 50.96	$152.88
12/8/2025	R. Chick	Preparation of RCRP Admin Billing for DED	3.5	$ 50.96	$178.36
12/9/2025	R. Chick	Preparation of RCRP Admin Billing for DED	1	$ 50.96	$50.96
12/9/2025	R. Chick	Review email exchange with L. Jochum, B. Piper	0.2	$ 50.96	$10.19
12/9/2025	R. Chick	Call with L. Jochum to discuss CRA billing for RCRP Project admin expenses	0.2	$ 50.96	$10.19
12/10/2025	R. Chick	Preparation of RCRP Admin Billing for DED	2	$ 50.96	$101.92
		TOTALS	**110.4**		**$5,625.98**

12/11/2025	**TOTAL ADMINISTRATIVE EXPENSES DUE FOR RCRP 23-RCRP-029**	**$5,000.00**

COMMUNITY REDEVELOPMENT AUTHORITY
301 S. BURLINGTON
HASTINGS, NE 68901