

Updated 3/13/26
**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
March 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 March 11, 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 February 18, 2026
- o Financials
- o Claims

- 1) **Motion to approve** an Assignment and Assumption of Redevelopment Agreement between NPC Phase I, LLC to TPAC Holdings, LLC
- 2) **Motion to approve** a Release of Memorandum of Redevelopment Agreement between NPC Phase I, LLC, and the Authority.
- 3) **Review** of TIF Report from Nebraska Department of Revenue.
- 4) **Director's report / project Updates.**
- 5) **Possible closed session** to discuss contract and/or real estate negotiations.
- 6) **Motion to adjourn.**

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

Item #1 – Motion to approve an Assignment and Assumption of Redevelopment Agreement between NPC Phase I, LLC to TPAC Holdings, LLC - NPC Phase I, LLC is refinancing its first mortgage on the Trail Ridge Apartments with Colliers Mortgage, LLC which is a delegated loan originator for Fannie Mae. To avoid complying with the complicated requirements of Fannie Mae with respect to redevelopment agreements, the process can be simplified by assigning the Redevelopment Agreement and the TIF Loan to TPAC Holdings, LLC. TPAC Holdings, LLC is the Perry Reid Properties entity which is a principal owner of the Pioneer Trails project.

Item #2 – Motion to approve a Release of Memorandum of Redevelopment Agreement between NPC Phase I, LLC, and the Authority. – This release removes a barrier to refinancing of the project.

Item #3 - Review of TIF Report from Nebraska Department of Revenue. – Each year the Department of Revenue provides a TIF report to the legislature on all TIF projects across the state. Hastings currently has 48 TIF projects collecting excess taxes in the amount of \$1,429,479. The percentage of TIF to city valuation is 3.4% which is lower than our peer cities.

Item #4 – Director's report / project Updates.

MINUTES

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
February 18, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on February 18, 2026 at 11:30 am at the Schnase 1906 District at 620 W. 2nd. 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, Ember Batelaan, and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Kaleena Fong that prior to this meeting on February 13, 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

The Director commented on the status of current bills presented to the Urban Affairs committee that might affect tax increment financing.

Motion by Dan Schwartzkoph and second by Kaleena Fong to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of January 28, 2026.

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 Found.	2nd installment for downtown lighting project
\$250.00	Big Idea Hastings	Community Sponsorship
\$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 Shoemaker/Lynne 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 (Abegglen & Hirschfeld)
\$525.35	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - Cameron Bldg.)
\$1,969.72	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge Add)
\$341.46	MNB Bank	TIF Prin & Int - Tax Credit (West 2nd Investments)
\$142.58	Luckee LLC	TIF Prin & Int - Tax Credit (Luckee LLC - 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)
\$291.38	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0)
\$3,968.81	Kessler Villas, LP	TIF Prin & Int - Tax Credit (Theatre District Lot 3, Blk 1)
\$562.32	Phillip 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 Phase 2)
\$2,566.89	HEDC	TIF Prin & Int - Tax Credit (Trail Ridge 2.0)
\$777.28	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North)
\$284.16	Pinnacle Bank	TIF Prin & Int - Tax Credit (Garage Flats)
\$190.69	Pinnacle Bank	TIF Prin & Int - Tax Credit (Corner Building LLC)
\$91.95	Home Federal Bank	TIF Prin & Int - Tax Credit (Bad Sportz 705 W. 2nd)
\$401.76	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge Add Phase 2)
\$1,675.36	HEDC	TIF Prin & Int - Tax Credit (HEDC - Trail Ridge 2.0)
\$596.41	HEDC	TIF Prin & Int - Tax Credit (HEDC West Lau Drive)
\$615.23	Fairview Villas	TIF Prin & Int - Tax Credit (Fairview Villas)
\$209.60	Theatre District LLC	TIF Prin & Int - Tax Credit (Théâtre District Lot 1, Blk 1)
\$115.65	Theatre District LLC	TIF Prin & Int - Tax Credit (Théâtre District Lot 4, Blk 1)
\$47,401.15	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$53.13	Hastings Utilities	516 W. 1st - August
\$82.90	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$852.99	Hastings Utilities	405 W. 2nd - August
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$877.50	Grace's Locksmith Service	Replace coded entry lock at 136 N. Hastings

\$151,949.83 TOTAL CLAIMS

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

The Board discussed becoming a Community 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. After discussion it was moved by Kaleena Fong and seconded by Jeff Schneider to support local entrepreneurship by providing \$250 for a Community Sponsorship

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

Motion by Dan Schwartzkoph and second by Becky Sullivan 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 is acquiring the property at 615 W. 1st that was developed by ABBC Restorations. Wallace wants to assume the TIF "A" note associated with the project which has a balance 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. It is anticipated that the "A" note will be paid off in approximately 4 years and the "B" note held by the CRA should be paid off if property tax levies remain stable.

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

The Board discussed the Council approval of three applications for expedited review of redevelopment plans for tax increment financing from McHargue Builders, LLC. McHargue received council approval for Micro-TIF for the 3 homes he plans to build at 734-742 S. Lexington. The county assessor has estimated an increase in value of \$215,443 for each home if completed as presented. When the projects are complete, by statute, the CRA is required to issue a TIF note to McHargue in the amount of \$63,349.06 for each home. ($\$215,443 \text{ increased valuation} \times .01960273 \text{ levy} = \$4,223.27 \times 15 = \$63,349.06 \text{ total TIF note}$) No action was taken at this time and the Authority will approve TIF notes for each project at a future date.

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

8:14 AM
03/13/26
Cash Basis

Community Redevelopment Authority
Profit & Loss
October 1, 2025 through March 13, 2026

	Oct 1, '25 - Mar 13, 26
Ordinary Income/Expense	
Income	
Grant Income	
RCRP Grant Income	304,467.67
Total Grant Income	304,467.67
Homestead Exemptions	14,018.78
Investment Interest	25,943.01
PILOT	17,879.61
Property Tax	117,998.63
Real Estate Loan Interest	2,004.64
Real Estate Loan Principal	13,318.41
Rent Income	
Commercial Space	27,150.00
Kool-Aid Bldg Garage	4,350.00
Total Rent Income	31,500.00
RLF-income	11,916.64
RLF-Principal	145,837.25
Sale of Property	143,655.36
State Pro Rate	429.37
Tax Increment TIF	286,545.82
Total Income	1,115,515.19
Gross Profit	1,115,515.19
Expense	
Administrative Expenses	56,078.81
Construction Improvements	439,983.31
Improvements	0.00
Lease Expense	3,118.19
Miscellaneous	0.00
NAHTF Grant	200,000.00
Professional Services	41,365.97
Promotion and Recruitment	33,583.33
R & M Buildings	18,724.13
Retail Grant	2,630.90
Returned Check	0.00
TIF Interest	3,881.53
TIF Principal	253,024.22
Wire Fee	0.00
Total Expense	1,052,390.39
Net Ordinary Income	63,124.80
Net Income	63,124.80

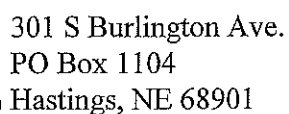
8:15 AM
03/13/26
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of March 13, 2026

	Mar 13, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,385,398.50
Revolving Loan Fund	425,004.82
Total Checking/Savings	1,912,258.33
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	931,309.97
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	15,126,164.59
Total Current Assets	17,038,422.92
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	17,575,220.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	228,896.64
Accrued Interest Payable	2,380.82
Accrued Property Tax	15,784.71
Deferred Revenue - Property Tax	14,498.49
Grants Payable	116,666.67
Notes Payable - TIF	92,693.36
TIF Payables	11,720,481.09
Total Other Current Liabilities	12,191,401.78
Total Current Liabilities	12,191,401.78
Total Liabilities	12,191,401.78
Equity	
Fund Balance	5,320,693.97
Net Income	63,124.80
Total Equity	5,383,818.77
TOTAL LIABILITIES & EQUITY	17,575,220.55

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$16.76	Chamber of Comm.	Copies & shredding
\$38.90	Chamber of Comm.	Telephone
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$128.75	Idea Bank	Web hosting / security / service & maintenance
\$18.50	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$4,200.00	AMGL	Audit 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)
\$7,606.88	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$2,646.37	MNB Bank	TIF Prin & Int (Tim & Shellie Faris - 601 W. 1st)
\$798.34	D. C. Shoemaker-L Friedewalde	TIF Prin & Int (Dietrich Stein Building)
\$6,662.50	Wallace Farms, LLC	TIF Prin & Int (ABBC Restorations - 615 W. 1st)
\$39,034.76	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$3,435.00	KT Heating	Replace Coil in HVAC unit at 128 N. Hastings (Frame Lady)
\$50.90	Hastings Utilities	516 W. 1st - August
\$81.13	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$1,047.04	Hastings Utilities	405 W. 2nd - August
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$740.00	Ken and Company	Clean/main/snow (Lot 3 \$230, Cen Park \$245, OMS \$100, 700 W 2nd \$165)
\$79,126.94	TOTAL CLAIMS	



Invoice #
718284

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

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

THIS AMOUNT \$955.66

☐ 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

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

Billing Inquiries? Call 402-461-8400

Total	\$955.66
Payments/Credits	\$0.00
Balance Due	\$955.66



Gmail

Search mail



Mail

Chat

Meet

Compose

Inbox

Starred

Snoozed

Sent

Drafts

More

3

Labels



Hello, Randy Chick

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

Merchant Adobe, Inc.
paypaladmin@adobe.co...
+1 800-833-6687

Transaction date Mar 6, 2026

Order ID BL3388066982

[View Payment Details](#)

ADOBE *Adobe
Qty: 1

Subtotal

Tax

Reply

Reply all

Forward



^{New}
Share in chat



Gmail

Search mail



Mail

Chat

Meet

Compose

Inbox

Starred

Snoozed

Sent

Drafts

More

1

3

Labels



Hello, Randy Chick

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

Merchant Adobe, Inc.
paypaladmin@adobe.co...
+1 800-833-6687

Transaction date Mar 6, 2026

Order ID BL3388067008

[View Payment Details](#)

ADOBE *Adobe
Qty: 1



Retainer Invoice

Invoice Number: INV-18696
Invoice Date: 2/28/2026
Due Date: 3/30/2026
Terms: Net 30

Hastings BID/CRA

Attn: Lily Teeple
301 S Burlington
Hastings, NE 68901

IdeaBank Marketing

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

DESCRIPTION	AMOUNTS
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Hosting and Service Agreement	\$128.75
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For: February 2026

Includes:

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

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

TOTAL THIS INVOICE: \$128.75

TERMS:

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

We appreciate your business!



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	03/02/2026	5863	\$0.00	03/02/2026	\$18.50		
DESCRIPTION	QUANTITY	PRICE	UNIT	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 2/2026	1.00	\$18.500000	EACH	\$18.50	\$0.00	\$0.00	\$18.50
Invoice Total					\$18.50		

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

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

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

General Invoice

Remit Portion

Invoice Date	03/02/2026
Invoice Number	5863
Customer Number	96
Amount Paid	
Due Date	03/02/2026
Invoice Total Due	\$18.50

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	03/02/2026	5861	\$0.00	03/02/2026	\$2,502.38		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 2/2026	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	03/02/2026
Invoice Number	5861
Customer Number	96
Amount Paid	
Due Date	03/02/2026
Invoice Total Due	\$2,502.38

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.



AMGL

CPAs & Advisors

CITY OF HASTINGS
2727 WEST 2ND ST, SUITE 424
HASTINGS, NE 68901

3123 W. Stolley Park Rd., Ste A
PO Box 1407
Grand Island, NE 68802
Phone: (308) 381-1810
Web: www.gicpas.com
E-mail: cpa@gicpas.com

Date: 02/24/2026
Payment Due Upon Receipt
Invoice: 37188

For professional service rendered as follows:

Audit of the City of Hastings Financial Statements for the year ended September 30, 2025, in accordance with the terms of our engagement letter.	29,000.00
Audit of Hastings Utilities Financial Statements for the year ended September 30, 2025, in accordance with the terms of our engagement letter	17,800.00
Performance of compliance procedures on expenditures of CSLFRF grants for the year ended September 30, 2025, in accordance with the terms of our engagement letter.	3,200.00
Less: 40% billed December 12, 2025, at completion of audit fieldwork.	(18,720.00)
Audit of Hastings CRA Financial Statements for the year ended September 30, 2025, in accordance with the terms of our engagement letter.	7,000.00
Less: 40% billed December 12, 2025, at completion of audit fieldwork.	(2,800.00)
Billed Time & Expenses	<u>\$35,480.00</u>
Invoice Total	<u>\$35,480.00</u>

Handwritten note: 4,200 (with a bracket pointing to the 7,000.00 and (2,800.00) entries)

Invoices are due upon receipt. Your prompt payment is appreciated. All balances over 30 days will be assessed a service charge.

Please return this portion with payment. Make checks payable to: AMGL
To make an electronic payment, please visit our website at www.gicpas.com.
Surcharge applies.

ID: 08453
MUNI
Invoice: 37188
Date: 02/24/2026
Payment Due Upon Receipt

Invoice Amount: \$35,480.00

Balance Due: \$35,480.00

Amount Enclosed: \$ _____

CITY OF HASTINGS
2727 WEST 2ND ST, SUITE 424
HASTINGS, NE 68901

Note Holder	Tax Yr	Owner Name 1	Parcel ID#	Class #	Tax Paid	Less Commission	
	2025	WINFREY DENNIS W	10019251	173	\$4,043.16	\$4,002.73	
HEDC (Trail Ridge Add)	2025	BUSCHER SCOT A & DIANE R	10019371	173	\$3,640.56	\$3,604.15	\$7,606.88
MNB Bank (Tim & Shellie Faris)	2024	FARIS TIMOTHY J & SHELLIE K	10006077	144	\$2,673.10	\$2,646.37	
D. Charles Shoemaker & Lynne Friedewald (Stein Bldg)	2025	SCHNASE 1906 DISTRICT INC	10006015	158	\$806.40	\$798.34	
Wallace Farms, LLC (615 W. 1st)	2025	ABBC RESTORATIONS LLC	10006079	166	\$6,729.80	\$6,662.50	
							\$17,714.09

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 #
2/25/2026	4480

		Terms		Due Date
		Due on receipt		2/25/2026
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 400: EXTERIOR FINISH				
409 - WINDOWS			38,925.62	38,925.62
SECTION 1400: CARDINAL CONSTRUCTION EXPENSES				
1401 - CARDINAL LABOR			109.14	109.14
		Total		\$39,034.76
		Payments/Credits		\$0.00
		Balance Due		\$39,034.76

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

Thank you!

CRA - Pacha Soap Building

<u>Section/Category</u>	<u>Estimate</u>	<u>Billed to-date</u>	<u>Adj. Total</u> <u>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	179960.19	-65097.43	
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	4111.89	-2088.11	
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	371646.42	-58117.20	

Total to-date: \$ 371,646.42

<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
4480	\$39,034.76

Total: \$371,646.42



K-T Heating & Air Conditioning, Inc.
234 East J Street
Hastings, NE 68901
Phone: 402-463-1794
Fax: 402-463-1811

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

Job Name
128 N. Hastings (Frame Lady)
128 N. Hastings
Hastings, NE 68901

Phone Number: (402) 469-0733

Work Order #: 14164

Transaction Date: 2/16/2026

Terms: Due on receipt

Invoice #: i13695

Work Summary

Sniffed for a leak on the indoor and outdoor coils, did not find any leaks. Added freon (Randy approved), checked filter, and cycled.
Operation ok

Item	Description	Quantity	Price	Amount
75025	R410A Refrigerant—per lb.	4.5	\$65.00	\$292.50
0200	Commercial Service (minimum 1 hour)	2.75	\$130.00	\$357.50

Subtotal: \$650.00

Tax: \$0.00

Total: \$650.00

Payments: \$0.00

Balance Due: \$650.00



K-T Heating & Air Conditioning, Inc.
234 East J Street
Hastings, NE 68901
Phone: 402-463-1794
Fax: 402-463-1811

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

Job Name
128 N. Hastings (Frame Lady)
128 N. Hastings
Hastings, NE 68901

Phone Number: (402) 469-0733

Work Order #: 14213

Transaction Date: 3/5/2026

Terms: Due on receipt

Invoice #: i13799

Work Summary
2/26 Found leak in evaporator coil. Ordering replacement coil.
3/5 Replaced evaporator coil, added freon, and started back up. Operation ok.

Item	Description	Quantity	Price	Amount
Item(s)	Quoted Price	1	\$2,395.00	\$2,395.00
Item(s)	Evaporator Coil B78-350	1	\$0.00	\$0.00
54180	3/4" Copper 90° Elbow	1	\$0.00	\$0.00
54050	3/4" Copper Coupling	1	\$0.00	\$0.00
30390	3/4" PVC Male Adapter	1	\$0.00	\$0.00
75025	R410A Refrigerant--per lb.	7.75	\$0.00	\$0.00
0200	Commercial Service	6.5	\$0.00	\$0.00
0200	Commercial Service- Original Service Call	3	\$130.00	\$390.00

Subtotal: \$2,785.00

Tax: \$0.00

Total: \$2,785.00

Payments: \$0.00

Balance Due: \$2,785.00

4:50 PM

03/04/26

Community Redevelopment Authority
Check Detail
March 4, 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Class</u>
03/04/2026	8098	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-50.90	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-81.13	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-1,047.04	205-402/405 W 2nd St
TOTAL					-1,179.07	

L&M Cleaning Services LLC

2906 W Laux Street
Hastings, Nebraska 68901
402-705-2435

Invoice

Invoice for

CRA

Payable to

L&M Cleaning Services LLC

Invoice #

113

Project

647 W 2ND ST
HASTINGS NE 68901

Description**Qty****Unit price****Total price**

FEB 20TH

MONTHLY CI

1

\$45.00

\$45.00

COMMUN AREAS ON APTS

Notes: 3.5%
Credit Card
Fee
Adjustment

Subtotal

\$45.00

TAX 7 %

Adjustments

\$45.00

INVOICE NO9312-716

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:

FEB 2026

02/22/2026

Service Per: FEB 2026

 \$ _____
 AMOUNT ENCLOSED
Thank You

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.

ACCT. NO.

C.R.A.

17716

220 N HASTINGS

C/O BARB

HASTINGS, NE 68901

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE▶		140.00
02/02/26	1	PAYMENT - THANK YOU!	8048		-70.00	70.00
02/01/26	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
17716		70.00	70.00	0.00	0.00	0.00
						NEW BALANCE
						140.00

 PAY THIS
 AMOUNT

No 716

FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 03/20/26

WOODWARD'S DISPOSAL SERVICE, INC.

Ken & Company 124798
723 Schicago
Hastings Neb 68401

CUSTOMER'S ORDER NO.	DATE March 13 2020
NAME CRA	
ADDRESS 301 S Burlington	
CITY, STATE, ZIP Hastings Neb	

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

QUAN.	DESCRIPTION	PRICE	AMOUNT
1	January 24 Snow	160 ⁰⁰	
2	30 snow	160 ⁰⁰	
3			
4	February 7 cleanup	160 ⁰⁰	
5	February 20-21		
6	snow		
7	central Park 2nd Hastings		
8	405 W 2nd & Old Middle		
9	School	240 ⁰⁰	
10			
11	Total Due	740 ⁰⁰	
12			

RECEIVED BY

Item #1 – Motion to approve an Assignment and Assumption of Redevelopment Agreement between NPC Phase I, LLC to TPAC Holdings, LLC - NPC Phase I, LLC is refinancing its first mortgage on the Trail Ridge Apartments with Colliers Mortgage, LLC which is a delegated loan originator for Fannie Mae. To avoid complying with the complicated requirements of Fannie Mae with respect to redevelopment agreements, the process can be simplified by assigning the Redevelopment Agreement and the TIF Loan to TPAC Holdings, LLC. TPAC Holdings, LLC is the Perry Reid Properties entity which is a principal owner of the Pioneer Trails project.

ASSIGNMENT, ASSUMPTION, AND AMENDMENT OF REDEVELOPMENT AGREEMENT

(NPC Phase I, LLC Project)

This Assignment, Assumption, and Amendment of Redevelopment Agreement (this "Assignment") is made as of March __, 2026, by and between NPC Phase I, LLC, a Nebraska limited liability company ("NPC") and TPAC Holdings, LLC, a Nebraska limited liability company ("TPAC"), with the consent of Community Redevelopment Authority of the City of Hastings, a Nebraska municipal corporation ("CRA").

RECITALS

A. Pursuant to a Redevelopment Agreement dated March 28, 2019 ("Redevelopment Agreement") the CRA and NPC agreed to the redevelopment of the property located on Lot 1, Pioneer Trail Flats Subdivision in the City of Hastings, Adams County, Nebraska and the approval of Tax Increment Financing Indebtedness in the original principal amount of \$1,600,000 ("TIF Loan");

B. The TIF Loan is evidenced that certain Community Redevelopment Revenue Note (NPC Phase I Redevelopment Project) Series 2019 dated April 16, 2019 in the original principal amount of \$1,600,000 ("TIF Note");

(The TIF Note, and Redevelopment Agreement are referred to as the "TIF Documents".)

C. Upon the terms and conditions set forth herein, NPC desires to assign to the TPAC all rights, liabilities and obligations in and under the TIF Documents, as amended; and

D. Upon the terms and conditions set forth herein, TPAC desires to assume from the NPC all rights, obligations and liabilities in and under the TIF Documents, as amended and serve as the holder of the TIF Note;

E. CRA has agreed to consent to such assignment, assumption, and amendment.

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. NPC hereby assigns, transfers and sets over unto the TPAC all of the rights, liabilities and obligations of NPC in, to and under the TIF Documents. Upon execution of this Assignment, the CRA agrees to release NPC from the Redevelopment Agreement and the TIF Note and from any obligations under the TIF Documents, including without limitation remedies in Section 5.08 and Section 6 of the Redevelopment Agreement.

2. Acceptance and Assumption. TPAC assumes and agrees to pay, perform and discharge when due all of NPC's liabilities, obligations, duties and responsibilities arising under the TIF Documents, including without limitation payment of all sums due, from and after the date hereof.

3. Memorandum. The CRA and NPC hereby agree to release the Memorandum of Redevelopment Agreement filed January 20, 2021 as Inst. #20210326 from the Register of Deeds of Adams County, in the form of Exhibit "A" attached and incorporated by this reference.

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 the TIF Documents remain in full force and effect and is not in any way altered by this Assignment.

4. Amendment. Any references in the TIF Documents to any personal or real property owned by NPC, including but not limited to Section 7.027, Exhibit A, and Exhibit E, are deleted in their entirety. This Assignment may not be further 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. 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.

“NPC”

NPC Phase I, LLC, a Nebraska limited liability company

By: _____
Craig Reid, Manager

“TPAC”

TPAC Holdings, LLC, a Nebraska limited liability company

By: _____
Craig Reid, Manager

CONSENTED AND AGREED:

“CRA”

Community Redevelopment Authority of the City of Hastings, a Nebraska municipal corporation

By: _____
Chair

Item #2 – Motion to approve a Release of Memorandum of Redevelopment Agreement between NPC Phase I, LLC, and the Authority. – This release removes a barrier to refinancing of the project.

Prepared by and when recorded, return to:
Tom Huston
9200 Andermatt Drive
Lincoln NE 68526

**RELEASE OF MEMORANDUM OF
REDEVELOPMENT AGREEMENT**

This Release of Memorandum of Redevelopment Agreement ("Release") is made and entered into this ____ day of March, 2026 by and between NPC Phase I, LLC, a Nebraska limited liability company ("NPC") and the Community Redevelopment Authority of the City of Hastings, a Nebraska municipal corporation ("CRA").

RECITALS

- A. Pursuant to a Redevelopment Agreement dated March 28, 2019 ("Redevelopment Agreement") the CRA and NPC agreed to the redevelopment of the property located on Lot 1, Pioneer Trail Flats Subdivision in the City of Hastings, Adams County, Nebraska and the approval of Tax Increment Financing Indebtedness in the original principal amount of \$1,600,000 ("TIF Loan");
- B. The CRA and NPC also entered into a Memorandum of Redevelopment Agreement which as filed January 20, 2021 as Inst. #20210326 with the Register of Deeds of Adams County, Nebraska (the "Memorandum");
- C. NPC has assigned the Redevelopment Agreement to TPAC Holdings, LLC, a Nebraska limited liability company and therefore NPC has requested the CRA to release the Memorandum from the records of Adams County. NPC and CRA agree to terminate and release the Memorandum.

NOW, THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the parties agree as follows:

1. Release of Easement

NPC and the CRA hereby release, terminate, and extinguish the Memorandum previously executed by the CRA and NPC and recorded in the records of Adams County, Nebraska.

2. Effect of Release

Upon execution and recording of this Release, the Memorandum Agreement shall be deemed null and void and of no further force or effect. The Redevelopment Agreement has been assigned to TPAC Holdings, LLC.

3. Recordation

This Release shall be recorded in the Office of the Register of Deeds of Adams County, Nebraska.

4. Governing Law

This Agreement shall be governed by the laws of the State of Nebraska.

5. Counterparts

This Agreement may be executed in separate counterparts, each of which will be an original and all of which taken together will constitute one and the same agreement, and any party hereto may execute this Agreement by signing any such counterpart

IN WITNESS WHEREOF, the parties have executed this Release of Memorandum of Redevelopment Agreement as of the date first written above.

“NPC”

NPC Phase I, LLC, a Nebraska limited liability company

By: _____

Craig Reid, Manager

STATE OF NEBRASKA) SS

COUNTY OF LANCASTER)

This instrument was acknowledged before me on this ____ day of March, 2026, by Craig Reid as the Manager of NPC Phase I, LLC, a Nebraska limited liability company, on behalf of the company.

Notary Public

“CRA”

The Community Redevelopment Authority of the City of Hastings Nebraska

By:_____

Chair

STATE OF NEBRASKA) SS

COUNTY OF ADAMS)

This instrument was acknowledged before me on this ____ day of March, 2026, by Dick Hysell as the Chair of the Community Redevelopment Authority of the City of Hastings, Nebraska, a municipal corporation, on behalf of the authority.

Notary Public

Item #3 - Review of TIF Report from Nebraska Department of Revenue. – Each year the Department of Revenue provides a TIF report to the legislature on all TIF projects across the state. Hastings currently has 48 TIF projects collecting excess taxes in the amount of \$1,429,479. The percentage of TIF to city valuation is 3.4% which is lower than our peer cities.

Cities - Taxable Value and TIF Excess Value for 2025

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
1	ADAMS	HASTINGS	2,293,637,846	80,644,741	2,374,282,587	3.40%
1	ADAMS	JUNIATA	63,935,847	4,404,887	68,340,734	6.45%
1	ADAMS	KENESAW	72,416,115	3,389,903	75,806,018	4.47%
2	ANTELOPE	NELIGH	116,082,355	5,519,535	121,601,890	4.54%
2	ANTELOPE	TILDEN	68,645,980	4,213,430	72,859,410	5.78%
6	BOONE	PETERSBURG	35,967,642	3,676,545	39,644,187	9.27%
6	BOONE	ST EDWARD	39,931,094	3,861,400	43,792,494	8.82%
7	BOX BUTTE	ALLIANCE	669,301,962	19,949,659	689,251,621	2.89%
7	BOX BUTTE	HEMINGFORD	60,643,657	326,208	60,969,865	0.54%
10	BUFFALO	ELM CREEK	76,888,776	3,499,310	80,388,086	4.35%
10	BUFFALO	GIBBON	150,928,754	3,688,055	154,616,809	2.39%
10	BUFFALO	KEARNEY	3,888,380,334	176,232,295	4,064,612,629	4.34%
10	BUFFALO	RAVENNA	172,196,148	2,255,035	174,451,183	1.29%
10	BUFFALO	SHELTON	84,577,108	542,350	85,119,458	0.64%
11	BURT	TEKAMAH	135,594,334	9,928,968	145,523,302	6.82%
12	BUTLER	DAVID CITY	241,379,262	93,717,940	335,097,202	27.97%
13	CASS	EAGLE	99,938,657	1,001,750	100,940,407	0.99%
13	CASS	ELMWOOD	55,740,681	7,453,065	63,193,746	11.79%
13	CASS	GREENWOOD	53,662,845	4,330,875	57,993,720	7.47%
13	CASS	LOUISVILLE	107,779,904	23,176,824	130,956,728	17.70%
13	CASS	PLATTSMOUTH	468,613,739	24,492,734	493,106,473	4.97%
14	CEDAR	HARTINGTON	137,828,626	1,567,810	139,396,436	1.12%
14	CEDAR	LAUREL	67,821,465	11,069,780	78,891,245	14.03%
14	CEDAR	RANDOLPH	54,750,502	256,445	55,006,947	0.47%
15	CHASE	IMPERIAL	271,119,300	8,920,055	280,039,355	3.19%
16	CHERRY	VALENTINE	264,725,587	1,340,680	266,066,267	0.50%
17	CHEYENNE	POTTER	37,481,445	11,273,627	48,755,072	23.12%
17	CHEYENNE	SIDNEY	531,030,807	17,820,155	548,850,962	3.25%
18	CLAY	SUTTON	151,940,009	380,335	152,320,344	0.25%
19	COLFAX	SCHUYLER	386,193,619	5,599,670	391,793,289	1.43%
20	CUMING	WEST POINT	409,590,544	5,951,735	415,542,279	1.43%
20	CUMING	WISNER	106,521,107	1,530,230	108,051,337	1.42%
21	CUSTER	ANSELMO	7,044,863	5,535,881	12,580,744	44.00%
21	CUSTER	BROKEN BOW	291,920,117	9,227,109	301,147,226	3.06%
22	DAKOTA	JACKSON	64,339,568	1,311,765	65,651,333	2.00%
22	DAKOTA	SOUTH SIOUX CITY	1,207,920,907	142,037,446	1,349,958,353	10.52%
23	DAWES	CHADRON	342,890,580	5,012,085	347,902,665	1.44%
24	DAWSON	COZAD	265,978,793	9,505,741	275,484,534	3.45%
24	DAWSON	FARNAM	13,792,865	1,790,895	15,583,760	11.49%
24	DAWSON	GOTHENBURG	338,358,034	19,635,558	357,993,592	5.48%
24	DAWSON	LEXINGTON	590,582,694	57,290,405	647,873,099	8.84%
26	DIXON	PONCA	66,280,768	1,706,500	67,987,268	2.51%
26	DIXON	WAKEFIELD	112,046,011	20,149,705	132,195,716	15.24%
27	DODGE	FREMONT	2,919,808,527	254,115,582	3,173,924,109	8.01%
27	DODGE	HOOPER	73,681,944	3,095,015	76,776,959	4.03%
27	DODGE	SCRIBNER	68,620,769	775,051	69,395,820	1.12%
27	DODGE	SNYDER	28,820,251	2,453,678	31,273,929	7.85%
28	DOUGLAS	OMAHA	56,464,987,110	2,392,387,200	58,857,374,310	4.06%
28	DOUGLAS	RALSTON	669,024,305	20,417,900	689,442,205	2.96%
28	DOUGLAS	VALLEY	795,273,315	383,789,100	1,179,062,415	32.55%

Cities - Taxable Value and TIF Excess Value for 2025

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
28	DOUGLAS	WATERLOO	153,169,215	37,190,000	190,359,215	19.54%
30	FILLMORE	FAIRMONT	98,622,598	18,643,155	117,265,753	15.90%
30	FILLMORE	GENEVA	189,428,188	18,432,080	207,860,268	8.87%
32	FRONTIER	EUSTIS	32,916,245	297,139	33,213,384	0.89%
33	FURNAS	ARAPAHOE	69,925,967	5,671,225	75,597,192	7.50%
33	FURNAS	CAMBRIDGE	88,424,326	13,585,690	102,010,016	13.32%
33	FURNAS	WILSONVILLE	3,237,481	1,436,590	4,674,071	30.74%
34	GAGE	BEATRICE	1,033,095,714	55,393,345	1,088,489,059	5.09%
34	GAGE	WYMORE	60,113,838	76,815	60,190,653	0.13%
36	GARFIELD	BURWELL	96,146,407	748,314	96,894,721	0.77%
37	GOSPER	ELWOOD	57,095,170	1,965,345	59,060,515	3.33%
39	GREELEY	SPALDING	41,411,401	1,988,475	43,399,876	4.58%
40	HALL	CAIRO	81,087,243	702,600	81,789,843	0.86%
40	HALL	GRAND ISLAND	5,059,184,399	487,403,699	5,546,588,098	8.79%
41	HAMILTON	HAMPTON	41,929,587	3,968,500	45,898,087	8.65%
41	HAMILTON	PHILLIPS	22,934,796	15,375,835	38,310,631	40.13%
42	HARLAN	ALMA	112,732,346	4,642,939	117,375,285	3.96%
45	HOLT	ATKINSON	131,480,917	617,684	132,098,601	0.47%
45	HOLT	O'NEILL	241,450,834	3,334,858	244,785,692	1.36%
47	HOWARD	ST PAUL	200,658,640	7,975,264	208,633,904	3.82%
48	JEFFERSON	FAIRBURY	226,875,541	2,236,047	229,111,588	0.98%
49	JOHNSON	TECUMSEH	104,651,456	3,018,671	107,670,127	2.80%
50	KEARNEY	AXTELL	65,218,855	8,111,635	73,330,490	11.06%
50	KEARNEY	MINDEN	282,284,458	4,032,520	286,316,978	1.41%
51	KEITH	OGALLALA	480,351,035	47,356,925	527,707,960	8.97%
51	KEITH	PAXTON	43,722,728	2,752,560	46,475,288	5.92%
54	KNOX	CREIGHTON	59,582,510	618,695	60,201,205	1.03%
54	KNOX	CROFTON	50,626,007	222,765	50,848,772	0.44%
54	KNOX	VERDIGRE	24,345,475	523,045	24,868,520	2.10%
55	LANCASTER	FIRTH	55,966,925	6,423,600	62,390,525	10.30%
55	LANCASTER	HALLAM	34,668,679	6,024,100	40,692,779	14.80%
55	LANCASTER	HICKMAN	406,567,129	664,500	407,231,629	0.16%
55	LANCASTER	LINCOLN	38,500,264,700	1,506,225,759	40,006,490,459	3.76%
55	LANCASTER	MALCOLM	45,882,657	175,600	46,058,257	0.38%
55	LANCASTER	WAVERLY	583,096,251	62,105,200	645,201,451	9.63%
56	LINCOLN	NORTH PLATTE	2,174,617,321	233,192,507	2,407,809,828	9.68%
56	LINCOLN	SUTHERLAND	114,638,522	114,278	114,752,800	0.10%
59	MADISON	MADISON	115,538,250	525,147	116,063,397	0.45%
59	MADISON	NEWMAN GROVE	42,013,100	7,548,176	49,561,276	15.23%
59	MADISON	NORFOLK	2,797,164,492	156,313,316	2,953,477,808	5.29%
61	MERRICK	CENTRAL CITY	308,630,917	19,330,855	327,961,772	5.89%
61	MERRICK	PALMER	33,648,984	2,575,190	36,224,174	7.11%
62	MORRILL	BAYARD	54,094,956	399,995	54,494,951	0.73%
62	MORRILL	BRIDGEPORT	136,706,767	3,895,655	140,602,422	2.77%
63	NANCE	FULLERTON	92,897,615	8,403,590	101,301,205	8.30%
63	NANCE	GENOA	61,692,636	966,000	62,658,636	1.54%
64	NEMAHA	AUBURN	193,299,697	30,482,012	223,781,709	13.62%
65	NUCKOLLS	SUPERIOR	100,132,555	14,101,840	114,234,395	12.34%
66	OTOE	NEBRASKA CITY	555,752,450	12,399,653	568,152,103	2.18%
66	OTOE	SYRACUSE	181,768,544	2,215,046	183,983,590	1.20%

Cities - Taxable Value and TIF Excess Value for 2025

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
68	PERKINS	ELSIE	8,317,827	1,197,700	9,515,527	12.59%
68	PERKINS	GRANT	95,152,788	242,826	95,395,614	0.25%
68	PERKINS	VENANGO	14,791,611	6,211,999	21,003,610	29.58%
69	PHELPS	ATLANTA	7,420,319	11,881,849	19,302,168	61.56%
69	PHELPS	HOLDREGE	512,370,481	20,471,486	532,841,967	3.84%
69	PHELPS	LOOMIS	38,113,554	597,084	38,710,638	1.54%
71	PLATTE	COLUMBUS	2,607,788,621	201,803,825	2,809,592,446	7.18%
72	POLK	OSCEOLA	72,432,153	1,485,145	73,917,298	2.01%
72	POLK	STROMSBURG	78,639,305	17,303,867	95,943,172	18.04%
73	RED WILLOW	BARTLEY	21,145,842	5,995,520	27,141,362	22.09%
73	RED WILLOW	MCCOOK	625,048,841	31,881,499	656,930,340	4.85%
74	RICHARDSON	FALLS CITY	210,217,863	10,419,183	220,637,046	4.72%
76	SALINE	CRETE	528,158,015	11,516,470	539,674,485	2.13%
76	SALINE	DORCHESTER	56,926,889	4,856,955	61,783,844	7.86%
76	SALINE	FRIEND	99,919,049	1,651,965	101,571,014	1.63%
77	SARPY	BELLEVUE	6,468,596,385	32,652,295	6,501,248,680	0.50%
77	SARPY	GRETNA	1,543,265,039	125,965,861	1,669,230,900	7.55%
77	SARPY	LA VISTA	2,514,322,636	64,057,802	2,578,380,438	2.48%
78	SAUNDERS	ASHLAND	299,464,141	5,924,443	305,388,584	1.94%
78	SAUNDERS	WAHOO	488,654,383	19,003,030	507,657,413	3.74%
78	SAUNDERS	YUTAN	106,287,154	29,416,040	135,703,194	21.68%
79	SCOTTS BLUFF	GERING	723,569,653	30,244,377	753,814,030	4.01%
79	SCOTTS BLUFF	SCOTTSBLUFF	1,251,379,455	37,350,814	1,288,730,269	2.90%
80	SEWARD	GOEHNER	15,981,611	9,689,313	25,670,924	37.74%
80	SEWARD	MILFORD	170,516,777	2,659,857	173,176,634	1.54%
80	SEWARD	SEWARD	759,153,632	55,527,207	814,680,839	6.82%
80	SEWARD	UTICA	74,066,140	846,165	74,912,305	1.13%
82	SHERMAN	LITCHFIELD	17,884,509	6,151,360	24,035,869	25.59%
85	THAYER	CARLETON	11,024,462	8,569,745	19,594,207	43.74%
85	THAYER	HEBRON	116,156,744	5,323,666	121,480,410	4.38%
87	THURSTON	PENDER	101,931,131	4,471,460	106,402,591	4.20%
88	VALLEY	NORTH LOUP	14,357,450	15,458,755	29,816,205	51.85%
88	VALLEY	ORD	242,961,330	4,479,960	247,441,290	1.81%
89	WASHINGTON	BLAIR	1,117,026,770	24,102,695	1,141,129,465	2.11%
89	WASHINGTON	FORT CALHOUN	137,123,867	1,059,565	138,183,432	0.77%
90	WAYNE	WAYNE	396,535,527	35,080,410	431,615,937	8.13%
91	WEBSTER	BLUE HILL	56,136,466	227,105	56,363,571	0.40%
93	YORK	BRADSHAW	32,243,583	10,050,531	42,294,114	23.76%
93	YORK	HENDERSON	94,621,996	3,047,918	97,669,914	3.12%
93	YORK	MCCOOL JUNCTION	54,482,271	3,848,269	58,330,540	6.60%
93	YORK	YORK	881,507,337	8,719,203	890,226,540	0.98%
Totals for Cities with TIF			154,104,057,603	7,566,102,300	161,670,159,903	4.68%

3.30

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

CITY: HASTINGS

Project Name: TIF 801 BUILDING CONDOMINIUMS

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2016

TIF-ID#: 01-0065

Project Type:

Location: Units 1-3, 801 Bldg Condominiums, PID 010018506, 010018507, 010018014

Description: TIF funds used for site acquisition, sidewalk, improvements and façade upgrades for the renovation of a 100 year old mixed use building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	50,120	435,805	2.234294	1,119.83	9,737.16
2017	50,120	450,905	2.230715	1,118.03	10,058.42
2018	50,120	474,200	2.231019	1,118.19	10,579.48
2019	50,120	474,200	2.237489	1,121.43	10,610.26
2020	50,120	503,881	2.258474	1,131.95	11,380.04
2021	50,120	503,881	2.300454	1,152.99	11,591.58
2022	50,120	478,775	2.359137	1,182.40	11,294.98
2023	50,120	478,775	2.174723	1,089.97	10,412.06
2024	50,120	648,941	1.996872	1,000.83	12,958.55
2025	50,120	648,941	1.960273	982.49	12,721.05
Total				11,018.11	111,343.58

Current Year	Base Value	Excess Value
Residential	5,475	440,261
Commercial	44,645	208,680
Industrial	0	0
Other	0	0

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
2025	72,898	430,435	1.960273	1,429.00	8,437.70
Total				6,189.77	33,306.88

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

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF ABEGGLEN & HISCHFIELD DEV (LATE FILED)
City: HASTINGS
School: HASTINGS 18
Project Years: 15

Project Date: 2021
TIF-ID#: 01-0095
Project Type: Standard

Location: Lot 2 of Hastings Commons Subdivision No. 3; ADDRESS: 3016 Osborne Drive East; PID 010019115
Description: TIF funds used for site acquisition, site preparation, façade enhancements, public parking improvements, architectural, engineering and planning costs and other eligible public improvements necessary in the redevelopment of the site and construction of a 6,200 square foot retail center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	20,723	1,522,404	2.360531	489.17	35,936.82
2023	20,723	1,522,404	2.178311	451.41	33,162.68
2024	20,723	1,728,975	1.99756	413.95	34,537.34
2025	20,723	1,816,843	1.960851	406.35	35,625.58
Total				1,760.88	139,262.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	20,723	1,816,843
Industrial	0	0
Other	0	0

Project Name: TIF BAD SPORTZ WOLBACH BUILDING
City: HASTINGS
School: HASTINGS 18
Project Years: 15

Project Date: 2025
TIF-ID#: 01-4986
Project Type: Standard

Location: Lots Three (3) and Four (4), except the South Twenty-Two (22) feet thereof, and Lots Five (5) and Six (6), all in Block Twenty-two (22), Original Town, now City of Hastings, Adams County, Nebraska.
Description: TIF funds used for site acquisition, repair, and rehabilitation of the structure, façade enhancements, engineering and planning costs of all three levels of the historic building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	209,082	156,080	1.960273	4,098.58	3,059.62
Total				4,098.58	3,059.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	209,082	156,080
Industrial	0	0
Other	0	0

Project Name: TIF BOYS 3 MCP INC REDEV PROJ
City: HASTINGS
School: HASTINGS 18
Project Years: 15

Project Date: 2021
TIF-ID#: 01-0094
Project Type: Standard

Location: Legal Description: Lot 1 North Park Common First Sub, PID 010018796
Description: TIF funds used for the aid in the site development, including site acquisition, site work, installation of streets, storm sewer, sanitary sewer, water and other utilities, engineering, surveying and other consultant costs needed in the construction of a new 4,600 square foot convenience store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	173,804	1,013,930	2.30274	4,002.25	23,348.18
2022	173,804	1,013,930	2.360531	4,102.70	23,934.16
2023	173,804	1,013,930	2.178311	3,785.99	22,086.54
2024	173,804	1,306,540	1.99756	3,471.84	26,098.90
2025	173,804	1,371,890	1.960851	3,408.04	26,900.72
Total				18,770.82	122,368.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	173,804	1,371,890
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF BRANT RENTALS LLC REDEV (LATE FILED)
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2021
TIF-ID#: 01-0096
Project Type: Standard

Location: Unit 4, The Central Block Condominium; ADDRESS: 731 W 2nd, Unit #4; PID 010019154
Description: TIF funds used for site acquisition, repair and rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, legal fees, public parking improvements and any other eligible public improvements necessary for the rehabilitation and redevelopment of the three floors above grade plus the basement on the 15,000+ square foot historical building into commercial and residential occupancies.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	31,608	411,003	2.359137	745.68	9,696.12
2023	31,608	365,169	2.174723	687.39	7,941.42
2024	31,608	358,392	1.996872	631.17	7,156.66
2025	31,608	375,336	1.960273	619.60	7,357.62
Total				2,683.84	32,151.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,608	375,336
Industrial	0	0
Other	0	0

Project Name: TIF BRANT RENTALS LLC REDEV PROJ
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2021
TIF-ID#: 01-0091
Project Type: Standard

Location: Units 3, 5, and 6, and parking garage, The Central Block Condominium, Lots 7-9 Block 22 Original Town PID: 010006046, 010019155, 010019156, and 010019199
Description: TIF funds needed for site acquisition, planning related & engineering services, structure rehabilitation costs, façade enhancements & accessibility enhancements, and capitalized interest on TIF borrowing used for renovation for commercial and residential uses, including fire and life safety improvements and building rehabilitation and remodeling. Rehabilitation would redevelop all three levels with the basement area into a mixed-use building and containing up to four residential condominiums on the 2nd and 3rd levels of the building and main floor commercial condo space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	88,999	265,798	2.300454	2,047.38	6,114.56
2022	70,850	1,348,016	2.359137	1,671.45	31,801.58
2023	70,850	1,372,077	2.174723	1,540.79	29,838.92
2024	70,850	1,390,437	1.996872	1,414.78	27,765.23
2025	70,850	1,331,822	1.960273	1,388.85	26,107.30
Total				8,063.25	121,627.59

Current Year	Base Value	Excess Value
Residential	40,079	1,131,585
Commercial	30,771	200,237
Industrial	0	0
Other	0	0

Project Name: TIF CORNER BUILDING LLC 701-709 W 1ST
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2024
TIF-ID#: 01-0116
Project Type: Standard

Location: Lots 1 through 3, Block 27 Original Town of Hastings, PID's 010006083 and 010006084.
Description: TIF funds used for site acquisition, rehabilitation of the structure, façade enhancements, architectural and engineering fees, planning costs and public parking necessary for the purchase and redevelopment of two 2-story historic downtown buildings which will be renovated for commercial and office use on both levels.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	178,423	323,742	1.996872	3,562.88	6,464.76
2025	178,423	323,742	1.960273	3,497.58	6,346.22
Total				7,060.46	12,810.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	178,423	323,742
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF DAVALWAT PROPERTIES LLC REDEV PROJECT
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2023
TIF-ID#: 01-0109
Project Type: Standard

Location: E1/2 Lot 21 and Lots 22 through 24, Block 19 Johnson's Addition. Parcel number 010006131
Description: TIF funds used for site acquisition and site development, renovation costs, and public parking and sidewalks required in the rehabilitation and building enhancements to renovate an 85 year old downtown building for a medical office and warehouse storage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	170,845	259,735	2.174723	3,715.41	5,648.52
2024	170,845	287,601	1.996872	3,411.56	5,743.02
2025	170,845	287,601	1.960273	3,349.03	5,637.77
Total				10,476.00	17,029.31

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	170,845	287,601
Industrial	0	0
Other	0	0

Project Name: TIF DIETRICH/STEIN BROTHERS BLDG
City: HASTINGS
School: HASTINGS 18
Project Years:
Project Date: 2017
TIF-ID#: 01-0072
Project Type:

Location: Lots 18-21, Block 18, Original Town Hastings Parcel ID 010006015
Description: TIF funds for front and rear façade and other public improvements, developer to renovate the interior and exterior of 90+ old building creating 7 second floor apartments, an elevator, and commercial spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	252,495	458,020	2.230715	5,632.44	10,217.12
2018	252,495	896,060	2.231019	5,633.21	19,991.24
2019	252,495	896,060	2.237489	5,649.55	20,049.26
2020	257,617	1,099,331	2.258474	5,818.21	24,828.24
2021	252,495	1,163,829	2.300454	5,808.53	26,773.48
2022	257,617	1,434,197	2.359137	6,077.54	33,834.66
2023	257,617	1,443,594	2.174723	5,602.46	31,394.26
2024	257,617	1,520,910	1.996872	5,144.28	30,370.74
2025	215,324	1,544,634	1.960273	4,220.94	30,279.16
Total				49,587.16	227,738.16

Current Year	Base Value	Excess Value
Residential	97,170	1,125,929
Commercial	118,154	418,705
Industrial	0	0
Other	0	0

Project Name: TIF DJ&R INVESTMENTS LLC REVLP PROJ
City: HASTINGS
School: HASTINGS 18
Project Years:
Project Date: 2019
TIF-ID#: 01-0080
Project Type:

Location: Lot 1 Hastings Commons Subdivision #2, a replat of Lot 1 Hastings Commons Subdivision Hastings PID 010018801
Description: TIF funds used for site acquisition, site preparation, installation of streets, storm sewer, sanitary sewer, water and other utilities and engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property associated with the construction of a new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	17,520	1,036,730	2.236509	391.84	23,186.58
2020	17,520	2,339,569	2.259109	395.80	52,853.44
2021	17,520	2,339,569	2.30274	403.44	53,874.20
2022	17,520	2,339,569	2.360531	413.57	55,226.28
2023	17,520	2,339,569	2.178311	381.64	50,963.12
2024	17,520	2,682,480	1.99756	349.97	53,584.19
2025	17,520	2,903,626	1.960851	343.54	56,935.77
Total				2,679.80	346,623.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,520	2,903,626
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF EASTSIDE ESTATES, LLC

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2018

TIF-ID#: 01-0075

Project Type:

Location: Lot 1, Eastside Add (RE Lots 1-12, Block 1, Poehlers Add, & Lots 1-11 LC Palmers Add & Vacated 13th St)

Description: TIF Funds to be used to install paving, water, sewer and gas lines along Minnesota St. from 12th to 14th St. for construction and development of 14 duplex style units for income restricted rental homes for seniors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	38,835	608,345	2.231019	866.42	13,572.30
2019	38,835	713,405	2.237489	868.93	15,962.36
2020	38,835	1,272,155	2.258474	877.08	28,731.30
2021	38,835	695,420	2.300454	893.38	15,997.82
2022	38,835	946,345	2.359137	916.17	22,325.58
2023	38,835	927,645	2.174723	844.55	20,173.72
2024	38,835	1,033,709	1.996872	775.49	20,641.85
2025	38,835	934,812	1.960273	761.27	18,324.86
Total				6,803.29	155,729.79

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	38,835	934,812
Industrial	0	0
Other	0	0

Project Name: TIF EMERSON ESTATES

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2016

TIF-ID#: 01-0066

Project Type:

Location: Lots 1-8 Emerson Estates, PID 010014411, 010014418, 010014422, 010014427, 010014431, 010014435, 010014439, 010014443

Description: TIF funds used for acquisition, sewer, water and paving for construction of 24 housing units for low to moderate income seniors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	64,680	432,440	2.234294	1,445.14	9,661.98
2017	64,680	503,970	2.230715	1,442.83	11,242.14
2018	64,680	582,010	2.231019	1,443.02	12,984.94
2019	64,680	612,365	2.237489	1,447.21	13,701.42
2020	64,680	632,730	2.258474	1,460.78	14,290.12
2021	64,680	698,739	2.300454	1,487.93	16,074.20
2022	64,680	673,236	2.359137	1,525.89	15,882.66
2023	64,680	601,320	2.174723	1,406.61	13,077.02
2024	64,680	442,627	1.996872	1,291.58	8,838.77
2025	64,680	514,488	1.960273	1,267.90	10,085.36
Total				14,218.89	125,838.61

Current Year	Base Value	Excess Value
Residential	64,680	514,488
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FAIRVIEW VILLAS LLC

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2025

TIF-ID#: 01-4990

Project Type: Standard

Location: Lot 1 Blk 1, Lot 2 Blk 1, Lot 3 Blk 1, Lot 4 Blk 1, Lot 5 Blk 1, Lot 6 Blk 1, Lot 7 Blk 1, Lot 1 Blk 2, Lot 2 Blk 2, Lot 3 Blk 2, Lot 4 Blk 2, Lot 5 Blk 2, Lot 6 Blk 2, Lot 7 Blk 2, Fairway Sub

Description: TIF funds used for site acquisition, site preparation, installation of streets, water lines, sewer lines, gas lines, electric lines and other infrastructure improvements necessary to construct 14 affordable duplex units for rent.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	96,253	1,044,563	1.960273	1,886.82	20,476.29
Total				1,886.82	20,476.29

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	96,253	1,044,563
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF FARIS REDEVELOPMENT PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2020

TIF-ID#: 01-0083

Project Type:

Location: Lots 1-3 Block 26 Original Town Hastings, 601-607 W 1st Street; PID 010006077

Description: TIF funds used for Renovation and façade needed for redevelopment of a building located at 6-1-207 W 1st Street for commercial and residential uses, including fire/life safety improvements and building rehabilitation and remodeling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	57,125	37,136	2.258474	1,290.15	838.72
2021	57,125	134,618	2.300454	1,314.13	3,096.82
2022	57,125	217,009	2.359137	1,347.66	5,119.56
2023	57,125	232,561	2.174723	1,242.31	5,057.58
2024	57,125	301,227	1.996872	1,140.71	6,015.12
2025	57,125	301,227	1.960273	1,119.81	5,904.87
Total				7,454.77	26,032.67

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,125	301,227
Industrial	0	0
Other	0	0

Project Name: TIF GARAGE FLATS LLC 401-403 W 3RD

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2024

TIF-ID#: 01-0115

Project Type: Standard

Location: Lot 1 Garage Flats Subdivision, 401-403 W 3rd Street, PID 010006132.

Description: TIF funds used for site acquisition, site preparation, repair or rehabilitation of structures, and architectural and engineering fees necessary for the renovation, rehabilitation and conversion of a former auto body shop into a two-unit affordable housing duplex and construction of a two unit market rate duplex adjacent to the former body shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	104,078	205,515	1.996872	2,078.30	4,103.88
2025	104,078	482,397	1.960273	2,040.21	9,456.29
Total				4,118.51	13,560.17

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	104,078	482,397
Industrial	0	0
Other	0	0

Project Name: TIF HASTINGS LODGINE 2 LLC REDEV PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2021

TIF-ID#: 01-0084

Project Type:

Location: Lot 1 North Park Commons Second Sub; 215 E 31st St; PID 010018755

Description: TIF funds used for site acquisition, site and utility development, engineering and architectural fees, legal and planning fees, and financing costs needed to construct three apartment buildings consisting of 84 studio, one, two and three bedroom apartments targeted for workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	476,568	3,336,074	2.259109	10,766.19	75,365.56
2021	476,568	4,700,190	2.30274	10,974.12	108,233.16
2022	476,568	4,700,190	2.360531	11,249.54	110,949.46
2023	476,568	4,700,190	2.178311	10,381.13	102,384.76
2024	476,568	6,130,834	1.99756	9,519.73	122,467.10
2025	476,568	6,473,681	1.960851	9,344.79	126,939.23
Total				62,235.50	646,339.27

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	476,568	6,473,681
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF HEDC TRAIL RIDGE AD PHASE 1

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0099

Project Type: Standard

Location: Lots 6, 8, 17, 18, 20, and 21 Block 5; Lot 2 Block 4; Lot 24 Block 1; and Lots 11 and 12 Block 3 Trail Ridge Addition to Hastings. PID's 10019263, 10019262, 10019274, 10019273, 10019278, 10019280, 10019277, 10019285, 10019186, 10019185

Description: TIF funds used for public improvements for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	12,455	944,848	1.803111	224.58	17,036.78
2023	12,455	3,273,923	1.69257	210.81	55,413.56
2024	12,455	2,854,253	1.496837	186.43	42,723.66
2025	12,455	3,343,909	1.41737	176.53	47,395.60
Total				798.35	162,569.60

Current Year	Base Value	Excess Value
Residential	12,455	3,343,909
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC TRAIL RIDGE ADD PHASE 2

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0110

Project Type: Standard

Location: Lot 1 Block 1, Lot 7 Block 3, Lot 10 Block 3, Lot 3 Block 4, Lot 5 Block 5, Lot 7 Block 5, Lot 9 Block 5, Lot 10 Block 5, Lot 11 Block 5, Lot 15 Block 5, Lot 16 Block 5, Lot 19 block 5, Lot 22 Block 5, and Lot 23 Block 5 Trail Ridge Addition. Parcels include 10019379, 10019338, 10019281, 10019276, 10019260, 10019339, 10019283, 10019301, 10019328, 10019279, 10019329, 10019325, 10019304, 10019264, 10019265

Description: TIF funds used for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	241,633	2,776,470	1.69257	4,089.81	46,993.74
2024	241,633	4,056,452	1.496837	3,616.85	60,718.65
2024	231,709	1,941,760	1.496837	3,468.31	29,065.08
2025	241,633	5,145,587	1.41737	3,424.83	72,931.97
2025	231,709	4,357,694	1.41737	3,284.17	61,764.67
Total				17,883.97	271,474.11

Current Year	Base Value	Excess Value
Residential	241,633	5,145,587
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC TRAIL RIDGE ADD PHASE 3

City: HASTINGS

School: ADAMS CENTRAL 90

Project Years: 15

Project Date: 2024

TIF-ID#: 01-0112

Project Type: Standard

Location: Lots 12, 13, 15, 4, 2, and 1 Block 5, Lot 1 Block 4, Lots 8 and 9 Block 3, and Lots 8 and 9 Block 1 Trail Ridge Addition. PID's 010019251, 010019252, 010019253, 010019261, 010019372, 010019371, 010019370, 010019327, 010019326, 010019395, 010019396

Description: TIF funds used for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision. Phase 3 includes the constructions of 11 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	208,018	2,535,123	1.496837	3,113.69	37,946.78
2025	208,018	3,758,531	1.41737	2,948.38	53,272.36
Total				6,062.07	91,219.14

Current Year	Base Value	Excess Value
Residential	208,018	3,758,531
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF HEDC TRAIL RIDGE ADDITION 2.0 PHASE 3
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2025
TIF-ID#: 01-4988
Project Type: Standard

Location: Lot 3, Blk 1, Lot 11, Blk 1, Lot 12, Blk 1, Lot 3, Blk 2, Lot 4, Blk 2, Lot 7, Blk 2, Lot 8, Blk 2, Lot 9, Blk 2, Trail Ridge, Lot 1, Trail Ridge 1st Sub-Div, Lot 2, Trail Ridge 1st Sub-Div
Description: TIF funds used for the development of a single family subdivision including site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	170,282	3,162,634	1.41737	2,413.53	44,826.23
Total				2,413.53	44,826.23

Current Year	Base Value	Excess Value
Residential	170,282	3,162,634
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC TRAIL RIDGE ADDITION PHASE 4
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2025
TIF-ID#: 01-4987
Project Type: Standard

Location: Lot 10, Blk 1, Trail Ridge, Lot 5, Blk 2, Trail Ridge, Lot 6, Blk 3, Trail Ridge
Description: TIF funds used for the development of a single family subdivision including site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	51,463	682,053	1.41737	729.42	9,667.22
Total				729.42	9,667.22

Current Year	Base Value	Excess Value
Residential	51,463	682,053
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC WEST LAUX DRIVE PHASE 1 REDEV PROJ
City: HASTINGS
School: HASTINGS 18
Project Years: 15
Project Date: 2021
TIF-ID#: 01-0090
Project Type: Standard

Location: Lots 1 and 2, Pioneer Trail Flats 2nd Sub. 3119 West Laux Dr and 3132 West Laux Drive, PID 010019020 and 010018936
Description: TIF funds needed for site grading, sanitary sewer, water service, and street paving needed for a new residential area consisting of 16 townhouses for workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	11,390	128,624	2.30274	262.28	2,961.88
2022	11,390	240,690	2.360531	268.86	5,681.56
2023	11,390	589,483	2.178311	248.11	12,840.82
2024	11,390	496,634	1.99756	227.52	9,920.55
2025	11,390	606,004	1.960851	223.34	11,882.84
Total				1,230.11	43,287.65

Current Year	Base Value	Excess Value
Residential	11,390	606,004
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF HEDC WEST LAUX DRIVE PHASE 2
City: HASTINGS **Project Date:** 2023
School: HASTINGS 18 **TIF-ID#:** 01-0108
Project Years: 15 **Project Type:** Standard

Location: Lots 3 and 4 Pioneers Trail Flats 2nd Subdivision. Parcels 010019021 and 010019022
Description: TIF funds used for site acquisition, site preparation, architectural and engineering costs, installation of infrastructure including including sewer, water, paving, electrical and gas, capitalized interest, legal fees and other eligible public improvements required in the construction of attached townhomes for sale or rent.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	19,600	168,556	2.178311	426.95	3,671.64
2024	19,600	241,268	1.99756	391.52	4,819.52
2025	19,600	584,142	1.960851	384.33	11,454.14
Total				1,202.80	19,945.30

Current Year	Base Value	Excess Value
Residential	19,600	584,142
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC WEST LAUX DRIVE PHASE 3
City: HASTINGS **Project Date:** 2025
School: HASTINGS 18 **TIF-ID#:** 01-4989
Project Years: 15 **Project Type:** Standard

Location: Lot5, Lot 6, Lot 12, Lot 13, Lot 14, Pioneer Trail Flats 2nd Sub
Description: TIF funds used for the development of a single family subdivision including site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	57,997	1,012,486	1.960851	1,137.23	19,853.39
Total				1,137.23	19,853.39

Current Year	Base Value	Excess Value
Residential	57,997	1,012,486
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LUCKEE LLC REDEV
City: HASTINGS **Project Date:** 2022
School: HASTINGS 18 **TIF-ID#:** 01-0101
Project Years: 15 **Project Type:** Standard

Location: Lot 8, Block 24 Original Town of Hastings; 529 W 2nd St; PID 010006068
Description: TIF funds used for site acquisition, site preparation, interior demolition, rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalization interest, and legal fees and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan needed in the renovation of a 100 year old building. Project also includes the construction of two 2nd floor apartments and renovation of the main floor commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	70,830	215,528	2.359137	1,670.98	5,084.60
2023	70,830	215,528	2.174723	1,540.36	4,687.16
2024	70,830	251,208	1.996872	1,414.38	5,016.31
2025	70,830	242,058	1.960273	1,388.46	4,745.01
Total				6,014.18	19,533.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	70,830	242,058
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF MESNER NORTH REDEV PROJ PHASE 1
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0085
Project Years: **Project Type:**

Location: Lots 1-6 Block 1, Osborne View Estates; Lots 1-6 Block 2 Osborne View Estates; Lots 1-3 Block 3 Osborne View Estates; Outlot 1 Osborne View Estates. PID , 10018879,010018880, 10018881, 10018882, 10018883, 10018884, 10018885, 10018886, 10018887, 10018888, 10018889, 10018890, 10018891, 10018900, 10018901, 10018902
 Description: TIF funds used for site acquisition, infrastructure costs and construction costs needed to construct up to 58 homes or townhomes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	18,274	723,126	1.704978	311.57	12,329.24
2021	18,274	926,996	1.753088	320.36	16,251.12
2022	18,274	1,100,768	1.803111	329.50	19,848.20
2023	18,274	1,258,148	1.69257	309.30	21,295.26
2024	18,274	1,004,281	1.496837	273.53	15,032.60
2025	18,274	1,152,232	1.41737	259.01	16,331.41
Total				1,803.27	101,087.83

Current Year	Base Value	Excess Value
Residential	18,274	1,152,232
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MESNER NORTH REDEV PROJ PHASE 2
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0092
Project Years: 15 **Project Type:** Standard

Location: Lots 7-14 Block 2, Osborne View Estates; Lots 4 & 5 Block 3 Osborne View Estates; Lots 1-6 Osborne View Estates 2nd Sub, and Lots 22-25 Block 3 Osborne View Estates PID: 010018892, 010018893, 010018894, 010018895, 010018896, 010018897, 010018898, 010018899, 010018903, 010018904, 010018905, 010018906, 010018907, 010018908, 010018910, 010018911, 010018921, 010018922, 010018923, 010018924
 Description: TIF funds used for site acquisition, site preparation, engineering costs, infrastructure costs including sewer, water, electric, gas and paving, architectural and engineering costs, legal fees associated with a new residential area consisting of 20 attached townhomes for workforce housing .

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	294,998	1,441,090	1.753088	5,171.57	25,263.70
2022	294,998	3,348,853	1.803111	5,319.14	60,383.78
2023	294,998	3,514,063	1.69257	4,993.05	59,478.26
2024	294,998	3,741,331	1.496837	4,415.64	56,001.93
2025	294,998	4,538,830	1.41737	4,181.21	64,332.05
Total				24,080.61	265,459.72

Current Year	Base Value	Excess Value
Residential	294,998	4,538,830
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MESNER NORTH REDEV PROJECT PHASE 3
City: HASTINGS **Project Date:** 2024
School: ADAMS CENTRAL 90 **TIF-ID#:** 01-0114
Project Years: 15 **Project Type:** Standard

Location: Lots 1 through 6 Osborne View Estates 4th Addition. PID's 010018913, 010018914, 010018916, 010018917, 010018918, 010018920.
 Description: TIF funds used for site acquisition, site preparation, architectural and engineering costs, the installation of infrastructure including water, sanitary sewer, paving, electric and gas, legal fees and other eligible improvements necessary for the development of a six attached, town-homes that will be for sale.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	133,687	1,055,095	1.496837	2,001.08	15,793.14
2025	133,687	1,274,958	1.41737	1,894.84	18,070.86
Total				3,895.92	33,864.00

Current Year	Base Value	Excess Value
Residential	133,687	1,274,958
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF NPC PHASE 1, LLC REDEV PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2021

TIF-ID#: 01-0087

Project Type:

Location: Lot 1, Pioneer Trail Flats Subvision Address: 424 E 31st St. Hastings PID 010018934

Description: TIF funds used to aid in acquisition, infrastructure expenses and related construction costs associated with the purchase and development of workforce house on approximately 4.4 acres. The project will include the development of 84 apartments, which will include 6 studio apartments, 42 one bedroom units, 33 two bedroom units, and 3 three bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	14,246	898,961	2.259109	321.83	20,308.50
2021	14,246	8,226,144	2.30274	328.05	189,426.72
2022	14,246	9,125,653	2.360531	336.28	215,413.88
2023	14,246	9,125,653	2.178311	310.32	198,785.10
2024	14,246	10,834,800	1.99756	284.57	216,431.63
2025	14,246	11,607,631	1.960851	279.34	227,608.33
Total				1,860.39	1,067,974.16

Current Year	Base Value	Excess Value
Residential	14,246	11,607,631
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ON TOP, LLC REDVL PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2017

TIF-ID#: 01-0070

Project Type:

Location: Tract of land known as WG Pauley Lumber Co. Subdivision, Parcel ID 010017230

Description: TIF funds used for relocation of water lines, developer constructed two 3,750 sq ft industrial buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	68,985	147,975	2.230715	1,538.86	3,300.90
2018	68,985	158,475	2.231019	1,539.07	3,535.64
2019	68,985	158,475	2.237489	1,543.53	3,545.94
2020	68,985	167,354	2.258474	1,558.01	3,779.66
2021	68,985	167,354	2.300454	1,586.97	3,849.92
2022	68,985	206,326	2.359137	1,627.45	4,867.52
2023	68,985	206,326	2.174723	1,500.23	4,487.06
2024	68,985	233,620	1.996872	1,377.54	4,665.10
2025	68,985	348,747	1.960273	1,352.29	6,836.38
Total				13,623.95	38,868.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	68,985	348,747
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF SHABRI LLC REDEV PROJ

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2021

TIF-ID#: 01-0093

Project Type: Standard

Location: Legal Description: Lot 1 Imperial Theater Second Sub, PID 010013608

Description: TIF funds used for site acquisition, engineering and architecture fees, environmental remediation, renovation and construction needed to renovate the former Village Inn property into offices, lab space and manufacturing space for Innovative Prosthetics and Orthotics

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	154,393	455,602	2.300454	3,551.74	10,480.92
2022	154,392	455,602	2.359137	3,642.32	10,748.28
2023	154,392	455,602	2.174723	3,357.60	9,908.10
2024	154,392	721,281	1.996872	3,083.01	14,403.08
2025	154,392	721,281	1.960273	3,026.50	14,139.07
Total				16,661.17	59,679.45

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	154,392	721,281
Industrial	0	0
Other	0	0

Project Name: TIF SOUTHERN BELL HEARTLAND LLC REDEV PRJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2020

TIF-ID#: 01-0088

Project Type:

Location: South 74.5 fee of Lots 1-5 of Lyman's Addition. Address: 109 N Burlington PID 010006180

Description: TIF funds used for redevelopment of 30,000 square foot historical building, which will include repair or rehabilitation of the the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, legal fees, public parking lot improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	108,760	1,143,885	2.258474	2,456.32	25,834.36
2021	108,760	1,211,826	2.300454	2,501.97	27,877.50
2022	108,760	1,143,885	2.359137	2,565.80	26,985.82
2023	108,760	1,143,885	2.174723	2,365.23	24,876.32
2024	108,760	1,972,130	1.996872	2,171.80	39,380.90
2025	108,760	1,972,130	1.960273	2,131.99	38,659.13
Total				14,193.11	183,614.03

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	108,760	1,972,130
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF SOUTHWOOD ESTATES DEVL PRJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2012

TIF-ID#: 01-0053

Project Type:

Location: Lot 2 and 3, Southwood Estates

Description: Provide funding for water, sewer and street improvements for 32 units of low to moderate senior rental housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	25,850	544,130	2.341526	605.28	12,740.96
2013	25,850	898,750	2.307173	596.40	20,735.72
2014	25,850	898,750	2.295244	593.32	20,628.52
2015	25,850	909,150	2.23584	577.96	20,327.14
2016	25,850	692,450	2.234294	577.56	15,471.38
2017	25,850	687,395	2.230715	576.64	15,333.82
2018	25,850	549,405	2.231019	576.72	12,257.42
2019	25,850	675,830	2.237489	578.39	15,121.72
2020	25,850	647,219	2.258474	583.82	14,617.30
2021	25,850	649,476	2.300454	594.67	14,940.92
2022	25,850	563,087	2.359137	609.84	13,284.02
2023	25,850	561,051	2.174723	562.17	12,201.30
2024	25,850	561,051	2.174723	562.17	12,201.30
2025	25,850	523,193	1.960273	506.73	10,256.02
Total				8,101.67	210,117.54

Current Year	Base Value	Excess Value
Residential	25,850	523,193
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF THE LISTENING ROOM INC PRJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2014

TIF-ID#: 01-0058

Project Type:

Location: Lots 2 & 3 Olivers Addition, Hastings, 809 W. 2nd St.

Description: TIF funds used for site acquisition, water line improvements, and façade improvements. Renovation of downtown building into a community performing arts center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	94,355	237,380	2.295244	2,165.68	5,448.46
2015	94,355	253,335	2.23584	2,109.63	5,664.18
2016	94,355	260,035	2.234294	2,108.17	5,809.96
2017	94,355	287,370	2.230715	2,104.79	6,410.42
2018	94,355	303,290	2.231019	2,105.08	6,766.50
2019	94,355	303,290	2.237489	2,111.18	6,786.16
2020	94,355	325,433	2.258474	2,130.98	7,349.82
2021	94,355	325,433	2.300454	2,170.59	7,486.46
2022	94,355	310,639	2.359137	2,225.96	7,328.40
2023	94,355	310,639	2.174723	2,051.96	6,755.56
2024	94,355	527,270	1.996872	1,884.15	10,528.90
2025	94,355	509,644	1.960273	1,849.62	9,990.39
Total				25,017.79	86,325.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	94,355	509,644
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF THEATRE DIST REDEV - THEATER BLDG LOT 5
City: HASTINGS
School: HASTINGS 18
Project Years: 15

Project Date: 2022
TIF-ID#: 01-0103
Project Type: Standard

Location: Lot 5 Block 1 Theatre District Subdivision; PID 010019241
Description: TIF funds used for site acquisition, site preparation, demolition of the existing façade and building enhancements to the façade and other components. Enhancements in energy improvements to make the structures more energy efficient. The project will involve the renovation of the theatre interior into an approximately 380 seat theater divided into three auditoriums.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	16,917	177,784	2.359137	399.10	4,194.18
2023	16,917	177,784	2.174723	367.90	3,866.30
2024	16,917	1,414,253	1.996872	337.81	28,240.84
2025	16,917	1,414,253	1.960273	331.62	27,723.23
Total				1,436.43	64,024.55

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	16,917	1,414,253
Industrial	0	0
Other	0	0

Project Name: TIF THEATRE DISTRICT LOT 1 BLOCK 1
City: HASTINGS
School: HASTINGS 18
Project Years: 15

Project Date: 2025
TIF-ID#: 01-4991
Project Type: Standard

Location: Lot One, Block One, Theatre District subdivision, Hastings, Adams County, Nebraska
Description: TIF funds used for site acquisition, demolition, site preparation, public street improvements and façade enhancements to renovate and rehabilitate the former big box retail store containing approximately 90,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	600,972	355,813	1.960273	11,780.69	6,974.92
Total				11,780.69	6,974.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	600,972	355,813
Industrial	0	0
Other	0	0

Project Name: TIF THEATRE DISTRICT LOT 3 BLOCK 1
City: HASTINGS
School: HASTINGS 18
Project Years: 15

Project Date: 2023
TIF-ID#: 01-0106
Project Type: Standard

Location: Lot 3 Block 1, Theatre District Subdivision. Parcel 010019239
Description: TIF funds used for site acquisition, demolition, street and utility improvements required in the construction of a 78-unit multifamily project designed for residents aged 55 and over as part of a workforce housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	80,637	1,839,316	2.174723	1,753.63	40,000.06
2024	80,637	5,957,911	1.996872	1,610.22	118,971.86
2025	80,637	6,737,645	1.960273	1,580.71	132,076.23
Total				4,944.56	291,048.15

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	80,637	6,737,645
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF THEATRE DISTRICT LOT 4 BLOCK 1
City: HASTINGS **Project Date:** 2025
School: HASTINGS 18 **TIF-ID#:** 01-4992
Project Years: 15 **Project Type:** Standard

Location: Lot Four, Block One, Theatre District Subdivision, Hastings, Adams County, Nebraska
Description: TIF funds used for site acquisition, demolition, site preparation, grading, public street costs, and façade enhancements to renovate and rehabilitate the former grocery store approximately 36,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	303,799	196,336	1.960273	5,955.29	3,848.71
Total				5,955.29	3,848.71

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	303,799	196,336
Industrial	0	0
Other	0	0

Project Name: TIF THEATRE DISTRICT LOT 8 BLOCK 1
City: HASTINGS **Project Date:** 2023
School: HASTINGS 18 **TIF-ID#:** 01-0107
Project Years: 15 **Project Type:** Standard

Location: Lot 8 Block 1, Theatre District Subdivision, Parcel number 010019244
Description: TIF funds used for site acquisition, demolition, street and utility improvements required for the development of a flex building for office and retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	36,514	127,788	2.174723	794.08	2,779.06
2024	36,514	677,169	1.996872	729.14	13,522.19
2025	36,514	954,623	1.960273	715.77	18,713.21
Total				2,238.99	35,014.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	36,514	954,623
Industrial	0	0
Other	0	0

Project Name: TIF THOAR, LLC 723 W.1ST PROJ
City: HASTINGS **Project Date:** 2019
School: HASTINGS 18 **TIF-ID#:** 01-0081
Project Years: **Project Type:**

Location: Lots 1, 2 and 3 Davis Addition Hastings PID 10006095
Description: TIF funds used for façade improvements, sidewalk and landscape improvements, public parking lot improvements and other public improvements associated with rehabilitation of a 10,500 square foot downtown warehouse property into a mixed use development with six second level apartments and commercial space on the main level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	98,745	364,316	2.237489	2,209.41	8,151.58
2020	98,745	701,265	2.258474	2,230.13	15,837.90
2021	98,745	701,265	2.300454	2,271.58	16,132.30
2022	98,745	514,401	2.359137	2,329.53	12,135.44
2023	98,745	514,401	2.174723	2,147.43	11,186.80
2024	98,745	553,484	1.996872	1,971.81	11,052.41
2025	98,745	534,938	1.960273	1,935.67	10,486.23
Total				15,095.56	84,982.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	98,745	534,938
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF THOAR, LLC 737 W.1ST PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2020

TIF-ID#: 01-0082

Project Type:

Location: Lots 4, 5, 6 and 7 David Addition to Hastings. 737 W 1st St; PID 010006096

Description: TIF funds used for site acquisition, architectural and engineering services, façade enhancements & accessibility enhancements, legal fees, capitalization interest on TIF borrowing needed to rehabilitate and development of three floors on the 17,000 square foot historical building into a mix use of commercial and residential occupancies and public parking lot improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	105,830	1,112,032	2.258474	2,390.14	25,114.98
2021	105,830	1,112,032	2.300454	2,434.57	25,581.80
2022	105,830	845,474	2.359137	2,496.67	19,945.90
2023	105,830	845,474	2.174723	2,301.51	18,386.70
2024	105,830	928,564	1.996872	2,113.29	18,542.26
2025	105,830	898,806	1.960273	2,074.56	17,619.05

Total 13,810.74 125,190.69

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	105,830	898,806
Industrial	0	0
Other	0	0

Project Name: TIF THOAR, LLC REDVL PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2017

TIF-ID#: 01-0069

Project Type:

Location: Lots 4-5, Block 27, Original Town Hastings

Description: TIF funds used for façade improvements, sidewalk & landscape improvements and improvements to adjacent public parking lot. Developer purchased and renovated the interior and exterior of two 80+ year old buildings creating 4 apartments and 2 commercial spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	62,855	140,270	2.230715	1,402.12	3,129.02
2018	62,855	150,695	2.231019	1,402.31	3,362.04
2019	62,855	292,639	2.237489	1,406.37	6,547.82
2020	62,855	384,252	2.258474	1,419.56	8,678.26
2021	62,855	384,252	2.300454	1,445.95	8,839.56
2022	62,855	400,263	2.359137	1,482.84	9,442.78
2023	62,855	400,263	2.174723	1,366.92	8,704.62
2024	62,855	436,787	1.996872	1,255.13	8,722.09
2025	62,855	436,787	1.960273	1,232.13	8,562.21

Total 12,413.33 65,988.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	62,855	436,787
Industrial	0	0
Other	0	0

Project Name: TIF THOAR-CAMERON BLDG REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0098

Project Type: Standard

Location: E1/3 Lot 20, S100' Lots 21-24, Blk 22 Original Town Hastings; 103-111 N Hastings Ave & 119 N Hastings Ave; PIS 010006051 & 010006052

Description: TIF funds used for site acquisition and renovation of a 100 year old building including façade improvements, and the renovation of the 11 2nd floor apartments and six main floor commercial spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	302,877	453,354	2.359137	7,145.28	10,695.28
2023	302,877	696,899	2.174723	6,586.74	15,155.64
2024	302,877	926,894	1.996872	6,048.07	18,508.88
2025	302,877	891,860	1.960273	5,937.22	17,482.91

Total 25,717.31 61,842.71

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	302,877	891,860
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF TRAIL RIDGE ADD 2.0 - PHASE 1

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0105

Project Type: Standard

Location: Lot 1 Block 2, and Lot 11 Block 2 Trail Ridge Addition. Parcels 010019390 and 010019391

Description: TIF funds used for public improvements for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,394	116,139	1.69257	40.52	1,965.76
2024	2,394	262,740	1.496837	35.83	3,932.81
2025	2,394	494,662	1.41737	33.93	7,011.19
Total				110.28	12,909.76

Current Year	Base Value	Excess Value
Residential	2,394	494,662
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF UPTOWN EXPERIENCE, LLC

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2013

TIF-ID#: 01-0056

Project Type:

Location: Lots 3, 4, 5, and 6 Block 24, Original Town Hastings, 509 W. 2nd and 521 W. 2nd St.

Description: TIF funds used to fund façade improvements, off-street parking, lighting, utility improvements and landscaping. Developers to renovate two downtown buildings as a mixed used project with commercial on the main floor and 5 apartments on second floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	88,155	0	2.307173	2,033.89	0.00
2014	88,155	0	2.295244	2,023.37	0.00
2015	88,155	161,640	2.23584	1,971.00	3,614.02
2016	88,155	506,090	2.234294	1,969.64	11,307.54
2017	88,155	551,600	2.230715	1,966.49	12,304.62
2018	88,155	583,440	2.231019	1,966.75	13,016.68
2019	88,155	583,440	2.237489	1,972.46	13,054.42
2020	88,155	620,304	2.258474	1,990.96	14,009.42
2021	88,155	620,304	2.300454	2,027.97	14,269.80
2022	88,155	631,760	2.359137	2,079.70	14,904.10
2023	88,155	631,760	2.174723	1,917.13	13,739.02
2024	88,155	685,101	1.996872	1,760.34	13,680.58
2025	88,155	663,469	1.960273	1,728.08	13,005.81
Total				25,407.78	136,906.01

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	88,155	663,469
Industrial	0	0
Other	0	0

Project Name: TIF WEST 2ND INVESTMENTS LLC REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0100

Project Type: Standard

Location: Lot 2, Bienkowski Subdivision, address: 123 N Laird; PID 010019233

Description: TIF funds used for site acquisition, site preparation, utility infrastructure, public parking and other eligible public improvements to assist with the construction of an 8,000 square foot industrial building with up to eight small business workshop spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	8,118	365,847	2.359137	191.51	8,630.86
2023	8,118	365,847	2.174723	176.54	7,956.18
2024	8,118	438,358	1.996872	162.11	8,753.46
2025	8,118	579,687	1.960273	159.13	11,363.46
Total				689.29	36,703.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,118	579,687
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

2026 TOTALS FOR CITY : # HASTINGS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,701,400	45,456,809	25,942.53	739,627.23
Commercial	4,044,073	35,187,932	79,278.85	689,852.16
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,745,473	80,644,741	105,221.38	1,429,479.39

Project Count 48

CITY: JUNIATA

Project Name: TIF BIG RED 2

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2019

TIF-ID#: 01-0076

Project Type:

Location: Lot 1 Block 1 Green Ares Number 7 Juniata PID 010018045

Description: TIF funds used for infrastructure and improvements related to the construction of single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	12,965	95,201	1.732223	224.58	1,649.08
2020	12,965	285,166	1.765906	228.95	5,035.78
2021	12,965	298,819	1.810701	234.76	5,410.70
2022	12,965	283,902	1.889848	245.02	5,365.32
2023	12,965	283,902	1.773941	229.99	5,036.26
2024	12,965	352,936	1.608855	208.59	5,678.25
2025	12,965	379,464	1.53948	199.59	5,841.76
Total				1,571.48	34,017.15

Current Year	Base Value	Excess Value
Residential	12,965	379,464
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF BIG RED DEVELOPMENT PROJ

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2019

TIF-ID#: 01-0077

Project Type:

Location: Lot 2 Block 1 Green Acres No 7 Juniata PID 010018047

Description: TIF funds used for infrastructure and improvements related to the construction of single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	26,125	219,488	1.732223	452.54	3,802.06
2020	26,125	260,241	1.765906	461.34	4,595.62
2021	26,125	273,306	1.810701	473.05	4,948.78
2022	26,125	268,684	1.889848	493.72	5,077.72
2023	26,125	350,418	1.773941	463.44	6,216.22
2024	26,125	311,185	1.608855	420.31	5,006.53
2025	26,125	323,088	1.53948	402.19	4,973.89
Total				3,166.59	34,620.82

Current Year	Base Value	Excess Value
Residential	26,125	323,088
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

2026 TOTALS FOR CITY : # HASTINGS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,701,400	45,456,809	25,942.53	739,627.23
Commercial	4,044,073	35,187,932	79,278.85	689,852.16
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,745,473	80,644,741	105,221.38	1,429,479.39

Project Count 48

Item #4 - Director's report / project Updates.

**DIRECTOR'S REPORT
MARCH 2026**

- Mesner Developments Fairview Villas Project on Franklin Avenue is complete and 100% occupied.
- Elm 26 apartment project has completed four of six buildings with the following occupancy. Building One (91%), building Two (68%), Building Three (50%) and Building Four (36%)
- Hanger 55 project is 83% occupied.
- Theatre Flats apartment project is over 90% occupied.
- Scott Foundation Residence Hall Project is approximately 80% complete.
- Lagunas Home Construction (Elm Meadows Project) has two homes under construction and nearing completion.
- Cedar Park LIHTC project (34 units by Hoppe) is underway with 10 LIHTC senior townhomes 40% complete.
- Cedar Park Workforce Housing Project (24 units by Hoppe) foundations will begin this spring.
- All approvals for the Middle School are complete at the City level and anticipate bid requests for asbestos removal will go out in March with bid opening in April.
- Micro-TIF has been approved for McHargue Builders, Inc to construct 3 single family homes on 734 - 742 S. Lexington. Closing should occur prior to March 31st.
- 405 W. 2nd (formerly pacha Soap) Window project is 85% complete and the remaining work is the placement of window muntins. Two interested parties have toured the building and are doing preliminary financial evaluation.
- Request for Proposal information has been provided to two housing developers on the 4.8-acre site at "F" & Franklin.
- Brent Terwey sold the spec commercial building at Colorado and South Street to Catholic Social Services and has since constructed and is selling a 2nd building on the site facing Kansas Avenue to CSS.
- Downtown Holiday Lighting – The Community Foundation and other partners are anticipating having enough funding to complete Phase 2 and 3 of the lighting project which includes 1st Street to Denver Avenue and the side streets between 1st and 2nd Street.



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Brandee Schram
Chuck Shoemaker

March 2, 2026

Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901

Dear CRA friends,

Your generosity is shining a little brighter—again! Thank you for making a gift of \$33,333.33 to the Downtown Lighting Fund (check # 8070).

Your continued support helps ensure downtown Hastings remains welcoming, vibrant, and beautifully lit for residents, visitors, and everyone who gathers there after the sun goes down.

Your gift will allow us to complete phase 2 of the project – lighting up First Street and the downtown side streets. We are hopeful to have this phase completed in spring!

Thank you for being part of what makes Hastings glow. We truly appreciate you and your commitment to our community.

Kind regards,

A handwritten signature in black ink, appearing to read "Dan Peters".

Dan Peters
Executive Director

So excited to get started on the next phase. Thank you all for supporting such a cool project!

No goods or services were received with respect to this monetary contribution to the Hastings Community Foundation.



Serving Adams, Buffalo, Clay, Hall, Hamilton, Howard, Kearney, Merrick, Nuckolls, and Webster Counties

FOR IMMEDIATE RELEASE

Housing Development Corporation Changes Name to NextPoint Home Development and Expands Service Area

Hastings, NE — March 2, 2026 — Housing Development Corporation, a long-standing nonprofit dedicated to promoting attainable housing opportunities and improving quality of life for Nebraskans, announced today that it has completed a full rebrand and will now operate as NextPoint Home Development.

The rebrand includes a legal name change, a new visual identity, and refreshed messaging that reflect the organization's growth, expanded reach, and future direction. While the mission remains unchanged, the new brand more clearly communicates the organization's purpose, impact, and commitment to the communities it serves.

"This rebrand represents an important evolution for our organization," said Alyssa Heagy, Executive Director. "NextPoint Home Development better captures the forward momentum of our work and the role we play in helping individuals and families move toward stability, opportunity, and growth. While our name and look are new, our values and mission remain the same."

Why the Rebrand - Housing Development Corporation has served Nebraska communities for decades; however, the former name often blended in with similar organizations and no longer reflected the scope or spirit of the work being done.

The new name, NextPoint Home Development, was intentionally chosen to represent:

- Progress and purpose — "NextPoint" signals forward movement, growth, and opportunity.
- Clarity of mission — "Home Development" keeps housing at the center of the organization's work.
- Hope and inclusion — The new tagline, "Because Everyone Deserves a Place to Grow," reflects the belief that housing is foundational to stability, belonging, and community.

The rebrand also introduces a modern visual identity designed to convey trust, renewal, and long-term impact.

As part of this next chapter, NextPoint Home Development has also expanded its service area to include Buffalo, Hamilton, Howard, Kearney, and Merrick Counties. The organization will continue serving Adams, Clay, Hall, Nuckolls, and Webster Counties, extending its reach to a total of ten counties across central and south-central Nebraska. "This expansion allows us to respond to growing housing needs while remaining deeply committed to the communities we have long served," Alyssa said.

NextPoint Home Development continues the work established under Housing Development Corporation by:

- Assisting qualified homeowners with critical home repairs and deferred maintenance
- Purchasing, rehabilitating, and reselling attainable homes to qualified applicants
- Providing affordable rental housing to individuals and families

All programs, services, leadership, and governance remain in place following the rebrand.

Looking Ahead - The rebrand positions NextPoint Home Development for continued growth, stronger statewide recognition, and deeper community connection — building not just housing, but opportunity.

About NextPoint Home Development - NextPoint Home Development is a Nebraska-based nonprofit committed to promoting attainable housing opportunities and strengthening communities. Serving ten counties across central and south-central Nebraska, the organization works to ensure individuals and families have access to safe, stable places to call home. For more information, visit NextPointHome.org or follow NextPoint Home Development on social media.

Media Contact:

Jami Tomlin
Operations & Outreach Coordinator
NextPoint Home Development
402-303-6520 | jami@nextpointhome.org

because everyone deserves a place to grow



NextPoint Home Development

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Phone: 402-303-6520

