

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
February 18, 2026**

620 W. 2nd, Hastings, NE – Schnase 1906 District

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 February 13, 2026 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.

- o Minutes of the Regular Meeting of January 28, 2026
- o Financials
- o Claims

- 1) **Discussion and possible action** on CRA participation as a sponsor for Big Idea Hastings.
- 2) **Motion to approve** an Assignment and Assumption of Redevelopment Agreement between ABBC Restorations, LLC and Wallace Farms, LLC and assign a substitute TIF "A" note to Wallace Farms, LLC.
- 3) **Discussion and possible action** on applications for expedited review of redevelopment plans for tax increment financing from McHargue Builders, LLC.
- 4) **Possible closed session** to discuss contract and/or real estate negotiations.
- 5) **Motion to adjourn.**

**CRA MEETING
AGENDA ITEM SUMMARY
February 18, 2026**

Item #1 – Discussion and possible action on CRA participation as a sponsor for Big Idea Hastings. – This event has been idle for 2 years and is making a comeback. Over 20 businesses are still in operation from the kickstart they received at Big Idea Hastings. Recommend providing funds for a portion of the 1st place prize which is still in need of funding.

Item #2 - Motion to approve an Assignment and Assumption of Redevelopment Agreement between ABBC Restorations, LLC and Wallace Farms, LLC and assign a substitute TIF “A” note to Wallace Farms, LLC. – Wallace Farms, LLC is acquiring the property at 615 W. 1st that was developed by ABBC Restorations, LLC. Wallace wants to assume the TIF “A” note associated with the project in the amount of \$33,250.39 and the Authority has an outstanding “B” note in the amount of \$40,000 that will be collected after the “A” note is paid off. Recommend approval.

Item #3 - Discussion and possible action on applications for expedited review of redevelopment plans for tax increment financing from McHargue Builders, LLC. – McHargue has applied and received council approval for micro-TIF for the 3 homes he wished to build at 734-742 S. Lexington. The county assessor has set an increased value of \$215,443 for each home if completed as presented. When the projects are complete, the CRA will issue a TIF note to McHargue in the amount of \$63,349.06 for each home.
($\$215,443 \text{ increased valuation} \times .01960273 \text{ levy} = \$4,223.27 \times 15 = \$63,349.06 \text{ total TIF note}$)

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

MINUTES

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
January 28, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on January 28, 2026 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, Kaleena Fong and Jeff Schneider. Also present were Jesse Oswald, Ainsley Powell, Mark Funkey, Kevin Kubo, Jay Beckby, Brad Schutte 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 January 23, 2026, 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, J. Schneider, D. Schwartzkoph, K. Fong
Nays: None

Motion by Kaleena Fong and second by Becky Sullivan to approve the Consent Agenda including the financials, the December claims, and the minutes of the meeting of December 17, 2025. Randy Chick explained the multiple Cardinal Construction bills for the façade work at 405 W. 2nd and that approximately 75% of those costs would be reimbursed by DED through the CDBG Downtown Revitalization fund grant.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$31.06	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$32.05	Computer Hardware	Flash Drive
\$1,507.58	Computer Hardware	New computer & software upgrade
\$7,916.67	RAC Investments	Administrative
\$62.88	RAC Investments	Postage for Notice to Tax Authority (Blight Study & Middle School Plan Mod)
\$39.08	RAC Investments	
\$11.10	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$621.80	Steve Marvel	Lease payment for 647 W. 2nd - year 17
\$5,055.36	Mesner Development	TIF Prin & Int (Mesner North)
\$17,712.76	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$9,325.02	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0)
\$22,549.51	HEDC	TIF Prin & Int (HEDC West Laux)
\$28,132.46	Kearny Junction LLC	TIF Prin & Int (Abegglen & Hirschfeld)
\$11,971.36	Five Points Bank	TIF Prin & Int (Brant Rentals LLC)
\$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)

\$53,888.46	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$19,250.69	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$74,094.85	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$12,883.34	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$200,000.00	Hoppe Dev. Cedar Park Workforce Housing LLC	Cedar Park NAHTF Draw #1
\$51.24	Hastings Utilities	516 W. 1st - August
\$81.97	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$1,185.80	Hastings Utilities	405 W. 2nd - August
\$17.26	Culligan	Soft water salt @128 N. Hastings #202
\$45.00	L&M Cleaning	Clean stairs and common area
\$697.00	Ken & Company	Clean/maintain/snow (Lot #3 \$260, Centr. park \$260, OMS \$95, 700 W. 2nd \$82
\$70.00	Woodwards	Garbage service @ 128 N. Hastings

\$471,240.66 TOTAL CLAIMS

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph, K. Fong

Nays: None

Motion by Kaleena Fong and second by Jeff Schneider to approve Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment project and forward to the City Council for review. The plan modification previously submitted to the Planning Commission did not comply with the Comprehensive Plan. The plan mod has been changed to show the contemplated C-2 zoning for the project and project timelines have been modified. The modification was approved by the Planning commission on January 21, 2026 by a 5-1-1 vote.

Ayes: D. Hysell, B. Sullivan, J. Schneider, D. Schwartzkoph, K. Fong

Nays: None

Randy Chick provided a brief history of the two façade programs available through the city and the CRA. The CRA created the Downtown Façade Improvement Program in 2006 and has provided approximately \$638,444 for 27 projects. The original award available to property owners within the BID area was \$7,500 per 22' storefront on a dollar-for-dollar match. The award was increased to \$15,000 per 22' storefront in May of 2017, however, there was no requirement to improve the interior space. Total private investment in the 27 projects was \$10,000,000. There was no upper-level development on (4) of the 27 projects. The average grant provided by the CRA was \$23,646 and the average private investment was \$370,370 per project.

In 2016, the City applied for CDBG Downtown Revitalization Program funds and the CRA provided the local match and as of November of 2024 the CRA had provided approximately \$330,000 for 11 projects. Total private investment is estimated at \$13,850,000 with an average local match per project of \$30,000 and an average of \$1,259,090 of total private investment per project. The CDBG program has attracted nearly 4 times the private investment as the local program.

In November of 2024 the Board made the following changes to the local façade program;

- Increased the program award from \$15,000 per 22' frontage to \$50,000 per building
- Removed the \$1 for \$1 match and required the applicant to spend at a minimum \$2 for every CRA \$1. Required a significant impact with a substantial private investment that included renovation of all levels

- Allowed new infill building/construction – the design must mimic or resemble historic period details and must look appropriate in the midst of neighboring buildings
- 5-year forgivable loan if façade remains unaltered – 20% prorate per year

Brad Schutte of Schutte Properties LLC is planning to remodel the former Five Points Bank branch location at 322 N. St. Joseph and is requesting assistance from the CRA's local Façade Improvement Program. Randy Chick explained Schutte is applying to the local program as the State Historic Preservation Office has determined that dark bronze or black aluminum framing detracts from the building's historic character. According to the State Historic Preservation Office, the use of dark frames in our past projects have likely compromised the historic integrity of those buildings. (NOTE: All of Hastings previous projects using dark framing were previously approved by SHPO) In addition, the Department of Economic Development is no longer allowing façade rehab of a vacant building and they are requiring that a business be located in the building or have a lease in place committing to the space. The Façade costs are estimated to be \$41,296.04 and the interior renovations are estimated to be \$52,000 to \$76,750 depending upon the tenant. The Schutte's are requesting \$25,000 of assistance. Motion by Dan Schwartzkoph and second by Jeff Schneider to approve the application from Schutte Properties, LLC for a \$25,000 Hastings Façade Program forgivable loan for façade improvements for the property at 322 N. St. Joseph and authorize the CRA chairman to execute the necessary loan documents.

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

Chick noted that the Planning Commission had voted to recommend the Blight and Substandard Study for Area #19 to the City Council on a 6-1 vote. The item will be on the February 23, 2026 Council Agenda. Also, the city received a public information request for public records related to the proposed Redevelopment Area #19 and the Director and City staff have responded with the information requested.

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

2:02 PM
02/12/26
Cash Basis

Community Redevelopment Authority
Profit & Loss
October 1, 2025 through February 12, 2026

	<u>Oct 1, '25 - Feb 12, 26</u>
Ordinary Income/Expense	
Income	
Grant Income	
RCRP Grant Income	304,467.67
Total Grant Income	304,467.67
Homestead Exemptions	7,009.39
Investment Interest	21,679.24
PILOT	17,879.61
Property Tax	106,828.84
Real Estate Loan Interest	2,004.64
Real Estate Loan Principal	13,068.41
Rent Income	
Commercial Space	12,750.00
Kool-Aid Bldg Garage	4,190.00
Total Rent Income	16,940.00
RLF-income	10,972.20
RLF-Principal	116,265.62
Sale of Property	143,655.36
State Pro Rate	429.37
Tax Increment TIF	268,831.73
Total Income	1,030,032.08
Gross Profit	1,030,032.08
Expense	
Administrative Expenses	47,020.89
Construction Improvements	509,300.21
Improvements	0.00
Lease Expense	2,496.39
Miscellaneous	0.00
NAHTF Grant	200,000.00
Professional Services	38,863.59
R & M Buildings	16,521.21
Retail Grant	2,104.72
Returned Check	0.00
TIF Interest	3,881.53
TIF Principal	200,593.34
Wire Fee	0.00
Total Expense	1,020,781.88
Net Ordinary Income	9,250.20
Net Income	<u>9,250.20</u>

2:03 PM
02/12/26
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of February 12, 2026

	Feb 12, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,363,206.79
Revolving Loan Fund	393,321.93
Total Checking/Savings	1,858,383.73
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	16,983,040.87
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	17,519,838.50
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	9,250.20
Total Equity	5,447,484.21
TOTAL LIABILITIES & EQUITY	17,519,838.50

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$39.91	Chamber of Comm.	Copies & shredding
\$77.80	Chamber of Comm.	Telephone
\$31.35	Big G Ace	Surge protector
\$7,916.67	RAC Investments	Administrative
\$73.36	RAC Investments	Postage 2nd Notice Tax Authority (Blight Study & Mid School Plan Mod)
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$11.10	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)
\$33,333.33	Hastings Community Foundation	2nd installment for downtown lighting project
\$7,795.34	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$3,163.62	HEDC	TIF Prin & Int (HEDC Trail Ridge 2.0)
\$303.04	City of Hastings	TIF Prin & Int - Tax Credit (Emerson Estates)
\$128.65	THOAR LLC	TIF Prin & Int - Tax Credit (THOAR & CRA split 50% - \$519.78/2=\$128.65)
\$205.43	Pinnacle Bank	TIF Prin & Int - Tax Credit (On Top LLC)
\$909.84	D C Shoemaker Lynne A Friedwald	TIF Prin & Int - Tax Credit (Dietrich/Stein Brothers Bldg.)
\$1,710.38	Five Points Bank	TIF Prin & Int - Tax Credit (DJ&R Investments - My Place Hotel)
\$315.11	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC 723 W. 1st)
\$3,813.32	Hastings Lodging 2, LLC	TIF Prin & Int - Tax Credit (Hastings Lodging 2 - Hampton Inn)
\$6,837.47	West Gate Bank	TIF Prin & Int - Tax Credit (NPC Phase 1 - Pioneer Trail Flats)
\$177.43	MNB Bank	TIF Prin & Int - Tax Credit (Tim & Shellie Faris)
\$529.45	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - 737 W. 1st)
\$678.70	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North-Osborne View Estates)
\$1,161.69	Five Points Bank	TIF Prin & Int - Tax Credit (Southern Bell Heartland - Brique 1887)
\$356.97	HEDC	TIF Prin & Int - HEDC West Laux Drive
\$221.09	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC - 731 W. 2nd - 010019154)
\$784.51	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC - 731 W. 2nd)
\$2,677.34	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North - Phase 1)
\$424.86	MNB Bank	TIF Prin & Int - Tax Credit (Shabri/Manorma - 3211 W. 12th)
\$808.11	Pinnacle Bank	TIF Prin & Int - Tax Credit (Boys 3 MCP - Coaches Corner)
\$1,070.21	Kearney Junction LLC	TIF Prin & Int - Tax Credit (Abegglenn & Hirschfeld)
\$525.35	Pinnacle Bank	TIF Prin & Int - Tax Credit (Trail Ridge Add)
\$1,969.72	HEDC	TIF Prin & Int - Tax Credit (THOAR LLC - Cameron Bldg)
\$341.46	MNB Bank	TIF Prin & Int - Tax Credit (West 2nd Investments LLC)
\$142.58	Luckee LLC	TIF Prin & Int - Tax Credit (Luckee LLC - 525 W. 2nd Principal Financial)
\$253.55	Wallace Farms, LLC	TIF Prin & Int - Tax Credit (ABBC Restorations 615 W. 1st)
\$833.06	Theatre District LLC	TIF Prin & Int - Tax Credit (Theatre Building, Lot 5, Blk 1)
\$291.38	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add. 2.0)
\$3,968.81	Kessler Villas, LP	TIF Prin & Int - Tax Credit (Theatre District Lot 3, Blk 1)
\$562.32	Philip L. Perry & Craig Reed	TIF Prin & Int - Tax Credit (Theatre District Lot 8, Blk 1)
\$344.07	HEDC	TIF Prin & Int - Tax Credit (HEDC West Laux Drive)
\$169.42	Five Points Bank	TIF Prin & Int - Tax Credit (Davalwat Properties)
\$3,031.00	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add)
\$2,213.94	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add)
\$2,566.89	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add. 2.0)

\$777.28 Mesner Development
\$284.16 Pinnacle Bank
\$190.69 Pinnacle Bank
\$91.95 Home Federal Bank
\$401.76 HEDC
\$1,675.36 HEDC
\$596.41 HEDC
\$615.23 Fairview Villas
\$209.60 Theatre District LLC
\$115.65 Theatre District LLC
\$47,401.15 Cardinal Construction
\$53.13 Hastings Utilities
\$82.90 Hastings Utilities
\$852.99 Hastings Utilities
\$45.00 L&M Cleaning
\$70.00 Woodward's
\$877.50 Grace's Locksmith Service

TIF Prin & Int - Tax Credit (Mesner North - Phase 1)
TIF Prin & Int - Tax Credit (Garage Flats)
TIF Prin & Int - Tax Credit (Corner Building LLC - 701 W. 1st)
TIF Prin & Int - Tax Credit (Bad Sportz, 705 W. 2nd)
TIF Prin & Int - Tax Credit (Trail Ridge Add)
TIF Prin & Int - Tax Credit (Trail Ridge 2.0)
TIF Prin & Int - Tax Credit (Trail Ridge Add)
TIF Prin & Int - Tax Credit (Mesner Dev. - Fairview Villas)
TIF Prin & Int - Tax Credit (Theatre District Lot 1, Blk 1)
TIF Prin & Int - Tax Credit (Theatre District Lot 4, Blk 1)
Partial billing for CDBG Façade Project, 405 W. 2nd
516 W. 1st - August
116 N. Lincoln - Lot 3 - August
405 W. 2nd - August
Clean stairs and common area
Garbage service @ 128 N. Hastings
Replace coded entry lock at 136 N. Hastings

\$151,699.83 TOTAL CLAIMS

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

Invoice Date
2/3/2026

Invoice #
718280

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 \$1,017.71

☐ 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 # 718280		Terms Due on receipt	Due Date 2/28/2026
Qty	Description	Rate	Amount
	March Rent	900.00	900.00
	Jan Copies	33.91	33.91
	Jan Telephone	77.80	77.80
	Shredding	6.00	6.00

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

Billing Inquiries? Call 402-461-8400

Total	\$1,017.71
Payments/Credits	\$0.00
Balance Due	\$1,017.71

BIG G ACE
3203 OSBORNE DRIVE WEST
HASTINGS, NE 68901-9122
PHONE: (402) 462-5181

PAGE NO 1

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: 3/10/26

INV # 765559/1
 DATE : 1/27/26
 CLERK: JHH
 TERM # 587

TIME :10:56

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	3001103	SURGE PROTCTR 7OTLT BLK	31.99	31.35 /EA	31.35CN
** AMOUNT CHARGED TO ACCOUNT **				31.35	TAXABLE	0.00
					NON-TAXABLE	31.35
					SUB-TOTAL	31.35
					TAX AMOUNT	0.00
					TOTAL INVOICE	31.35

ACE REWARDS ID # 1980367372

(CRA)

X 
 Received By



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

1/12/2026 11:09 AM

PURCHASE DETAILS

Product	Qty	Unit	Price
---------	-----	------	-------

First-Class Mail®	1		\$0.78
Letter			
Hastings, NE 68901			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4919 61			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4602 41			
Total			\$10.48

First-Class Mail®	1		\$0.78
Letter			
Hastings, NE 68901			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4919 78			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4602 58			
Total			\$10.48

First-Class Mail®	1		\$0.78
Letter			
Davenport, NE 68335			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4919 92			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4602 72			
Total			\$10.48

First-Class Mail®	1		\$0.78
Letter			
Hastings, NE 68901			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4919 85			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4602 65			
Total			\$10.48

First-Class Mail®	1		\$0.78
Letter			
Hastings, NE 68901			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4920 12			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4623 06			
Total			\$10.48

First-Class Mail®	1		\$0.78
Letter			
Hastings, NE 68901			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4920 05			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4622 83			
Total			\$10.48

First-Class Mail®	1		\$0.78
Letter			
Hastings, NE 68901			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Tue 02/17/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 2252 4920 29			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9847 5266 4622 90			
Total			\$10.48

Grand Total: \$73.36

Credit Card Remit \$73.36

Card Name: VISA
Account #: XXXXXXXXXX2975
Approval #: 167477
Transaction #: 522
AID: A0000000031010 Contactless
- AI - VISA PREP

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

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

Hastings, NE 68901

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

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

Hastings, NE 68901

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

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

Hastings, NE 68901

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: FSU #9
Street and Apt. No., or PO Box No.: 5807 Osborne Drive West
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

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

Hastings, NE 68901

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

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

Davenport, NE 68335

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

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

Hastings, NE 68901

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

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

Hastings, NE 68901

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: Adams Central Public Schools
Street and Apt. No., or PO Box No.: 1090 Adams Central Avenue
City, State, ZIP+4®: Hastings, NE 68901

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: \$32.09 USD

PayPal <service@paypal.com>
To: Randy Chick <bidcra@gmail.com>

Fri, Feb 6, 2026 at 6:14 AM



Hello, Randy Chick

**You paid \$32.09 USD to
Adobe, Inc.**

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Feb 6, 2026
Order ID	BL3358244808

[View Payment Details](#)

ADOBE *Adobe	\$29.99
Qty: 1	

Subtotal	\$29.99
Tax	\$2.10
Total	\$32.09 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings
Checking ••0714

\$32.09 USD



Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: \$6.99 USD

PayPal <service@paypal.com>
To: Randy Chick <bidcra@gmail.com>

Fri, Feb 6, 2026 at 6:15 AM



Hello, Randy Chick

**You paid \$6.99 USD to
Adobe, Inc.**

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Feb 6, 2026
Order ID	BL3358244838

[View Payment Details](#)

ADOBE *Adobe	\$6.99
Qty: 1	

Subtotal	\$6.99
Total	\$6.99 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings	\$6.99 USD
Checking **0714	



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	02/05/2026	5819	\$0.00	02/05/2026	\$11.10		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 1/2026	1.00	\$11.100000	EACH	\$11.10	\$0.00	\$0.00	\$11.10
Invoice Total:							\$11.10

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	02/05/2026
Invoice Number	5819
Customer Number	96
Amount Paid	
Due Date	02/05/2026
Invoice Total Due	\$11.10

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.



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	02/05/2026	5817	\$0.00	02/05/2026	\$2,502.38		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 1/2026	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	02/05/2026
Invoice Number	5817
Customer Number	96
Amount Paid	
Due Date	02/05/2026
Invoice Total Due	\$2,502.38

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

**Hastings Business Improvement
District**

301 S. Burlington Ave.
Hastings, NE 68901
(402) 461-8413

Invoice

Submitted on 02/03/2026

Invoice for

Hastings CRA
301 S Burlington Ave
Hastings, NE 68901

Payable to

Hastings Community Foundation

Project

Downtown Lighting

Description		Total price
Downtown Lighting Installment #2		\$33,333.33
Notes: Installment #2 out of 3 payments for the downtown lighting project		
		Subtotal \$33,333.33

\$33,333.33

[illegible]

Note Holder	Parcel ID#	Deedholder	Curr_TIF_Inc _Total	BASE VALUE	EXCESS TAX CREDIT	BASE TAX CREDIT	CLAS S #	1ST HALF
	010014550	SOUTHWOOD ESTATES LLC	\$398,050	\$20,300	\$473.68	\$24.16		
	010014561	SOUTHWOOD ESTATES LLC	\$125,143	\$5,550	\$148.92	\$6.60		
CRA- DO NOT PAY			\$523,193	\$25,850	\$622.59	\$30.76	120	\$308.18
	010006065	UPTOWN EXPERIENCE LLC	\$663,469	\$88,155	\$789.53	\$104.90		
CRA- DO NOT PAY			\$663,469	\$88,155	\$789.52	\$104.90	130	\$390.81
	010006087	THE LISTENING ROOM INC	\$509,644	\$94,355	\$606.48	\$112.28		
CRA- DO NOT PAY			\$509,644	\$94,355	\$606.48	\$112.28	156	\$300.21
	010018014	BRUNS MICHAEL D & MARIBETH	\$208,680	\$44,645	\$248.33	\$53.13		
	010018507	WERNER MICHAEL	\$440,261	\$5,475	\$523.91	\$6.52		
CRA- DO NOT PAY			\$648,941	\$50,120	\$772.25	\$59.64	133	\$382.26
	010014411	EMERSON ESTATES LLC	\$87,371	\$8,125	\$103.97	\$9.67		
	010014418	EMERSON ESTATES LLC	\$61,346	\$8,605	\$73.00	\$10.24		
	010014422	EMERSON ESTATES LLC	\$61,356	\$8,615	\$73.01	\$10.25		
	010014427	EMERSON ESTATES LLC	\$60,505	\$7,845	\$72.00	\$9.34		
	010014431	EMERSON ESTATES LLC	\$60,818	\$8,125	\$72.37	\$9.67		
	010014435	EMERSON ESTATES LLC	\$60,819	\$8,125	\$72.37	\$9.67		
	010014439	EMERSON ESTATES LLC	\$61,340	\$7,010	\$72.99	\$8.34		
	010014443	EMERSON ESTATES LLC	\$60,933	\$8,230	\$72.51	\$9.79		
City of Hastings			\$514,488	\$64,680	\$612.20	\$76.97	154	\$303.04
THOAR LLC	010006085	THOAR LLC	\$436,787	\$62,855	\$519.78	\$74.80	142	\$128.65
CRA - DO NOT PAY		CRA PARKING LOT	\$436,787	\$62,855	\$519.78	\$74.80	177	\$128.65
	010017230	ON TOP LLC	\$348,747	\$68,985	\$415.01	\$82.09		
Pinnacle Bank			\$348,747	\$68,985	\$415.02	\$82.09	157	\$205.43
	010006015	SCHNASE 1906 DISTRICT INC	\$51,576	\$42,293	\$61.38	\$50.33		
	010018847	FUNKEY MARK C & ELIZABETH A	\$203,375	\$16,195	\$242.02	\$19.27		
	010018848	CULVER ROBERT J JR & DEBRA ANN	\$142,768	\$16,195	\$169.89	\$19.27		
	010018849	PAULEY TAMERRA J	\$203,375	\$16,195	\$242.02	\$19.27		
	010018850	LINCHOME LLC	\$188,060	\$16,195	\$223.79	\$19.27		
	010018851	FLH ENTERPRISES LLC	\$201,104	\$16,195	\$239.31	\$19.27		
	010018852	HABROCK MATHEW & KYLA	\$174,203	\$16,195	\$207.30	\$19.27		
	010018853	SCHWAB JENNIFER K	\$201,104	\$16,195	\$239.31	\$19.27		
	010018997	CGL PROPERTIES LLC	\$84,151	\$34,765	\$100.14	\$41.37		
	010019158	KRUEGER MIKAELA	\$94,918	\$24,901	\$112.95	\$29.63		
D. Charles Shoemaker & Lynne A. Friedwald			\$1,544,634	\$215,324	\$1,838.07	\$256.24	158	\$909.84
	010018611	EASTSIDE ESTATES LLC	\$934,812	\$38,835	\$1,112.43	\$46.21		
Eastside Estates LLC - DO NOT PAY			\$934,812	\$38,835	\$1,112.42	\$46.21	149	\$550.65
	010018801	DJ & R INVESTMENTS LLC	\$2,903,626	\$17,520	\$3,455.31	\$20.85		
Five Points Bank			\$2,903,626	\$17,520	\$3,455.31	\$20.85	159	\$1,710.38
	010006095	THOAR LLC	\$534,938	\$98,745	\$636.58	\$117.51		
Pinnacle Bank (THOAR 723 W 1st)			\$534,938	\$98,745	\$636.58	\$117.51	164	\$315.11
	010018755	HASTINGS LODGING 2 LLC	\$6,473,681	\$476,568	\$7,703.68	\$567.12		
Hastings Lodging 2 LLC- DO NOT PAY			\$6,473,681	\$476,568	\$7,703.67	\$567.12	160	\$3,813.32
	010018934	NPC PHASE 1 LLC	\$11,607,631	\$14,246	\$13,813.08	\$16.95		
West Gate Bank			\$11,607,631	\$14,246	\$13,813.07	\$16.95	180	\$6,837.47
	010006077	FARIS TIMOTHY J & SHELLIE K	\$301,227	\$57,125	\$358.46	\$67.98		
MNB Bank			\$301,227	\$57,125	\$358.45	\$67.98	144	\$177.43
	010006096	THOAR LLC	\$898,806	\$105,830	\$1,069.58	\$125.94		
Pinnacle Bank (THOAR 737 W 1st)			\$898,806	\$105,830	\$1,069.59	\$125.94	171	\$529.45
	010018879	OSBORNE VIEW ESTATES LLC	\$50,198	\$580	\$59.74	\$0.69		
	010018880	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
	010018881	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
	010018882	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
	010018883	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
	010018884	OSBORNE VIEW ESTATES LLC	\$63,867	\$1,040	\$76.03	\$1.24		
	010018885	OSBORNE VIEW ESTATES LLC	\$8,054	\$1,834	\$9.58	\$2.18		
	010018886	OSBORNE VIEW ESTATES LLC	\$66,699	\$1,298	\$79.37	\$1.54		

	010018887	OSBORNE VIEW ESTATES LLC	\$63,848	\$1,060	\$75.98	\$1.26		
	010018888	OSBORNE VIEW ESTATES LLC	\$63,858	\$1,050	\$75.99	\$1.25		
	010018889	OSBORNE VIEW ESTATES LLC	\$63,861	\$1,047	\$75.99	\$1.25		
	010018890	OSBORNE VIEW ESTATES LLC	\$63,855	\$1,053	\$75.99	\$1.25		
	010018891	OSBORNE VIEW ESTATES LLC	\$66,015	\$1,238	\$78.56	\$1.47		
	010018900	OSBORNE VIEW ESTATES LLC	\$63,876	\$1,074	\$76.01	\$1.28		
	010018901	OSBORNE VIEW ESTATES LLC	\$63,834	\$1,074	\$75.96	\$1.28		
	010018902	OSBORNE VIEW ESTATES LLC	\$65,357	\$1,187	\$77.77	\$1.41		
	010019214	OSBORNE VIEW ESTATES LLC	\$193,418	\$579	\$230.17	\$0.69		
Mesner Development (Mesner North)			\$1,152,232	\$18,274	\$1,371.12	\$21.75	178	\$678.70
	010006180	21 OR 22 LLC	\$1,972,130	\$108,760	\$2,346.83	\$129.42		
Five Points Bank - (Southern Bell Heartland)			\$1,972,130	\$108,760	\$2,346.84	\$129.42	176	\$1,161.69
	010018936	GARTNER DAVID H & PATRICIA A	\$303,002	\$5,695	\$360.57	\$6.78		
	010019020	GARTNER DAVID H & PATRICIA A	\$303,002	\$5,695	\$360.57	\$6.78		
HEDC (W. Laux Dr.)			\$606,004	\$11,390	\$721.14	\$13.55	172	\$356.97
	010019154	HENDERSON TRANSFER INC	\$375,336	\$31,608	\$446.65	\$37.61		
Pinnacle Bank (Brant Rentals)			\$375,336	\$31,608	\$446.64	\$37.61	188	\$221.09
	010006046	BAD SPORTZ INC	\$200,237	\$30,771	\$238.28	\$36.62		
	010019155	PANKRATZ TODD A & JESSICA A ME	\$795,124	\$36,540	\$946.20	\$43.48		
	010019199	LJUNGGREN KEITH A & SUSAN K TR	\$336,461	\$3,539	\$400.39	\$4.21		
Pinnacle Bank (Brant Rentals)			\$1,331,822	\$70,850	\$1,584.87	\$84.31	188	\$784.51
	010018892	BREMER BERNARD E & MARY H	\$222,458	\$6,816	\$264.73	\$8.11		
	010018893	BARNES KRISTY M	\$213,529	\$6,471	\$254.10	\$7.70		
	010018894	SCHMIDT VICKIE S & RODNEY J	\$197,810	\$25,553	\$235.39	\$30.41		
	010018895	SUCK BARBARA A	\$196,321	\$25,553	\$233.62	\$30.41		
	010018896	RHODES LAURA	\$197,810	\$25,553	\$235.39	\$30.41		
	10018897	NOVAK RONALD W & CARMEN K	\$195,059	\$25,553	\$232.12	\$30.41		
	010018898	LOETTERLE JON C & RONDA L	\$200,991	\$22,372	\$239.18	\$26.62		
	010018899	HAGER BARBARA A TRUSTEE REV T	\$202,261	\$22,898	\$240.69	\$27.25		
	010018903	SAWICKI DAVID L & PAMELA S	\$229,148	\$8,891	\$272.69	\$10.58		
	010018904	KOEPF JAMES E & MARGARET C	\$210,917	\$9,083	\$250.99	\$10.81		
	010018905	SEARLE MARY ANN	\$234,866	\$8,338	\$279.49	\$9.92		
	010018906	RICHARDSON BARBARA K	\$238,096	\$8,698	\$283.33	\$10.35		
	010018907	BEAVERS MARY G	\$219,063	\$6,425	\$260.68	\$7.65		
	010018908	CARPENTER ROBERT G & SUZANNE	\$221,693	\$6,425	\$263.81	\$7.65		
	010018910	JANSSEN KEITH & MARY ANN	\$219,063	\$6,425	\$260.68	\$7.65		
	010018911	HAHNE DUANE L & PHYLLIS H	\$221,693	\$6,425	\$263.81	\$7.65		
	010018921	GEORGE DONNA B	\$279,022	\$18,287	\$332.04	\$21.76		
	010018922	JOHNSON RAELEE A	\$279,022	\$18,287	\$332.04	\$21.76		
	010018923	LOETTERLE JOSHUA C & JENNIFER	\$278,998	\$18,276	\$332.01	\$21.75		
	010018924	TREAT BLAKE & WILLICOTT MACKEL	\$281,010	\$18,669	\$334.40	\$22.22		
Mesner Development (Mesner North)			\$4,538,830	\$294,998	\$5,408.77	\$351.05	178	\$2,677.34
	010013608	MANORMA LLC	\$721,281	\$154,392	\$858.32	\$183.73		
MNB Bank (Shabri/Manorma)			\$721,281	\$154,392	\$858.31	\$183.73	190	\$424.86
	010018796	BOYS 3 MCP INC	\$1,371,890	\$173,804	\$1,632.55	\$206.83		
Pinnacle Bank (Boys 3MCP)			\$1,371,890	\$173,804	\$1,632.55	\$206.83	169	\$808.11
	010019115	KEARNY JUNCTION LLC	\$1,816,843	\$20,723	\$2,162.04	\$24.66		
Kearny Junction LLC (Abegglen & Hirschfeld)			\$1,816,843	\$20,723	\$2,162.04	\$24.66	195	\$1,070.21
	010006051	THOAR LLC	\$686,778	\$238,564	\$817.27	\$283.89		
	010006052	THOAR LLC	\$205,082	\$64,313	\$244.05	\$76.53		
Pinnacle Bank (THOAR Cameron Building)			\$891,860	\$302,877	\$1,061.32	\$360.42	175	\$525.35
	010019185	YOUNG GREGORY A & JUDY R	\$287,775	\$1,152	\$342.45	\$1.37	173	
	010019186	KUHLMANN CRAIG W & CARRIE A	\$286,539	\$1,152	\$340.98	\$1.37	173	
	010019262	MCFERRIN DWANE C & SUE ANN TR	\$310,937	\$1,263	\$370.02	\$1.50	173	
	010019263	WILLIAMSON KYLE A & BREANNA K	\$313,245	\$1,263	\$372.76	\$1.50	173	
	010019273	SAMUELSON NOLAN R & DENAE	\$329,429	\$1,263	\$392.02	\$1.50	173	
	10019274	BERRER BRIANNE K & STEVEN L	\$328,723	\$1,263	\$391.18	\$1.50	173	
	010019277	HOPKINS MICHAEL E & SANDRA LOI	\$317,393	\$1,162	\$377.70	\$1.38	173	
	010019278	CORNELIUS RODNEY L & ROBBIN	\$315,044	\$1,156	\$374.90	\$1.38	173	
	010019280	PRAGER SAMUEL ELIEZER & ITZKOI	\$389,491	\$966	\$463.49	\$1.15	173	
	010019285	ESPINOZA-GARCIA GUADALUPE & E	\$465,333	\$1,815	\$553.75	\$2.16	173	
HEDC (Trail Ridge Add)			\$3,343,909	\$12,455	\$3,979.24	\$14.82	173	\$1,969.72

MNB Bank	010019233	WEST 2ND INVESTMENTS LLC	\$579,687	\$8,118	\$689.83	\$9.66	185	\$341.46
			\$579,687	\$8,118	\$689.82	\$9.66		
Luckee LLC	010006068	LUCKEE LLC	\$242,058	\$70,830	\$288.05	\$84.29	186	\$142.58
			\$242,058	\$70,830	\$288.05	\$84.29		
Pinnacle Bank (ABBC 615 W. 1st)	010006079	ABBC RESTORATIONS LLC	\$430,435	\$72,898	\$512.22	\$86.75	166	\$253.55
			\$430,435	\$72,898	\$512.22	\$86.75		
Theatre District LLC (Theatre Building)	010019241	THEATRE DISTRICT LLC	\$1,414,253	\$16,917	\$1,682.96	\$20.13	197	\$833.06
			\$1,414,253	\$16,917	\$1,682.95	\$20.13		
HEDC (Trail Ridge 2.0)	010019390	ALARCON-CHAVEZ VICTOR & AVILA	\$231,638	\$1,266	\$275.65	\$1.51	189	\$291.38
	010019391	SADD TRAVIS W & TARA I	\$263,024	\$1,128	\$313.00	\$1.34		
			\$494,662	\$2,394	\$588.65	\$2.85		
Kessler Villas LP (Lot 3, Blk 1)	010019239	KEESLER VILLAS LP	\$6,737,645	\$80,637	\$8,017.80	\$95.96	181	\$3,968.81
			\$6,737,645	\$80,637	\$8,017.80	\$95.96		
Philip L. Perry & Craig Reed (Lot 8, Blk 1)	010019244	BAYVIEW PLACE APARTMENTS LP	\$954,623	\$36,514	\$1,136.00	\$43.45	181	\$562.32
			\$954,623	\$36,514	\$1,136.00	\$43.45		
HEDC (West Laux Dr)	010019021	GARTNER DAVID H & PATRICIA A	\$292,071	\$9,800	\$347.56	\$11.66	172	\$344.07
	010019022	GARTNER DAVID H & PATRICIA A	\$292,071	\$9,800	\$347.56	\$11.66		
			\$584,142	\$19,600	\$695.10	\$23.32		
Five Points Bank (Davalwat)	010006131	DAVALWAT PROPERTIES LLC	\$287,601	\$170,845	\$342.25	\$203.31	183	\$169.42
			\$287,601	\$170,845	\$342.26	\$203.31		
HEDC (Trail Ridge Add)	010019260	PETERS ANDREW & PATRICIA LEAN	\$313,391	\$16,844	\$372.94	\$20.04	173	\$3,031.00
	010019264	GRIMES DAVID JR & KIMBERLEY	\$284,856	\$17,987	\$338.98	\$21.40		
	010019265	SMIDT DALE D & GEORGENE K	\$271,369	\$18,088	\$322.93	\$21.52		
	010019276	DOERR ROGER W & KAREN G JOINT	\$468,314	\$15,953	\$557.29	\$18.98		
	010019279	GRAFE ROBERT J & MIRIAM M	\$297,592	\$16,844	\$354.13	\$20.04		
	010019281	GUZMAN OSMIN A & KELIN Y	\$329,718	\$17,604	\$392.36	\$20.95		
	010019283	LAGUNAS ADOLFO GARNICA & ORT.	\$382,220	\$17,377	\$454.84	\$20.68		
	010019301	SITZMORE KIP & MARISSA	\$264,130	\$17,055	\$314.31	\$20.30		
	010019304	PEDROZA LUIS A	\$346,619	\$17,992	\$412.48	\$21.41		
	010019325	NAVARRETE OROZCO GUSTAVO & F	\$395,739	\$19,104	\$470.93	\$22.73		
	010019328	YODER LOGAN L	\$275,701	\$16,399	\$328.08	\$19.51		
	010019329	HEINRICH RICHARD D TRUSTEE RE'	\$298,153	\$16,844	\$354.80	\$20.04		
	010019338	HASTINGS JEFFERY C & KARR TINA	\$356,808	\$16,746	\$424.60	\$19.93		
	010019339	HORNER MATTHEW & DAISEY	\$478,686	\$15,572	\$569.64	\$18.53		
	010019379	ESPINOZA-GARCIA GUADALUPE & E	\$382,291	\$1,224	\$454.93	\$1.46		
			\$5,145,587	\$241,633	\$6,123.24	\$287.54		
HEDC (Trail Ridge Add Phase 2)	010019251	WINFREY DENNIS W	\$353,089	\$16,844	\$420.18	\$20.04	173	\$2,213.94
	010019252	MILOVAC DOMINIK & KIMBERLY K	\$352,031	\$16,844	\$418.92	\$20.04		
	010019253	LAIRD TROY & ASHLEY	\$330,884	\$16,844	\$393.75	\$20.04		
	010019261	FULLER RICHARD D & MAAS KIMBEF	\$321,898	\$16,844	\$383.06	\$20.04		
	010019326	NGUYEN HO THANH & NGUYEN TRA	\$294,984	\$17,185	\$351.03	\$20.45		
	010019327	PENNY HAYDEN E & KELLI M	\$286,519	\$5,000	\$340.96	\$5.95		
	010019370	JACOBO ERIC P	\$158,826	\$36,617	\$189.00	\$43.57		
	010019371	BUSCHER SCOT A & DIANE R	\$317,931	\$5,000	\$378.34	\$5.95		
	010019372	JOLLY DARIN & VICTORIA	\$492,629	\$5,000	\$586.23	\$5.95		
	010019395	SCOTT ALLEN D III & MILLER HANNA	\$430,624	\$35,538	\$512.44	\$42.29		
	010019396	PEREZ JAVIER I & NGUYEN JENNY	\$419,116	\$36,302	\$498.75	\$43.20		
			\$3,758,531	\$208,018	\$4,472.61	\$247.54		
	010019378	RUNDELL TRISHA D	\$342,937	\$5,000	\$408.10	\$5.95		
	010019380	ESPINOZA-GARCIA GUADALUPE & E	\$423,413	\$5,000	\$503.86	\$5.95		
	010019388	3 L G HOMES LLC	\$188,324	\$5,000	\$224.11	\$5.95		
	010019393	HOMES BY OROS LLC	\$82,284	\$35,838	\$97.92	\$42.65		
	010019394	OROS EDUARDO & ODALYS	\$515,527	\$39,690	\$613.48	\$47.23		
	010019402	KNUTH DUSTIN & KATELYN	\$295,547	\$37,664	\$351.70	\$44.82		
	010019405	PETERS BRETT & MEAGAN	\$251,182	\$34,313	\$298.91	\$40.83		
	010019406	SHECKLER ASHLEY N & BOMBECK F	\$279,533	\$34,204	\$332.64	\$40.70		
	010019409	BLANKE JOSEPH L & JAIME	\$254,861	\$5,000	\$303.28	\$5.95		
	010019410	GLASSCOCK RACHEL K & MICHAEL	\$240,195	\$5,000	\$285.83	\$5.95		
	010019413	EZK ENTERPRISES LLC	\$371,296	\$5,000	\$441.84	\$5.95		
	010019414	EZK ENTERPRISES LLC	\$264,894	\$5,000	\$315.22	\$5.95		
	010019415	EZK ENTERPRISES LLC	\$186,389	\$5,000	\$221.80	\$5.95		

HEDC (Trail Ridge 2.0)	010019432	HAYS LYNDSEY J	\$412,737	\$5,000	\$491.16	\$5.95	189	\$2,566.89
	010019440	HAMBURGER NICHOLAS & BAILEY A	\$248,575	\$5,000	\$295.80	\$5.95		
			\$4,367,694	\$231,709	\$5,185.64	\$275.73		
Mesner Development (Mesner North)	010018913	CRAMER MARILYN J (LE)	\$215,400	\$22,375	\$256.33	\$26.63	178	\$777.28
	010018914	WILLIAMS KIMBER L	\$217,640	\$22,234	\$258.99	\$26.46		
	010018916	RADER LADONNA J	\$215,400	\$22,234	\$256.33	\$26.46		
	010018917	SYNEK JOHN R & DIANE M	\$205,284	\$22,234	\$244.29	\$26.46		
	010018918	ORTHMANN TAMERA S & ELTON L	\$215,400	\$22,234	\$256.33	\$26.46		
	010018920	RUPE JAMES E & TERESA K	\$205,834	\$22,376	\$244.94	\$26.63		
			\$1,274,958	\$133,687	\$1,570.26	\$159.09		
Pinnacle Bank (Garage Flats)	010006132	GARAGE FLATS LLC	\$482,397	\$104,078	\$574.05	\$123.85	167	\$284.16
			\$482,397	\$104,078	\$574.06	\$123.85		
Pinnacle Bank	010006083	CORNER BUILDING LLC	\$221,095	\$102,574	\$263.10	\$122.06	202	\$190.69
	010006084	CORNER BUILDING LLC	\$102,647	\$75,849	\$122.15	\$90.26		
			\$323,742	\$178,423	\$385.24	\$212.32		
Home Federal Bank (Bad Sportz 705 W. 2nd)	010006044	BAYBROOK LLC	\$156,080	\$209,082	\$185.74	\$248.81	148	\$91.95
			\$156,080	\$209,082	\$185.75	\$248.81		
HEDC (Trail Ridge Add Phase 2)	010019407	HASTINGS VENTURES LLC	\$46,106	\$16,084	\$54.87	\$19.14	173	\$401.76
	010019427	IBUADO BENJAMIN	\$320,678	\$18,535	\$381.61	\$22.06		
	010019435	O'NEILL THOMAS J & TEANNA L	\$315,269	\$16,844	\$375.17	\$20.04		
			\$682,053	\$51,463	\$811.64	\$61.24		
HEDC	010019387	SCOTT AMANDA D & AARON L	\$404,822	\$19,905	\$481.74	\$23.69	189	\$1,675.36
	010019403	RADER CODY & BRITTANY R	\$318,454	\$18,175	\$378.96	\$21.63		
	010019404	DEGODT NICHOLAS D & HEIDI L	\$357,274	\$14,924	\$425.16	\$17.76		
	010019428	HASTINGS JEFFREY & KARR TINA	\$430,738	\$17,728	\$512.58	\$21.10		
	010019429	VALENTINE RONALD & VICKI	\$279,072	\$16,949	\$332.10	\$20.17		
	010019433	BARTH TANNER R & KELSIE A P	\$266,701	\$16,274	\$317.37	\$19.37		
	010019434	KOHMETSCHER NANCY M & EDWAR	\$282,106	\$16,274	\$335.71	\$19.37		
	010019437	BOETTCHER ADAM & HEATHER	\$237,936	\$16,275	\$283.14	\$19.37		
	010019438	SINNER GREGORY L & KATHRYN E	\$302,788	\$16,485	\$360.32	\$19.62		
	010019439	HASTINGS VENTURES LLC	\$282,743	\$17,293	\$336.46	\$20.58		
			\$3,162,634	\$170,282	\$3,384.54	\$202.64		
HEDC	010019023	M & TEAM CUSTOM HOMES LLC	\$189,552	\$9,433	\$225.57	\$11.23	172	\$596.41
	010019024	M & TEAM CUSTOM HOMES LLC	\$189,552	\$9,433	\$225.57	\$11.23		
	010019030	M & TEAM CUSTOM HOMES LLC	\$370,860	\$16,985	\$441.32	\$20.21		
	010019031	ESPINOZA-GARCIA GUADALUPE & R	\$132,053	\$11,865	\$157.14	\$14.12		
	010019032	ESPINOZA-GARCIA GUADALUPE & R	\$130,469	\$10,281	\$155.26	\$12.23		
			\$1,012,486	\$57,997	\$1,204.87	\$69.02		
Fairview Villas LLC	010007533	FAIRVIEW VILLAS LLC	\$75,062	\$7,134	\$89.32	\$8.49	192	\$615.23
	010019612	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
	010019613	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
	010019614	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
	010019615	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
	010019616	FAIRVIEW VILLAS LLC	\$74,372	\$6,667	\$88.50	\$7.93		
	010019617	FAIRVIEW VILLAS LLC	\$74,913	\$7,033	\$89.15	\$8.37		
	010019618	FAIRVIEW VILLAS LLC	\$75,208	\$7,231	\$89.50	\$8.60		
	010019619	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
	010019620	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
	010019621	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
	010019622	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
	010019623	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
	010019624	FAIRVIEW VILLAS LLC	\$74,267	\$7,249	\$88.38	\$8.63		
			\$1,044,563	\$96,253	\$1,242.89	\$114.54		
Theatre District LLC (Lot 1, Blk 1)	010019237	THEATRE DISTRICT LLC	\$355,813	\$600,972	\$423.42	\$715.16	23W ##	\$209.60
			\$355,813	\$600,972	\$423.43	\$715.16		
Theatre District LLC (Lot 4, Blk 1)	010019240	THEATRE DISTRICT LLC	\$196,336	\$303,799	\$233.64	\$361.52	23W ##	\$115.65
			\$196,336	\$303,799	\$233.64	\$361.52		
					\$95,648.50			\$47,346.00

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

Mike Hollister
Office

308-379-3338
402-845-2075

Invoice

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

Date	Invoice #
1/28/2026	4462

		Terms		Due Date
		Due on receipt		1/28/2026
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				
201 - DUMPSTERS & DISPOSAL			169.40	169.40
202 - PORTABLE TOILET(S)			220.23	220.23
SECTION 400: EXTERIOR FINISH				
409 - WINDOWS			47,011.52	47,011.52
All invoices are due upon receipt. A finance charge of 1.5% per month will apply to invoices 30 days past invoice date.		Total		\$47,401.15
Thank you!		Payments/Credits		\$0.00
		Balance Due		\$47,401.15

CRA - Pacha Soap Building

<u>Section/Category</u>	<u>Estimate</u>	<u>Billed to-date</u>	<u>Adj. Total over/under</u>	<u>To Bill</u>
100: Permits, Architect, Drafting, Engineering				
101 - Building Permit	2200.00	2200.00	0.00	
200: Prep Work, Excavation, Concrete, Masonry				
201 - Dumpsters & Disposal	1600.00	1600.00	0.00	
202 - Portable Toilet	660.00	660.00	0.00	
203 - Labor - Demo & Disposal	49400.00	49400.00	0.00	
210 - Masonry	29850.00	29850.00	0.00	
219 - Construction Fence & Chain Link Fence Allowance	6000.00	6000.00	0.00	
300: Framing & Miscellaneous Material				
301 - Framing Materials	3800.00	3800.00	0.00	
302 - Labor-Framing	18400.00	18400.00	0.00	
303 - Misc. Mat'l, Fstnrs, Caulking, Screws, Fuel, Etc.	500.00	1240.00	740.00	
400: Exterior Finish				
403 - Siding Material **ADD-ON**	0.00	1247.65	1247.65	
404 - Labor for Siding **ADD-ON**	0.00	2882.92	2882.92	
409 - Windows	245057.62	141034.57	-104023.05	
411 - Exterior Doors **ADD-ON**	0.00	1182.72	1182.72	
412 - Labor for Exterior Doors **ADD-ON**	0.00	1575.00	1575.00	
417 - Scaffolding, Setup & Tear Down	2000.00	2000.00	0.00	
700: Electrical, Plumbing, Mechanical, Etc.				
701 - Electrical Wiring & Service **ADD-ON**	0.00		0.00	
1400: Cardinal Construction Expenses				
1401 - Cardinal Labor	6200.00	4002.75	-2197.25	
1403 - Cardinal Equipment	9800.00	11240.05	1440.05	
1404 - Cardinal General Contracting	27148.00	27148.00	0.00	
1405 - Cardinal Profit & Overhead	27148.00	27148.00	0.00	
	429763.62	332611.66	-97151.96	

<u>Cardinal Invoices</u>	
4376	\$25,808.34
4386	\$29,545.09
4397	\$27,942.62
4404	\$20,142.87
4415	\$21,654.25
4420	\$53,888.46
4432	\$19,250.69
4437	\$74,094.85
4449	\$12,883.34
4462	\$47,401.15

Total: \$332,611.66

Total to-date: \$ 332,611.66

2:03 PM
02/05/26

Community Redevelopment Authority
Check Detail
February 5, 2026

Date	Num	Name	Memo	Account	Paid Amount	Class
02/05/2026	8062	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-53.13	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-82.90	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-852.99	205-402/405 W 2nd St
TOTAL					-989.02	

167569

CUSTOMER'S ORDER NO.		DATE	
		01/23/25	
NAME			
CRA			
ADDRESS			
CITY, STATE, ZIP			
SOLD BY	CASH	C.O.D.	CHARGE
ON. ACCT.	MDSE. RETD.	PAID OUT	
QUAN.	DESCRIPTION		PRICE
1			\$ 45.00
2	Monthly cleaning		
3	Common Areas and		
4	stairs next to Art		
5	Bar		
6			
7			
8			
9			
10	L & M Cleaning Services, LLC		
11	2906 West Laux Dr.		
12	Hastings, NE 68901		
	402-705-2435		
RECEIVED BY			TOTAL \$ 45.00

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

INVOICE NO9308-715

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

SERVICE ADDRESS:

SERVICE PERIOD:

128 N HASTINGS
JAN 2026

MO. DAY YR.

01/24/2026

ACCT. NO.

17716

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

Service Per: JAN 2026

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
12/26/25	1	PAYMENT - THANK YOU!	8033		-70.00	70.00
01/01/26	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 715

FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 02/20/26

WOODWARD'S DISPOSAL SERVICE, INC.

PAY THIS
AMOUNT

343 West 2nd Street
Hastings, Nebraska 68901
Phone: (402) 463-6661

Phone: (402) 463-6661

All claims and returned goods **MUST** be accompanied by this bill.

Thank You

Item #1 – Discussion and possible action on CRA participation as a sponsor for Big Idea Hastings. – This event has been idle for 2 years and is making a comeback. Over 20 businesses are still in operation from the kickstart they received at Big Idea Hastings. Recommend providing funds for a portion of the 1st place prize which is still in need of funding.

PRESENTING SPONSOR

\$3,000

LIMITED TO ONE SPONSOR

A new addition! We are seeking one organization to serve as the **official presenting sponsor** of Big Idea Hastings. This premier partnership offers the highest level of visibility and brand alignment with our mission to support entrepreneurs.

The Perks

- Your logo will be integrated into the Big Idea Hastings logo as a "presented by" sponsor
- Anywhere the Big Idea Hastings logo appears, yours will appear alongside it — across web, social, print, and event materials until next event
- Social media promotion (2 mentions)
- Verbal recognition at event (2 mentions)
- Five drink tickets at event



PRIZE SPONSOR

\$250 - 5,000

Prize sponsors make our **cash prizes** possible! Spots are claimed on a first-come-first-serve basis. More than one organization or business is able to sponsor a cash prize until the entire monetary need is fulfilled.

1st Place - \$5,000 • 2nd Place - \$1,000 • 3rd Place - \$500

The Perks

- Large logo and website link on bigideahastings.com until next event
- Logo on all printed materials
- Social media promotion (1 mention)
- Verbal recognition at event (2 mentions)
- Two drink tickets at event

COMMUNITY SPONSOR

\$250+

Love Big Idea Hastings and want to support local entrepreneurship? Any **monetary commitment** of \$250 or more helps sustain the operation of Big Idea Hastings allowing local entrepreneurs with a place to launch and grow their ideas.

The Perks

- Logo and website link on bigideahastings.com until promotion begins for 2027 event
- Social media promotion (1 mention)
- Verbal recognition at event
- Drink ticket at event

PROFESSIONAL PARTNERS

\$250

Professional Partners provide **free or discounted services** to the TOP 5 Finalists. As a partner, you are an essential piece and trusted resource as they continue through their entrepreneurial journey. We want our partners to fall under, but not limited to, the following categories:

accounting, banking, insurance, legal, logo & brand design, tech, marketing, photo & video, mentorship

The Perks

- Business name, contact info, and website link on bigideahastings.com until 2027 event
- Social media promotion (1 mention)
- Verbal recognition at event
- Drink ticket at event
- Your contact information and promotional items are given to all Big Idea Hastings contestants

COORDINATING SPONSORS

IN-KIND

Coordinating Sponsors help us make Big Idea Hastings happen through **in-kind services**. This can be, but is not limited to the promotion of our event, sound & lighting, or media services.

The Perks

- Logo and website link on bigideahastings.com until promotion begins for 2027 event
- Social media promotion (1 mention)
- Verbal recognition at event
- Drink ticket at event



Randal Chick <cra@redevelophastings.com>

Sponsorship: Big Idea Hastings 2026!

Maggie with Big Idea Hastings <bigideahastings@gmail.com>

Thu, Feb 5, 2026 at 9:54 AM

To: Cra <cra@redevelophastings.com>

Randy,

As you likely know, Big Idea Hastings is back and is happening on Tuesday, February 24!

I am reaching out because I'd love to have Community Redevelopment Authority be a part of the event in some capacity again and especially as a Professional Partner! We have changed some things up so I am providing a little more information than in years past.

To give you the full picture, I've included our advertising kit (see attached) which outlines multiple sponsorship opportunities. These sponsorships can be bundled and, as always, are flexible.

This year, ***in addition to our normal offerings***, we have added two new sponsorship options:

- **Presenting Sponsor – \$3,000**

This is limited to one organization. This premier partnership offers the highest level of visibility and brand alignment with our mission to support entrepreneurs.

- **Community Sponsor – \$250+**

This includes any monetary commitment (or additional commitment) of \$250 or more and helps continue and sustain the operation of Big Idea Hastings. This is a great way to support if you or your business doesn't fall in any other category and you just want to support Big Idea Hastings!

I'll also note that because some things are first-come-first-serve, I will take soft commitments to hold a spot until final approvals can be secured.

Sponsor Deadline: Wednesday, February 18

2023 Commitment: Professional Partner

Also, things have changed a bit with Big Idea Hastings! Big Idea Hastings is officially a one-woman show, which is exciting news, but it also put me behind on reaching out to sponsors this year. I apologize for the much tighter timeline. Please keep in mind that while most recognition happens on the night of Big Idea Hastings, your sponsorship benefits continue through promotion leading up to the next event — so until 2027.

If you're interested, or have any questions, please let me know at your earliest convenience so we can finalize sponsor commitments. Thank you so much for considering supporting Big Idea Hastings 2026!

Maggie Esch

Big Idea Hastings Coordinator
c. (402)984-6055

Visit our website! bigideahastings.com

Big Idea Hastings

Wed, Feb 11, 11:47 AM

to me 

Randy,

Here's the list of businesses that we've seen open that competed in Big Idea Hastings.

Total: 23**Closed: 3****Sold: 1****2023**

1. **The Cheese and Wine Shop** - operates Downtown Hastings
2. **Razzberry Beret Threads & Goods** - pop ups
3. **Three Pink Elephants** - was located in Cheese and Wine Shop for about 6-9 months, but now operates out of Minden
4. **SketchDuds** - limited pop ups
5. **Reflect Light Company** - pop ups and starting to wholesale
6. ***Wilder Kids Apparel** - operated for about a year, but then closed for family reasons
7. **Roast Coffee Company** - operates in Hastings

2022

1. **Joyride Pedal Company** - operates Downtown Hastings
2. **Lovely Life Events** - home-based event + charcuterie business, currently looking to expand
3. **Kestrel Ridge Pellet Company** - sells at local Farmer's Markets, primarily B2B
4. **Clover Foods** - operates locally, sells at Farmer's Markets, starting to get into stores, uses Schnase 1906 District
5. ***Tri-City Baked Goods** - operated through Farmer's markets, but has since closed

2021

1. **Leapfrog Village** - multiple yearly pop up events
2. **The Heart's Desire** - operates out of Calico Cottage space
3. **Love Ewe Candle Co** - moved to Lincoln last year, but still sells products locally - just posted she was selling her business
4. **Nourish Cycling** - operates out of Nourish Fitness Studio
5. **E Bar N Creamery** - sells products locally, no brick and mortar

2019

1. ***Lemon & Co Juicery** - closed due to family reasons, but operated 3 years in Downtown Hastings
2. **What the Dickens Bakery** - operates in Downtown Hastings
3. **Hastings Early Child Development Center** - operates in Hastings
4. **Lenoir Dimbaya Coffee** - operates in Hastings, in grocery stores
5. **Brooks's Bookshelf** - pop up shelves

2018

1. **Jord Producers** - operated in Adams County, sold business in 2020

Event was also held in 2017. No successful businesses came out of that event.

*Operated, but closed.

Maggie Esch

Big Idea Hastings Coordinator

c. (402)984-6055

Visit our website! bigideahastings.comFind us on [Facebook](#) & [Instagram](#)!

Item #2 - Motion to approve an Assignment and Assumption of Redevelopment Agreement between ABBC Restorations, LLC and Wallace Farms, LLC and assign a substitute TIF "A" note to Wallace Farms, LLC. – Wallace Farms, LLC is acquiring the property at 615 W. 1st that was developed by ABBC Restorations, LLC. Wallace wants to assume the TIF "A" note associated with the project in the amount of \$33,250.39 and the Authority has an outstanding "B" note in the amount of \$40,000 that will be collected after the "A" note is paid off. Recommend approval.

ABBC RESTORATIONS, LLC REDEVELOPMENT PROJECT – 615 W. 1ST

The CRA acquired the property at 615 W. 1st for \$160,000 in 2018 and sold the property to ABBC in 2020 for \$120,000 in cash and utilized a \$40,000 “B” note to capture the balance of the acquisition with TIF funds.

In 4 years the original \$50,000 “A” note should be paid off and the CRA will begin collecting TIF revenue on the \$40,000 “B” note. TIF can be collected in Years 9-15 which should be sufficient to pay off the \$40k “B” note.

Project Name: TIF ABBC RESTORATIONS REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0102

Project Type: Standard

Location: Lots 4 and 5 Block 26 Original Town of Hastings; address: 615 W 1st St; PID 010006079

Description: TIF funds used for site acquisition and renovation of 2nd floor living space of a one residential apartment and two main floor commercial spaces of a 100 year old historical building, including interior demolition, rehabilitation of the structure, façade enhancements, 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.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	72,898	358,942	2.359137	1,719.76	8,467.96
2023	72,898	358,942	2.174723	1,585.33	7,806.00
2024	72,898	430,435	1.996872	1,455.68	8,595.22
Total				4,760.77	24,869.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	72,898	430,435
Industrial	0	0
Other	0	0

Perm ID	Name	Legal
0010006079	ABBC RESTORATIONS LLC 615 W 1ST ST HASTINGS NE 68901	1301.00-LOT 4 - 5 BLK. 26 CITY OF HASTINGS ORIGINAL TOWN 615 W 1ST ST



Click on any statement number
you wish to pay or view.

Levy Graph
Value Graph
Tax Graph

Year	Statement	Value	Tax	Exemption	Net Tax	Balance Due
2025	611468	\$ 430,435	\$ 8,437.70	- \$ 1,707.90	\$ 6,729.80	\$ 6,729.80
2025	011468	\$ 72,898	\$ 1,429.01	- \$ 289.25	\$ 1,139.76	\$ 1,139.76

ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT

(ABBC Restorations Redevelopment Project – 615 W. 1st Street)

This Assignment and Assumption of Redevelopment Agreement (this “Assignment”) is made as of February 18, 2026, by and between ABBC Restorations, LLC, a Nebraska limited liability company (“ABBC”) and Wallace Farms, LLC a Nebraska limited liability company (“Wallace”) with the consent of The Community Redevelopment Authority of the City of Hastings, Nebraska, a body politic and corporate (“CRA”).

RECITALS

A. On August 12, 2020, the CRA entered into a Redevelopment Agreement with ABBC Restorations, LLC which included the rehabilitation and development of an approximately 4,000 square foot historic building (the “Project”) on:

Lots Four (4) and Five (5) Block Twenty-Six (26), Original Town, now City of Hastings, Adams County, Nebraska (the “Project Site”);

B. The Redevelopment Agreement authorized the issuance of tax increment financing in the amount not to exceed Ninety Thousand and No/100 Dollars (\$90,000.00) (“TIF Indebtedness”) including an “A” note in the amount of \$50,000 and a “B” note in the amount of \$40,000. The Authority will utilize funds for site acquisition with the use of Tax Increment Financing funds evidenced by the “B” Note” in the amount of \$40,000.00 to which the Authority shall be responsible. The Redeveloper shall not be responsible for repayment of the “B” note.

C. ABBC has entered into a Real Estate Purchase Agreement to sell the Project and the Project Site to Wallace Farms, LLC which shall own and operate the Project as a commercial building for lease to commercial and residential tenants and ABBC desires to assign the Redevelopment Agreement to Wallace;

D. Wallace desires to assume the Redevelopment Agreement and also assume the Tax Increment Financing loan made by ABBC originally with Pinnacle Bank which loan has been refinanced with Wallace Farms, LLC as the TIF Lender for the TIF Indebtedness;

E. The CRA has agreed to consent to such assignment and assumption of the Redevelopment Agreement as set forth in this Assignment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Assignment. ABBC hereby assigns, all of its rights and interests in the Redevelopment Agreement over to Wallace Farms, LLC.

2. Acceptance and Assumption. Wallace Farms, LLC assumes and agrees to pay, perform and discharge when due all of the ABBC's liabilities, obligations, duties and responsibilities arising under the Redevelopment Agreement, including without limitation receipt of all the sums due and payable as a result of the TIF Indebtedness, from and after the date hereof.

3. Further Assurances. From time to time after the date hereof, each of the parties shall, upon request by the CRA and without further consideration, execute, acknowledge and deliver all such other instruments of assignment, conveyance and transfer, and shall take all such other actions, in each case to the extent required to give effect to the assignment and assumption in accordance with the terms of this Assignment and to confirm that all collateral which secures the Loan Documents remains in full force and effect and is not in any way altered by this Assignment.

4. Amendment. This Assignment may not be amended or modified except by an instrument in writing signed on behalf of both of the parties hereto.

5. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed to be an original, and all of which taken together shall be deemed to be one and the same instrument.

6. Governing Law. This Assignment shall be interpreted, construed and enforced in all respects in accordance with the laws of the State of Nebraska (without regard to any principles of conflicts of laws thereof).

7. Request for Notice. Wallace hereby requests any notice or demand be given to Wallace Farms, LLC at the following address:

8. Notice: A credit agreement must be in writing to be enforceable under Nebraska law. To protect you and us from any misunderstanding or disappointments,

any contract, promise, undertaking, or offer to forebear repayment of money or to make any other financial accommodation in connection with this loan of money or grant or extension of credit, or any amendment of, cancellation of, waiver of, or substitution for any or all of the terms or provisions of any instrument or document executed in connection with the loan of money or grant or extension of credit, must be in writing to be effective.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first set forth above.

“ABBC”

ABBC Restorations, LLC
a Nebraska limited liability company

By: _____
Brian Hessler, Member

By: _____
Anne Hessler, Member

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was executed and acknowledged before me this ____ day of February, 2026, by Brian Hessler and Anne Hessler, Members of ABBC Restorations, LLC, a Nebraska limited liability company, for and on behalf of the company.

Notary Public

“Wallace”

Wallace Farms, LLC a Nebraska limited liability company

By: _____
Timothy C. Wallace, Co-Trustee of the Robert A. Wallace Trust, sole Member of Wallace Family Farms, LLC,

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was executed and acknowledged before me this _____ day of February 2026, by Timothy C. Wallace, Co-Trustee of the Robert A. Wallace Trust, sole Member of Wallace Family Farms, LLC, a Nebraska limited liability company, for and on behalf of the company.

Notary Public

CONSENTED AND AGREED:

“CRA”

The Community Redevelopment Authority of the City of Hastings, Nebraska

By: _____
Chairman

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was executed and acknowledged before me this _____ day of February, 2026, by Dick Hysell, Chairman of the Community Redevelopment Authority of the City of Hastings, Nebraska on behalf of the authority.

Notary Public

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 ("THE 1933 ACT") AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA
STATE OF NEBRASKA
COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

SUBSTITUTE COMMUNITY REDEVELOPMENT REVENUE "A" NOTE
(ABBC RESTORATIONS REDEVELOPMENT PROJECT)

Maturity Date	Interest Rate	Issuance Date
December 31, 2036	6.5%	February 12, 2026

Registered Holder	Principal Amount
Wallace Farms, LLC	\$33,250.39

This Substitute Community Redevelopment Revenue "A" Note replaces the original note in the amount of \$50,000.00 issued to ABBC Restorations, LLC dated December 17, 2021. The Notice to Divide Taxes was filed with the Adams County Assessor prior to August 1, 2021 which establishes the Effective Date as of January 1, 2022.

THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA (the "Issuer"), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above at the office of the City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Original Issuance Date identified above or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in twenty-two semi-annual installments commencing June 15, 2026, and December 15, 2026 and each June 15 and December 15 thereafter through December 15, 2036, when all principal and accrued interest shall be due and payable. Except with respect to interest not punctually paid, the principal and interest on this Note will be paid by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the fifteenth calendar day next preceding the applicable maturity date at his address as it appears on such note registration books. The principal and interest of this Note is payable in any coin or

currency of the United States of America which on the respective dates of payment is legal tender for the payment of public and private debts.

This Note is designated the Community Redevelopment Authority of the City of Hastings Nebraska, Substitute Community Redevelopment Revenue "A" Note (ABBC Restorations, LLC Redevelopment Project), aggregating Thirty Three Thousand Two Hundred Fifty and 39/100 Dollars (\$33,250.39) (the "Note") in principal amount which have been issued pursuant to the Section 12 of Article VIII of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain redevelopment agreement between the Issuer and Wallace Farms, LLC, for the ABBC Restorations, LLC Redevelopment Project), (the "Redevelopment Agreement"), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof or the interest hereon nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment generated by the Project defined in the Redevelopment Agreement (the "Project"). All such revenue has been duly pledged for the purpose of paying this note.

THIS NOTE AND THE INTEREST HEREON DOES NOT NOW AND SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, OR THE CITY OF HASTINGS, NEBRASKA, WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, NOR SHALL THIS NOTE AND THE INTEREST HEREON EVER GIVE RISE TO ANY PECUNIARY LIABILITY OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, OR THE CITY OF HASTINGS, NEBRASKA, A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

No recourse shall be had for the payment of the principal of or interest on this Note, or for any claim based hereon or upon any obligation, covenant or agreement contained in the Redevelopment Agreement against any past, present or future employee, member or elected official of the Issuer, or any incorporator, officer, director, member or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, officer, director or member as such is hereby expressly waived and released as a condition of and in consideration of the issuance of this Note.

It is hereby certified and recited and the Issuer has found: that the Project is an eligible "redevelopment project" as defined in the Act; that the issuance of this Note and the construction of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City of Hastings, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have

been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

This Note is transferable only upon the books of the Issuer kept for that purpose at the office of the Registrar by the Registered Holder hereof in person, or by his duly authorized attorney, upon surrender of this Note together with a written instrument of transfer satisfactory to the Registrar duly executed by the Registered Holder or his duly authorized attorney, together with a Purchase Letter as in a form provided by Issuer, and thereupon a new registered Note or Notes in the same aggregate principal amounts shall be issued to the transferee in exchange therefor, and upon payment of the charges therein prescribed. The Issuer and the Paying Agent may deem and treat the person in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and premium, if any, and interest due hereon and for all other purposes.

The Note is prepayable at any time in whole or in part, to the extent there are any funds in the debt service fund in excess of amounts necessary to pay scheduled debt service. Prepayments shall reduce the number, but not the amount, of scheduled debt service payments on the Note, in inverse order of maturity.

It is hereby certified and recited that all conditions, acts and things required by law and the Redevelopment Agreement to exist, to have happened and to have been performed precedent to and in the issuance of this Note, exist, have happened and have been performed and that the issue of this Note, together with all other indebtedness of the Issuer, is within every debt and other limit prescribed by the laws of the State of Nebraska.

This Note shall not be entitled to any benefit or be valid or become obligatory for any purpose until this Note shall have been authenticated by the execution by the Registrar of the Certificate of Authentication hereon.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA has caused this Note to be signed in its name and on its behalf by the signature of its Chairman and attested by the signature of its Secretary, as of the Original Issuance Date identified above.

THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA

ATTEST:

Secretary

By: _____
Chairman

Item #3 - Discussion and possible action on applications for expedited review of redevelopment plans for tax increment financing from McHargue Builders, LLC. – McHargue has applied and received council approval for micro-TIF for the 3 homes he wished to build at 734-742 S. Lexington. The county assessor has set an increased value of \$215,443 for each home if completed as presented. When the projects are complete, the CRA will issue a TIF note to McHargue in the amount of \$63,349.06 for each home.
($\$215,443 \text{ increased valuation} \times .01960273 \text{ levy} = \$4,223.27 \times 15 = \$63,349.06 \text{ total TIF note}$)

**Application for Expedited Review
of Community Redevelopment Plan
Tax Increment Financing (TIF) Project**

For Official Use

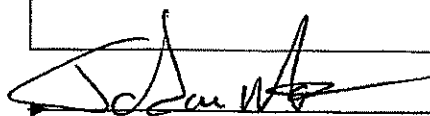
Date Received _____

Date of Review _____

___ Approved ___ Denied

County Name <u>Adams</u>	City <u>Hastings</u>
Redeveloper (Owner) <u>McHargue Builders INC.</u>	
Redevelopment Project Name <u>Lexington Ave Patio Homes</u>	
Parcel Number <u>31-225 (will be split)</u>	
Application Date of the Expedited Redevelopment <u>1-2-2026</u>	

1. What are the existing uses and condition of the property within the redevelopment project area? <u>Vacant Lot</u>	
2. What are the proposed uses of the property within the redevelopment project area? <u>New Single Family Home</u>	
3a. Has the structure been within the corporate limits of the city for at least sixty years? Yes <u>X</u> No _____	
3b. If the project includes the redevelopment of a vacant lot that is within the corporate limits of the city, has that lot been platted for at least sixty years? Yes <u>X</u> No _____	
4. What is the current assessed value of the property within the redevelopment project area? <u>\$ 10,532</u>	
5. What the increase in the assessed value of the property within the redevelopment project area that is estimated to occur as a result of the redevelopment project? <u>\$ 215,443</u>	
6. Will the redevelopment project be financed in whole or in part through the division of taxes as provided in section 18-2147? Yes <u>X</u> No _____	
7 What are the agreed-upon costs of the redevelopment project? <u>\$ 228,333</u>	


Redeveloper's Signature

1-2-26
Date

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

(see form instructions on reverse)

City of Hastings Proposed Supplemental Form for Micro-TIF Projects

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

1. Please provide your contact information.

- a. Applicant Name: McHargue Builders Inc.
- b. Applicant Phone Number: 308-940-2871
- c. Applicant Email Address: Jordan@McHargueBuilders.com
- d. Applicant Mailing Address: 1805 5th Ave Central City, NE 68826
- e. Preferred Method of Communication: Email
- f. Property Owner Name: Hastings CRA

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

- ☒ Yes
- ☐ No

3. What is the purpose of this project?

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

4. What is the age of the structure? N/A

To Be Filed With
the County
Assessor

Improvement Information Statement to County Assessors

Co. Assessor's Use Only
No. _____
County Name _____

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

Owner of Property			Applicant If Not the Owner			Contractor for Project		
Name Hastings CRA			Name McHargue Builders INC.			Name McHargue Builders INC.		
Street or Other Mailing Address 301 S Burlington			Street or Other Mailing Address 1805 5th ave			Street or Other Mailing Address 1805 5th ave		
City Hastings	State NE	Zip Code 68901	City Central City	State NE	Zip Code 68826	City Central city	State NE	Zip Code 68826
Phone Number 402-461-8415			Phone Number 308-940-2871			Phone Number 308-940-2871		
Email Address cra@redevelophastings.com			Email Address Jordan@McHargueBuilders.com			Email Address Jordan@McHargueBuilders.com		
Real Property to Be Improved or Altered								
Street Address (if Applicable) 734 S. Lexington Ave Hastings NE 68901								
Legal Description								

See Attached

Description and Intended Use of Improvement

New Single Family Home

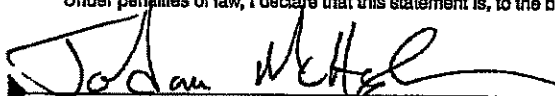
Approximate Cost of Construction Materials including Labor
228,333

Estimated Period of Construction (Years/Months)
1 Year

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

sign
here

Signature



1-2-26

Date

Instructions

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

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

Jordan McHargue <jordan@mcharguebuilders.com>

734 N Lexington Estimated Value

2 messages

Jake Jarzynka <jjarzynka@adamscountyne.gov>
 To: "jordan@mcharguebuilders.com" <jordan@mcharguebuilders.com>

Tue, Dec 16, 2025 at 3:31 PM

Jordan,

Here is that estimated valuation that you requested. The value I gave you over the phone included an unfinished basement.

Assessed			
	Unfactored	Factor	Total
Land	10,532		10,532
Dwelling	212,021		212,021
Improvement	3,422		3,422
Sub Total	225,975		225,975
Total Value			225,975

This is for a 1380sqft home with a 480sqft attached garage. The valuation includes 10 plumbing fixtures, garage finish, and a 800sqft concrete driveway. If you have any questions, please let me know.

Thanks,

Jake Jarzynka

Assistant Appraiser #2

Adams County Nebraska



Phone: 402-461-7111

Email: jjarzynka@adamscountyne.gov

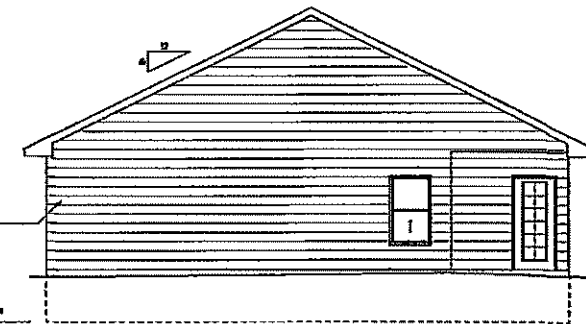
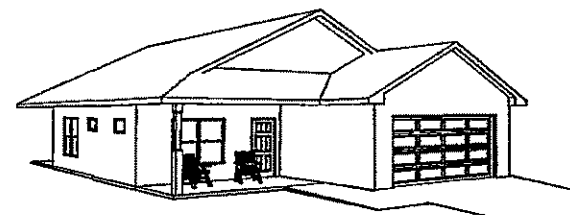
300 N Saint Joseph Ave #204

Hastings NE 68901



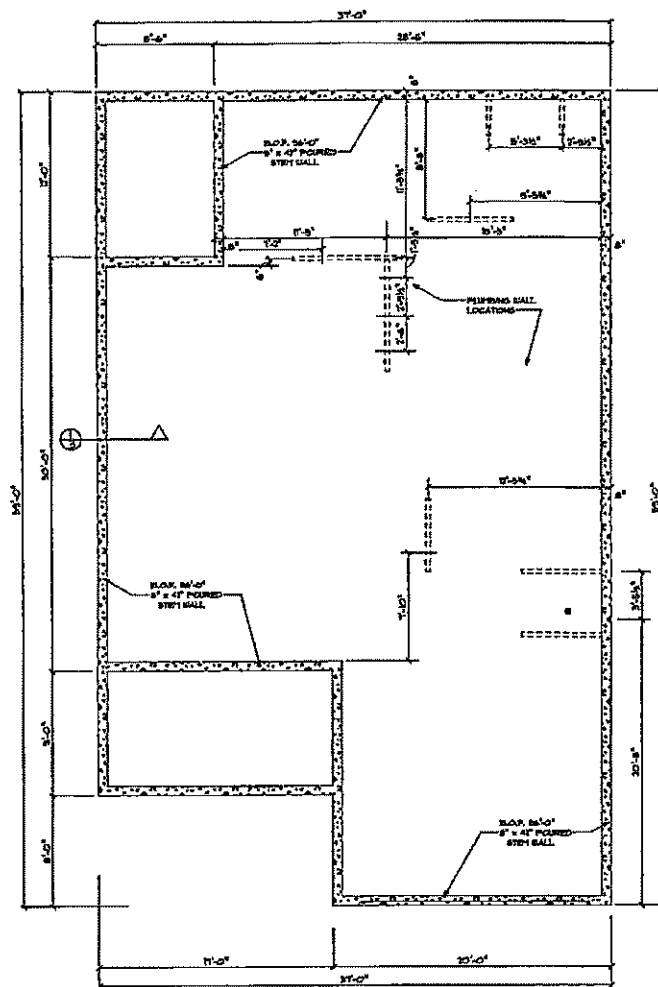
FRONT ELEVATION

SCALE, 1/4" = 1'-0"

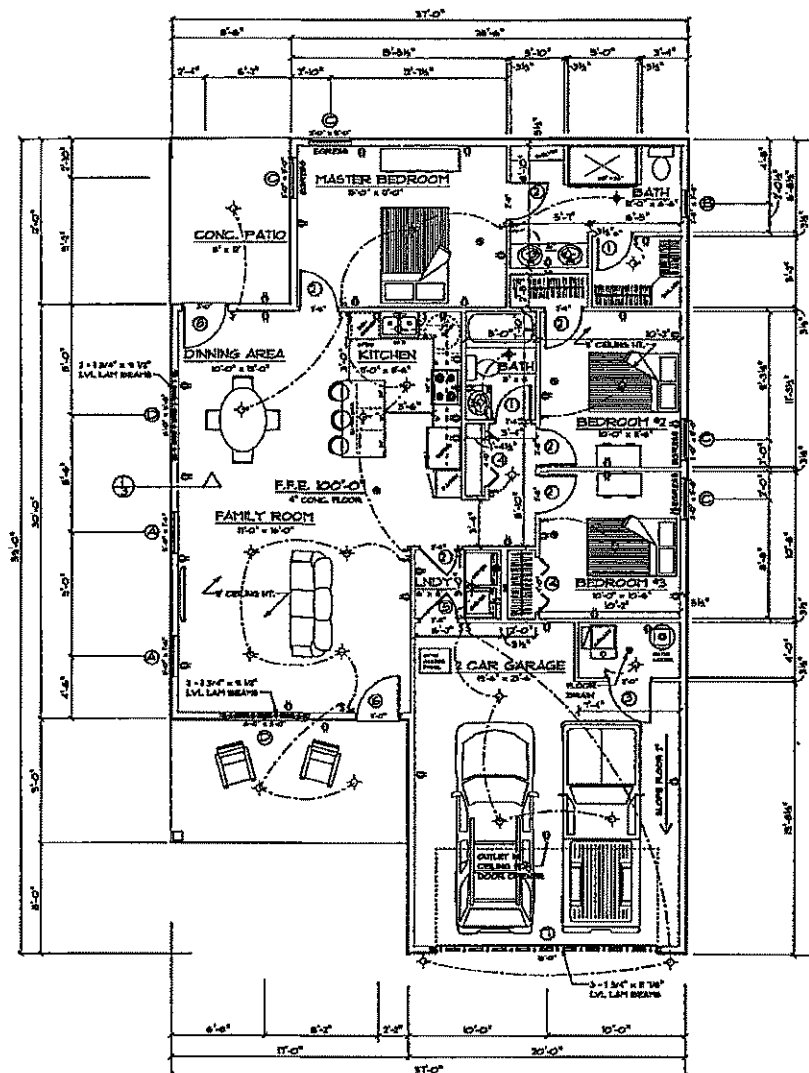


BACK ELEVATION

SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

1880 S.F.

NOTE:
EXTERIOR OVERHEADS TO HAVE
1-3/4" HEADERS UNLESS NOTED

- LEGEND**
- OUTLET
 - ⊕ 2/0 OUTLET
 - ⊖ RETURN
 - ⊕ 3-4/4" RATCH
 - ⊕ LIGHT
 - ⊕ LIGHT / EXHAUST FAN
 - ⊕ EXHAUST FAN
 - ⊕ SMOKE DETECTOR

Certification of Completion of Expedited Community Redevelopment Plan Tax Increment Financing (TIF) Project

County Name	City
Redeveloper	
Redevelopment Project Name	
Parcel Numbers	
Approval Date of the Expedited Redevelopment Plan	Base Year

In compliance with [Neb. Rev. Stat. § 18-2155](#), by signing below, I hereby certify the following to be true and accurate.

Date of Physical Inspection	Tax Year of First Incremental Payment
Improvements Have Been Made and are Completed ☐ Yes ☐ No	A Valuation Increase Has Occurred ☐ Yes ☐ No
Valuation Increase Was Due to the Improvements Made ☐ Yes ☐ No	Amount of the Valuation Increase

 County Assessor's Signature	Date
---	------

**Upon completion of this form, the county assessor must retain the original
and provide copies to the City/CRA, the redeveloper,
and the Nebraska Department of Revenue, Property Assessment Division.**

Instructions

Who Must File. Upon completion of the agreed upon work as provided in the approved expedited redevelopment plan, the redeveloper shall notify the county assessor of such completion of the work. The county assessor shall then determine: (1) If the redevelopment project was fully completed within two years after the approval of the development plan and (2) the assessed value of the property within the redevelopment project area.

Once completion has been determined, the county assessor shall certify the completion of the expedited redevelopment plan to the city or community redevelopment authority (CRA).

Post Certification. Once the county assessor has certified this form as required in Neb. Rev. Stat. § 18-2155, the city or CRA may begin to use the portion of taxes as indicated in [Neb. Rev. Stat. § 18-2147](#) to pay the indebtedness incurred by the city or CRA pursuant to Neb. Rev. Stat. § 18-2155. Payments shall be remitted to the owner of record of the property on which the structure is located in the redevelopment plan.