

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
May 20, 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 May 14, 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.

- Minutes of the Regular Meeting of April 22, 2026
- Financials
- Claims

- 1) **Discussion and possible action** on the acquisition of property at 245 W. 2nd Street.
- 2) **Motion to authorize** the Director to order a survey on the former Middle School at 714 W. 5th Street to include Lots 1 – 12, Block 6, Original Town along with the vacated alley and 6th Street right of way.
- 3) **Motion to authorize** the issuance of a Substitute TIF Note in the amount of \$337,691.94 in the name of DJ&R Investments, LLC in connection with the DJ&R Investments, LLC Redevelopment Project.
- 4) **Review** of 2025 TIF Report to Governing Body.
- 5) **Discussion and possible action** on the acquisition of abandoned property.
- 6) **Possible closed session** to discuss contract and/or real estate negotiations.
- 6) **Motion to adjourn.**

CRA MEETING
AGENDA ITEM SUMMARY
April 22, 2026

Item #1 – Discussion and possible action on the acquisition of 245 W. 2nd Street:

Consideration of purchasing the property via online auction on June 2nd to guide area redevelopment, given its proximity to other recent developments and current CRA property at 405 W. 2nd Street.

Item #2 – Motion to authorize the Director and Chairman to execute a professional services agreement for a property survey of the former Middle School site at 714 W. 5th Street. (Lots 1–12, Block 6, Original Town, including the vacated alley and the vacated 6th Street right-of-way). Summary: This survey consolidates the site for future redevelopment. The City Council recently approved the transfer of the vacated alley and 6th Street right-of-way to the CRA. Upon completion of the survey, the CRA will file an administrative replat application. This process combines three separate parcels into a single unified lot for the final property sale to the redeveloper.

Item #3 - Review of 2025 TIF Report to Governing Body. Summary: Community Development Law requires that each year (by May 1st) the CRA compile information related to the approval and progress of TIF projects and report the information to the governing body of the city and to the governing body of each county, school district, community college area, educational service unit, and natural resources district whose property taxes are affected by such division of taxes

Item #4 - Motion to authorize the issuance of a Substitute TIF Note in the amount of \$337,691.94 in the name of DJ&R Investments, LLC in connection with the DJ&R Investments, LLC Redevelopment Project. – Summary: This Substitute CRA Revenue Note replaces the original Promissory Note executed by DJ&R Investments, LLC in favor of Five Points Bank in the principal amount of \$500,000 dated February 22, 2019. The property has been sold and the Redeveloper is continuing to hold the TIF note. The balance at closing was \$337,691.94.

Item #5 - Discussion and possible action on the acquisition of abandoned property located in several blighted and substandard areas.

MINUTES

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
April 22, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on April 22, 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, and Kaleena Fong. Also present were Logan Kershner, Jesse Oswald, Ember Batelaan, Mark Funkey, Ainsley Powell, Lily Teeple, and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Dan Schwartzkoph that prior to this meeting on April 15, 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, K. Fong, D. Schwartzkoph
Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of March 18, 2026.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$22.14	Chamber of Comm.	Copies & shredding
\$38.90	Chamber of Comm.	Telephone
\$79.42	Hastings Tribune	RFP ad for CRA properties
\$42.77	Hastings Tribune	RFP ad for CRA properties
\$128.75	Idea Bank	Website hosting and maintenance
\$120.00	TimeValue	Software subscription
\$40.00	AC Register of Deeds	Filing fees - ABBC sale
\$7,916.67	RAC Investments	Administrative
\$11.95	RAC Investments	Reimburse postage - Hoppe documents
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$13.32	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 - (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - (5/24 begin)
\$6,994.77	Mesner Development	TIF Prin & Int - Homestead Exemption 2023 (Mesner North)
\$5,006.89	Mesner Development	TIF Prin & Int - Homestead Exemption 2024 (Mesner North)
\$10,479.14	Mesner Development	TIF Prin & Int - Homestead Exemption 2025 (Mesner North)
\$3,125.16	Mesner Development	TIF Prin & Int - Homestead Exemption 2026 (Mesner North)
\$1,489.50	HEDC	TIF Prin & Int - Homestead Exemption 2026 (HEDC W. Laux)
\$4,588.86	HEDC	TIF Prin & Int (HEDC Trail Ridge Add)
\$4,955.39	Mesner Development	TIF Prin & Int (Mesner North)

\$6,460.25	D. C Shoemaker / Lynne Friedewalde	TIF Prin & Int (Dietrich Stein Building)
\$3,564.70	MNB Bank	TIF Prin & Int (West 2nd Investments)
\$4,751.21	HEDC	TIF Prin & Int (HEDC W. Laux)
\$266.58	Adams Co. Treasurer	2025 RE Taxes - 700 W. 2nd vacant lot (#10006030)
\$266.58	Adams Co. Treasurer	2025 RE Taxes - 706 W. 2nd vacant lot (#10006029)
\$774.90	Adams Co. Treasurer	2025 RE Taxes - Lot 2 Eastside Estates (#10018655)
\$205.20	Adams Co. Treasurer	2025 RE Taxes - 314 S. Hastings vacant lot (#10006952)
\$488.60	Adams Co. Treasurer	2024RE Taxes - 415 S. Burlington vacant lot (#10007046)
\$111.80	Adams Co. Treasurer	2025 RE Taxes - 218 E. South vacant lot (#10006812)
\$1,631.28	Adams Co. Treasurer	2025 RE Taxes - 516 W. 1st (KoolAid Building - #10006074)
\$1,046.80	Adams Co. Treasurer	2025 RE Taxes - 128 N. Hastings #100 (#10018268)
\$3,553.90	Adams Co. Treasurer	2025 RE Taxes - 714 W. 5th (old Middle School - #10016538)
\$628.02	Adams Co. Treasurer	2025 RE Taxes - Lot 2 Imperial Theatre Sub #10018960
\$1,733.40	Adams Co. Treasurer	2025 RE Taxes - 4.33 Acre Tract ("F" & Franklin) #010017663
\$401.60	Adams Co. Treasurer	2025 RE Taxes - Outlot A (Fairway Sub) #10019625
\$691.16	Adams Co. Treasurer	2025 RE Taxes - 402 W. 2nd #10006142
\$5,644.64	Adams Co. Treasurer	2025 RE Taxes - 405 W. 2nd #10006145
\$3,309.70	Adams Co. Treasurer	2025 RE Taxes - 647 W. 2nd (Marvel Building - #10006062)
\$5,160.00	Shelter Insurance	647 W. 2nd Insurance
\$54.99	Big G Ace	Preen for Lot 3 landscape
\$1,153.17	Earl May	Mulch for landscaping Lot 3 (\$913.77) Central Park (\$239.40)
\$50.69	Hastings Utilities	516 W. 1st - August
\$81.02	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$627.19	Hastings Utilities	405 W. 2nd - August
\$45.00	L&M Cleaning	Clean stairs and common area
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$29.56	Culligan	Soft water salt 136 N. Hastings #200
\$1,480.00	Ken & Co.	Maintain/mulch (Lot #3 \$1,080, Centr. Park \$400)

\$93,925.01 TOTALS

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

Logan Kershner appeared on behalf of Hari LLC to offer \$5,000 for the vacant lot at 218 E. South Street (Lot 5, Except the E15', All Lots 6 & 7 Block 1, MJ Smith Add) and intend to build a 1,400 square foot, 3-bed, 2-bath, home on slab with a 2-car garage and sell the home in the \$280,000 range. The current assessed valuation of the lot is \$7,150. The lot meets the guidelines for the expedited review of TIF and the sale is subject to City Council approval of Micro-TIF. The board discussed the proposal, the current valuation of the property and the fact that CRA has held the property for over 20 years. Motion by Kaleena Fong and second by Becky Sullivan to approve the sale of the property at 218 E. South Street to Hari, LLC for \$5,000 and to authorize the execution of a purchase agreement. Survey or property replat would be the responsibility of the buyer and the purchase is subject to the City Council approval of micro-TIF.

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

Motion by Kaleena Fong and second by Becky Sullivan to approve a request from the BID and Creative District to install a piano in Central Park (825 W. 2nd). The Board discussed if insurance should be required and the Creative District or BID should be responsible for installation and removal of the piano if it is damaged or is not functioning. Lily Teeple agreed to provide an agreement between the entities.

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

The Director provided the following project update.

- A Conditional Use Permit was approved by Planning Commission to allow main floor housing in the old middle school and the CUP will be submitted to Council. We anticipate bid requests for asbestos removal will go out in April or May with bid opening in May or June.
- Met with the owner of property at 6th and N. 3rd Avenue in Area #17 to discuss a 10–12-unit townhome project.
- Met with a property owner to discuss a housing project at F Street and S. Wabash in Area #5.
- Request for Proposal information has been provided to five housing developers on the 4.8-acre site at "F" & Franklin.
- Scott Foundation Residence Hall Project is nearing completion and they plan to be ready for students in August.
- Lagunas Home Construction (Elm Meadows Project) has two homes nearing completion.
- Cedar Park LIHTC project has 10 townhomes 75% completed. Construction has begun on the two 12-unit stacked duplexes.
- Closed on the sale to McHargue Builders, Inc to construct 3 single family homes on 734 - 742 S. Lexington. Applications for building permits have been submitted.
- 405 W. 2nd (formerly pacha Soap) window project is 99% complete.
- Demolition of the former Ponderosa Bowling building is underway.
- Preparation of the annual TIF report to the City and other taxing entities is 90% complete and will be sent out to CRA Members and the City next week.

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, K. Fong, D. Schwartzkoph
Nays: None

Respectfully submitted,

Randy Chick, Director

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$51.16	Chamber of Comm.	Copies & shredding
\$38.90	Chamber of Comm.	Telephone
\$356.00	Chamber of Comm.	Annual Dues
\$500.00	HEDC	Membership Investment
\$86.00	AC Register of Deeds	Filing fees - Cedar Park Workforce Housing / McHargue Builders
\$128.75	Idea Bank	Website hosting and maintenance
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$14.06	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 - (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - 5/24 begin)
\$903.71	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North)
\$537.69	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North)
\$841.54	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North)
\$842.21	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North)
\$1,489.51	HEDC	TIF Prin & Int - Homestead Exemption April 2025 (HEDC W. Laux)
\$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% - \$259.08/2=\$129.54)
\$205.43	Pinnacle Bank	TIF Prin & Int - Tax Credit (On Top LLC)
\$909.84	D. C. Shoemaker/L A. Friedewalde	TIF Prin & Int - Tax Credit (Dietrich/Stein Brothers Bldg)
\$1,710.38	DJ&R Investments, LLC	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 - 21 or 22)
\$356.97	HEDC	TIF Prin & Int - Tax Credit (HEDC West Laux)
\$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)
\$424.86	MNB Bank	TIF Prin & Int - Tax Credit (Shabri/Manorma - 3211 W. 12th)
\$808.11	Pinnacle Bank	TIF Prin & Int - Tax Credit (Boys 3 MCP - Coaches Corner)
\$1,070.21	Kearney Junction LLC	TIF Prin & Int - Tax Credit (Abegglenn & Hirschfeld)
\$221.09	Five Points Bank	TIF Prin & Int - Tax Credit (Brant Rentals LLC - 731 W. 2nd)
\$525.35	Pinnacle Bank	TIF Prin & Int - Tax Credit (THOAR LLC - Cameron Bldg)
\$1,969.72	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North)
\$341.46	MNB Bank	TIF Prin & Int - Tax Credit (West 2nd Investments - Bienkowski Shops)
\$142.58	Luckee LLC	TIF Prin & Int - Tax Credit (Luckee LLC - 529 W. 2nd)
\$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, LLC	TIF Prin & Int - Tax Credit (Theatre District - Lot 3, Blk 1)
\$562.32	Philip L. Perry & Craig Reed	TIF Prin & Int - Tax Credit (Theatre District - Lot 8, Blk 1 – Bayview Place)
\$344.07	HEDC	TIF Prin & Int - HEDC West Laux Drive

\$169.42	Five Points Bank	TIF Prin & Int - Tax Credit (Davalwat Prop. - 306 W. 2nd)
\$3,031.00	HEDC	TIF Prin & Int - Tax Credit (HEDC - Trail Ridge Phase 2)
\$2,213.94	HEDC	TIF Prin & Int - Tax Credit (HEDC - Trail Ridge Phase 3)
\$2,566.89	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0-Phase 2)
\$777.28	Mesner Development	TIF Prin & Int - Tax Credit (Mesner North-Phase 2)
\$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 (Baybrook LLC-Bad Sportz, 705 W. 2nd)
\$401.76	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0)
\$1,675.36	HEDC	TIF Prin & Int - Tax Credit (HEDC Trail Ridge 2.0)
\$596.41	HEDC	TIF Prin & Int - Tax Credit (HEDC West Laux Dr.)
\$615.23	Fairview Villas	TIF Prin & Int - Tax Credit (Fairview Villas)
\$209.60	Theatre District LLC	TIF Prin & Int - Tax Credit (Theatre District Lot 1, Blk 1)
\$115.65	Theatre District LLC	TIF Prin & Int - Tax Credit (Theatre District Lot 4, Blk 1)
\$9,234.19	Joel/Terry Wiegand	TIF Prin & Int (Eastside Estates 50% bondholder - May 2026 pay)
\$9,234.19	Mesner Development	TIF Prin & Int (Eastside Estates 50% bondholder - May 2026pay)
\$1,690.20	THOAR LLC	TIF Prin & Int (THOAR LLC & CRA split 50% - \$3,380.40/2=\$1,690.20)
\$2,331.27	MNB Bank	TIF Prin & Int - (Tim & Shellie Faris)
\$8,876.33	C. Shoemaker & L. Friedewalde	TIF Prin & Int - (Dietrich/Stein Brothers Bldg)
\$50,120.09	Hastings Lodging 2, LLC	TIF Prin & Int - (Hastings Lodging 2 - Hampton Inn)
\$4,140.02	Pinnacle Bank	TIF Prin & Int - (THOAR LLC - 723 W. 1st)
\$3,733.39	Pinnacle Bank	TIF Prin & Int - (Garage Flats LLC)
\$10,621.35	Pinnacle Bank	TIF Prin & Int - (Boys 3 MCP)
\$6,956.10	Pinnacle Bank	TIF Prin & Int (THOAR LLC - 737 W. 1st)
\$2,032.49	HEDC	TIF Prin & Int - (HEDC West Laux Dr.)
\$46,576.51	HEDC	TIF Prin & Int - (HEDC - Trail Ridge Phase 2)
\$6,902.35	Pinnacle Bank	TIF Prin & Int - (THOAR LLC - Cameron Bldg)
\$26,530.32	Mesner Development	TIF Prin & Int - (Mesner North-Phase)
\$89,867.79	West Gate Bank	TIF Prin & Int - (NPC Phase 1 - Pioneer Trail Flats)
\$7,388.08	Philip L. Perry & Craig Reed	TIF Prin & Int (Theatre District - Lot 8, Blk 1 - 010019244)
\$2,225.82	Five Points Bank	TIF Prin & Int - (Davalwat Prop. - 306 W. 2nd)
\$3,746.71	Luckee LLC	TIF Prin & Int - (Luckee LLC - 529 W. 2nd)
\$12,307.32	Five Points Bank	TIF Prin & Int - (Brant Rentals LLC - 731 W. 2nd)
\$28,708.58	HEDC	TIF Prin & Int - (HEDC Trail Ridge 2.0-Phase 2)
\$2,505.53	Pinnacle Bank	TIF Prin & Int - (Corner Building LLC)
\$54.46	Hastings Utilities	516 W. 1st - August
\$80.93	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$186.49	Hastings Utilities	405 W. 2nd - August
\$1,354.98	Ken's Appliance	Laundry Center 136 N. Hastings #202
\$212.84	Big G Ace	Keypad lock 518 W 1st (\$159.99) Hall rug 136 N Hast (\$52.85)
\$315.00	Deer Trail Lawn	Mow various properties
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$59,387.10	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd
\$115.00	Beman's Appliance	Service Call - 136 N. Hastings (washer/dryer no parts available)
\$45.00	L&M Cleaning	Clean stairs and common area

\$461,131.31 TOTALS

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

Invoice Date
5/8/2026

Invoice #
718292

INVOICE

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

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

PLEASE PAY

THIS AMOUNT \$990.06

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice # 718292		Terms Due on receipt	Due Date 5/31/2026
Qty	Description	Rate	Amount
	June Rent	900.00	900.00
	Apr Copies	45.16	45.16
	Apr Telephone	38.90	38.90
	Shredding	6.00	6.00

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

Billing Inquiries? Call 402-461-8400

Total	\$990.06
Payments/Credits	\$0.00
Balance Due	\$990.06



Hastings Area Chamber of Commerce -
NE
P.O. Box 1104
Hastings, NE 68902-1104
(402) 461-8400
chamberadmin@hastings-ne.com

Invoice

Invoice Date: 4/30/2026
Invoice Number: 1018186

Community Redevelopment Authority
Randy Chick
301 S Burlington Ave #100
Hastings, NE 68901-5936

Terms	Due Date
Net 30	5/30/2026

Description	Quantity	Rate	Amount
Membership Dues	1	\$356.00	\$356.00
Subtotal:			\$356.00
Tax:			\$0.00
Total:			\$356.00
Payment/Credit Applied:			\$0.00
Balance:			\$356.00

Thank you for your support of the **Hastings Area Chamber of Commerce - NE**

Please return this portion with your payment.

Member Name: Community Redevelopment Authority

Invoice #: 1018186

Payment Amount: \$ _____

Payment Method: ☐ Check # _____ ☐ Credit Card

Make all checks payable to **Hastings Area Chamber of Commerce - NE** or enter credit card information below.

Enter Credit Card Billing Address (inc. zip code)

Address _____

City/State/Zip _____

Credit Card #: _____ Exp. Date: _____

CVV Code (3 digits on back of card) _____

Name on Card: _____

Receipt: Yes / No

Signature: _____



INVOICE

INVOICE TO Community Redevelopment Authority
Randy Chick
PO Box 1104
Hastings, NE

April 23, 2026

DESCRIPTION	TOTAL
Membership Investment	

Thank you for your continued support of economic development initiatives in the greater Hastings area. We look forward to the opportunities for growth in 2026 and value your ongoing partnership and investment in our community.

TOTAL	\$500
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PAYMENT

Please make checks payable to:
Hastings Economic Development Corporation

STATEMENT

CUST # 39

NEW CHARGES FROM 04/01/2026 THROUGH 04/30/2026
THIS STATEMENT SHOWS CHARGES AND PAYMENTS FOR THE DATE RANGE
STATEMENT PRINTED ON 05/01/2026



Retainer Invoice

Invoice Number: INV-18905
Invoice Date: 4/30/2026
Due Date: 5/30/2026
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:
Hosting and Service Agreement	\$128.75
For: April 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!



Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: \$32.09 USD

1 message

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

Wed, May 6, 2026 at 5:21 AM



Hello, Randy Chick

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

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	May 6, 2026
Order ID	BL3449048972

[View Payment Details](#)

ADOBE *Adobe	\$29.99
Qty: 1	

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

Paid Adobe, Inc. with

Five Points Bank of Hastings
Checking ••0714

\$32.09 USD



Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: \$6.99 USD

1 message

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

Wed, May 6, 2026 at 5:23 AM



Hello, Randy Chick

You paid \$6.99 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	May 6, 2026
Order ID	BL3449049001

[View Payment Details](#)

ADOBE *Adobe	\$6.99
Qty: 1	

Subtotal	\$6.99
Total	\$6.99 USD

Paid Adobe, Inc. with

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



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

General Invoice

Customer Copy

CUSTOMER		INVOICE DATE		INVOICE NUMBER		AMOUNT PAID		DUE DATE		INVOICE TOTAL DUE					
COMMUNITY REDEVELOPMENT AUTHORITY		05/01/2026		5933		\$0.00		05/01/2026		\$14.06					
DESCRIPTION		QUANTITY		PRICE		UOM		ORIGINAL BILL		ADJUSTED		PAID		AMOUNT DUE	
POSTAGE 4/2026		1.00		\$14.060000		EACH		\$14.06		\$0.00		\$0.00		\$14.06	
								Invoice Total:		\$14.06					

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	05/01/2026
Invoice Number	5933
Customer Number	96
Amount Paid	
Due Date	05/01/2026
Invoice Total Due	\$14.06

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		05/01/2026		5931		\$0.00		05/01/2026		\$2,502.38					
DESCRIPTION		QUANTITY		PRICE		UOM		ORIGINAL BILL		ADJUSTED		PAID		AMOUNT DUE	
CITY ATTORNEY - CRA CITY ATTORNEY - 4/2026		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	05/01/2026
Invoice Number	5931
Customer Number	96
Amount Paid	
Due Date	05/01/2026
Invoice Total Due	\$2,502.38

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

TIF Payable To	Parcel_Number	Deedholder	BASE TAX CREDIT	TOTAL HOMESTEAD	APRIL	APRIL	
	010018903	SAWICKI DAVID L & PAMELA S	\$10.58				
Mesner Development	010018904	KOEPP JAMES E & MARGARET C	\$10.81	2738.56	912.84	\$903.71	178
	010018905	SEARLE MARY ANN	\$9.92				
	010018906	RICHARDSON BARBARA K	\$10.35				
	010018907	BEAVERS MARY G	\$7.65				
Mesner Development	010018908	CARPENTER ROBERT G & SUZANNE	\$7.65	1629.33	543.12	\$537.69	178
	010018910	JANSSEN KEITH & MARY ANN	\$7.65				
Mesner Development	010018913	CRAMER MARILYN J (LE)	\$26.63	2550.15	850.04	\$841.54	178
	010018914	WILLIAMS KIMBER L	\$26.46				
Mesner Development	010018916	RADER LADONNA J	\$26.46	2552.15	850.72	\$842.21	178
	010018917	SYNEK JOHN R & DIANE M	\$26.46				
	010018918	ORTHMANN TAMERA S & ELDON L	\$26.46				
	010018920	RUPE JAMES E & TERESA K	\$26.63				
			\$159.09				
	010019387	SCOTT AMANDA D & AARON L	\$23.69				
HEDC	010019403	RADER CODY & BRITTANY R	\$21.63	4513.68	1504.56	\$1,489.51	189
	010019404	DEGODT NICHOLAS D & HEIDI L	\$17.76				
			\$202.64				
				13983.87	4661.28	4,614.66	

Parcel#	Deedholder	Curr_TIF_Inc _Total	BASE VALUE	EXCESS TAX CREDIT	BASE TAX CREDIT	CLASS #	2ND HALF
010014550	SOUTHWOOD ESTATES LLC	\$398,050	\$20,300	\$473.68	\$24.16		
010014561	SOUTHWOOD ESTATES LLC	\$125,143	\$5,550	\$148.92	\$6.60		
	Due to CRA -Final Balance	\$523,193	\$25,850	\$622.59	\$30.76	120	\$308.18
010006065	UPTOWN EXPERIENCE LLC	\$663,469	\$88,155	\$789.53	\$104.90		
	CRA Holds Note	\$663,469	\$88,155	\$789.52	\$104.90	130	\$390.81
010006087	THE LISTENING ROOM INC	\$509,644	\$94,355	\$606.48	\$112.28		
	CRA Holds Note	\$509,644	\$94,355	\$606.48	\$112.28	156	\$300.21
010018014	BRUNS MICHAEL D & MARIBETH	\$208,680	\$44,645	\$248.33	\$53.13		
010018507	WERNER MICHAEL	\$440,261	\$5,475	\$523.91	\$6.52		
	CRA Holds Note	\$648,941	\$50,120	\$772.25	\$59.64	133	\$382.26
010014411	EMERSON ESTATES LLC	\$87,371	\$8,125	\$103.97	\$9.67		
010014418	EMERSON ESTATES LLC	\$61,346	\$8,605	\$73.00	\$10.24		
010014422	EMERSON ESTATES LLC	\$61,356	\$8,615	\$73.01	\$10.25		
010014427	EMERSON ESTATES LLC	\$60,505	\$7,845	\$72.00	\$9.34		
010014431	EMERSON ESTATES LLC	\$60,818	\$8,125	\$72.37	\$9.67		
010014435	EMERSON ESTATES LLC	\$60,819	\$8,125	\$72.37	\$9.67		
010014439	EMERSON ESTATES LLC	\$61,340	\$7,010	\$72.99	\$8.34		
010014443	EMERSON ESTATES LLC	\$60,933	\$8,230	\$72.51	\$9.79		
	City Holds Note	\$514,488	\$64,680	\$612.20	\$76.97	154	\$303.04
010006085	THOAR LLC - THOAR Holds Note	\$436,787	\$62,855	\$519.78	\$74.80	142	\$128.65
	CRA Hold Note - PARKING LOT	\$436,787	\$62,855	\$519.78	\$74.80	177	\$128.65
010017230	ON TOP LLC	\$348,747	\$68,985	\$415.01	\$82.09		
	MNB-Bank <i>Pinnacle Bank</i>	\$348,747	\$68,985	\$415.02	\$82.09	157	\$205.43
010006015	SCHNASE 1906 DISTRICT INC	\$51,576	\$42,293	\$61.38	\$50.33		
010018847	FUNKEY MARK C & ELIZABETH A	\$203,375	\$16,195	\$242.02	\$19.27		
010018848	CULVER ROBERT J JR & DEBRA ANI	\$142,768	\$16,195	\$169.89	\$19.27		
010018849	PAULEY TAMERRA J	\$203,375	\$16,195	\$242.02	\$19.27		
010018850	LINCHOME LLC	\$188,060	\$16,195	\$223.79	\$19.27		
010018851	FLH ENTERPRISES LLC	\$201,104	\$16,195	\$239.31	\$19.27		
010018852	HABROCK MATHEW & KYLA	\$174,203	\$16,195	\$207.30	\$19.27		
010018853	SCHWAB JENNIFER K	\$201,104	\$16,195	\$239.31	\$19.27		
010018997	CGL PROPERTIES LLC	\$84,151	\$34,765	\$100.14	\$41.37		
010019158	KRUEGER MIKAELA	\$94,918	\$24,901	\$112.95	\$29.63		
	C. Shoemaker & L. Freidewalde	\$1,544,634	\$215,324	\$1,838.07	\$256.24	158	\$909.84
010018611	EASTSIDE ESTATES LLC	\$934,812	\$38,835	\$1,112.43	\$46.21		
	Included - Eastside Bond payment	\$934,812	\$38,835	\$1,112.42	\$46.21	149	\$550.65
010018801	DJ & R INVESTMENTS LLC	\$2,903,626	\$17,520	\$3,455.31	\$20.85		
	Five Points Bank - ?? <i>DJ+R Investments LLC</i>	\$2,903,626	\$17,520	\$3,455.31	\$20.85	159	\$1,710.38
010006095	THOAR LLC	\$534,938	\$98,745	\$636.58	\$117.51		
	Pinnacle Bank	\$534,938	\$98,745	\$636.58	\$117.51	164	\$315.11

010018755	HASTINGS LODGING 2 LLC Hastings Lodging 2	\$6,473,681 \$6,473,681	\$476,568 \$476,568	\$7,703.68 \$7,703.67	\$567.12 \$567.12	160	\$3,813.32
010018934	NPC PHASE 1 LLC West Gate Bank	\$11,607,631 \$11,607,631	\$14,246 \$14,246	\$13,813.08 \$13,813.07	\$16.95 \$16.95	180	\$6,837.47
010006077	FARIS TIMOTHY J & SHELLIE K MNB Bank	\$301,227 \$301,227	\$57,125 \$57,125	\$358.46 \$358.45	\$67.98 \$67.98	144	\$177.43
010006096	THOAR LLC Pinnacle Bank	\$898,806 \$898,806	\$105,830 \$105,830	\$1,069.58 \$1,069.59	\$125.94 \$125.94	171	\$529.45
010018879	OSBORNE VIEW ESTATES LLC	\$50,198	\$580	\$59.74	\$0.69		
010018880	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
010018881	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
010018882	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
010018883	OSBORNE VIEW ESTATES LLC	\$63,868	\$1,040	\$76.00	\$1.24		
010018884	OSBORNE VIEW ESTATES LLC	\$63,887	\$1,040	\$76.03	\$1.24		
010018885	OSBORNE VIEW ESTATES LLC	\$8,054	\$1,834	\$9.58	\$2.18		
010018886	OSBORNE VIEW ESTATES LLC	\$66,699	\$1,298	\$79.37	\$1.54		
010018887	OSBORNE VIEW ESTATES LLC	\$63,848	\$1,060	\$75.98	\$1.26		
010018888	OSBORNE VIEW ESTATES LLC	\$63,858	\$1,050	\$75.99	\$1.25		
010018889	OSBORNE VIEW ESTATES LLC	\$63,861	\$1,047	\$75.99	\$1.25		
010018890	OSBORNE VIEW ESTATES LLC	\$63,855	\$1,053	\$75.99	\$1.25		
010018891	OSBORNE VIEW ESTATES LLC	\$66,015	\$1,238	\$78.56	\$1.47		
010018900	OSBORNE VIEW ESTATES LLC	\$63,876	\$1,074	\$76.01	\$1.28		
010018901	OSBORNE VIEW ESTATES LLC	\$63,834	\$1,074	\$75.96	\$1.28		
010018902	OSBORNE VIEW ESTATES LLC	\$65,357	\$1,187	\$77.77	\$1.41		
010019214	OSBORNE VIEW ESTATES LLC Mesner Development	\$193,418 \$1,152,232	\$579 \$18,274	\$230.17 \$1,371.12	\$0.69 \$21.75	178	\$678.70
010006180	21 OR 22 LLC Five Pints Bank - Southern Bell	\$1,972,130 \$1,972,130	\$108,760 \$108,760	\$2,346.83 \$2,346.84	\$129.42 \$129.42	176	\$1,161.69
010018936	GARTNER DAVID H & PATRICIA A	\$303,002	\$5,695	\$360.57	\$6.78		
010019020	GARTNER DAVID H & PATRICIA A HEDC West Laux	\$303,002 \$606,004	\$5,695 \$11,390	\$360.57 \$721.14	\$6.78 \$13.55	172	\$356.97
010006046	BAD SPORTZ INC	\$200,237	\$30,771	\$238.28	\$36.62		
010019155	PANKRATZ TODD A & JESSICA A ME	\$795,124	\$36,540	\$946.20	\$43.48		
010019199	LJUNGGREN KEITH A & SUSAN K TF Five Points Bank	\$336,461 \$1,331,822	\$3,539 \$70,850	\$400.39 \$1,584.87	\$4.21 \$84.31	188	\$784.51
010018892	BREMER BERNARD E & MARY H	\$222,458	\$6,816	\$264.73	\$8.11		
010018893	BARNES KHRISTY M	\$213,529	\$6,471	\$254.10	\$7.70		
010018894	SCHMIDT VICKIE S & RODNEY J	\$197,810	\$25,553	\$235.39	\$30.41		
010018895	SUCK BARBARA A	\$196,321	\$25,553	\$233.62	\$30.41		
010018896	RHODES LAURA	\$197,810	\$25,553	\$235.39	\$30.41		
10018897	NOVAK RONALD W & CARMEN K	\$195,059	\$25,553	\$232.12	\$30.41		
010018898	LOETTERLE JON C & RONDA L	\$200,991	\$22,372	\$239.18	\$26.62		
010018899	HAGER BARBARA A TRUSTEE REV	\$202,261	\$22,898	\$240.69	\$27.25		
010018903	SAWICKI DAVID L & PAMELA S	\$229,148	\$8,891	\$272.69	\$10.58		
010018904	KOEPP JAMES E & MARGARET C	\$210,917	\$9,083	\$250.99	\$10.81		

010018905	SEARLE MARY ANN	\$234,866	\$8,338	\$279.49	\$9.92		
010018906	RICHARDSON BARBARA K	\$238,096	\$8,698	\$283.33	\$10.35		
010018907	BEAVERS MARY G	\$219,063	\$6,425	\$260.68	\$7.65		
010018908	CARPENTER ROBERT G & SUZANNE	\$221,693	\$6,425	\$263.81	\$7.65		
010018910	JANSSEN KEITH & MARY ANN	\$219,063	\$6,425	\$260.68	\$7.65		
010018911	HAHNE DUANE L & PHYLLIS H	\$221,693	\$6,425	\$263.81	\$7.65		
010018921	GEORGE DONNA B	\$279,022	\$18,287	\$332.04	\$21.76		
010018922	JOHNSON RAELEE A	\$279,022	\$18,287	\$332.04	\$21.76		
010018923	LOETTERLE JOSHUA C & JENNIFER	\$278,998	\$18,276	\$332.01	\$21.75		
010018924	TREAT BLAKE & WILLICOTT MACKE	\$281,010	\$18,669	\$334.40	\$22.22		
	Mesner Development	\$4,538,830	\$294,998	\$5,408.77	\$351.05	178	\$2,677.34
010013608	MANORMA LLC	\$721,281	\$154,392	\$858.32	\$183.73		
	MNB Bank	\$721,281	\$154,392	\$858.31	\$183.73	190	\$424.86
010018796	BOYS 3 MCP INC	\$1,371,890	\$173,804	\$1,632.55	\$206.83		
	Pinnacle Bank	\$1,371,890	\$173,804	\$1,632.55	\$206.83	169	\$808.11
010019115	KEARNY JUNCTION LLC	\$1,816,843	\$20,723	\$2,162.04	\$24.66		
	Kearny Junction LLC	\$1,816,843	\$20,723	\$2,162.04	\$24.66	195	\$1,070.21
010019154	HENDERSON TRANSFER INC	\$375,336	\$31,608	\$446.65	\$37.61		
	Five Points Bank	\$375,336	\$31,608	\$446.64	\$37.61	188	\$221.09
010006051	THOAR LLC	\$686,778	\$238,564	\$817.27	\$283.89		
010006052	THOAR LLC	\$205,082	\$64,313	\$244.05	\$76.53		
	Pinnacle Bank	\$891,860	\$302,877	\$1,061.32	\$360.42	175	\$525.35
010019185	YOUNG GREGORY A & JUDY R	\$287,775	\$1,152	\$342.45	\$1.37		
010019186	KUHLMANN CRAIG W & CARRIE A	\$286,539	\$1,152	\$340.98	\$1.37		
010019262	MCFERRIN DWANE C & SUE ANN TF	\$310,937	\$1,263	\$370.02	\$1.50		
010019263	WILLIAMSON KYLE A & BREANNA K	\$313,245	\$1,263	\$372.76	\$1.50		
010019273	SAMUELSON NOLAN R & DENAE	\$329,429	\$1,263	\$392.02	\$1.50		
010019274	BERRES BRIANNE K & STEVEN L	\$328,723	\$1,263	\$391.18	\$1.50		
010019277	HOPKINS MICHAEL E & SANDRA LOI	\$317,393	\$1,162	\$377.70	\$1.38		
010019278	CORNELIUS RODNEY L & ROBBIN	\$315,044	\$1,156	\$374.90	\$1.38		
010019280	PRAGER SAMUEL ELIEZER & ITZKO	\$389,491	\$966	\$463.49	\$1.15		
010019285	ESPINOZA-GARCIA GUADALUPE & E	\$465,333	\$1,815	\$553.75	\$2.16		
	Mesner Development	\$3,343,909	\$12,455	\$3,979.24	\$14.82	178	\$1,969.72
010019233	WEST 2ND INVESTMENTS LLC	\$579,687	\$8,118	\$689.83	\$9.66		
	MNB Bank	\$579,687	\$8,118	\$689.82	\$9.66	185	\$341.46
010006068	LUCKEE LLC	\$242,058	\$70,830	\$288.05	\$84.29		
	Luckee LLC	\$242,058	\$70,830	\$288.05	\$84.29	186	\$142.58
010006079	ABBC RESTORATIONS LLC	\$430,435	\$72,898	\$512.22	\$86.75		
	Wallace Farms LLC	\$430,435	\$72,898	\$512.22	\$86.75	166	\$253.55
010019241	THEATRE DISTRICT - Theatre Bldg.	\$1,414,253	\$16,917	\$1,682.96	\$20.13		
	Theatre District LLC	\$1,414,253	\$16,917	\$1,682.95	\$20.13	197	\$833.06
010019390	ALARCON-CHAVEZ VICTOR & AVILA	\$231,638	\$1,266	\$275.65	\$1.51		

010019391	SADD TRAVIS W & TARA I HEDC Trail Ridge 2.0	\$263,024 \$494,662	\$1,128 \$2,394	\$313.00 \$588.65	\$1.34 \$2.85		189	\$291.38
010019239	KEESLER VILLAS LP Kessler Villas LLC	\$6,737,645 \$6,737,645	\$80,637 \$80,637	\$8,017.80 \$8,017.80	\$95.96 \$95.96	181.1		\$3,968.81
010019244	BAYVIEW PLACE APARTMENTS LP Philip L. Perry & Craig Reed	\$954,623 \$954,623	\$36,514 \$36,514	\$1,136.00 \$1,136.00	\$43.45 \$43.45	181.2		\$562.32
010019021	GARTNER DAVID H & PATRICIA A	\$292,071	\$9,800	\$347.56	\$11.66			
010019022	GARTNER DAVID H & PATRICIA A HEDC West Laux	\$292,071 \$584,142	\$9,800 \$19,600	\$347.56 \$695.10	\$11.66 \$23.32	172		\$344.07
010006131	DAVALWAT PROPERTIES LLC Five Points Bank	\$287,601 \$287,601	\$170,845 \$170,845	\$342.25 \$342.26	\$203.31 \$203.31	183		\$169.42
010019260	PETERS ANDREW & PATRICIA LEAN	\$313,391	\$16,844	\$372.94	\$20.04			
010019264	GRIMES DAVID JR & KIMBERLEY	\$284,856	\$17,987	\$338.98	\$21.40			
010019265	SMIDT DALE D & GEORGENE K	\$271,369	\$18,088	\$322.93	\$21.52			
010019276	DOERR ROGER W & KAREN G JOIN	\$468,314	\$15,953	\$557.29	\$18.98			
010019279	GRAFE ROBERT J & MIRIAM M	\$297,592	\$16,844	\$354.13	\$20.04			
010019281	GUZMAN OSMIN A & KELIN Y	\$329,718	\$17,604	\$392.36	\$20.95			
010019283	LAGUNAS ADOLFO GARNICA & ORT	\$382,220	\$17,377	\$454.84	\$20.68			
010019301	SITZMORE KIP & MARISSA	\$264,130	\$17,055	\$314.31	\$20.30			
010019304	PEDROZA LUIS A	\$346,619	\$17,992	\$412.48	\$21.41			
010019325	NAVARRETE OROZCO GUSTAVO & I	\$395,739	\$19,104	\$470.93	\$22.73			
010019328	YODER LOGAN L	\$275,701	\$16,399	\$328.08	\$19.51			
010019329	HEINRICH RICHARD D TRUSTEE RE	\$298,153	\$16,844	\$354.80	\$20.04			
010019338	HASTINGS JEFFERY C & KARR TINA	\$356,808	\$16,746	\$424.60	\$19.93			
010019339	HORNER MATTHEW & DAISEY	\$478,686	\$15,572	\$569.64	\$18.53			
010019379	ESPINOZA-GARCIA GUADALUPE & E HEDC - Trail Ridge Add	\$382,291 \$5,145,587	\$1,224 \$241,633	\$454.93 \$6,123.24	\$1.46 \$287.54	173.1		\$3,031.00
010019251	WINFREY DENNIS W	\$353,089	\$16,844	\$420.18	\$20.04			
010019252	MILOVAC DOMINIK & KIMBERLY K	\$352,031	\$16,844	\$418.92	\$20.04			
010019253	LAIRD TROY & ASHLEY	\$330,884	\$16,844	\$393.75	\$20.04			
010019261	FULLER RICHARD D & MAAS KIMBEI	\$321,898	\$16,844	\$383.06	\$20.04			
010019326	NGUYEN HO THANH & NGUYEN TRA	\$294,984	\$17,185	\$351.03	\$20.45			
010019327	PENNY HAYDEN E & KELLI M	\$286,519	\$5,000	\$340.96	\$5.95			
010019370	JACOBO ERIC P	\$158,826	\$36,617	\$189.00	\$43.57			
010019371	BUSCHER SCOT A & DIANE R	\$317,931	\$5,000	\$378.34	\$5.95			
010019372	JOLLY DARIN & VICTORIA	\$492,629	\$5,000	\$586.23	\$5.95			
010019395	SCOTT ALLEN D III & MILLER HANNA	\$430,624	\$35,538	\$512.44	\$42.29			
010019396	PEREZ JAVIER I & NGUYEN JENNY HEDC - Trail Ridge Add	\$419,116 \$3,758,531	\$36,302 \$208,018	\$498.75 \$4,472.61	\$43.20 \$247.54	173.2		\$2,213.94
010019378	RUNDELL TRISHA D	\$342,937	\$5,000	\$408.10	\$5.95			
010019380	ESPINOZA-GARCIA GUADALUPE & E	\$423,413	\$5,000	\$503.86	\$5.95			
010019388	3 L G HOMES LLC	\$188,324	\$5,000	\$224.11	\$5.95			
010019393	HOMES BY OROS LLC	\$82,284	\$35,838	\$97.92	\$42.65			
010019394	OROS EDUARDO & ODALYS	\$515,527	\$39,690	\$613.48	\$47.23			
010019402	KNUTH DUSTIN & KATELYN	\$295,547	\$37,664	\$351.70	\$44.82			
010019405	PETERS BRETT & MEAGAN	\$251,182	\$34,313	\$298.91	\$40.83			

010019406	SHECKLER ASHLEY N & BOMBECK I	\$279,533	\$34,204	\$332.64	\$40.70		
010019409	BLANKE JOSEPH L & JAIME	\$254,861	\$5,000	\$303.28	\$5.95		
010019410	GLASSCOCK RACHEL K & MICHAEL	\$240,195	\$5,000	\$285.83	\$5.95		
010019413	EZK ENTERPRISES LLC	\$371,296	\$5,000	\$441.84	\$5.95		
010019414	EZK ENTERPRISES LLC	\$264,894	\$5,000	\$315.22	\$5.95		
010019415	EZK ENTERPRISES LLC	\$186,389	\$5,000	\$221.80	\$5.95		
010019432	HAYS LYNDISAY J	\$412,737	\$5,000	\$491.16	\$5.95		
010019440	HAMBURGER NICHOLAS & BAILEY A	\$248,575	\$5,000	\$295.80	\$5.95		
	HEDC Trail Ridge Add 2.0	\$4,357,694	\$231,709	\$5,185.64	\$275.73	189	\$2,566.89
010018913	CRAMER MARILYN J (LE)	\$215,400	\$22,375	\$256.33	\$26.63		
010018914	WILLIAMS KIMBER L	\$217,640	\$22,234	\$258.99	\$26.46		
010018916	RADER LADONNA J	\$215,400	\$22,234	\$256.33	\$26.46		
010018917	SYNEK JOHN R & DIANE M	\$205,284	\$22,234	\$244.29	\$26.46		
010018918	ORTHMANN TAMERA S & ELDON L	\$215,400	\$22,234	\$256.33	\$26.46		
010018920	RUPE JAMES E & TERESA K	\$205,834	\$22,376	\$244.94	\$26.63		
	Mesner Development	\$1,274,958	\$133,687	\$1,570.26	\$159.09	178	\$777.28
010006132	GARAGE FLATS LLC	\$482,397	\$104,078	\$574.05	\$123.85		
	Pinnacle Bank	\$482,397	\$104,078	\$574.06	\$123.85	167	\$284.16
010006083	CORNER BUILDING LLC	\$221,095	\$102,574	\$263.10	\$122.06		
010006084	CORNER BUILDING LLC	\$102,647	\$75,849	\$122.15	\$90.26		
	Pinnacle Bank	\$323,742	\$178,423	\$385.24	\$212.32	202	\$190.69
010006044	BAYBROOK LLC - Bad Sportz	\$156,080	\$209,082	\$185.74	\$248.81		
	Home Federal Bank	\$156,080	\$209,082	\$185.75	\$248.81	148	\$91.95
010019407	HASTINGS VENTURES LLC	\$46,106	\$16,084	\$54.87	\$19.14		
010019427	IBUADO BENJAMIN	\$320,678	\$18,535	\$381.61	\$22.06		
010019435	O'NEILL THOMAS J & TEANNA L	\$315,269	\$16,844	\$375.17	\$20.04		
	HEDC - Trail Ridge Add	\$682,053	\$51,463	\$811.64	\$61.24	189	\$401.76
010019387	SCOTT AMANDA D & AARON L	\$404,822	\$19,905	\$481.74	\$23.69		
010019403	RADER CODY & BRITTANY R	\$318,454	\$18,175	\$378.96	\$21.63		
010019404	DEGODT NICHOLAS D & HEIDI L	\$357,274	\$14,924	\$425.16	\$17.76		
010019428	HASTINGS JEFFREY & KARR TINA	\$430,738	\$17,728	\$512.58	\$21.10		
010019429	VALENTINE RONALD & VICKI	\$279,072	\$16,949	\$332.10	\$20.17		
010019433	BARTH TANNER R & KELSIE A P	\$266,701	\$16,274	\$317.37	\$19.37		
010019434	KOHMETSCHER NANCY M & EDWAF	\$282,106	\$16,274	\$335.71	\$19.37		
010019437	BOETTCHER ADAM & HEATHER	\$237,936	\$16,275	\$283.14	\$19.37		
010019438	SINNER GREGORY L & KATHRYN E	\$302,788	\$16,485	\$360.32	\$19.62		
010019439	HASTINGS VENTURES LLC	\$282,743	\$17,293	\$336.46	\$20.58		
	HEDC Trail Ridge Add 2.0	\$3,162,634	\$170,282	\$3,384.54	\$202.64	189	\$1,675.36
010019023	M & TEAM CUSTOM HOMES LLC	\$189,552	\$9,433	\$225.57	\$11.23		
010019024	M & TEAM CUSTOM HOMES LLC	\$189,552	\$9,433	\$225.57	\$11.23		
010019030	M & TEAM CUSTOM HOMES LLC	\$370,860	\$16,985	\$441.32	\$20.21		
010019031	ESPINOZA-GARCIA GUADALUPE & F	\$132,053	\$11,865	\$157.14	\$14.12		
010019032	ESPINOZA-GARCIA GUADALUPE & F	\$130,469	\$10,281	\$155.26	\$12.23		
	HEDC West Laux Drive	\$1,012,486	\$57,997	\$1,204.87	\$69.02	172	\$596.41
010007533	FAIRVIEW VILLAS LLC	\$75,062	\$7,134	\$89.32	\$8.49		

010019612	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
010019613	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
010019614	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
010019615	FAIRVIEW VILLAS LLC	\$74,364	\$6,661	\$88.49	\$7.93		
010019616	FAIRVIEW VILLAS LLC	\$74,372	\$6,667	\$88.50	\$7.93		
010019617	FAIRVIEW VILLAS LLC	\$74,913	\$7,033	\$89.15	\$8.37		
010019618	FAIRVIEW VILLAS LLC	\$75,208	\$7,231	\$89.50	\$8.60		
010019619	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
010019620	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
010019621	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
010019622	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
010019623	FAIRVIEW VILLAS LLC	\$74,657	\$6,859	\$88.84	\$8.16		
010019624	FAIRVIEW VILLAS LLC	\$74,267	\$7,249	\$88.38	\$8.63		
	Fairview Villas LLC	\$1,044,563	\$96,253	\$1,242.89	\$114.54	192	\$615.23
010019237	THEATRE DISTRICT - Lot 1, Blk 1	\$355,813	\$600,972	\$423.42	\$715.16	181.3	
	Theatre District LLC	\$355,813	\$600,972	\$423.43	\$715.16	197	\$209.60
010019240	THEATRE DISTRICT - Lot 4, Blk 1	\$196,336	\$303,799	\$233.64	\$361.52	181.4	
	Theatre District LLC	\$196,336	\$303,799	\$233.64	\$361.52	197	\$115.65
				\$95,648.50			\$47,346.00

TIF Payment Schedule

Funded	07/15/16	Project Costs	278,268.00
Partial Assess	01/01/17	Capital Intere	43,081.21
Full Assessment	01/01/18	Total	321,349.21
Partial Payment	05/01/18		
Full Payment	05/01/19		

Principal	336,860.40	300,000.00
Int. Rate	6.00%	6.00%
Term	15	15
Semi Annual Payment	16,399.40	16,305.78
Real Estate Tax Growth	2.0%	3.0%

750.00 tax
421 pilot
1,171 Tax per unit
28 # of units
32,799 Tax per year

INFRASTRUCTURE FOR TIF

Water & Sewer 71,268
Street 191,000

Elec 16,000

Pad Demo

Dirtwork

Interest until 1st pymt 43,081

TIF Atty - Legal Fees 15,000

336,349

PAID IN CONSTRUCTION CONTRACT

50,000 installation of 8" sewer main, 1512 s
116000 - street costs and 75,000 - dirt work

TIF TO ADD TO PROJECT
278,779.19

	DATE	PAYMENT	INTEREST	PRINCIPAL	BALANCE	
	07/15/16				336,860.40	
1	05/01/18	36,270.17	36,270.17	0.00	336,860.40	Pd by retained funds 36,270.17
	09/01/18	6,811.04	6,811.04	0.00	336,860.40	Pd by retained funds 6,811.04
2	05/02/19	16,399.40	13,455.96	2,943.44	333,916.96	
	09/02/19	18,399.40	6,751.53	9,647.87	324,269.09	
3	05/01/20	16,399.40	12,899.69	3,499.70	320,769.39	
	09/01/20	16,399.40	6,485.69	9,913.70	310,855.69	
4	05/01/21	16,727.38	12,366.09	4,361.29	306,494.40	
	09/01/21	16,727.38	6,197.06	10,530.32	295,964.08	
5	05/01/22	17,061.93	11,773.69	5,288.24	290,675.85	
	09/01/22	17,061.93	5,877.23	11,184.70	279,491.14	
6	05/02/23	17,403.17	11,164.33	6,238.84	273,252.30	
	09/02/23	17,403.17	5,524.94	11,878.23	261,374.07	
7	05/01/24	17,751.23	10,397.68	7,353.56	254,020.51	
	09/01/24	17,751.23	5,136.09	12,615.15	241,405.37	
8	05/01/25	18,106.26	9,603.30	8,502.95	232,902.41	
	09/01/25	18,106.26	4,709.10	13,397.16	219,505.25	
9	05/01/26	18,468.38	8,732.10	9,736.28	209,768.97	
	09/01/26	18,468.38	4,241.36	14,227.03	195,541.94	
10	05/02/27	18,837.75	7,810.96	11,026.79	184,515.16	
	09/02/27	18,837.75	3,730.74	15,107.01	169,408.15	
11	05/01/28	19,214.51	6,739.20	12,475.31	156,932.84	
	09/01/28	19,214.51	3,173.05	16,041.45	140,891.39	
12	05/01/29	19,598.80	5,604.78	13,994.02	126,897.37	
	09/01/29	19,598.80	2,565.76	17,033.03	109,864.33	
13	05/01/30	19,990.77	4,370.49	15,620.28	94,244.06	
	09/01/30	19,990.77	1,905.54	18,085.23	76,158.82	
14	05/02/31	20,390.59	3,042.18	17,348.41	58,810.42	
	09/02/31	20,390.59	1,189.10	19,201.49	39,608.93	
15	05/01/32	20,798.40	1,575.68	19,222.72	20,386.21	
	09/01/32	20,798.40	412.19	20,386.21	0.00	

Note Holder	Class		Tax Yr	Owner Name 1	Identifier	Tax Paid	Less Tax Commish	
	#							
CRA	130	2025	UPTOWN EXPERIENCE LLC	10006065	\$ 10,373.28	\$10,269.55		
THOAR (Split 50%/50%)	142	2025	THOAR LLC	10006085	\$ 3,414.55	\$1,690.20		
CRA	177	2025	THOAR LLC	10006085		\$1,690.20		
MNB	144	2025	FARIS TIMOTHY J & SHELLIE K	10006077	\$ 2,354.83	\$2,331.27		
	158	2025	KRUEGER MIKAELA	10019158	\$ 742.02	\$734.60		
	158	2025	FLH ENTERPRISES LLC	10018851	\$ 1,572.13	\$1,556.41		
	158	2025	CGL PROPERTIES LLC	10018997	\$ 657.85	\$651.27		
	158	2025	HABROCK MATHEW & KYLA	10018852	\$ 1,361.83	\$1,348.21		
	158	2025	SCHWAB JENNIFER K	10018853	\$ 1,572.13	\$1,556.41		
	158	2025	FUNKEY MARK C & ELIZABETH A	10018847	\$ 1,589.88	\$1,573.98		
C. Shoemaker/L. Freidewalde	158	2025	LINCHOME LLC	10018850	\$ 1,470.15	\$1,455.45	\$8,876.33	
Hastings Lodging 2	160	2025	HASTINGS LODGING 2 LLC	10018755	\$ 50,626.35	\$50,120.09		
Pinacle Bank	164	2025	THOAR LLC	10006095	\$ 4,181.84	\$4,140.02		
Pinacle Bank	167	2025	GARAGE FLATS LLC	10006132	\$ 3,771.10	\$3,733.39		
Pinacle Bank	169	2025	BOYS 3 MCP INC	10018796	\$ 10,728.64	\$10,621.35		
Pinacle Bank	171	2025	THOAR LLC	10006096	\$ 7,026.36	\$6,956.10		
	172	2025	ESPINOZA-GARCIA GUADALUPE & RAMONA I	10019031	\$ 1,032.70	\$1,022.37		
HEDC	172	2025	ESPINOZA-GARCIA GUADALUPE & RAMONA I	10019032	\$ 1,020.32	\$1,010.12	\$2,032.49	
	173	2025	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019285	\$ 2,664.22	\$2,637.58		
	173	2025	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019379	\$ 2,188.76	\$2,166.87		
	173	2025	LAGUNAS ADOLFO GARNICA & ORTA SONIA G SA	10019283	\$ 2,188.35	\$2,166.47		
	173	2025	SMIDT DALE D & GEORGENE K	10019265	\$ 1,553.70	\$1,538.16		
	173	2025	NAVARRETE OROZCO GUSTAVO & FIGUEROA IBAR	10019325	\$ 2,265.76	\$2,243.10		
	173	2025	FULLER RICHARD D & MAAS KIMBERLEY D	10019261	\$ 1,842.99	\$1,824.56		
	173	2025	YOUNG GREGORY A & JUDY R	10019185	\$ 1,647.63	\$1,631.15		
	173	2025	KUHLMANN CRAIG W & CARRIE A	10019186	\$ 1,640.55	\$1,624.14		
	173	2025	MILOVAC DOMINIK & KIMBERLY K	10019252	\$ 2,015.52	\$1,995.36		
	173	2025	PETERS ANDREW & PATRICIA LEANN	10019260	\$ 1,794.29	\$1,776.35		
	173	2025	WILLIAMSON KYLE A & BREANNA K	10019263	\$ 1,793.45	\$1,775.52		
	173	2025	GRIMES DAVID JR & KIMBERLEY	10019264	\$ 1,630.91	\$1,614.60		
	173	2025	SAMUELSON NOLAN R & DENAE	10019273	\$ 1,886.12	\$1,867.26		
	173	2025	BERRES BRIANNE K & STEVEN L	10019274	\$ 1,882.06	\$1,863.24		
	173	2025	GRAFE ROBERT J & MIRIAM M	10019279	\$ 1,703.83	\$1,686.79		
	173	2025	GUZMAN OSMIN A & KELIN Y	10019281	\$ 1,887.76	\$1,868.88		
	173	2025	PENNY HAYDEN E & KELLI M	10019327	\$ 1,640.44	\$1,624.04		
	173	2025	YODER LOGAN L	10019328	\$ 1,578.49	\$1,562.71		
	173	2025	ANDERSON LYDIA H & TRAVIS L	10019338	\$ 2,042.86	\$2,022.43		
	173	2025	WISSMANN ARATI N & MICAH K	10019339	\$ 2,740.66	\$2,713.25		
	173	2025	JOLLY DARIN & VICTORIA	10019372	\$ 2,820.50	\$2,792.30		
	173	2025	RUNDELL TRISHA D	10019378	\$ 1,963.44	\$1,943.81		
	173	2025	LAIRD TROY & ASHLEY	10019253	\$ 1,894.45	\$1,875.51		
HEDC	173	2025	MCFERRIN DWANE C & SUE ANN TRUSTEES FAMI	10019262	\$ 1,780.24	\$1,762.44	\$46,576.51	
	175	2025	THOAR LLC	10006051	\$ 5,368.85	\$5,315.16		
Pinnacle Bank	175	2025	THOAR LLC	10006052	\$ 1,603.22	\$1,587.19	\$6,902.35	
	178	2025	CRAMER MARILYN J (LE)	10018913	\$ 132.58	\$131.25		
	178	2025	SYNEK JOHN R & DIANE M	10018917	\$ 2,350.66	\$2,327.15		
	178	2025	BREMER BERNARD E & MARY H	10018892	\$ 1,273.65	\$1,260.91		
	178	2025	BARNES KHRISTY M	10018893	\$ 1,222.54	\$1,210.31		
	178	2025	SCHMIDT VICKIE S & RODNEY J	10018894	\$ 1,132.54	\$1,121.21		
	178	2025	RHODES LAURA	10018896	\$ 1,132.54	\$1,121.21		
	178	2025	LOETTERLE JON C & RONDA L	10018898	\$ 1,150.75	\$1,139.24		
	178	2025	RICHARDSON BARBARA K	10018906	\$ 1,363.20	\$1,349.57		
	178	2025	WILLIAMS KIMBER L	10018914	\$ 1,246.08	\$1,233.62		
	178	2025	LOETTERLE JOSHUA C & JENNIFER A	10018923	\$ 1,597.37	\$1,581.40		
	178	2025	TREAT BLAKE & WILLICOTT MACKENZIE I	10018924	\$ 1,608.89	\$1,592.80		
	178	2025	SAWICKI DAVID L & PAMELA S	10018903	\$ 1,311.96	\$1,298.84		
	178	2025	HAHNE DUANE L & PHYLLIS H	10018911	\$ 1,269.29	\$1,256.60		
	178	2025	JOHNSON RAELEE A	10018922	\$ 1,597.52	\$1,581.54		
	178	2025	RUPE JAMES E & TERESA K	10018920	\$ 1,162.09	\$1,150.47		
	178	2025	CORNELIUS RODNEY L & ROBBIN	10019278	\$ 1,803.75	\$1,785.71		
	178	2025	GEORGE DONNA B	10018921	\$ 1,597.52	\$1,581.54		
	178	2025	LOETTERLE JOSHUA C & JENNIFER A	10018923	\$ 1,597.37	\$1,581.40		
Mesner Development	178	2025	SUCK BARBARA A	10018895	\$ 2,248.00	\$2,225.52	\$26,530.32	
West Gate Bank	180	2025	NPC PHASE 1 LLC	10018934	\$ 90,775.55	\$89,867.79		
Philip Perry + Craig Reed	181.2	2025	BAYVIEW PLACE APARTMENTS LP	10019244	\$ 7,462.71	\$7,388.08		
Five Points Bank	183	2025	DAVALWAT PROPERTIES LLC	10006131	\$ 2,248.30	\$2,225.82		
Luckee LLC	186	2025	LUCKEE LLC	10006068	\$ 3,784.56	\$3,746.71		

Five Points Bank (Brant Rentals)	188	2025 PANKRATZ TODD A & JESSICA A MEESKE	10019155	\$ 12,431.64	\$12,307.32
	189	2025 ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019380	\$ 2,424.20	\$2,399.96
	189	2025 OROS EDUARDO & ODALYS	10019394	\$ 2,951.60	\$2,922.08
	189	2025 KOHMETSCHER NANCY M & EDWARD W TRUSTEES	10019434	\$ 1,615.18	\$1,599.03
	189	2025 HOMES BY OROS LLC	10019393	\$ 471.11	\$466.40
	189	2025 SCOTT ALLEN D III & MILLER HANNAH ROSE B	10019395	\$ 2,465.49	\$2,440.84
	189	2025 SCOTT AMANDA D & AARON L	10019387	\$ 2,317.76	\$2,294.58
	189	2025 WIKOFF AMY R	10019388	\$ 1,078.22	\$1,067.44
	189	2025 KNUTH DUSTIN & KATELYN	10019402	\$ 1,692.12	\$1,675.20
	189	2025 DEGODT NICHOLAS D & HEIDI L	10019404	\$ 2,045.53	\$2,025.07
	189	2025 GLASSCOCK RACHEL K & MICHAEL	10019410	\$ 1,375.21	\$1,361.46
	189	2025 BARTH TANNER R & KELSIE A P	10019433	\$ 1,526.98	\$1,511.71
	189	2025 BOETTCHER ADAM & HEATHER	10019437	\$ 1,362.29	\$1,348.67
	189	2025 PETERS BRETT & MEAGAN	10019405	\$ 1,438.11	\$1,423.73
	189	2025 BLANKE JOSEPH L & JAIME	10019409	\$ 1,459.18	\$1,444.59
	189	2025 BITTFIELD JEFFREY J	10019439	\$ 1,618.81	\$1,602.62
	189	2025 HAMBURGER NICHOLAS & BAILEY A	10019440	\$ 1,423.20	\$1,408.97
	189	2025 SINNER GREGORY L & KATHRYN E	10019438	\$ 1,733.58	\$1,716.24 \$28,708.58
HEDC (Trail Ridge 2.0)	202	2025 CORNER BUILDING LLC	10006083	\$ 1,728.40	\$1,711.12
Pinnacle Bank	202	2025 CORNER BUILDING LLC	10006084	\$ 802.44	\$794.42 \$2,505.53
					\$329,220.01

10:51 AM

05/11/26

Community Redevelopment Authority

Check Detail

May 11, 2026

Date	Num	Name	Memo	Account	Paid Amount	Class
05/11/2026	8143	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-54.46	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-80.93	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-186.49	205-402/405 W 2nd St
TOTAL					-321.88	



2208 North Webb Road
Unit 1
Grand Island, NE 68803
Phone: (308) 382-6112

Order

Scheduled: 5/14/2026

Number
05066019
Date
05/06/26
Page
1

Sold To:
Customer # 4024690733
COMMUNITY REDEVELOPM
301 S BURLINGTON

HASTINGS, NE 68901
Phone: (402) 469-0733

Ship To:
COMMUNITY REDEVELOPM
301 S BURLINGTON

HASTINGS, NE 68901
Phone: (402) 469-0733

SalesPerson Matt Valentine	PO Number	Tax Exempt #	Comment
Terms On Account		Ship Method Delivery 2 (45 Min)	

Model Numbers				Unit Amount	Extended
#	ShpModel Number	Model Number Description			
1	0 D68901	Travel Charge: Region 1		\$45.00	\$45.00
1	0 DELIVERYAPPL	Delivery & Installation: Appliance		\$119.99	\$119.99
1	0 GUD27ESSMWW XX	3.8 Cu Ft Washer, 5.9 Cu Ft Dryer, 240V		\$1,139.99	\$1,139.99
1	0 DELSTAIRS	Delivery & Installation: Stair Charge		\$50.00	\$50.00

Additional Notes:
DELIVER TO 2ND FLOOR TAKE OLD ONE OUT

All returns must be made within 48 hours; exchanges within 30 days. Items must be in like-new, resalable condition and may be subject to a 25% restocking fee. Clearance, custom orders, mattresses, pillows, and bedding are final sale. Report any damage within 48 hours. Delivery and installation fees are non-refundable. Full policy available in-store or at kensgi.com

BUYER'S *Randal Chick, Director*

Summary	
Sub Total	\$1,354.98
Taxable SubTotal	\$1,354.98
Tax Total	\$0.00
Total	\$1,354.98
Total Payments	\$0.00
Amount Due	\$1,354.98

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

PAGE NO 1

PHONE: (402) 462-5181

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

CUST # 100337
 TERMS: NET 10TH
 P.O. # CRA 518
 REF. # PO # CRA 518
 DUE DATE: 6/10/26

INV # 769223/1
 DATE : 4/27/26
 CLERK: DFH
 TERM # 587

TIME : 2:16

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	5623541	KEYPAD ENTRY LVR COMM SC		159.99 /EA	159.99*N
** AMOUNT CHARGED TO ACCOUNT **				159.99	TAXABLE	0.00
					NON-TAXABLE	159.99
					SUB-TOTAL	159.99
					TAX AMOUNT	0.00
					TOTAL INVOICE	159.99

ACE REWARDS ID # 1980367372

(CRA)

X 
 Received By

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

PHONE: (402) 462-5181

PAGE NO 1

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

CUST # 100337
 TERMS: NET 10TH
 P.O. # CRA
 REF. # PO # CRA
 DUE DATE: 6/10/26

INV # 769602/1
 DATE : 5/06/26
 CLERK: ESK
 TERM # 587

TIME :11:20

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
9	EA	6714059	RUNNER 36"X50' CHARCOAL	6.99	5.872/EA	52.85CN
** AMOUNT CHARGED TO ACCOUNT **				52.85	TAXABLE	0.00
					NON-TAXABLE	52.85
					SUB-TOTAL	52.85
					TAX AMOUNT	0.00
					TOTAL INVOICE	52.85

ACE REWARDS ID # 1980367372

(CRA)

R chit 136
X
 Received By

INVOICE

Deer Trail Lawn
2545 South Deer Trail
Hastings, NE 68901

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



Bill to

Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Ship to

Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Invoice details

Invoice no.: 2198
Invoice date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/06/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
2.	04/13/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
3.	04/13/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
4.	04/13/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
5.	04/13/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
6.	04/13/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
7.	04/22/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00

Total

\$315.00

Ways to pay

BANK

Note to customer

Thank you for your business.

Terry Shuck

View and pay

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

PAGE

1

STATEMENT DATE

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

SERVICE ADDRESS:

SERVICE PERIOD: 128 N HASTINGS
APRIL 2026

MO. DAY YR.

04/27/2026

Service Per: APRIL 2026

ACCT. NO.

17716

C.R.A.
220 N HASTINGS
C/O BARB
HASTINGS, NE 68901TERMS: NET 20 DAYS. A LATE CHARGE OF 1 1/2% PER MONTH (18% ANNUAL RATE) WILL BE ADDED TO ALL PAST DUE
AMOUNTS, MINIMUM CHARGE \$1.00. AMOUNTS ARE PAST DUE 20 DAYS AFTER TRANSACTION DATE.
PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT.*Thank You*\$
AMOUNT ENCLOSED

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
PREVIOUS BALANCE ▶						
03/26/26	1	PAYMENT - THANK YOU!	8115			140.00
04/01/26	1	REAR LOAD SERVICE	128 N HASTINGS	70.00	-70.00	70.00
						140.00

PAST DUE!**WE WOULD APPRECIATE YOUR
PAYMENT TODAY!**

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

No 726

FINANCE CHARGE COMPUTED ON:

0.00

Payment due: 05/20/26

PAY THIS
AMOUNT**WOODWARD'S DISPOSAL SERVICE, INC.**

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 #

4/22/2026

4524

Terms

Due Date

Due on receipt

4/22/2026

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			58,597.43	58,597.43
411 - EXTERIOR DOORS			789.67	789.67

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

Thank you!

Total \$59,387.10

Payments/Credits \$0.00

Balance Due \$59,387.10

CRA - Pacha Soap Building

Section/Category	Estimate	Billed to-date	Adj. Total over/under	To Bill
100: Permits, Architect, Drafting, Engineering				
101 - Building Permit	2200.00	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	238557.62	-6500.00	
411 - Exterior Doors **ADD-ON**	0.00	1972.39	1972.39	
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	431033.52	1269.90	

Cardinal Invoices	
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
4524	59,387.10

Total: \$431,033.52

Total to-date: \$ 431,033.52



Beman's Appliance Service Inc.
729 East Park
P O Box 636
Hastings, NE 68901

Invoice

Date	Number
5/6/2026	26-0796

Bill To Address:
Randy Chick Community Redevelopment Authority 520 W-1st #200 301 S. Burlington Hastings, NE 68901

Work\Ship Address:
Chick Rental - 136 N Hastings #202 136 N Hastings #202 Hastings, NE 68901

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
		Net Due in 15 Days	05/21/2026	Greg Lamborn	26-0722

Item	Description	Quantity	Price	Amount
SVR1	Residential Service Call; Charged once per service request. Guaranteed 30 days from repair completion date - for same appliance/ same problem Stacked W/D leaking and making a noise Unit is pouring water out of the tub seal motor making a bunch of noise drain pump making noise there is metal shavings all over the top of the gear case and down gave customer rough estimate customer is going to look into new	1.00	\$115.00	\$115.00

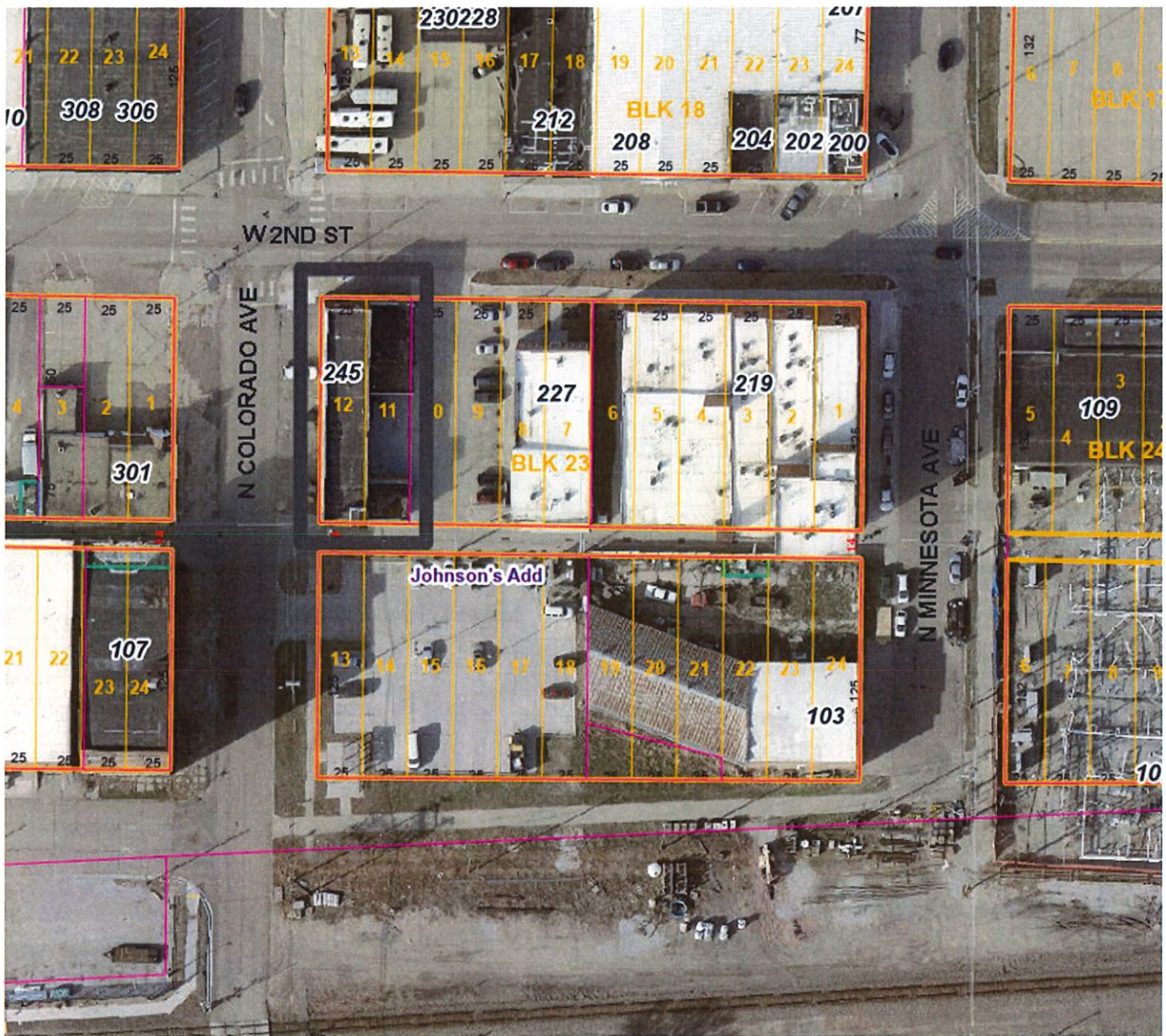
Thank You for your Business!

Sales Tax	\$0.00
Total	\$115.00
Payments	\$0.00
Balance Due	\$115.00

Phone #	Fax #	E-mail
402-462-2311		Sbeman@bemans.com

Item #1 – Discussion and possible action on the acquisition of 245 W. 2nd Street:

Consideration of purchasing the property via online auction on June 2nd to guide area redevelopment, given its proximity to other recent developments and current CRA property at 405 W. 2nd Street.



STRATEGIC LOCATION – 245 W. 2ND

- Located just west of \$9 million Brewery Lofts project
- One block east of former Pacha Building
- One block east of Coterie Social Club
- ½ block east of former Catholic Social Services Building (recently purchased by Maendele Properties)



Parcel Number: 010006160
Computer ID: 3767-12-4-1309.00-000-0003
DBA: A B C ELECTRIC OF HASTINGS INC
Deed Holder: MOOERS RICHARD B TRUSTEE RICHARD B MOOERS TRUST
Property Address: 245 W 2ND ST
Mailing Address: 131 S 92ND ST
 LINCOLN, NE 68520-0000 USA
Status: IMPROVED
Use: COMMERCIAL
Zoning: COMMERCIAL
Location: URBAN
City Size: 12,001 - 100,000
Lot Size: 1 SF - 10,000 SF
Map Area: 2003 MED PARK/DOWNTOWN
Plat Map: 8-16
Subdivision: 1309.00-JOHNSONS ADD
Sec-Twp-Rng: -07-10
Lot-Block: 11-12-23
Assessor Location: HASTINGS
Legal Description: 1309.00-LOTS 11 THRU 12 BLK 23 JOHNSONS ADD
(NOT TO BE USED ON LEGAL DOCUMENTS)
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 010006160 Photo

1 / 1



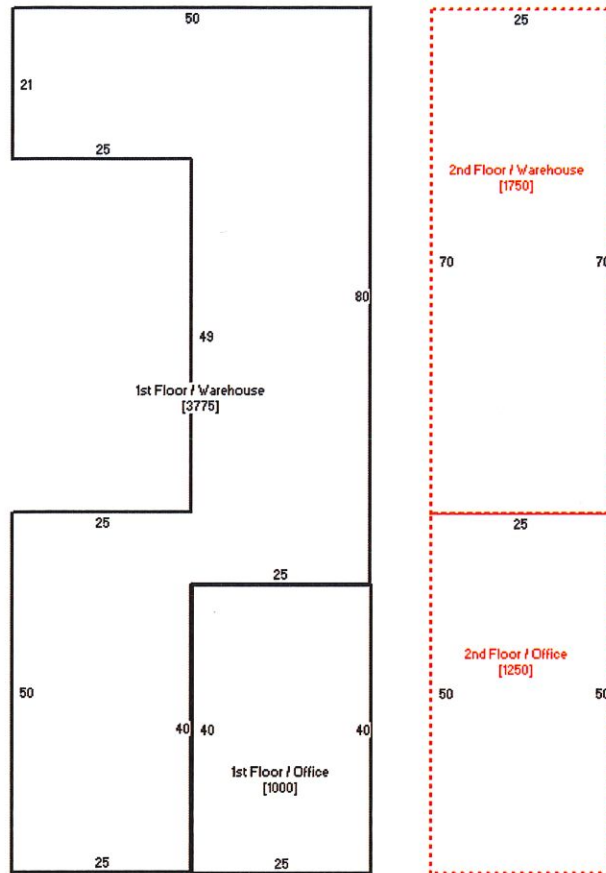
Tax Districts

District	Description	Levy
Ag Society	AG SOCIETY	0.014205
CRA	HASTINGS CRA	0.026000
City or Village	HASTINGS	0.379091
Community College	CCC GENERAL	0.020000
County	COUNTY GENERAL	0.329721
ESU	ESU 9	0.013973
Fire	NONE	0.000000
Library	NONE	0.000000
NRD	NRD 2 LITTLE BLUE	0.017283
SID	NONE	0.000000
School Bonds	HASTINGS 18 BOND	0.140000
School Districts	HASTINGS 18 (01-0018)	1.020000
TIF	NONE	0.000000
Townships	NONE	0.000000
Master	CO-AG-CCC-HPS18-ES9-NR2-HASTINGS/CRA	1.960273

Current Value Information

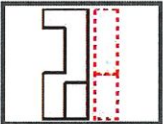
Land Value	Dwelling Value	Improvement Value	Total Value
\$31,000	\$0	\$139,553	\$170,553

Sketch



Sketch of Pin 010006160

1 / 1



GIS Map Information



June 2, 2026 | Historic Downtown Commercial Building Online Auction



CLICK HERE FOR
REGISTRATION &
ONLINE BIDDING

Auction Overview

Closes	Historic Classic
June	Downtown Chicago
2 at	Commercial
7pm	Building Construction



Hi there, have a
question?



Text us

Over 5,000 Square Feet	Viewing Available By Appointment
---------------------------------	---

HISTORIC DOWNTOWN COMMERCIAL BUILDING WITH OFFICE, WAREHOUSE & EXPANSION SPACE

Step into opportunity with this exceptionally located commercial building at **245 W. 2nd Street in Hastings, Nebraska**. Situated just east of the historic downtown district, properties with this kind of square footage, character, and flexibility rarely come to market. Formerly home to a commercial electrical business, this building offers a powerful combination of functionality and character, highlighted by classic Chicago brick walls, expansive work areas, and multiple office configurations. Public viewing is available by appointment. **Selling via online-only auction, bidding will begin closing June 2, 2026 at 7:00 PM.**

INTERIOR FEATURES

This is more than just a commercial space—it's a versatile property ready to adapt to your vision. The structure, layout, and character make it an ideal candidate for business use, storage, or redevelopment.

The main floor offers approximately 1,000 sq. ft. of office space (40' x 25') and includes a draft room, reception area, multiple offices, and an "L"-shaped workspace. The south portion of the warehouse area measures 55' x 22', providing excellent space for storage or shop use.

An east concrete block addition (24'4" x 46', approximately 1,150 sq. ft.) includes heat, a restroom, and garage door access. The southeast wing adds additional flexible-use space measuring 24' x 20'.

The upper level features a main office (19'9" x 20'), an "L"-shaped drafting room (11'4" x 9'1" and 14'6" x 21'7"), a large break room (29'9" x 17'1"), and an expansive storage area measuring 70' x 25'. This level offers strong potential for office expansion or future residential conversion.

The basement measures 25' x 100' and features full brick construction with reinforced I-beam ceiling support. Divided into three separate rooms, it provides excellent space for storage, mechanicals, or additional use.

EXTERIOR & LOCATION FEATURES

Located just east of Hastings' historic downtown district, this property offers excellent visibility and accessibility in a highly desirable commercial area. The classic Chicago brick construction adds character and industrial appeal, making it well-suited for a variety of uses.

Zoned Commercial and situated on a 5,000 sq. ft. lot, this property presents a rare opportunity for redevelopment, investment, or business expansion. Whether you're looking to launch or grow a business, create a unique live/work space, or develop a multi-use property (subject to zoning approval), the possibilities here are extensive.

OPPORTUNITY HIGHLIGHTS

- Prime location near historic downtown Hastings
- Zoned Commercial
- 5,000 sq. ft. lot
- Classic brick interior with industrial character
- Multiple office, warehouse, and storage areas
- Heated concrete block addition with garage access
- Large basement with reinforced I-beam construction
- Strong redevelopment and investment potential



TERMS & CONDITIONS

Final price will be determined by the auction. The final bid is subject to seller confirmation. A 10% Buyer's Premium will be added to the sale price. For example, if you bid \$100,000, the total contract price will be \$110,000.

A \$5,000 earnest money deposit is due within 24 hours of the auction closing. The remaining balance must be paid by cash or certified funds on or before July 10, 2026. Possession will be given at closing, subject to the existing lease.

All property sells "AS IS," and all sales are final. Bidders are responsible for determining the condition, age, genuineness, value, and suitability of the property before bidding. Ruhter Auction and Realty, Inc. may provide descriptions in advertising, online listings, or at the auction. However, no guarantees are made regarding accuracy.

Ruhter Auction and Realty, Inc. makes no warranties, either expressed or implied. This includes warranties of merchantability or fitness for a particular purpose. Each bidder is the sole judge of value.

Bidders participating online may not inspect the property as thoroughly as in person. Therefore, Ruhter Auction and Realty, Inc. is not responsible for errors or omissions unless there is a material and intentional

misrepresentation. By placing a bid, bidders agree that the property sells "AS IS" and that no returns will be accepted.

Bidders may not make any claims against Ruhter Auction and Realty, Inc., or any other party, for issues related to internet service, software, or technical failures. The auction company is not responsible for missed bids for any reason.

Additionally, bidders who participate off site acknowledge they may not inspect items as thoroughly as they could in person. Therefore, Ruhter Auction and Realty, Inc. is not responsible for errors or omissions in item descriptions unless a material and intentional misrepresentation occurs. By placing a bid, the bidder agrees that all items sell **"AS IS"** and understands that no returns will be accepted.

Finally, bidders may not make any claim against Ruhter Auction and Realty, Inc., or any other party, due to internet service interruptions, software issues, or technical failures during the timed auction. Furthermore, the auction company is not responsible for missed bids from any source.

Ruhter Auction & Realty has been a trusted leader in Nebraska for over 50 years, specializing in farmland, equipment, residential, and commercial real estate sales. We connect buyers and sellers through personalized service and proven auction expertise.

Our Specialties

Farms & Ranches
Residential Property
Commercial Property
Equipment
Firearms

Our Company

Our Team
Land Sold
Farm Management
Facility Rental

Contact Us

2837 West Highway 6
Hastings, Nebraska 68901
Auctions@RuhterAuction.com
(402) 463-8565



Item #2 – Motion to authorize the Director and Chairman to execute a professional services agreement for a property survey of the former Middle School site at 714 W. 5th Street. (Lots 1–12, Block 6, Original Town, including the vacated alley and the vacated 6th Street right-of-way). Summary: This survey consolidates the site for future redevelopment. The City Council recently approved the transfer of the vacated alley and 6th Street right-of-way to the CRA. Upon completion of the survey, the CRA will file an administrative replat application. This process combines three separate parcels into a single unified lot for the final property sale to the redeveloper.



ORDINANCE NO. 4830

**AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA,
CONVEYING THE ENTIRE 14 FOOT ALLEY EXTENDING EAST AND WEST
WITHIN BLOCK 6, OF ORIGINAL TOWN OF HASTINGS, IN THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA AND THE PORTION OF 6TH STREET
BETWEEN THE EAST SIDE OF LINCOLN AVENUE AND THE WEST SIDE OF
HASTINGS AVENUE BETWEEN BLOCK 3 AND BLOCK 6 OF ORIGINAL TOWN
OF HASTINGS IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND
RETAINING THE PUBLIC EASEMENTS CONTAINED THEREON; PROVIDING
FOR FILING OF THIS ORDINANCE WITH THE REGISTER OF DEEDS OF ADAMS
COUNTY, NEBRASKA; REPEALING INCONSISTENT PROVISIONS; AND
PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND
EFFECT.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
HASTINGS, NEBRASKA AS FOLLOWS:**

Section 1. That the following described real property owned by the City of Hastings,
Nebraska, to wit:

The entire 14 foot alley extending east and west within Block 6, of Original Town of
Hastings, in the City of Hastings, Adams County, Nebraska

AND

The portion of 6th Street between the east side of Lincoln Avenue and the west side of
Hastings Avenue, between Block 3 and Block 6 of Original Town of Hastings, in the City of
Hastings, Adams County, Nebraska

provided, however there is reserved to the City, easements for all utilities located thereon such
easements being retained by the City of Hastings pursuant to Neb. Rev. Stat. §16-611, is hereby
conveyed to the Community Redevelopment Authority of the City of Hastings, Nebraska.

Section 2. That the Mayor is hereby empowered to execute and deliver a Quit Claim
Deeds to the above described real property.

Section 3. That such deed delivery shall not occur for a minimum period of thirty (30) days from the passage and publication date of this Ordinance so as to allow for the remonstrance to said sale by citizens of the City, by filing, in writing, a remonstrance to said sale signed by legal electors of the City equal in number to thirty percent (30%) of the electors of the City voting at the last regular municipal election held by the City, with the governing body of the City. If said remonstrance is filed and certified as legally sufficient by the City Clerk, the above property shall not then, nor within one (1) year thereafter, be sold.

Section 4. That this ordinance shall take effect and be in full force and effect from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED this 11th day of May 2026.

ATTEST:

George J.J. Beckby, Mayor

Tyler Ficken, City Clerk

(S E A L)

Approved as to form: _____
Jesse Oswald, City Attorney

Item #3 – Motion to authorize the issuance of a Substitute TIF Note in the amount of \$337,691.94 in the name of DJ&R Investments, LLC in connection with the DJ&R Investments, LLC Redevelopment Project. – Summary: This Substitute CRA Revenue Note replaces the original Promissory Note executed by DJ&R Investments, LLC in favor of Five Points Bank in the principal amount of \$500,000 dated February 22, 2019. The property has been sold and the Redeveloper is continuing to hold the TIF note. The balance at closing was \$337,691.94.

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

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

SUBSTITUTE COMMUNITY REDEVELOPMENT REVENUE NOTE
(DJ&R INVESTMENTS, LLC REDEVELOPMENT PROJECT)

Maturity Date	Interest Rate	Issuance Date
December 31, 2033	6.5%	May 1, 2026

Registered Holder	Principal Amount
DJ&R INVESTMENTS, LLC	\$337,691.94

This Substitute Community Redevelopment Revenue Note replaces the original Promissory Note executed by DJ&R Investments, LLC in favor of Five Points Bank in the principal amount of \$500,000 dated February 22, 2019. The Notice to Divide Taxes was filed with the Adams County Assessor prior to August 1, 2019 which establishes the Effective Date as of January 1, 2019.

THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA (the "Issuer"), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above at the office of the City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Original Issuance Date identified above or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in twenty-two semi-annual installments commencing June 15, 2026, and December 15, 2026 and each June 15 and December 15 thereafter through December 15, 2033, when all principal and accrued interest shall be due and payable. Except with respect to interest not punctually paid, the principal and interest on this Note will be paid by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the fifteenth calendar day next preceding the applicable maturity date at his address as it appears on

such note registration books. The principal and interest of this Note is payable in any coin or currency of the United States of America which on the respective dates of payment is legal tender for the payment of public and private debts.

This Note is designated the Community Redevelopment Authority of the City of Hastings Nebraska, Substitute Community Redevelopment Revenue Note (DJ&R Investments, LLC Redevelopment Project), aggregating Three Hundred Thirty Seven Thousand Six Hundred Ninety One and 94/100 Dollars (\$337,691.94) (the "Note") in principal amount which have been issued pursuant to the Section 12 of Article VIII of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain redevelopment agreement between the Issuer and DJ&R Investments, LLC, for the DJ&R Investments, LLC Redevelopment Project), (the "Redevelopment Agreement"), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof or the interest hereon nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment generated by the Project defined in the Redevelopment Agreement (the "Project"). All such revenue has been duly pledged for the purpose of paying this note.

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

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

It is hereby certified and recited and the Issuer has found: that the Project is an eligible "redevelopment project" as defined in the Act; that the issuance of this Note and the construction of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City

of Hastings, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

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

THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA

ATTEST:

Secretary

By: _____
Chairman

Item #4 - Review of 2025 TIF Report to Governing Body. Summary: Community Development Law requires that each year (by May 1st) the CRA compile information related to the approval and progress of TIF projects and report the information to the governing body of the city and to the governing body of each county, school district, community college area, educational service unit, and natural resources district whose property taxes are affected by such division of taxes.



Community Redevelopment Authority

TAX INCREMENT FINANCING - 2025 ANNUAL REPORT

Introduction

The Community Redevelopment Authority of the City of Hastings (CRA) accepts Tax Increment Financing (TIF) applications and negotiates contracts for the redevelopment of property in sixteen blighted and substandard areas within the City. The CRA, Development Services Department, Planning Commission, Mayor, and City Council all play a role in the evaluation and approval of TIF projects in the community. Redevelopment Projects are evaluated based on zoning regulations, land utilization, compliance with the City's Comprehensive Plan, criteria prepared by the CRA and Nebraska Community Development Law.

Nebraska Community Development Law (18-2101 thru 18-2154) requires that each year the CRA compile information related to the approval and progress of TIF redevelopment projects and report such information to the governing body of the city and to the governing body of each county, school district, community college area, educational service unit, and natural resources district whose property taxes are affected by such division of taxes. At the end of 2025 there were 48 active projects being financed in part by the division of taxes as provided in section 18-2147. A listing of these projects and information regarding the taxes being divided is provided in Exhibit A on the next page. The following is a summary of the data provided in Exhibit A:

- 48 – Total number of projects being financed in part by the division of taxes (prior to projects approved in 2025).
- \$5,745,473 – the total base value of the projects.
- \$80,644,741 – the total increased value of the projects.
- \$1,429,479 – the amount of excess taxes being divided in 2025 to fund these projects.
- \$112,878,514 – the estimated project costs for all the existing projects being financed.
- \$2,374,282,587 – the total valuation of the City of Hastings.
- 3.40% - the percentage of the total valuation of the City of Hastings being utilized to fund TIF projects.

TOTAL NUMBER OF ACTIVE TIF PROJECTS (48)

Exhibit A

#	PROJECT NAME	YEAR DIVIDED	AREA #	TAX RATE	BASE VALUE	TIF BASE TAX	EXCESS VALUE	TIF EXCESS TAX	EST. PROJECT COSTS	EST. LOAN BALANCE 9/31/25	EST. YRS TO PAYOFF
1	801 Building Condo	2016	#1	0.01960273	\$50,120	\$982	\$648,941	\$12,721	\$427,000	\$145,864	4
2	ABBC Restorations	2022	#1	0.01960273	\$72,898	\$1,429	\$430,435	\$8,438	\$455,000	\$32,699	11
3	Abegglen & Hirschfeld	2022	#14	0.01960851	\$20,723	\$406	\$1,816,843	\$35,626	\$1,350,000	\$330,427	11
4	Bad Sportz Wolbach Bldg	2025	#1	0.01960273	\$209,082	\$4,099	\$156,080	\$3,060	\$2,564,000	\$329,814	15
5	Boys 3 MCP	2021	#14	0.01960851	\$173,804	\$3,408	\$1,371,890	\$26,901	\$1,700,000	\$131,542	10
6	Brant Rentals	2021	#1	0.01960273	\$70,850	\$1,389	\$1,331,822	\$26,107	\$2,500,000	\$280,397	10
7	Brant Rentals Phase 2	2022	#1	0.01960273	\$31,608	\$620	\$375,336	\$7,358	Combined #5	Combined #5	11
8	Corner Building LLC	2024	#1	0.01960273	\$178,423	\$3,498	\$323,742	\$6,346	\$900,000	\$137,269	13
9	DAVALWAT Properties LLC	2023	#1	0.01960273	\$170,845	\$3,349	\$287,601	\$5,638	\$700,000	\$132,706	12
10	Dietrich/Stein Bros.	2017	#1	0.01960273	\$215,324	\$4,221	\$1,544,634	\$30,279	\$1,750,000	\$109,479	6
11	DJ&R Investments	2019	#14	0.01960851	\$17,520	\$344	\$2,903,626	\$56,936	\$7,000,000	\$349,335	8
12	Eastside Estates	2018	#7	0.01960273	\$38,835	\$761	\$934,812	\$18,325	\$5,210,514	\$219,505	7
13	Emerson Estates	2016	#3	0.01960273	\$64,680	\$1,268	\$514,488	\$10,085	\$3,775,000	\$100,495	4
14	Fairview Villas	2025	#5	0.01960273	\$96,253	\$1,887	\$1,044,563	\$20,476	\$7,051,000	\$160,000	15
15	Faris, Tim & Shellie	2020	#1	0.01960273	\$57,125	\$1,120	\$301,227	\$5,905	\$600,000	\$40,346	9
16	Garage Flats LLC	2024	#1	0.01960273	\$104,078	\$2,040	\$482,397	\$9,456	\$1,200,000	\$283,090	13
17	Hastings Lodging 2	2021	#14	0.01960851	\$476,568	\$9,345	\$6,473,681	\$126,939	\$10,000,000	\$459,061	10
18	HEDC Trail Ridge	2022	#14	0.01417370	\$12,455	\$177	\$3,343,909	\$47,396	\$8,610,000	\$1,752,948	11
19	HEDC Trail Ridge Phase 2	2023	#14	0.01417370	\$241,633	\$3,425	\$5,145,587	\$72,932	Combined #17	Combined #17	12
20	HEDC Trail Ridge Phase 3	2024	#14	0.01417370	\$208,018	\$2,948	\$3,758,531	\$53,272	Combined #17	Combined #17	13
21	HEDC Trail Ridge Phase 4	2025	#14	0.01417370	\$51,463	\$729	\$682,053	\$9,667	Combined #17	Combined #17	14
22	HEDC Trail Ridge 2.0 Phase 1	2023	#14	0.01417370	\$2,394	\$34	\$494,662	\$7,011	\$7,920,000	\$2,430,690	12
23	HEDC Trail Ridge 2.0 Phase 2	2024	#14	0.01417370	\$231,709	\$3,284	\$4,357,694	\$61,765	Combined #20	Combined #20	13
24	HEDC Trail Ridge 2.0 Phase 3	2025	#14	0.01417370	\$170,282	\$2,414	\$3,162,634	\$44,826	Combined #20	Combined #20	14
25	HEDC West Laux Phase 1	2021	#14	0.01960851	\$11,390	\$223	\$606,004	\$11,883	\$2,500,000	\$734,549	10
26	HEDC West Laux Phase 2	2023	#14	0.01960851	\$19,600	\$384	\$584,142	\$11,454	Combined #22	Combined #22	12
27	HEDC West Laux Phase 3	2025	#14	0.01960851	\$57,997	\$1,137	\$1,012,486	\$19,853	Combined #22	Combined #22	14
28	Luckee LLC	2022	#1	0.01960273	\$70,830	\$1,388	\$242,058	\$4,745	\$475,000	\$37,890	11
29	Mesner North Phase 1	2020	#14	0.01417370	\$18,274	\$259	\$1,152,232	\$16,331	\$6,200,000	\$1,128,403	9
30	Mesner North Phase 2	2021	#14	0.01417370	\$294,998	\$4,181	\$4,538,830	\$64,332	Combined #26	Combined #26	10
31	Mesner North Phase 3	2024	#14	0.01417370	\$133,687	\$1,895	\$1,274,958	\$18,071	Combined #26	Combined #26	13
32	NPC Phase 1	2020	#14	0.01960851	\$14,246	\$279	\$11,607,631	\$227,608	\$9,000,000	\$1,083,385	9
33	On Top LLC	2017	#4	0.01960273	\$68,985	\$1,352	\$348,747	\$6,836	\$320,000	\$31,065	6
34	Shabri LLC	2021	#13	0.01960273	\$154,392	\$3,027	\$721,281	\$14,139	\$650,000	\$11,812	10
35	Southern Bell Heartland	2020	#1	0.01960273	\$108,760	\$2,132	\$1,972,130	\$38,659	\$2,200,000	\$240,267	9
36	Southwood Estates	2012	#5	0.01960273	\$25,850	\$507	\$523,193	\$10,256	\$4,600,000	\$10,686	1
37	The Listening Room	2014	#1	0.01960273	\$94,355	\$1,850	\$509,644	\$9,990	\$1,500,000	\$39,961	3
38	Theatre District Theatre Bldg.	2022	#13	0.01960273	\$16,917	\$332	\$1,414,253	\$27,723	\$1,250,000	\$395,939	11
39	Theatre Distict LLC Lot 3 Blk 1	2023	#13	0.01960273	\$80,637	\$1,581	\$6,737,645	\$132,076	\$5,620,000	\$2,059,540	13
40	Theatre District LLC Lot 8 Blk 1	2023	#13	0.01960273	\$36,514	\$716	\$954,623	\$18,713	\$1,500,000	\$400,057	13
41	Theatre District LLC Lot 1 Blk 1	2025	#13	0.01960273	\$600,972	\$11,781	\$355,813	\$6,975	\$5,000,000	\$1,800,000	14
42	Theatre District LLC Lot 4 Blk 1	2025	#13	0.01960273	\$303,799	\$5,955	\$196,336	\$3,849	\$3,500,000	\$1,200,000	14
43	THOAR LLC, 713 W. 1st	2017	#1	0.01960273	\$62,855	\$1,232	\$436,787	\$8,562	\$450,000	\$65,482	6
44	THOAR LLC, 723 W. 1st	2019	#1	0.01960273	\$98,745	\$1,936	\$534,938	\$10,486	\$600,000	\$23,894	8
45	THOAR LLC, 737 W. 1st	2020	#1	0.01960273	\$105,830	\$2,075	\$898,806	\$17,619	\$900,000	\$38,212	9
46	THOAR LLC, Cameron Bldg	2022	#1	0.01960273	\$302,877	\$5,937	\$891,860	\$17,483	\$1,600,000	\$232,760	11
47	Uptown Experience	2013	#1	0.01960273	\$88,155	\$1,728	\$663,469	\$13,006	\$936,000	\$32,423	2
48	West 2nd Investments LLC	2022	#4	0.01960273	\$8,118	\$159	\$579,687	\$11,363	\$365,000	\$35,413	11
TOTALS					\$5,745,473	\$105,221	\$80,644,741	\$1,429,479	\$112,878,514		
					Increased Value				Total City Value	\$2,374,282,587	
					Area #1	\$12,031,907			Total TIF Value	\$80,644,741	
					Area #3	\$514,488			% of TIF to Value	3.40%	
					Area #4	\$928,434					
					Area #5	\$1,567,756					
					Area #7	\$934,812					
					Area #13	\$10,379,951					
					Area #14	\$54,287,393					
					Total	\$80,644,741					

Project Valuation Comparison – Active Projects

Pursuant to Nebraska Revised Statutes, the CRA must report a comparative analysis of initial projected valuations against current annual assessments for all active TIF initiatives. Although the final assessed values in **Exhibit B** are lower than initial estimates, this trend is largely driven by:

1. **Mandatory LIHTC Assessment Standards:** Per [Neb. Rev. Stat. § 77-1333](#), assessors must value rent-restricted housing using an income-based calculation, which prioritizes actual reported operating results over construction costs.
2. **Incomplete Construction:** Projects currently under development may not reflect their total projected value in the January 1st assessment cycle.

The affected projects are designated in the following table.

EXHIBIT B – PROJECT VALUE COMPARISON

#	PROJECT NAME	START DATE	AREA #	INITIAL PROJECTED VALUE	2025 ASSESSED VALUE	COMPARE +/-
1	801 Building Condo	2016	#1	\$ (427,000)	\$ 699,061	\$ 272,061
2	ABBC Restorations	2022	#1	\$ (455,000)	\$ 503,333	\$ 48,333
3	Abegglen & Hirschfeld	2022	#14	\$ (1,350,000)	\$ 1,837,566	\$ 487,566
4	Bad Sportz	2025	#1	\$ (1,700,000)	\$ 365,162	\$ (1,334,838)
5	Boys 3 MCP	2021	#14	\$ (1,700,000)	\$ 1,545,694	\$ (154,306)
6	Brant Rentals	2021	#1	\$ (1,700,000)	\$ 1,809,616	\$ 109,616
7	Brant Rentals Phase 2	2022	#1	combined with #5	combined with #5	combined with #5
8	Corner Building LLC	2024	#1	\$ (949,309)	\$ 502,165	\$ (447,144)
9	Davalwat Properties LLC	2023	#1	\$ (700,000)	\$ 458,446	\$ (241,554)
10	Dietrich/Stein Bros.	2017	#1	\$ (1,500,000)	\$ 1,759,958	\$ 259,958
11	DJ&R Investments	2019	#14	\$ (3,850,000)	\$ 2,921,146	\$ (928,854)
12	Eastside Estates	2018	#7	\$ (5,210,514)	\$ 973,647	\$ (4,236,867)
13	Emerson Estates	2016	#3	\$ (3,775,000)	\$ 579,168	\$ (3,195,832)
14	Fairview Villas	2025	#5	\$ (925,000)	\$ 1,140,816	\$ 215,816
15	Faris, Tim & Shellie	2020	#1	\$ (600,000)	\$ 358,352	\$ (241,648)
16	Garage Flats LLC	2024	#1	\$ (1,200,000)	\$ 586,475	\$ (613,525)
17	Hastings Lodging 2	2020	#14	\$ (8,000,000)	\$ 6,950,249	\$ (1,049,751)
18	HEDC Trail Ridge Add.	2022	#14	\$ (8,610,000)	\$ 13,443,649	\$ 4,833,649
19	HEDC Trail Ridge Add. Phase #2	2023	#14	combined with #17	combined with #17	combined with #17
20	HEDC Trail Ridge Add. Phase #3	2024	#14	combined with #17	combined with #17	combined with #17
21	HEDC Trail Ridge Add. Phase #4	2025	#14	combined with #17	combined with #17	combined with #17
22	HEDC Trail Ridge 2.0 Phase 1	2023	#14	\$ (7,920,000)	\$ 8,419,375	\$ 499,375
23	HEDC Trail Ridge 2.0 Phase 2	2024	#14	Combined with 20	Combined with 20	Combined with 20
24	HEDC Trail Ridge 2.0 Phase 3	2025	#14	Combined with 20	Combined with 20	Combined with 20
25	HEDC West Laux Dr.	2021	#14	\$ (2,500,000)	\$ 2,291,619	\$ (208,381)
26	HEDC West Laux Dr. Phase #2	2023	#14	combined with #22	combined with #22	combined with #22
27	HEDC West Laux Dr. Phase #3	2025	#14	combined with #22	combined with #22	combined with #22
28	Luckee LLC	2022	#1	\$ (475,000)	\$ 312,888	\$ (162,112)
29	Mesner North Phase 1	2020	#14	\$ (5,358,250)	\$ 7,412,979	\$ 2,054,729
30	Mesner North Phase 2	2021	#14	combined with 25	combined with 25	combined with 25
31	Mesner North Phase 3	2024	#14	combined with 25	combined with 25	combined with 25
32	NPC Phase 1	2020	#14	\$ (9,000,000)	\$ 11,621,877	\$ 2,621,877
33	On Top LLC	2017	#4	\$ (320,000)	\$ 417,732	\$ 97,732
34	Shabri LLC	2021	#13	\$ (600,000)	\$ 875,673	\$ 275,673
35	Southern Bell Heart.	2020	#1	\$ (2,000,000)	\$ 2,080,890	\$ 80,890
36	Southwood Estates	2012	#5	\$ (4,600,000)	\$ 549,043	\$ (4,050,957)
37	The Listening Room	2014	#1	\$ (1,200,000)	\$ 603,999	\$ (596,001)
38	Theatre District - Theatre Bldg.	2022	#13	\$ (1,250,000)	\$ 1,431,170	\$ 181,170
39	Theatre District LLC - Lot 3 Blk 1	2023	#13	\$ (5,620,000)	\$ 6,818,282	\$ 1,198,282
40	Theatre District LLC Lot 8 Blk 1	2023	#13	\$ (1,500,000)	\$ 991,137	\$ (508,863)
41	Theatre District LLC Lot 1 Blk 1	2025	#13	\$ (5,000,000)	\$ 956,785	\$ (4,043,215)
42	Theatre District LLC Lot 4 Blk 1	2025	#13	\$ (3,000,000)	\$ 500,135	\$ (2,499,865)
43	THOAR LLC	2017	#1	\$ (450,000)	\$ 499,642	\$ 49,642
44	THOAR 723 W. 1st	2019	#1	\$ (600,000)	\$ 633,683	\$ 33,683
45	THOAR 737 W. 1st	2019	#1	\$ (900,000)	\$ 1,004,636	\$ 104,636
46	THOAR - Cameron Building	2022	#1	\$ (1,600,000)	\$ 1,194,737	\$ (405,263)
47	Uptown Experience	2013	#1	\$ (936,000)	\$ 751,624	\$ (184,376)
48	West 2nd Investments LLC	2022	#4	\$ (252,000)	\$ 587,805	\$ 335,805
TOTALS				\$ (97,733,073)	\$ 86,390,214	\$ (11,342,859)
Significant value difference due to Tax Credit Project valuation						\$ (11,267,840)
Newer projects may not have reached their full value						\$ (7,260,324)

TIF Projects Paid Off in 2025

Debt obligations for two redevelopment projects were satisfied during the 2025 calendar year. Additionally, it is anticipated that the Southwood Estates project will reach the maximum 15-year term for tax increment capture following the 2026 tax collection cycle, in accordance with Community Development Law. Reference the table below for a complete status summary.

#	PROJECT NAME	AREA #	PROJECT TYPE	YEARS TIF COLLECTED	FINAL BASE VALUE	FINAL EXCESS VALUE	FINAL TOTAL VALUE
1	Carmichael Limited LLC	#1	Mixed Use	15	\$76,335	\$681,975	\$758,310
2	Nebraska Truck Center	#5	Industrial	5	\$460,007	\$481,036	\$941,043
TOTALS					\$536,342	\$1,163,011	\$1,699,353

Approved 2024 Projects – No Division of Taxes until 2026

Of the seven projects approved in 2024, five began construction in 2025, with the division of taxes scheduled to begin in 2026. Regarding specific updates, the Magee Corner LLC project was canceled following the demolition of the structure, while the Mother Lake - Ponderosa Park project was modified in 2025 and is now expected to begin construction in 2026. Project details are outlined in the table below.

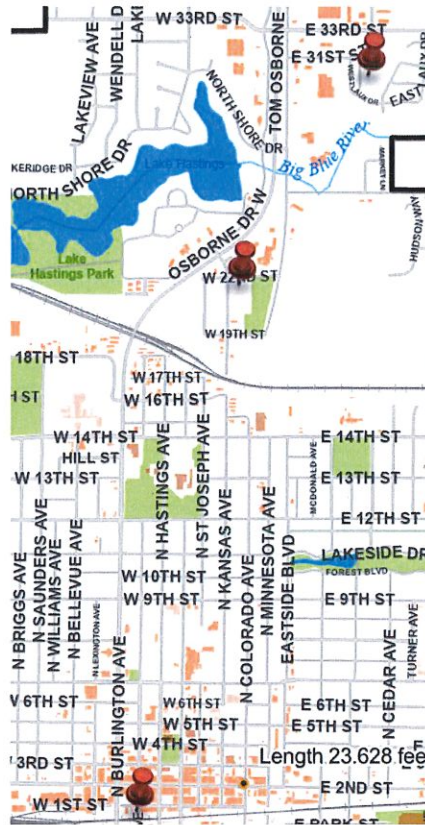
Plan Mod #	PROJECT NAME	AREA #	PROJECT TYPE	TIF LOAN AMOUNT	EST. TOTAL COSTS	PROPERTY ADDRESS
2024-2	Innate Concepts - Elm 26	#18	Residential	\$4,500,000	\$23,085,000	Elm 26 Subdivision
2024-3	Scott Foundation Student Residence Hall	#17	Residential	\$3,000,000	\$15,000,000	9th & Pine Knoll
2024-4	Mother Lake - Ponderosa Park	#7	Commercial	\$0	\$0	2120 N Kansas - Modified in 2025
2024-5	Magee Corner LLC	#1	Mixed-Use	\$0	\$0	700 W 2nd - Project Canceled
2024-6	Lagunas Home Const. - Elm Meadows	#18	Residential	\$3,311,688	\$24,401,860	Elm 26 Subdivision
2024-7	Noah's Ark Processors	#5	Industrial	\$500,000	\$44,500,000	1009 West M Street
2024-8	Hoppe - Cedar Park Development	#5	Residential	\$1,000,803	\$14,771,579	D and Cedar Ave
TOTALS				\$12,312,491	\$121,758,439	

Approved 2025 TIF Projects

During 2025, three new redevelopment projects were approved for TIF funding, however, the notice to divide the property taxes is scheduled for submission no earlier than July 1, 2026. Total estimated costs for these projects are \$14,822,000 with TIF loans in the amount of \$2,339,000 utilized to make these projects financially feasible. Information on the projects is included in the table below. See the map on page 5 for the location of each project.

Plan Mod #	PROJECT NAME	AREA #	PROJECT TYPE	TIF LOAN AMOUNT	EST. TOTAL COSTS	PROPERTY ADDRESS
2025-1	Brant Rentals - 811 W. 1st	#1	Commercial/Office	\$80,000	\$700,000	811 W. 1st
2025-2	Queen City - Trail Side Village	#14	Residential	\$1,400,000	\$9,200,000	W. Laux & 33rd Street
2025-3	Ponderosa Park 2.0	#7	Commercial/Office	\$859,000	\$4,922,000	2120 N. Kansas Ave.
TOTALS				\$2,339,000	\$14,822,000	

LOCATION OF (3) TIF PROJECTS APPROVED IN 2025

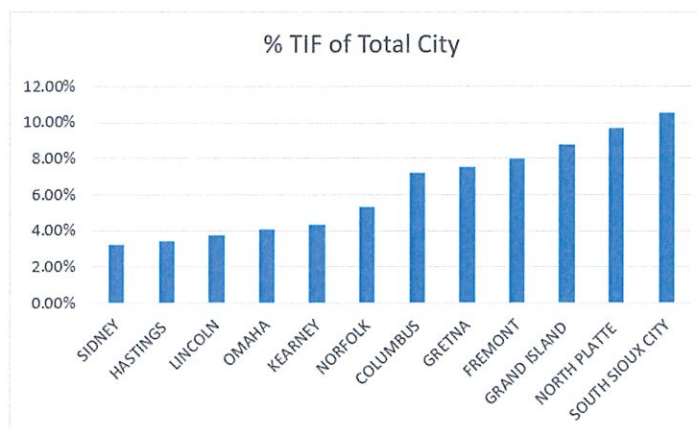


Percentage of the City Designated as Blighted & Substandard

The City of Hastings has designated sixteen (16) redevelopment areas within its corporate limits as blighted and substandard. As of December 31, 2025, these designations encompass **27.82%** of the city's total land area.

Compare Percentage of TIF Valuation to Total Valuation

Sidney - 3.25%, **Hastings - 3.40%**, Lincoln - 3.76%, Omaha - 4.06%, Kearney - 4.34%, Norfolk - 5.29%, Columbus - 7.18%, Gretna - 7.55%, Fremont - 8.01%, Grand Island - 8.79%, North Platte - 9.68%.



This report sent to;

Adams County Supervisors
c/o Adams County Clerk's Office
500 W. 4th Street Suite #109
Hastings, NE 68902-2067

Community Redevelopment Authority
220 N. Hastings Avenue
Hastings, NE 68901

Adams Central Public Schools
1090 S. Adams Central Avenue
Hastings, NE 68901

Educational Service Unit #9
5807 Osborne Drive West
Hastings, NE 68901

Agricultural Society
947 S. Baltimore
Hastings, NE 68901

Hastings Public School District #18
1515 W. 8th
Hastings, NE 68901

Central Community College
550 S. Technical Drive
Hastings, NE 68901

Natural Resource District #2
PO Box 100
Davenport, NE 68335

City of Hastings
c/o Hastings City Clerk
220 N. Hastings Avenue
Hastings, NE 68901

Upper Blue NRD
319 E. 25th Street
York, NE 68467

Prepared April, 2025 by:

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TIF Data sources – Nebraska Department of Revenue, Property Tax Division