

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
June 17, 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 June 12, 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 May 20, 2026
- Financials
- Claims

- 1) **Motion to ratify** a purchase agreement for the acquisition of property at 245 W. 2nd Street.
- 2) **Motion to approve** a professional services agreement with Brown Surveying Services for 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) **Review** of Qualified Environmental Professional bid for the middle school asbestos grant.
- 4) **Review** of Notice to Divide taxes for 2026 TIF projects.
- 5) **Discussion and possible action** on the 2026/2027 CRA budget.
- 6) **Presentation** on proposed parking regulations from Kevin Kubo.
- 7) **Discussion and possible action** on the acquisition of abandoned property.
- 8) **Possible closed session** to discuss contract and/or real estate negotiations.
- 9) **Motion to adjourn.**

**CRA MEETING
AGENDA ITEM SUMMARY
June 17, 2026**

Item #1 – Motion to ratify a purchase agreement for the acquisition of property at 245 W. 2nd Street. – At the May CRA meeting the board agreed to spend up \$125,000 for the property located at 245 W. 2nd Street. The final price at auction was \$79,000 plus a 10% buyers fee for a total of \$86,900.

Item #2 – Motion to approve a professional services agreement with Brown Surveying Services for 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. – Brown Surveying is proposing to provide survey and platting services for the old middle school property. The proposed price is \$3,000 and the timeline for completion is 6 weeks. Recommend approval.

Item #3 - Review of Qualified Environmental Professional bid for the middle school asbestos grant. – The City Council recently approved the bid for Qualified Environmental Professional Services to Atlas Technical Consultants, LLC of Omaha, Nebraska for an estimated total cost of \$42,000 which was the lowest and best proposal. The company will put together an action plan for the removal of asbestos at the old middle school and will be responsible for planning, cost estimates and remediation oversight.

Item #4 - Review of Notice to Divide taxes for 2026 TIF projects. - Each year prior to July 1st, the CRA is required to file a Notice to Divide tax for TIF projects with the Adams County Assessor's office. This year the CRA will file the Notice for eight different projects.

Item #5 - Discussion and possible action on the 2026/2027 CRA budget. – Discuss potential CRA revenue, expenses and capital projects for the 2026/2027 budget. Last year's 2025/2026 budget is included in the packet.

Item #6 - Presentation on proposed parking regulations from Kevin Kubo.

Item #7 - Discussion and possible action on the acquisition of abandoned property located in several blighted and substandard areas.

Item #8 - Possible closed session to discuss contract and/or real estate negotiations.

MINUTES

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
May 20, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on May 20, 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, Jeff Schneider, and Kaleena Fong. Also present were Jesse Oswald, Ainsley Powell, Lily Teeple, Kevin Kubo 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 May 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, J. Schneider

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
\$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. 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 LLC)
\$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 paym)
\$9,234.19	Mesner Development	TIF Prin & Int (Eastside Estates 50% bondholder - May 2026 paym)
\$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
\$125.00	Prairie Title	Title search reports
\$125.00	Prairie Title	Title search reports
\$6,500.00	Cardinal Construction	Partial billing for CDBG Façade Project, 405 W. 2nd - FINAL BILL
\$740.00	Ken & Co.	Clean/maintain (Lot #3 \$260, Centr. park \$240), repairs OMS \$240)

\$468,621.31 TOTALS

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

Nays: None

The board discussed the possible acquisition of 245 W. 2nd Street which is being sold by Ruhter Auction and Realty via online auction on June 2nd. The reason for the purchase would be to guide and assist redevelopment in the east end of downtown. The property is in close proximity to other recent developments and the CRA property at 405 W. 2nd Street. Board members discussed the potential for development of the parcel for both public and private uses and discussed the bid process. Motion by Kaleena Fong and second by Jeff Schneider to authorize the treasurer to issue an earnest money deposit in the amount of \$5,000 and authorize the Director to bid on behalf of the Authority. There is a 10% buyers' premium that will be added to the final sale price.

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

Nays: None

Motion by Dan Schwartzkoph and second by Becky Sullivan 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. The survey would include Lots 1–12, Block 6, Original Town, including the vacated

alley and the vacated 6th Street right-of-way. The survey consolidates the site for future redevelopment. The City Council recently approved an ordinance for the transfer of the vacated alley and 6th Street right-of-way to the CRA on 1st Reading and the item is scheduled for the May 26 Council meeting. Upon completion of the survey, the CRA will file an administrative replat application. This process combines the parcels into a single lot for the final sale to the redeveloper.

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

Motion by Dan Schwartzkoph and second by Jeff Schneider 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. 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 will continue to hold the TIF note.

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

The Board reviewed the 2025 TIF Report to Governing Body. 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.

Motion by Dan Schwartzkoph and second by Becky Sullivan to go into closed session at 12:14 pm for the purpose of real estate negotiations.

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

Kaleena Fong left the meeting at 12:20 pm.

Motion by Dan Schwartzkoph and second by Becky Sullivan to come out of closed session at 12:46 pm.

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

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, D. Schwartzkoph, J. Schneider
Nays: None

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority

Profit & Loss

06/05/26

Cash Basis

October 1, 2025 through June 5, 2026

	Oct 1, '25 - Jun 5, 26
Ordinary Income/Expense	
Income	
Car Line Tax	114.20
Grant Income	
RCRP Grant Income	304,467.67
Total Grant Income	304,467.67
Homestead Exemptions	28,067.57
Investment Interest	40,072.16
PILOT	17,879.61
Property Tax	355,958.13
Real Estate Loan Interest	3,559.32
Real Estate Loan Principal	22,080.51
Rent Income	
Commercial Space	34,350.00
Kool-Aid Bldg Garage	6,480.00
Total Rent Income	40,830.00
RLF-income	17,555.52
RLF-Principal	175,592.10
Sale of Property	152,488.63
State Pro Rate	2,216.15
Tax Increment TIF	687,432.24
Total Income	1,848,313.81
Gross Profit	1,848,313.81
Expense	
Administrative Expenses	84,806.27
Construction Improvements	398,094.58
Improvements	0.00
Lease Expense	4,983.59
Miscellaneous	0.00
NAHTF Grant	200,000.00
Professional Services	53,073.11
Promotion and Recruitment	33,583.33
Property Acquisition	5,000.00
R & M Buildings	56,031.42
Retail Grant	4,209.44
Returned Check	0.00
RLF-Expense	125,000.00
TIF Interest	3,881.53
TIF Principal	653,849.30
Wire Fee	0.00
Total Expense	1,622,512.57
Net Ordinary Income	225,801.24
Net Income	225,801.24

Community Redevelopment Authority
Balance Sheet
As of June 5, 2026

	Jun 5, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,633,925.38
Revolving Loan Fund	339,154.38
Total Checking/Savings	2,074,934.77
Other Current Assets	
Accumulated Depreciation	-231,300.95
Allowance for Notes Receivable	-12,300.00
Due from City of Hastings	42,179.32
Grant Receivable	202,531.69
Inventory	931,309.97
Leasehold Improvements	414,851.39
NMPF-Notes Receivables	39,852.64
Property Sale Receivable	143,655.36
Property Tax Receivable	19,718.98
RLF-Notes Receivables	1,716,467.95
TIF Receivables	11,859,198.24
Total Other Current Assets	15,126,164.59
Total Current Assets	17,201,099.36
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	17,737,896.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	228,896.64
Accrued Interest Payable	2,380.82
Accrued Property Tax	15,784.71
Deferred Revenue - Property Tax	14,498.49
Grants Payable	116,666.67
Notes Payable - TIF	92,693.36
TIF Payables	11,720,481.09
Total Other Current Liabilities	12,191,401.78
Total Current Liabilities	12,191,401.78
Total Liabilities	12,191,401.78
Equity	
Fund Balance	5,320,693.97
Net Income	225,801.24
Total Equity	5,546,495.21
TOTAL LIABILITIES & EQUITY	17,737,896.99

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$128.75	Idea Bank	Website hosting and maintenance
\$28.00	AC Register of Deeds	Filing fees - Cedar Park Workforce Housing / McHargue Builders
\$48.88	Hastings Tribune	Advertise Qualified Action Plan for Asbestos removal Middle school (re-bid)
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$39.56	RAC Investments	Reimburse for wall key safe at 136 N. Hastings #200
\$26.64	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$86,900.00	Ruhter Auction & Realty	Property purchase 245 W. 2nd
\$621.80	Steve Marvel	Lease payment for 647 W. 2nd - year 17
\$286.46	Bryant Music & Gift	Retail Incentive Grant \$10,312.5 over 3 years - (8/23 begin)
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - 5/24 begin)
\$5,430.11	Five Points Bank	TIF Prin. & Int. (Lot 3 parking lot)
\$451.86	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North - 010018904)
\$268.84	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North - 010018908)
\$420.77	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North - 010018913)
\$421.11	Mesner Development	TIF Prin & Int - Homestead Exemption April 2025 (Mesner North - 010018916)
\$744.75	HEDC	TIF Prin & Int - Homestead Exemption April 2025 (HEDC W. Laux - 010019403)
\$11,060.35	HEDC	TIF Prin & Int - (HEDC Trail Ridge - \$12,560.35 - \$1,500 ADMIN FEE)
\$7,854.23	Mesner Development	TIF Prin & Int - (Mesner North - \$9,354.23 - \$1,500 ADMIN FEE)
\$900.26	HEDC	TIF Prin & Int - (HEDC W. Laux Drive)
\$43,460.49	Pinnacle Bank	TIF Prin & Int - (DJ&R Invest. - My Place Hotel (\$44,960.49-\$1500 ADMIN FEE))
\$4,008.51	Five Points Bank	TIF Prin & Int - (Brant Rentals LLC - \$5,508.81-\$1,500 ADMIN FEE)
\$1,104.93	C. Shoemaker/L. Freidewald	TIF Prin & Int - (Dietrich Stein Building)
\$4,082.19	MNB Bank	TIF Prin & Int (Shabri/Manorma LLC - \$5,582.19 - \$1,500 ADMIN FEE)
\$3,981.77	City of Hastings	TIF Prin & Int - (Emerson Estates)
\$6,584.21	Fairview Villas LLC	TIF Prin & Int - (Fairview Villas - Mesner \$8,084.21 - \$1,500 ADMIN FEE)
\$52,144.45	Kessler Villas LP	TIF Prin & Int - (Kessler Villas - Hanger 55 - Lot 3, Blk 1)
\$10,945.29	Theatre District	TIF Prin & Int - (Theatre Building, Lot 5, Blk 1)
\$1,519.49	Theatre District	TIF Prin & Int (Theatre District - Lot 4, Blk 1 - 010019240)
\$2,753.73	Theatre District	TIF Prin & Int (Theatre District - Lot 1, Blk 1 - 010019237)
\$13,762.84	Five Points Bank	TIF Prin & Int - (Southern Bell - 21 or 22 LLC - \$15,262.84 - \$1,500 ADMIN FEE)
\$54.46	Hastings Utilities	516 W. 1st - August
\$80.30	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$154.94	Hastings Utilities	405 W. 2nd - August
\$460.00	Deer Trail Lawn	Mow various properties
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$170.28	Mike & Vicki Nieman	Reimburse water and sewer bill at 700 W. 2nd (+ HU underbilling error)
\$18.66	Big G Ace	Furnace filters 136 N. Hastings
\$120.00	Precision Sprinklers	Spring sprinkler service Lot#3
\$45.00	L&M Cleaning	Monthly cleaning stairs & common area @136 N. Hastings
\$7.85	Dutton Lainson	Light bulbs for Central Park less credit (\$17.45-\$9.60 = \$7.85)
\$770.00	Ken & Company	Clean/maintain (Lot #3 \$310, Centr. park \$460)
\$2,210.00	1st Choice Lawn & Pest	OMS-\$1800, 825 W2nd-\$85, 700 W 2nd-\$170, 314 S Hast-\$85, 415 S Burl-\$70
\$275,739.61	TOTALS	



Retainer Invoice

Invoice Number: INV-19007
Invoice Date: 5/31/2026
Due Date: 6/30/2026
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: May 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!

ADAMS COUNTY REGISTER OF DEEDS
PO BOX 203
HASTINGS NE 68902

STATEMENT

COMMUNITY REDEVELOPMENT AUTH
301 S BURLINGTON
HASTINGS, NE 68901

CUST # 39

Date	Description	Amount
	Previous Owed	126.00
05/01/2026	PYMT RECD-CK #8124- MARCH STMT	-40.00
05/21/2026	20261715, CRA/LAGUNAS HOME CONSTRUCTION LLC	28.00

TOTAL AMOUNT DUE 114.00

pd 6-1-2026 ck #8147 - 86.00
XX DUE → 28.00 **

NEW CHARGES FROM 05/01/2026 THROUGH 05/29/2026
THIS STATEMENT SHOWS CHARGES AND PAYMENTS FOR THE DATE RANGE
STATEMENT PRINTED ON 06/01/2026

Advertising Invoice



1/1

PO Box 788
Hastings NE 68902
Phone: 402-462-2131
Fax: 402-462-2156

HASTINGS CITY ENGINEER Attn: RENAE
GRIESS
220 N HASTINGS AVE
HASTINGS, NE 68901

Acct. #: 00002836
Phone #: (402)462-5115
Date: 05/31/2026
Due Date: 06/27/2026
Invoice #: 300163597
PO #:
Salesperson: 300 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00111750	ADVERTISEMENT FOR BIDS The C	01	04/30/2026	24.44	24.44
			05/07/2026	24.44	48.88

CH-2026-18 Rebid
Middle School - Abatement

Thank you for your business.

Please return a copy with payment

Total Due 48.88

Hello, Randy Chick

You paid \$32.09 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Jun 6, 2026
Order ID	BL3480338941

[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
---	-------------

Transaction ID: 34U156733V297014A

Hello, Randy Chick

You paid \$6.99 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Jun 6, 2026
Order ID	BL3480339831

[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	

Transaction ID: 1BH501961P4873503

MENARDS - HASTINGS
3400 Osborne Drive
East
Hastings, NE 68901

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 09/06/26

If you have questions regarding the
charges on your receipt, please
email us at:

HASTfrontend@menards.com



Sale Transaction

KEYSAFE MOUNTED WHITE	
2213539	36.97
TOTAL	36.97
TAX HASTINGS-NE 7%	2.59
TOTAL SALE	39.56
VISA CREDIT 2975	39.56
Auth Code:921237	
Contactless	
a0000000031010	
ARQC - 46c176c6029879eb	
TOTAL NUMBER OF ITEMS =	1

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
4990

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Michael

41098 03 6397 06/08/26 02:30PM 3233



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	06/01/2026	6010	\$0.00	06/01/2026	\$26.64		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 5/2026	1.00	\$26.640000	EACH	\$26.64	\$0.00	\$0.00	\$26.64
				INVOICE TOTAL	\$26.64		

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	06/01/2026
Invoice Number	6010
Customer Number	96
Amount Paid	
Due Date	06/01/2026
Invoice Total Due	\$26.64

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	06/01/2026	6008	\$0.00	06/01/2026	\$2,502.38		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 5/2026	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	06/01/2026
Invoice Number	6008
Customer Number	96
Amount Paid	
Due Date	06/01/2026
Invoice Total Due	\$2,502.38

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.



THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.
The REALTOR® negotiating this Agreement is a member of the Nebraska REALTORS® Association
and as such is governed by its Code of Ethics and Rules and Regulations.



COMMERCIAL
PURCHASE AGREEMENT

Ruhter Auction & Realty, Inc. 2837 W HIGHWAY 6, Hastings, NE 68901 June 3, 2026
(Firm and address) (date)

Agency Confirmation: The following agency relationship(s) are hereby confirmed for this transaction.

Agent: Ryan Samuelson
of Ruhter Auction & Realty, Inc. (company)
(402)460-9800 (agent's cell)

Is the agent of: ☒ Seller exclusively ☐ Buyer exclusively ☐ both the Buyer and Seller (Limited Dual Agent)

Agent: _____
of _____ (company)
_____ (agent's cell)

Is the agent of: ☐ Seller exclusively ☐ Buyer exclusively ☐ both the Buyer and Seller (Limited Dual Agent)

The undersigned, as Buyer, agrees to purchase the following property on the following terms:

1. Address: 245 W. 2nd Street, Hastings, NE 68901
2. Legal Description: 1309.00-LOTS 11 Thru 12, BLK 23 JOHNSONS ADD

(Property)

3. Personal Property. ☒ If checked, the purchase price includes all furniture and furnishings and any other personal property owned by Seller and used in the operation of the property per attached signed inventory, receipt of which is hereby acknowledged. The inventory is hereby made an integral part of this Agreement upon its execution by both parties. Said personal property is to be transferred by Bill of Sale in favor of Buyer at closing.

Including all fixtures and equipment permanently attached to Property owned by Seller provided Seller has a marketable title in fee simple. The only personal property included is as follows: _____

4. Price. Buyer agrees to pay \$ 86,900.00, allocated \$ 86,900.00 for land and buildings and \$ _____ for the personal property. There shall be an earnest money deposit in the amount of \$ 5,000.00, which shall be applied to the purchase price upon closing. The earnest money deposit shall be made payable and delivered to:

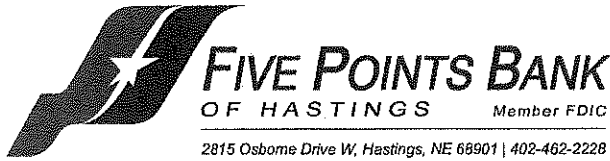
☐ Escrow Agent ☐ Buyer's Broker ☒ Listing Broker ☐ Seller ☐ Other _____

Earnest money deposit shall be paid within 72 hours or before the end of the next banking day, unless all parties specifically agree otherwise hereinafter:

☐ (Optional) Buyer and Seller specifically agree the earnest money deposit shall be paid within _____ days of acceptance of this Purchase Agreement.

If the earnest money deposit is not paid by the deadline above, this agreement is void. Balance of the purchase price to be paid per the following paragraph(s): _____

Seller: [Signature] Buyer: [Signature]
Date: 6/4/2026 Date: 6/3/26



001 001 01 00224
Loan:

Page: 1
20825 06/02/2026

COMMUNITY REDEVELOPMENT AUTHOR
OF THE CITY OF HASTINGS
301 S BURLINGTON AVE
HASTINGS NE 68901

* L o a n P a y m e n t *

Loan Type:	REAL ESTATE	Maturity Date:	06/15/2035
Principal Balance:	91,144.78	Current Rate:	7.500000
Interest Thru 06/02/2026:	3,230.62	Interest Paid 2026:	.00
One Day's Interest:	18.98	Original Loan Date:	04/01/2020
Amount Past Due:	.00	Total Advances:	120,150.00
Escrow Balance:	.00	Date of Last Payment:	12/23/2025
		Last Payment Amount:	5,430.11

Date Payment Due:	06/15/2026
Principal Due:	1,971.63
Interest Due:	3,458.48
Total Amount Due:	5,430.11

Add additional late charge of 271.50 if no payment is received by 07/15/2026

* * Please return this portion with your payment * *

L o a n P a y m e n t N o t i c e

COMMUNITY REDEVELOPMENT AUTHOR
OF THE CITY OF HASTINGS
301 S BURLINGTON AVE
HASTINGS NE 68901

Total Amount Due: 5,430.11
Additional Principal: _____
Additional Payment: _____

Amount Enclosed: \$ _____

Date Payment Due:	06/15/2026	FIVE POINTS BANK OF HASTINGS
Loan Type:	REAL ESTATE	2815 OSBORNE DRIVE WEST
Loan Number:	20825	HASTINGS, NE 68901
Regular Payment T/C:	375	

Note Holder	Parcel#	Deedholder	BASE TAX CREDIT	TOTAL HOMESTEAD	MAY	MAY	
Mesner Development (Mesner North)	010018903	SAWICKI DAVID L & PAMELA S	\$10.58				
	010018904	KOEPP JAMES E & MARGARET C	\$10.81	\$2,738.56	456.42	\$451.86	178
	010018905	SEARLE MARY ANN	\$9.92				
	010018906	RICHARDSON BARBARA K	\$10.35				
Mesner Development (Mesner North)	010018907	BEAVERS MARY G	\$7.65				
	010018908	CARPENTER ROBERT G & SUZANNI	\$7.65	\$1,629.33	271.56	\$268.84	178
	010018910	JANSSEN KEITH & MARY ANN	\$7.65				
Mesner Development (Mesner North)	010018913	CRAMER MARILYN J (LE)	\$26.63	\$2,550.15	425.02	\$420.77	178
	010018914	WILLIAMS KIMBER L	\$26.46				
Mesner Development (Mesner North)	010018916	RADER LADONNA J	\$26.46	\$2,552.15	425.36	\$421.11	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				
HEDC (Trail Ridge 2.0)	010019387	SCOTT AMANDA D & AARON L	\$23.69				
	010019403	RADER CODY & BRITTANY R	\$21.63	\$4,513.68	752.28	\$744.75	189
	010019404	DEGODT NICHOLAS D & HEIDI L	\$17.76				
			\$202.64				
				\$13,983.87	2330.64	\$2,307.33	

Note Holder	Tax Yr	Owner Name 1	Parcel Id#	Class #	Tax Paid	Less Tax Commission	
HEDC (\$12,560.35 - \$1,500 admin fee = \$11,060.35)	2025	SADD TRAVIS W & TARA I	10019391	173	\$3,011.82	\$2,981.70	
	2025	HAYS LYNDSEY J	10019432	173	\$4,726.16	\$4,678.90	
	2025	M & TEAM CUSTOM HOMES LLC	10019024	173	\$1,482.36	\$1,467.54	
	2025	M & TEAM CUSTOM HOMES LLC	10019023	173	\$1,482.36	\$1,467.54	
	2025	PEDROZA LUIS A	10019304	173	\$1,984.52	\$1,964.67	
	2025	JANSSEN KEITH & MARY ANN	10018910	178	\$1,254.22	\$1,241.68	
	2025	JOHNSON RAELEE A	10018922	178	\$1,597.52	\$1,581.54	
	2025	OSBORNE VIEW ESTATES LLC	10018886	178	\$381.89	\$378.07	
	2025	OSBORNE VIEW ESTATES LLC	10018887	178	\$365.55	\$361.89	
	2025	OSBORNE VIEW ESTATES LLC	10018888	178	\$365.61	\$361.95	
	2025	OSBORNE VIEW ESTATES LLC	10018889	178	\$365.63	\$361.97	
	2025	OSBORNE VIEW ESTATES LLC	10018890	178	\$365.59	\$361.93	
	2025	OSBORNE VIEW ESTATES LLC	10018891	178	\$377.95	\$374.17	
	2025	OSBORNE VIEW ESTATES LLC	10018900	178	\$365.73	\$362.07	
	2025	OSBORNE VIEW ESTATES LLC	10018901	178	\$365.46	\$361.81	
	2025	OSBORNE VIEW ESTATES LLC	10018902	178	\$374.19	\$370.45	
	2025	OSBORNE VIEW ESTATES LLC	10019214	178	\$1,107.40	\$1,096.33	
	2025	OSBORNE VIEW ESTATES LLC	10018879	178	\$287.40	\$284.53	
	Mesner Development \$9,354.23 - \$1,500 admin fee = \$7,854.23 HEDC (West Laux Drive) DJ&R Investments, LLC (\$44,960.49-\$1500 admin fee = \$43,460.49)	2025	OSBORNE VIEW ESTATES LLC	10018880	178	\$365.67	\$362.01
		2025	OSBORNE VIEW ESTATES LLC	10018881	178	\$365.67	\$362.01
2025		OSBORNE VIEW ESTATES LLC	10018882	178	\$365.67	\$362.01	
2025		OSBORNE VIEW ESTATES LLC	10018883	178	\$365.67	\$362.01	
2025		OSBORNE VIEW ESTATES LLC	10018884	178	\$365.79	\$362.13	
2025		OSBORNE VIEW ESTATES LLC	10018885	178	\$46.11	\$45.65	
2025		JACOBO ERIC P	10019370	172	\$909.35	\$900.26	
2025		DJ & R INVESTMENTS LLC	10018801	159	\$45,414.64	\$44,960.49	
2025		HENDERSON TRANSFER INC	10019154	188	\$2,934.18	\$2,904.84	
Five Points Bank (Brant Rentals) \$5,508.81-\$1,500 admin fee = \$4,008.51 C. Shoemaker & L. Friedewalde MNB Bank (Shabri LLC)- \$5,582.19 - \$1,500 admin fee = \$4,082.19) CRA Holds Note Bond Payment made in May 2026 - DO NOT WRITE CHECK		2025	LIUNGGREN KEITH A & SUSAN K	10019199	188	\$2,630.27	\$2,603.97
	2025	CULVER ROBERT J JR & DEBRA ANN REILLY MD	10018848	158	\$1,116.09	\$1,104.93	
	2025	MANORMA LLC	10013608	190	\$5,638.58	\$5,582.19	
	2025	BRUNS MICHAEL D & MARIBETH	10018014	133	\$1,631.35	\$1,615.04	
	2025	EASTSIDE ESTATES LLC	10018611	149	\$7,307.84	\$7,234.76	
	2025	EMERSON ESTATES LLC	10014411	154	\$683.03	\$676.20	
	2025	EMERSON ESTATES LLC	10014418	154	\$479.56	\$474.76	
	2025	EMERSON ESTATES LLC	10014427	154	\$473.00	\$468.27	
	2025	EMERSON ESTATES LLC	10014422	154	\$479.65	\$474.85	
	2025	EMERSON ESTATES LLC	10014431	154	\$475.44	\$470.69	
City of Hastings	2025	EMERSON ESTATES LLC	10014435	154	\$475.45	\$470.70	
	2025	EMERSON ESTATES LLC	10014439	154	\$479.52	\$474.72	
	2025	EMERSON ESTATES LLC	10014443	154	\$476.34	\$471.58	
	2025	FAIRVIEW VILLAS LLC	10007533	192	\$586.80	\$580.93	
	2025	FAIRVIEW VILLAS LLC	10019612	192	\$581.34	\$575.53	
	2025	FAIRVIEW VILLAS LLC	10019613	192	\$581.34	\$575.53	
	2025	FAIRVIEW VILLAS LLC	10019614	192	\$581.34	\$575.53	
	2025	FAIRVIEW VILLAS LLC	10019615	192	\$581.34	\$575.53	
	2025	FAIRVIEW VILLAS LLC	10019616	192	\$581.40	\$575.59	
	2025	FAIRVIEW VILLAS LLC	10019617	192	\$585.63	\$579.77	
	2025	FAIRVIEW VILLAS LLC	10019618	192	\$587.94	\$582.06	
	2025	FAIRVIEW VILLAS LLC	10019619	192	\$583.63	\$577.79	
	2025	FAIRVIEW VILLAS LLC	10019620	192	\$583.63	\$577.79	
	2025	FAIRVIEW VILLAS LLC	10019621	192	\$583.63	\$577.79	
	2025	FAIRVIEW VILLAS LLC	10019622	192	\$583.63	\$577.79	
	2025	FAIR					

4:31 PM
06/02/26

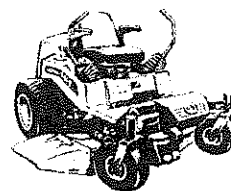
Community Redevelopment Authority
Check Detail
June 2, 2026

Date	Num	Name	Memo	Account	Paid Amount	Class
06/02/2026	8188	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-54.46	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-80.30	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-154.94	205-402/405 W 2nd St
TOTAL					-289.70	

05/03/26

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.: 2205

Invoice date: 05/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/03/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
2.	05/03/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
3.	05/03/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
4.	05/03/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
5.	05/03/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
6.	05/12/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
7.	05/12/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
8.	05/12/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
9.	05/12/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
10.	05/12/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00

Total

\$460.00

Note to customer

Thank you for your business.

Terry Shuck

INVOICE NO9331-725

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 BILLINGSERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: MAY 2026

MO. DAY YR.

05/22/2026

ACCT. NO.

17716

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

Service Per: MAY 2026

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

Thank You

\$
AMOUNT ENCLOSED

MO. DAY YR.	QTY.	DESCRIPTION	REFERENCE	CHARGES	PAYMENTS/CREDITS	BALANCE
				PREVIOUS BALANCE▶		140.00
05/01/26	1	PAYMENT - THANK YOU!	8138		-70.00	70.00
05/01/26	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00

PAST DUE!WE WOULD APPRECIATE YOUR
PAYMENT TODAY!

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

No 725 FINANCE CHARGE COMPUTED ON: 0.00

WOODWARD'S DISPOSAL SERVICE, INC.

Payment due: 06/20/26

PAY THIS
AMOUNT

Billing Detail

W METER CHARGE COM URBAN
W INFRASTRUCTURE FEE URBAN
WATER SUBTOTAL

\$8.75
\$5.17
\$13.92

S COMMERCIAL URBAN
S COMMERCIAL URBAN ADJUSTMENT
SEWER SUBTOTAL

\$13.93
\$55.21
\$69.14

G GENERAL SERVICE URBAN
GAS SUBTOTAL

\$54.95
\$54.95

E COMMERCIAL URBAN
E STREET LIGHT COM URBAN
ELECTRIC SUBTOTAL

\$60.23
\$4.04
\$64.27

Billing Detail Continued

EAC Adjustment (per kWh) \$0.0000
BTU Adjustment (x ccf used) 1.0617
PGA Adjustment (per ccf billed) \$0.0000

13.92
69.14
83.06

Account Summary

PREVIOUS BALANCE \$202.27
PAYMENT \$202.27
BALANCE FORWARD \$0.00
CURRENT CHARGES \$225.79
TOTAL AMOUNT DUE

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

SOUTH CENTRAL T&E KWON DO
922 BRIGGS
HASTINGS NE 68901-3709

HS20A24A
4000000619 277/1

Please Make Checks Payable and Remit to

AMOUNT PAID \$225.79
AMOUNT DUE \$225.79
DUE DATE 05/12/2026
Autopay - DO NOT PAY

ACCOUNT NUMBER 18710520-12739
SERVICE ADDRESS 710 W 2ND
CURRENT CHARGES \$225.79
BALANCE FORWARD \$0.00

HASTINGS UTILITIES
1228 N DENVER AVE
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

Please return bottom portion with your payment.
We are committed to accurate billing practices, transparency, and supporting our customers.

Billing Detail



WATER

W COMMERCIAL URBAN
W METER CHARGE COM URBAN
W INFRASTRUCTURE FEE URBAN
WATER SUBTOTAL

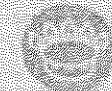
\$1.48
\$8.75
\$5.17
\$15.40



SEWER

S COMMERCIAL URBAN
S COMMERCIAL URBAN ADJUSTMENT
SEWER SUBTOTAL

\$16.61
\$55.21
\$71.82



GAS

G GENERAL SERVICE URBAN
GAS SUBTOTAL

\$29.39
\$29.39



ELECTRIC

E COMMERCIAL URBAN
E STREET LIGHT COM URBAN
ELECTRIC SUBTOTAL

\$54.84
\$4.04
\$58.88



E CITY DIVIDEND URBAN

\$3.53

Billing Detail Continued

EAC Adjustment (per kWh) \$0.0000
BTU Adjustment (x ccf used) 1.0739
PGA Adjustment (per ccf billed) \$0.0000

15.40
71.82
87.22

Account Summary

PREVIOUS BALANCE \$225.79
PAYMENT \$225.79
BALANCE FORWARD \$0.00
CURRENT CHARGES \$195.02
TOTAL AMOUNT DUE \$195.02

CITY OF HASTINGS
1228 N DENVER AVE
PO BOX 289
HASTINGS, NE 68902-0289

SOUTH CENTRAL TAE KWON DO
922 BRIGGS
HASTINGS NE 68901-3709

H520522A 495 1 AV 0.593
7050001901 00.0003 0191 498/1

Please Make Checks Payable and Remit to

06/10/2026
Autopay - DO NOT PAY

AMOUNT PAID

\$195.02

DUE DATE

\$0.00

AMOUNT DUE

BALANCE FORWARD

18710520-12739
710 W 2ND

CURRENT CHARGES

\$195.02

ACCOUNT NUMBER
SERVICE ADDRESS

HASTINGS UTILITIES
1228 N DENVER AVE
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

Please return bottom portion with your payment

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: 7/10/26

INV # 771239/1
 DATE : 6/11/26
 CLERK: JAW
 TERM # 587

TIME :12:21

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
3	EA	4044624	20x20x1 8M ACE FLTR	6.99	6.221/EA	18.66CN
** AMOUNT CHARGED TO ACCOUNT **				18.66	TAXABLE	0.00
					NON-TAXABLE	18.66
					SUB-TOTAL	18.66
					TAX AMOUNT	0.00
					TOTAL INVOICE	18.66

ACE REWARDS ID # 1980367372

(CRA)

X *R* *chk*

Received By

Precision Sprinklers
PO Box 232
Hastings, NE 68902

Date Invoice #
5/22/2026 5921

Invoice

4024635591
home@precision-sprinklers.com

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

Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Service At:
Lot 3
1st & Lincoln
Hastings, NE 68901

Terms	Service Technician
Net 30	Jeremy

Quantity	Description	Rate	Amount
1	Visit #: 5986 Start Up Visit Notes: Turn on & check all Field Remarks: Turned on Checked all No problems	120.00	120.00
		Subtotal	\$120.00

Payments/Credits **\$0.00**

Total **\$120.00**

L&M Cleaning Services LLC

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

Invoice

CRA	Payable to L&M Cleaning Services LLC	Invoice # 202
	Project 647 W 2ND ST HASTINGS NE 68901	

Description	Qty	Unit price	Total price
	1	\$45.00	\$45.00
MONTHLY CLEAN UP	1		

Notes: 3.5%
Credit Card
Fee
Adjustment

Subtotal	\$45.00
TAX 7 %	
Adjustments	
	\$45.00


DUTTON-LAINSON
COMPANY SINCE 1885

• WHOLESALE & CORPORATE OFFICES.....451 West 2nd Street
 • MANUFACTURING OFFICES.....1601 West 2nd Street
 • TEL 402-462-4141 • P.O. Box 729 • Hastings, Nebraska 68902-0729

Sales Order	Customer Order	Invoice Date	Page
930631	Central Park Ligh	06-11-26	1

Bill To: 136044
 Community Redevelopment Auth
 301 S Burlington Ave
 Hastings, NE 68901
 United States of America

Ship To: 136044
 Community Redevelopment Auth
 451 W. 2nd Street
 Hastings, NE 68901
 United States of America

Ship Via SHO

Ln Item No	Item Number	Description	Unit of Measure	Order Qty	Shipped Qty	Net Unit Price	Extended Price
1	395-3906	S29426 12.5WATT PAR30 12.5PAR30/LN/L ED/25~/930/120 V	EA	1	1	7.63000	7.63
2	395-3896	Mfgr Part # S29426 8A19/CL/LED/E2 6/930/120V 120V 8WATT A19 CLEAR MEDIUM BASE 3000K 800LUMEN 120VOLT DIMMABLE REPLACES UP TO 60 WATT Mfgr Part # S12415	EA	2	2	4.34000	8.68

Merchandise Total

 =====
 16.31

Sales Taxes

 Nebraska Sales Tax
 NE, Adams, Hastings

 0.90
 0.24

Payment Terms Net 30 Days

City Desk Ticket Nbrs: 430238

* - This item's net unit price reflects your
 standard trade and/or quantity discount.

Due
 07-11-26 \$17.45



DUTTON-LAINSON
COMPANY SINCE 1886

• WHOLESALE & CORPORATE OFFICES.....451 West 2nd Street
 • MANUFACTURING OFFICES.....1601 West 2nd Street
 • TEL 402-462-4141 • P.O. Box 729 • Hastings, Nebraska 68902-0729

Community Redevelopment Auth
 301 S Burlington Ave
 Hastings, NE 68901
 United States of America

Sls Rep	Customer	Date	Page
200	136044	05-26-26	1

Date	Description	Due Date	Amount	Invoice Balance
05-30-24	ONACCT P15906	05-30-24	-68.14	
09-22-25	PMTADJ		58.54	-9.60

Current		Balance	\$-9.60
1-30 Days			
31-60 Days			
Over 60 Days	-9.60		
Future			

Ken Company 741084
 723 S Chicago
 Hastings Neb 68401

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
NAME		CRA		June 12 2006	
ADDRESS		301 S Burlington			
CITY, STATE, ZIP		Hastings Neb			
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.
					PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	May 18 - June 12		
2			
3	May 26 cleanup		240
4	June 1 cleanup		310
5			
6	June 10 Six Lights		220
7			
8			
9			
10	total	\$	770
11			
12			
13			
14			
15			
16			
17			
18			

Thank You

RECEIVED BY

A-5905
 T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/1/2026

Invoice #
36808

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
Old Middle School 505 North Hastings Avenue Hastings, NE 68901 WC, PLWC, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/01/2026

Description	Quantity	Rate	Amount
• Facility and terrace weed control application	1	300.00	300.00
Thank you for your business!		Total	\$300.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>		Payments/Credits	\$0.00
		Balance Due	\$300.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
36808

Date: _____

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Amount Enclosed: _____

PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/4/2026

Invoice #
36905

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
Old Middle School 505 North Hastings Avenue Hastings, NE 68901 WC, PLWC, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/04/2026

Description	Quantity	Rate	Amount
• Complete parking lot sterilant application for weed control	1	1,500.00	1,500.00
Thank you for your business!		Total	\$1,500.00
		Payments/Credits	\$0.00
		Balance Due	\$1,500.00

Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
36905

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____

Amount Enclosed: _____

PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/1/2026

Invoice #
36807

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
Central Park (located East of Eakes) 825 West 2nd Street Hastings, NE 68901 WC3, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/01/2026

Description	Quantity	Rate	Amount
Weed control application	1	85.00	85.00
Thank you for your business!			Total \$85.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>			Payments/Credits \$0.00
			Balance Due \$85.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
36807

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____
Amount Enclosed: _____

**PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE**



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
6/3/2026

Invoice #
37194

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
NW Corner 2nd Street & Hastings Avenue Hastings, NE 68901 S2-5, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
06/02/2026

Description	Quantity	Rate	Amount
Step 2-Early Summer application - fertilizer	1	85.00	85.00
Step 3-Grub control application	1	85.00	85.00
"Make 1st Choice Your Only Choice"! Thank you for your business!			Total \$170.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>			Payments/Credits \$0.00
			Balance Due \$170.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
37194

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____

Amount Enclosed: _____

**PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE**



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/1/2026

Invoice #
36812

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
314 South Hastings Avenue Hastings, NE 68901 WC3, ZSE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/01/2026

Description	Quantity	Rate	Amount
Weed control application	1	85.00	85.00
Thank you for your business!		Total	\$85.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>		Payments/Credits	\$0.00
		Balance Due	\$85.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
36812

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____
Amount Enclosed: _____

PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE



Todd Schiefelbein NEB 095169
Lorie Schiefelbein
2022 Indian Acres Drive
Hastings, NE 68901
402-984-1574

Date
5/1/2026

Invoice #
36809

Terms: Due on receipt

Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901

Questions? Call 402-984-1574
or email 1stchoicelawnandpest@gmail.com
1stchoicelawnandpest.com
LIKE US ON FACEBOOK @ 1st Choice Lawn & Pest

Job Site	
413 S. Burlington Avenue Hastings, NE 68901 WC3, ZS1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
05/01/2026

Description	Quantity	Rate	Amount
Weed control application	1	70.00	70.00
Thank you for your business!			Total \$70.00
<i>Prices listed are cash prices. A service charge will be added to payments made by credit/debit card.</i>			Payments/Credits \$0.00
			Balance Due \$70.00

FROM: Randy Chick
Community Redevelopment Authority
301 South Burlington Avenue
Hastings, NE 68901



Invoice #
36809

1st Choice Lawn & Pest Solutions
2022 Indian Acre Drive
Hastings, NE 68901

Date: _____

Amount Enclosed: _____

PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE

Item #1 – Motion to ratify a purchase agreement for the acquisition of property at 245 W. 2nd Street. – At the May CRA meeting the board agreed to spend up to \$125,000 for the property located at 245 W. 2nd Street. The final price at auction was \$79,000 plus a 10% buyers fee for a total of \$86,900.



THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.
The REALTOR® negotiating this Agreement is a member of the Nebraska REALTORS® Association
and as such is governed by its Code of Ethics and Rules and Regulations.



COMMERCIAL PURCHASE AGREEMENT

Ruhter Auction & Realty, Inc. 2837 W HIGHWAY 6, Hastings, NE 68901 June 3, 2026
(Firm and address) (date)

Agency Confirmation: The following agency relationship(s) are hereby confirmed for this transaction.

Agent: Ryan Samuelson
of Ruhter Auction & Realty, Inc. (company)
(402)460-9800 (agent's cell)

Is the agent of: ☒ Seller exclusively ☐ Buyer exclusively ☐ both the Buyer and Seller (Limited Dual Agent)

Agent: _____
of _____ (company)
_____ (agent's cell)

Is the agent of: ☐ Seller exclusively ☐ Buyer exclusively ☐ both the Buyer and Seller (Limited Dual Agent)

The undersigned, as Buyer, agrees to purchase the following property on the following terms:

- Address: 245 W. 2nd Street, Hastings, NE 68901
- Legal Description: 1309.00-LOTS 11 Thru 12, BLK 23 JOHNSONS ADD

(Property)

3. Personal Property. ☒ If checked, the purchase price includes all furniture and furnishings and any other personal property owned by Seller and used in the operation of the property per attached signed inventory, receipt of which is hereby acknowledged. The inventory is hereby made an integral part of this Agreement upon its execution by both parties. Said personal property is to be transferred by Bill of Sale in favor of Buyer at closing.

Including all fixtures and equipment permanently attached to Property owned by Seller provided Seller has a marketable title in fee simple. The only personal property included is as follows: _____

4. Price. Buyer agrees to pay \$ 86,900.00, allocated \$ 86,900.00 for land and buildings and \$ _____ for the personal property. There shall be an earnest money deposit in the amount of \$ 5,000.00, which shall be applied to the purchase price upon closing. The earnest money deposit shall be made payable and delivered to:

☐ Escrow Agent ☐ Buyer's Broker ☒ Listing Broker ☐ Seller ☐ Other _____

Earnest money deposit shall be paid within 72 hours or before the end of the next banking day, unless all parties specifically agree otherwise hereinafter:

☐ (Optional) Buyer and Seller specifically agree the earnest money deposit shall be paid within _____ days of acceptance of this Purchase Agreement.

If the earnest money deposit is not paid by the deadline above, this agreement is void. Balance of the purchase price to be paid per the following paragraph(s): _____

Initial
RBMttOPK
Seller: _____ Buyer: x [Signature]
Date: 6/4/2026 Date: 6/3/26

A. Cash at Closing – No Financing Being Required: Balance of \$ 81,900.00 shall be paid in cash, or by certified or cashier's check at time of closing. Buyer to provide Seller a letter from a government regulated depository showing evidence of said funds within 10 calendar days of acceptance of this offer or this offer shall be null and void with the earnest money forfeited to the Seller.

B. Conditional Upon Loan: Balance of \$ _____ shall be paid in cash, or certified or cashier's check at time of delivery of deed, contingent upon Buyer's ability to obtain a loan, to be secured by first mortgage or deed of trust, on above described Property in the amount of \$ _____ on the following terms: initial interest not exceeding _____ % per annum; amortized over not less than _____ years; points not to exceed _____. Loan origination and all service fees shall be paid by Buyer. Buyer agrees to make application for the loan within _____ days of acceptance of this offer, sign all papers, pay all costs, except as provided herein, and to establish escrow reserves for taxes and insurance if required by Lender. If processing of the application has not been completed by the lending agency by the closing date stated elsewhere in this Agreement, such time limit shall be automatically extended until the lending agency has, in the normal course of its business, advised either approval or rejection. Seller may cancel this Agreement any time after _____ unless Buyer shall have previously provided to Seller a copy of Buyer's written, non-contingent loan approval from a government regulated lender.

5. Title. Seller agrees to convey marketable title to Buyer by warranty deed or seller's equivalent free and clear of all liens, encumbrances, special assessments levied or assessed and subject to all easements and restrictions or covenants now of record. Buyer shall be furnished a current title insurance commitment before closing and a title insurance policy insuring good and marketable title. The cost of the title insurance shall be paid as follows:

☒ Title Insurance policy paid by: (select one)	☐ Seller	☐ Buyer	☒ Divided equally
☒ Lenders Policy paid by: (select one)	☐ Seller	☒ Buyer	☐ Divided equally
☒ Endorsements paid by: (select one)	☐ Seller	☒ Buyer	☐ Divided equally

6. Real Estate Taxes/Prorations. Seller shall pay all taxes to and including December 31, 2025 (date). Taxes for the calendar year 2026, together with interest, rents, prepaid services, and other expenses of the property, if any, shall be prorated to the date of possession/closing. Taxes shall be prorated on the basis of the county assessor's valuation at the date of closing and the most recently certified mill levy.

7. Compliance with Law. Seller shall comply with all federal, state and local laws applicable to the sale or transfer of the property, including but not limited to installing smoke detectors or providing inspections.

8. Maintenance/Repairs/Replacements Cost to Seller. Seller agrees to maintain the property in its condition on the date hereof until initial delivery of possession which maintenance shall include, but not be limited to, the building, lawn, parking lot, heating, air conditioning, water heater, sewer, plumbing, electrical system, and any appliances.

9. Due Diligence. This agreement is contingent upon Buyers satisfaction of the property after the opportunity for inspections. Buyer, or any designee, at Buyer's expense (or as otherwise agreed), shall have the right to any inspections desired of the real estate and personal property to be sold hereunder on or before _____ (date) (the "inspection deadline"). Buyer shall give written notice to the Seller of any unsatisfactory conditions of the property or rescission of this agreement on or before _____ days after the inspection deadline (the "rescission deadline"). If the Buyer fails to notify the Seller of any unsatisfactory conditions or rescission by such deadline, Buyer agrees to accept the property in its condition on the inspection deadline. If such a notice of unsatisfactory condition is received by the Seller as set forth above, this Agreement shall terminate _____ days after the rescission deadline (the "settlement deadline") unless Seller and Buyer have agreed to a settlement in writing or Buyer has waived such condition in writing.

☐ If checked, Buyer requests a termite and wood destroying insect inspection of the property and all buildings thereon at Buyer's expense. Should evidence of termites or wood destroying insects be found, the property shall be treated at Seller's expense by a commercially licensed applicator who has met the certification requirement of the Nebraska Pesticide Act for treatment of termites and wood destroying insects. Buyer agrees to accept the treated property. If visible evidence of previously treated infestation, which is now inactive, is found, treatment shall not be required. Should damage from such insects be found, the damage shall be corrected at Seller's expense. However, if the cost required for repairs exceeds 1% of the purchase price, either Seller or Buyer may rescind this Agreement.

10. Utilities. Seller agrees to have the following utilities turned on, if not currently on, for inspections and/or appraisal.

☐ Electric ☐ Gas ☐ Water ☐ Other _____

Initial

 Seller: _____ Buyer: Joe /
 Date: 6/4/2026 Date: 6/3/26

11. Access to Property. Seller shall provide reasonable access to Buyer, Buyer's inspectors or agents to timely fulfill this Agreement and to representatives of Buyer's Lender to accommodate financing.

12. Condition of Property. Seller represents (1) that to the best of Seller's knowledge, there are no defects in the property that are not readily ascertainable and which significantly affect the desirability or value of the property, or which the Seller has not disclosed to Buyer in writing dated _____ and (2) that Seller has no notice of violations of any local state or federal laws, rules and regulations relating to the property.

☐ If checked, a disclosure is attached.

13. Risk of Loss. Risk of loss or damage to Property, prior to closing date, shall be the responsibility of Seller. If, prior to closing, the Property is materially damaged by fire, explosion or any other cause, Buyer shall have the right: i) to require the premises to be restored to the condition at execution hereof; ii) to adjust the price to the value subject to the damage; or iii) to rescind this Agreement.

14. Possession and Closing. Closing of the sale shall be on July 10, 2026 (date) or within _____ days after loan approval, whichever shall last occur. Possession of Property shall be given on closing (date) but not before closing. This Agreement shall in no manner be construed to convey Property or to give any right of possession. Buyer shall have the right to make a final inspection of Property prior to closing to ascertain that all conditions of this Agreement have been met. Time is of the essence in this Agreement.

15. Escrow Closing. Buyer and Seller agree that the closing of the sale may be handled by an escrow agent. If so, the listing broker is authorized to transfer to the escrow agent the earnest money, other trust funds received by the listing broker and all documents and other items received by the listing broker in connection with the sale. After the transfer, the listing broker shall have no further responsibility or liability to Buyer or Seller to account for funds or preparation of documents in connection with the closing of the sale. Escrow agent will not be required to disburse funds or deliver or record any documents until it has received certified funds or other good, sufficient and collected funds, and all conditions, terms and provisions of this Agreement have been satisfied, performed and met. Escrow Agent shall be Prarie Title (Title Company) and escrow closing charges shall be paid as follows:
50% buyer / 50% seller

16. Rescission, Termination or Default. If Buyer fails to consummate this purchase according to the terms of this Agreement, Seller may, at Seller's option, retain the earnest money as liquidated damages for such failure, or utilize such other legal remedies as are available to Seller by reason of such failure. If this Agreement is rescinded or terminated by either party without fault as allowed hereby, each party shall bear his or her costs and the earnest money shall be refunded.

17. Foreign Investment and Real Property Tax Act (FIRPTA). The Foreign Investment and Real Property Tax Act requires a Buyer of real property to withhold ten percent (10%) of the sale price and to deposit that amount with the Internal Revenue Service upon closing, if the Seller is a foreign person, foreign corporation or partnership, or non-resident alien, unless the property qualifies for an exemption under the Act. Unless it is established that the transaction is exempt because the purchase price is \$300,000 or less and the Buyer intends to use the property as his primary residence, Seller agrees to: (a) Provide Broker with a Non-Foreign Seller Affidavit (PPC Form 101-V) stating under penalty of perjury that Seller is not a foreign person; or (b) Provide Broker with a Certificate from the Internal Revenue Service establishing that no federal income tax withholding is required; or (c) Subparagraphs (a) or (b) to be provided to Buyer within _____ days of acceptance or Seller consents to withholding ten percent (10%) from the sale proceeds, to be deposited with the Internal Revenue Service.

18. Tax Deferred Exchange. In the event the Seller wishes to enter into a tax deferred exchange for the real property described herein, or if Buyer wishes to enter into a tax deferred exchange with respect to property owned by him in connection with this transaction, each of the parties agrees to cooperate with the other party in connection with such exchange, including the execution of such documents as may be reasonably necessary to effectuate the same. Provided that: (a) The other party shall not be obligated to delay the closing, (b) All additional costs in connection with the exchange should be borne by the party requesting the exchange, and (c) The other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal liability which would survive the exchange, nor shall the other party be obligated to take title to any property other than the property described in this Agreement. The other party shall be indemnified and held harmless against any liability which arises or is claimed to have arisen on account of the acquisition of the exchange property.

19. Rights of Persons in Possession. ☐ If checked, this property is sold subject to the rights of persons in possession. Rents shall be prorated to date of closing. Security deposits, advance rentals or considerations involving future lease credits shall be credited to Buyer. Buyer acknowledges that trade fixtures located in the premises may belong to tenants and may be removed upon the conclusion of the tenancy.

☐ If checked, purchase is subject to Buyer's inspection and approval of the leases which shall be treated as an inspection above. Promptly after execution hereof, Seller shall provide Buyer with copies of all leases and rental Agreements, notices to or from tenants, claims made

Seller: RBM TTOPR Buyer: Joe
Date: 6/4/2026 Date: 6/3/26

to or by tenants, a statement of rents owing and damage or security deposits held and a summary of all oral agreements with tenants which affect the operation or ownership of the premises. Seller shall warrant the foregoing disclosures as true and correct.

Seller agrees that no changes in the existing leases or rental Agreements shall be made nor new leases or rental Agreements entered into nor shall any substantial repairs or alterations be commenced without the express written consent of the Buyer. Buyers' obligations hereunder are conditioned upon receipt at closing of an estoppel certificate from each tenant acknowledging that the lease or rental Agreement is in effect, that no lessor default exists, and stating the amount of any prepaid rent or deposits.

20. Income/Expense. ☐ If checked, the purchase is subject to Buyer's inspection and approval of the operating statement of the premises. Promptly after execution hereof Seller shall provide a statement of rental income and expenses for the premises which Seller shall warrant as true and correct. Such inspection shall be treated as an inspection above. Buyer agrees to keep such statement confidential. Buyer agrees to use such statement only for the purpose of analysis of a purchase of the premises.

21. Service Contracts. Seller agrees to provide to Buyer a copy of any service and/or equipment contracts with respect to the property which extend beyond closing. Buyer agrees to assume such contracts.

22. Environmental. ☐ If checked, the purchase is contingent upon the satisfactory environmental quality of the Property. On or before the inspection deadline, Buyer may request a Phase I environmental review at Buyer's expense which shall be promptly ordered by Buyer or Buyer's Agent. If the results raise a question of environmental quality, Buyer may request further study and delay closing as necessary, accept the property as is or rescind the Agreement. If further study is requested, Buyer shall have ten days after receipt of the study results to accept the property as is or rescind this Agreement. Copies of all requests for environmental investigation and the results thereof shall be provided to both Buyer and Seller. If the environmental investigation is not completed by _____ (date), either party may rescind this Agreement.

23. Use. ☐ If checked, Buyer intends to use the premises for a specific purpose. Buyer may rescind this Agreement on or before the rescission deadline if Buyer determines that zoning or land use restriction prohibits such intended use. The purpose is as follows:

24. Acceptance Date. This offer is null and void if not accepted by Seller on or before _____ (date) at _____ o'clock _____.

25. Counterparts, E-Mail and Fax Transmission: This Agreement may be executed in one or more counterparts, each of which is deemed to be an original hereof, and all of which shall together constitute one and the same instrument. The facsimile or e-mail transmission of a signed copy hereof or any counter offer to the other party or their agent with confirmation of transmission shall constitute delivery. The parties agree to confirm delivery by mail or personal delivery of a signed copy to the other party or their agent.

26. Other Provisions. The building sells in "as is" condition. No repairs will be made by the seller. All contents of the
building are included in the purchase.

27. Addenda. The attached addenda shall be made a part of the Purchase Agreement. (List Addenda) _____

_____ (Seller ____/____/____) (Buyer ____/____/____)

28. Mediation and Arbitration. ☐ [If checked]

(a) **Disputes.** The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the brokerage relationship or the construction, interpretation, enforcement, or breach of the terms of this Agreement or any actions of the parties or their agents in the sale and purchase of the described property including claims of misrepresentation and claims under §21-2120 (Seller Property Condition Disclosure) of the Nebraska Revised Statutes.

(b) **Mediation.** In the event of any Dispute, any party to the Dispute may seek non-binding mediation in an attempt to resolve the Dispute by giving 15 days written notice of a request for such mediation to all other parties to the Dispute. The request for mediation must be made within 360 days after the party making the request knew, or exercising reasonable diligence and care, should have

known, of the Dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the Dispute would have run. Such mediation shall be held in Nebraska. Such mediation may be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.

(c) **Arbitration.** Any Dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be held in Nebraska. Such arbitration may be administered by the American Arbitration Association or such other arbitration provider agreed to by the parties. It shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply Nebraska substantive and procedural law to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within 360 days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the Dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a Dispute, the demand for arbitration shall be made within 60 days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the Dispute would have run. The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees to the prevailing party. In determining prevailing party, prevailing party shall be that party for whom the result most closely, in the arbiter's opinion, resembles that party's last offer for settlement of the controversy.

(d) **Provisional Remedies.** The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.

(e) **Exclusions.** The terms of paragraph 28 shall not apply to:

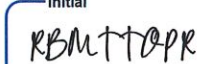
- (1) Any complaint of violation of the Code of Ethics of the National Association of REALTORS®;
- (2) Foreclosure or other action or proceeding to enforce a deed of trust, mortgage or land contract; or
- (3) The filing or enforcement of a construction or similar lien including a commercial broker's lien.
- (4) An action filed and held in "Small Claims Court" as defined in Neb. Rev. Stat. 25-2801 to 25-2804, provided, however, any attempt to transfer a matter filed in small claims court to county court shall be subject to paragraph 28.

(f) **Waiver.** BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION, BUT ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN THE INTEREST OF THE GENERAL PUBLIC OR IN ANY PRIVATE ATTORNEY GENERAL CAPACITY.

29. Entire Agreement. This document contains the entire Agreement of the parties and supersedes all prior Agreements or representations oral or written with respect to the Property which are not expressly set forth herein or incorporated herein by reference. This Agreement may be modified only by a writing signed and dated by both parties. All express representations and warranties shall survive closing. Both parties acknowledge that they have not relied on any statements of the real estate agent or broker which are not herein expressed except _____

30. Authority to Sign. The undersigned Seller(s) and Buyer(s) each represent and warrant that they are duly empowered and/or authorized, whether individually, on behalf of any entity or as a fiduciary, to enter into this Purchase Agreement and create a valid and binding contract. Seller represents all parties required to transfer title to the Property are parties to this contract.

IF PARAGRAPH 28 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

Seller:  Initial
Date: 6/4/2026
Buyer: 
Date: 6/3/26

BUYER ☒ Community Redevelopment Authority of the City of Hastings DATE ☒ 6/3/26
By Randal Clark
 BUYER _____ DATE _____
 ADDRESS 301 S. Burlington Hastings, NE ZIP 68901 PHONE 402-461-8415
 NAMES FOR DEED: _____

Check one: ☐ JTWROS ☐ Tenants in common ☐ Other _____
 Check one: ☐ Husband and Wife ☐ Single Person ☐ Other _____

RECEIPT FOR EARNEST MONEY

RECEIVED FROM: Hastings Community Redevelopment Authority the sum of \$ 5,000 by
☒ check ☐ cash ☐ other _____ to apply to the purchase price of the
 Property on terms and conditions as stated. In the event this offer is not accepted by the Seller of the Property within the time specified
 the earnest money shall be refunded.

Ruhter Auction & Realty, Inc.

REALTOR®

By: Ryan SandozComplete only one of A, B or C below:

A: Acceptance of All Terms: Seller accepts all of the terms of the above Agreement and agrees to perform all of its terms.

IF PARAGRAPH 28 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

Signed by:

Seller Richard B Mooers Trust, Tiffany Opperman Personal Representative Date 6/4/2026
 217E628850644C7...

Seller _____ Date _____

B: Counter Offer #1 By Seller: In response to the above Purchase Agreement dated _____ for the sale of the Property,
 all of the terms and conditions of the Purchase Agreement are accepted and shall remain the same with the exception of the following:

This Counter Offer shall expire _____ (date), at _____ o'clock _____ (hour in the time zone of the office
 of the Seller's agent) and be automatically null and void unless, prior to the time of expiration, Buyer's written acceptance is delivered
 to the Seller's Limited Agent or their Broker's office or the Seller.

If this Counter Offer is accepted, the Purchase Agreement as amended by this Counter Offer shall become a contract between the parties.

Seller reserves the right to withdraw this Counter Offer prior to acceptance. Withdrawal shall be complete if verbal notification of
 withdrawal is made to the Buyer's Agent or Broker of the Buyer's Agent or Buyer before the delivery of Buyer's written acceptance.

Seller: RBMDate: 6/4/2026Buyer: RecDate: 6/3/26

Seller _____ Date _____ Seller _____ Date _____
☐ accept ☐ reject this Counter Offer _____ (date), at _____ o'clock _____

Buyer _____ Date _____ Buyer _____ Date _____

C: Rejection: The foregoing offer is rejected.

Seller _____ Date _____ Seller _____ Date _____

RECEIPTS FOR FULLY EXECUTED PURCHASE AGREEMENT

Buyer acknowledges receipt of executed copy of this Agreement.

Buyer _____ Date _____ Buyer Pandel Choi 6/3/26 Date _____

Seller acknowledges receipt of executed copy of this Agreement.

Richard B Mooers Trust, Tiffany Oppenauer Personal Representative
 Seller _____ Date _____ Seller _____ Date _____

4932-0073-2276, v. 4

Initial
 Seller: RBM+TOPR Buyer: Pac
 Date: 6/4/2026 Date: 6/3/26

Item #2 – Motion to approve a professional services agreement with Brown Surveying Services for 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. – Brown Surveying is proposing to provide survey and platting services for the old middle school property. The proposed price is \$3,000 and the timeline for completion is 6 weeks. Recommend approval.

Land Surveying Proposal



Client

Project Name	Hastings CRA Subdivison
Address	714 W 5th Street
City, State ZIP	Hastings NE
Phone	(402) 461-8415
Email	Randal Chick <cra@redevelophastings.com>
Client	Community Redevelopment Authority of City of Hasting

Contractor information

Company	Brown Surveying Services
Name	Bryan Brown
Address	419 4th Street
City, State ZIP	Shelton, Nebraska 68876
Phone	308-216-0582
Email	bbrown@brownsurveyingservices.com
Completion date	XX/XX/XXX

Scope of Services

PLATTING SERVICES

Brown Surveying Services shall prepare and submit a final plat application to the City of Hastings for review and approval for the purpose of conjoining existing subdivided lots that include Lots 1-12 Block 6, Original Town of Hastings along with the vacated alley and vacated 6th street. Property pins for the lots shall be placed after the plat is filed with the County and the Nebraska State Repository according to Nebraska Revised Statute 81-8,122.01. All existing easements will be shown. A title commitment will not be provided and this survey will be performed without benefit of title, independent research of land records will be performed by Brown Surveying Services.

Brown Surveying Services agrees to provide all its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope. Our proposed cost to complete the land surveying services listed above **\$3,000.00**

Schedule of Services

Unless otherwise agreed, Brown Surveying Services expects to perform its services under the Agreement as follows:

Anticipated Start Date: Upon receipt of signed Letter of Agreement

Anticipated Completion Date: 6 weeks from Notice to Proceed

Brown Surveying Services will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Brown Surveying Services reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties

Schedule of Fees

Surveying Services: For survey services including Drafting, Construction Staking, project management, etc.

2-Man Survey Crew	Per Hour	\$165.00
Surveyor (Non PLS)	Per Hour	\$85.00
Land Surveyor (PLS)	Per Hour	\$135.00
Drafting (Non PLS)	Per Hour	\$60.00
Drafting (PLS)	Per Hour	\$90.00
Supplies	Lump Sum	1.1xCost

Mileage

Per Mile

0.75

Service Acceptance

I, _____, accept the above scope of work, proposed to be completed for the amount of **\$3,000.00**.

Signature

Date



Item #3 - Review of Qualified Environmental Professional bid for the middle school asbestos grant. – The City Council recently approved the bid for Qualified Environmental Professional Services to Atlas Technical Consultants, LLC of Omaha, Nebraska for an estimated total cost of \$42,000 which was the lowest and best proposal. The company will put together an action plan for the removal of asbestos at the old middle school and will be responsible for planning, cost estimates and remediation oversight.

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 6/8/2026

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the agreement with Atlas Technical Consultants, LLC for Qualified Environmental Professional Services for Hastings Former Middle School Asbestos Cleanup Grant.

Names of People/Business affected by this action:

City of Hastings, Atlas Technical Consultants, LLC

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve the agreement with Atlas Technical Consultants, LLC for Qualified Environmental Professional Services for Hastings Former Middle School Asbestos Cleanup Grant in the estimated amount of \$42,000.

Deadlines associated with action:

Department head comments:

Proposals for Qualified Environmental Professional Services for the Hastings Former Middle School Asbestos Cleanup Grant were received on May 27, 2026. Six proposals were received. This work will include completion of the draft Analysis of Brownfields Cleanup Alternatives, Quality Assurance Project Plan, Health and Safety Plan, paperwork and permitting with DWEE, deliverables for EPA ACRES database, cost estimate for asbestos abatement work, asbestos abatement bid documents review and abatement oversight. These components are all required by the EPA Brownfield Grant and paid for through the grant. Atlas Technical Consultants, LLC was chosen as the preferred consultant based on their experience with Brownfield Grants, ability to meet our schedule and the lowest estimated cost of \$42,000. A bid package for the procurement of an abatement contractor will follow after the completion of the planning components.

Recommend Approval

City Administrator comments:

This item is for the EPA required professional services to facilitate the asbestos clean-up at the old middle school. I recommend approval.

AGREEMENT

THIS AGREEMENT, made and entered into this 8th day of June 2026, by and between the City of Hastings, Party of the First Part, hereinafter called the "Purchaser" or "City", and Atlas Technical Consultants, LLC, of (town) Omaha in the State of Nebraska, Party of the Second Part, hereinafter called the "Contractor".

WITNESSETH: THAT,

WHEREAS: The Purchaser has caused the necessary contract documents to be prepared for defining material, equipment, and/or labor to be supplied to the City of Hastings and delivered complete as specified in the accompanying contract documents.

WHEREAS: The Purchaser has advertised for bids from Contractors, has received said bids, analyzed same and duly awarded a contract to the "Contractor", "Party of the Second Part", for material, equipment, and/or labor as hereinafter set forth and as stated more in detail in the Proposal and related contract documents to wit; all of which documents are attached hereto and made a part of this Contract.

NOW, THEREFORE: It is hereby agreed that for the sum of forty-two thousand and 00/100. (\$42,000.00)

to be paid by the Purchaser, within Thirty (30) days after the acceptance of material, equipment, and/or labor by the Purchaser, to the Contractor, the Contractor agrees to furnish all materials, equipment, and/or labor as required by the accompanying specifications, and the aforesaid contract documents, for **Contract No. CH 2026-18 Qualified Environmental Professional Services – Hastings Former Middle School Asbestos Cleanup Grant.**

All materials, equipment, and/or labor shall be in accordance with the accompanying contract documents and specifications which are as much a part of this Agreement as if repeated verbatim herein.

It is further agreed that the Contractor will start work promptly, furnish the necessary drawings promptly and complete the work in the number of days set forth in the Proposal.

AGREEMENT

IN WITNESS WHEREOF: The Parties of the First and Second Parts have hereto set their hands and seals on the day and year above written.

CITY OF HASTINGS
Party of the First Part

By: _____

Date: _____

ATTEST:

City Clerk

SEAL

CONTRACTOR
Party of the Second Part

By: _____

Title: _____

Date: _____

APPROVED TO FORM:

City Attorney

Note: If executed by one other than President, Partner or the individual Owner, a Power-of-Attorney authorizing execution should accompany this Contract.



To: Randy Chick, CRA
From: Lee Vrooman
Date: June 1, 2026
Subject: Bid Evaluation for Qualified Environmental Professional Services – Hastings Former Middle School Asbestos Cleanup Grant

Proposals were submitted before 5:00 on May 27, 2026 for the Qualified Environmental Professional Services – Hastings Former Middle School Asbestos Cleanup Grant. A summary of the estimated proposal costs is given below:

BIDDER	Total Estimated Cost
Tetra Tech, Inc. Omaha, NE	\$51,225
Quad-C Consulting Wood River, NE	\$51,585
Atlas Technical Consultants, LLC Omaha, NE	\$42,000
B2 Environmental Grand Island, NE	Not a complete bid
American Engineering Testing, LLC St. Paul, MN	\$150,000
Terracon Omaha, NE	\$64,400

The scope of services for the Qualified Environmental Professional (QEP) includes:

- Assessment/Planning Activities including completion of draft Analysis of Brownfields Cleanup Alternatives, Quality Assurance Project Plan, Health and Safety Plan, paperwork and permitting with DWEE, deliverables for EPA ACRES database, cost estimate for asbestos abatement work, and asbestos abatement bid documents review.
- Remediation Oversight Activities including: oversight of asbestos abatement field activities and the closeout report.

Five of the six companies provided a complete proposal with pricing for both the assessment/planning activities and the remediation oversight. B2 Environmental provided pricing for only the remediation oversight.

The proposals were all evaluated based on: experience with projects of similar scope (Brownfield projects), staff qualifications and certifications, schedule and cost. Cost for remediation oversight was based on 20 work days, no weekends and one shift of 8 hours per day. Based on that criteria, Atlas

Technical Consultants, LLC rose to the top. Their company and staff have relevant Brownfield project experience, they have a schedule that can meet our anticipated need for a fall/early winter of 2026 completion of remediation, and the lowest estimated cost. Actual remediation oversight costs are estimated and will be based on the daily rate provided and how long it takes the abatement contractor to complete the work.

Atlas will assist with completing the planning documents necessary for the bid package that will be used to procure the asbestos abatement contractor. These planning documents are all requirements of the EPA Brownfield Grant. This work will be paid for through the grant.

Staff recommends that the Qualified Environmental Professional Services be awarded to Atlas Technical Consultants, LLC of Omaha, Nebraska for an estimated total cost of \$42,000 which is the lowest and best proposal for the City of Hastings.

Item #4 - Review of Notice to Divide taxes for 2026 TIF projects. - Each year prior to July 1st, the CRA is required to file a Notice to Divide tax for TIF projects with the Adams County Assessor's office. This year the CRA will file the Notice for eight different projects.



June 8, 2026

Angel Murtaugh, Adams County Assessor
300 N. St Joseph Ave #204
Hastings, NE 68901

Angel:

This letter is in regards to the TIF project listed below. As you know, this property was subject to an agreement with the Community Redevelopment Authority concerning Tax Increment Financing. The Authority has collected sufficient TIF revenue to cover the debt and other project expenses on this project and the TIF designation should be removed from the property for the 2026 tax year.

Southwood Estates LLC Redevelopment Project

Parcel #010014561, 1035-1037 S. Pine, Lot 2 Southwood Estates.
Parcel #010014550, 1025 S. Ross, Lot 3 Southwood Estates.

If you have any questions, please don't hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Randy Chick".

Randy Chick
Director, Community Redevelopment Authority

File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

HEDC WEST LAUX DRIVE PHASE 4

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The development of a single family home subdivision with a total of 16 lots. TIF funds were used for site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

ID#010019025, 3103 W. Laux Drive, Lot 7 Pioneer Trail Flats 2nd Sub

ID#010019026, 3101 W. Laux Drive, Lot 8 Pioneer Trail Flats 2nd Sub

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

(402) 461 8415

Email Address

cra@redevelophastings.com

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

DIRECTOR

Title

06/10/2026

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

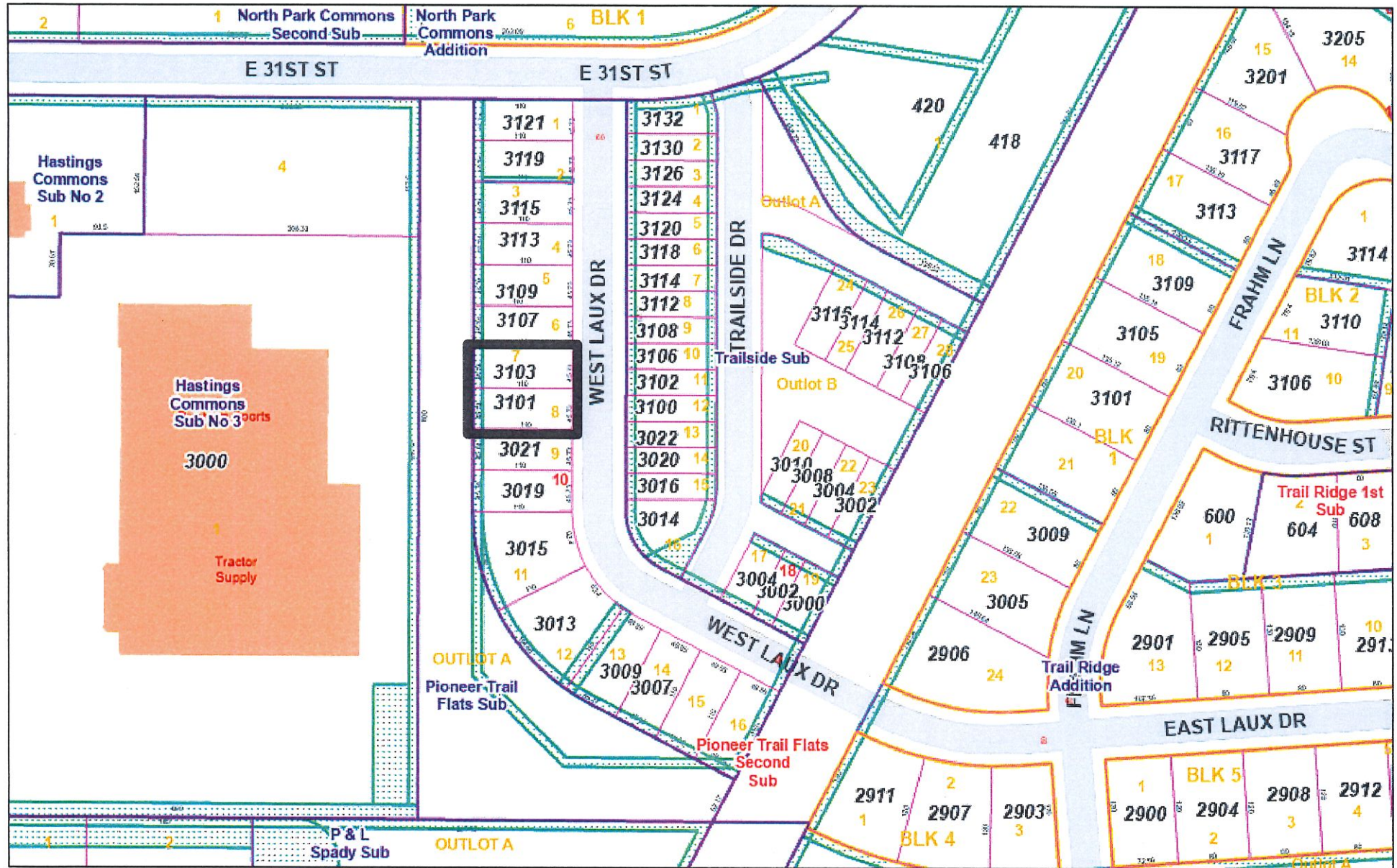
CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.



6/9/2026, 2:23:28 PM

Corporate Limits Subdivisions Lots Buildings county_bound
 City Limits Parcels Easements Commercial
 Two Mile Blocks Addresses roadbuff



1:2,430

0 0.01 0.03 0.06 mi
 0 0.03 0.05 0.1 km

File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

HEDC TRAIL RIDGE ADDITION PHASE 5

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The development of a single family home subdivision with a total of 41 lots. TIF funds were used for site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

ID#010019436, 621 Rittenhouse St, Lot 6, Blk 2, Trail Ridge Add
ID#010019397, 2901 E. Laux Drive, Lot 13, Blk 3, Trail Ridge Add

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

(402) 461 8415

Email Address

cra@redevelophastings.com

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

DIRECTOR

Title

06/10/2026

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

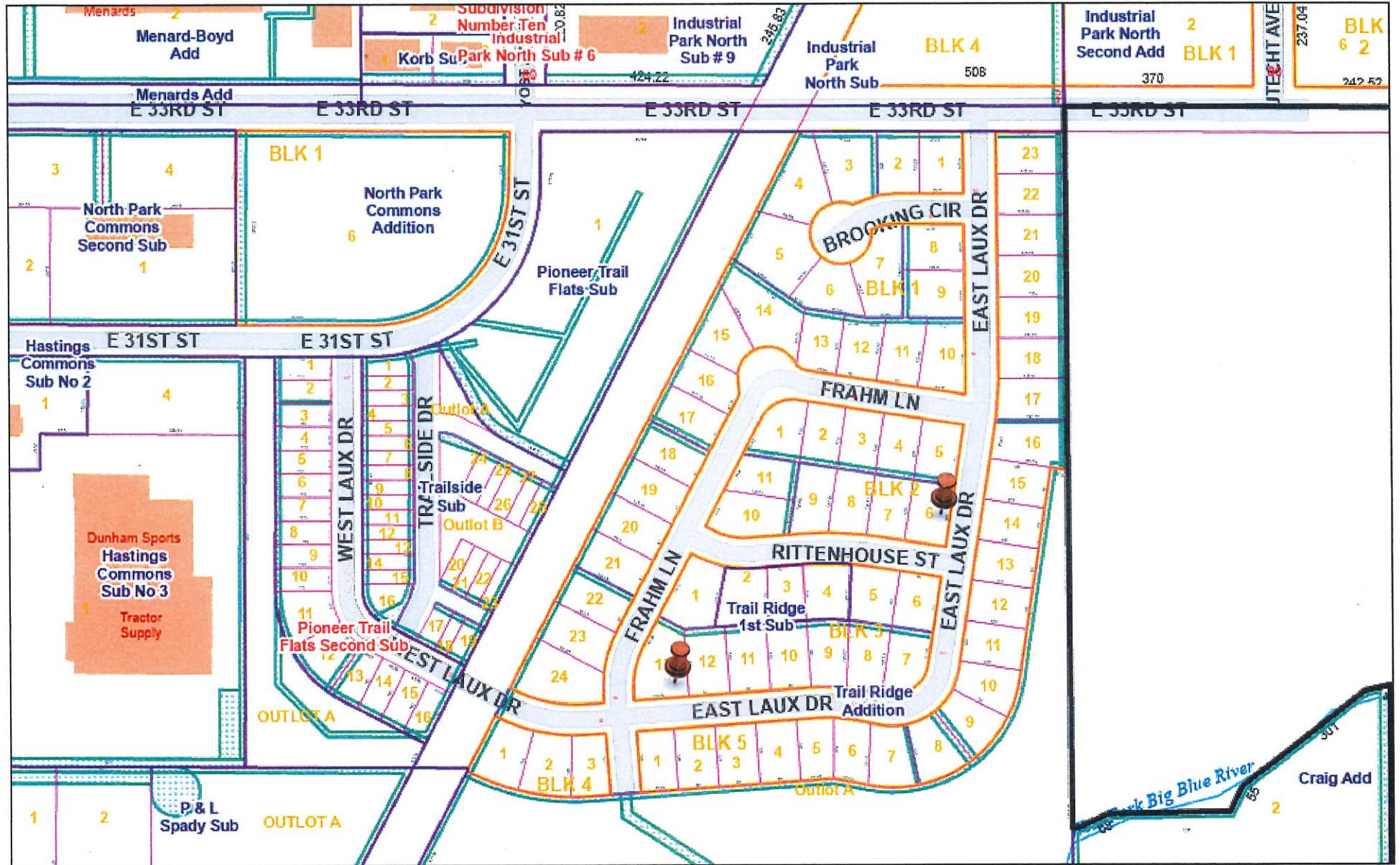
CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

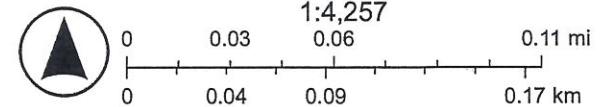
Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.



6/10/2026, 11:26:53 AM

Corporate Limits Subdivisions Lots Buildings
City Limits Parcels Easements Commercial
Two Mile Blocks roadbuff stream
county_bound



File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

HEDC TRAIL RIDGE ADDITION 2.0 PHASE 4

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The development of a single family home subdivision with a total of 33 lots. TIF funds were used for site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

ID#010019441, 600 Brooking Circle, Lot 5, Blk 1, Trail Ridge Addition

ID#010019430, 3209 Frahm Lane, Lot 13, Blk 1, Trail Ridge Addition

ID#010019431, 3205 Frahm Lane, Lot 14, Blk 1, Trail Ridge Addition

ID#010019412, 3009 Frahm Lane, Lot 22, Blk 1, Trail Ridge Addition

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

(402) 461 8415

Email Address

cra@redevelophastings.com

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

DIRECTOR

Title

06/10/2026

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

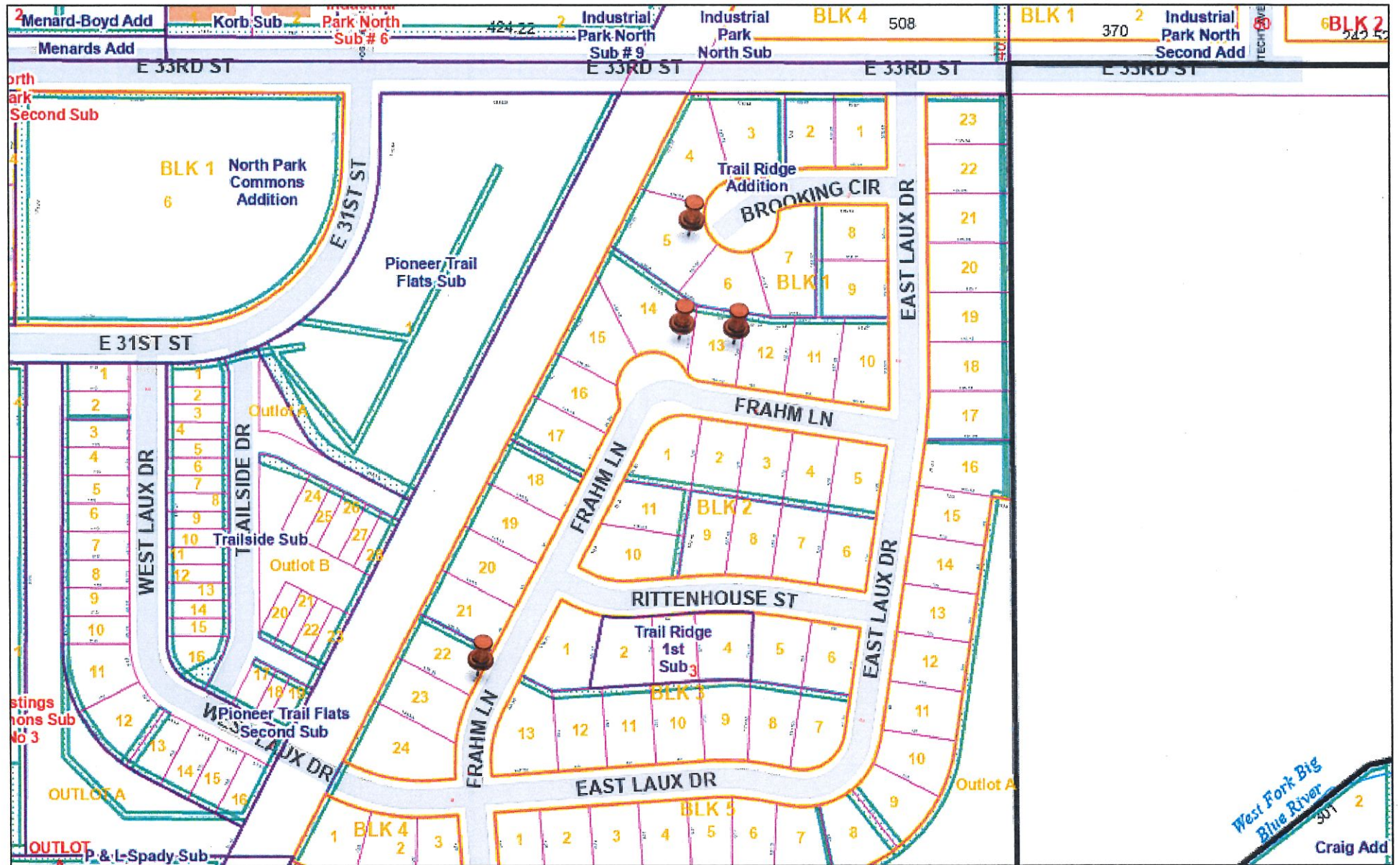
CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.



6/10/2026, 11:19:11 AM

Corporate Limits Subdivisions Lots Buildings stream
 City Limits Parcels Easements Commercial county_bound
 Two Mile Blocks roadbuff



1:3,548
 0 0.02 0.04 0.09 mi
 0 0.04 0.07 0.14 km

File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The Suzanne and Walter Scott Foundation will develop a 318 bed Residence Hall on the Hastings College campus with a combination of 4 bedroom, 2 bedroom and studio style rooms available for rent to students. TIF funds shall used for demolition, site preparation, street and public infrastructure installation, public parking improvements, building enhancements including façade improvements to prevent future blight conditions, and other eligible public uses.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Parcel #010019870 LOT 2 & 4 HASTINGS COLLEGE SECOND SUB DIV

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

402 461 8415

Email Address

cra@redevelophastings.com

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

Director

Title

Date

6/9/2026

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

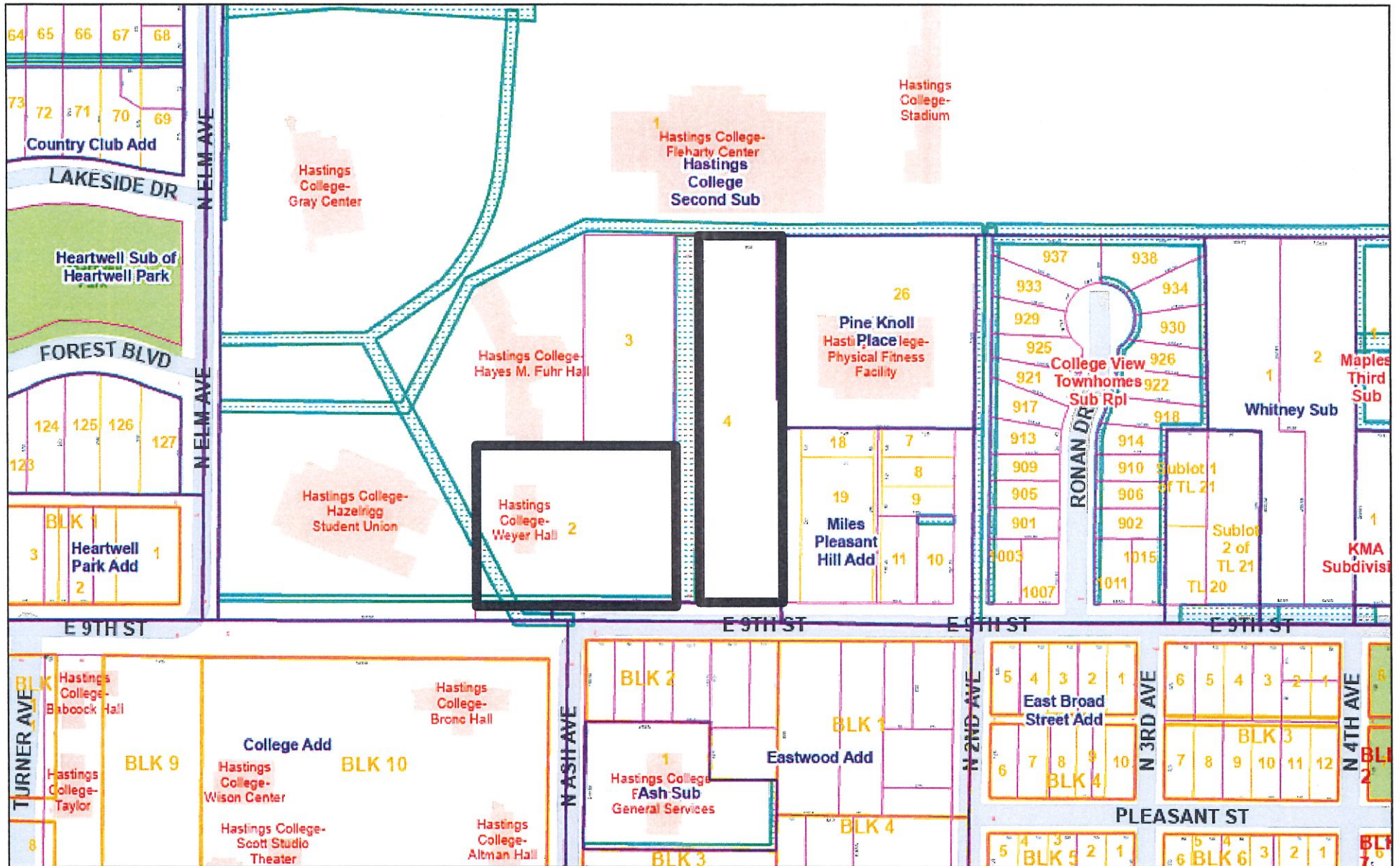
School District Code: _____

County Assessor's Signature

Date

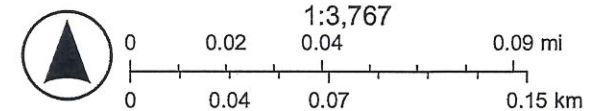
Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

Scott Foundation Residence Hall



6/9/2026, 11:56:50 AM

Corporate Limits Subdivisions Lots Buildings parks
 City Limits Parcels Easements Schools county_bound
 Two Mile Blocks roadbuff



Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

BRANT RENTALS 811 W. 1ST REDEVELOPMENT PROJECT

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The Developer demolished a substandard building and constructed a 4,900 square foot single story commercial building. TIF funds used for demolition, site preparation, public infrastructure installation, sidewalks, public parking improvements, building enhancements including façade improvements to prevent future blight conditions, and other eligible public uses.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

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Parcel ID# 010006098 LOTS 1 2 & E6' LOT 3 BUCHANANS SUB

Parcel ID# 010006099 W16' OF LT 3 & E12' LOT 4 BUCHANANS SUB

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

402 461 8415

Email Address

cra@redevelophastings.com

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sign
here

Authorized Signature

Director

Title

06/08/2026

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

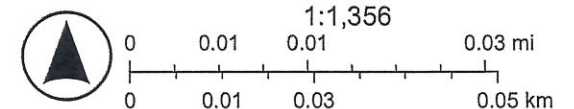
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Brant Rentals 811 W. 1st



6/5/2026, 4:34:09 PM

Corporate Limits Subdivisions Lots Buildings railroad
 City Limits Parcels Easements Commercial parks
 Two Mile Blocks Addresses roadbuff county_bound



File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

LAGUNAS ELM MEADOWS STAGE 1 PHASE 1

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The developer will create a single family home subdivision and construct up to 54 single family homes in multiple phases. TIF funds will be used for site acquisition, site preparation, architectural and planning costs, the installation of infrastructure including sewer, water, paving, electric and gas, capitalized interest on the TIF borrowing, legal fees and any other eligible public project costs.

Calendar year in which the division of real property tax becomes effective,

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Parcel #010019657, 612 E. 23rd St, Lot 1, Blk 2, Elm Meadows First Sub

Parcel #010019658, 608 E. 23rd St, Lot 2, Blk 2, Elm Meadows First Sub

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

(402) 461 8415

Email Address

cra@redevelophastings.com

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sign
here

Authorized Signature

DIRECTOR

Title

06/10/2026

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

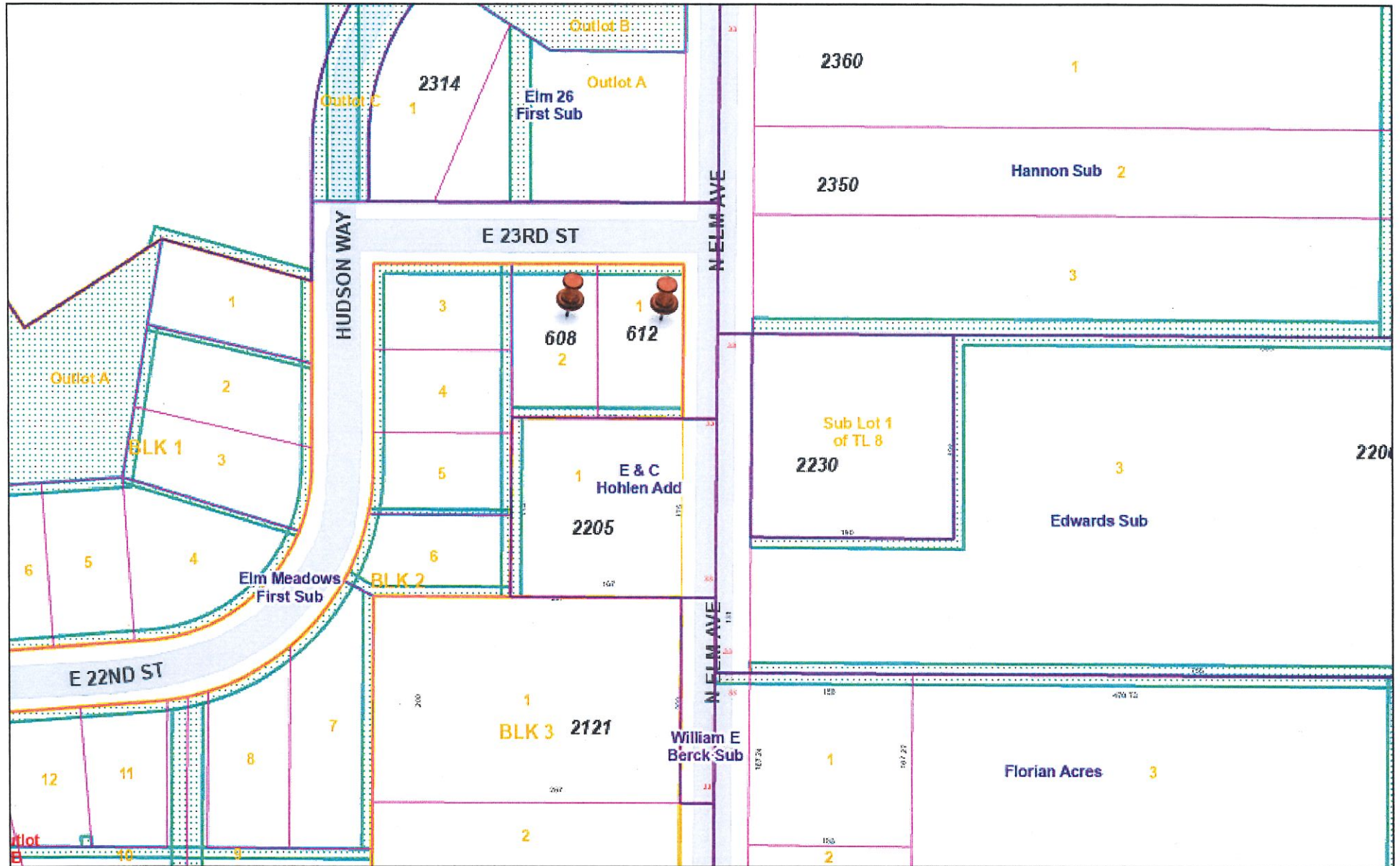
School District Code: _____

County Assessor's Signature

Date

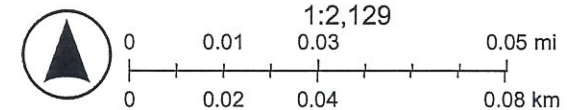
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Lagunas Elm Meadows Stage 1 Phase 1



6/10/2026, 3:51:31 PM

Corporate Limits Subdivisions Blocks Easements roadbuff
 City Limits Parcels Lots Addresses county_bound
 Two Mile



File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

Trailside Village Redevelopment Project

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The developer will construct duplex and triplex style, 2 story, semi detached single family housing units with 3 bedrooms, 2.5 bathrooms, with 1,500 square feet of finished space and 750 sq ft basements intended for rent for workforce housing. TIF funds used for site acquisition, site preparation, construction and installation of street and infrastructure improvements, architectural and engineering expenses, façade enhancements that exceed the minimum building code requirements, and any other necessary public improvements.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

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Parcel ID Numbers #010018935, #010019702, #010019703, #010019704, #010019705, #010019706, #010019707, #010019708, #010019709, #010019710, #010019711, #010019712, #010019713, #010019714, #010019715, #010019716, #010019717, #010019718, #010019719, #010019720, #010019721, #010019722, #010019723, #010019724, #010019725, #010019726, #010019727, #010019728

Lots 1 28, Trailside Subdivision, a replat of Lot 2, Pioneer Trail Flats Subdivision, Hastings, Adams County, Nebraska

City/CRA Official Name (print)

RANDAL CHICK

Phone Number

(402) 461 8415

Email Address

cra@redevelophastings.com

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sign
here

Authorized Signature

DIRECTOR

Title

06/09/2026

Date

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Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

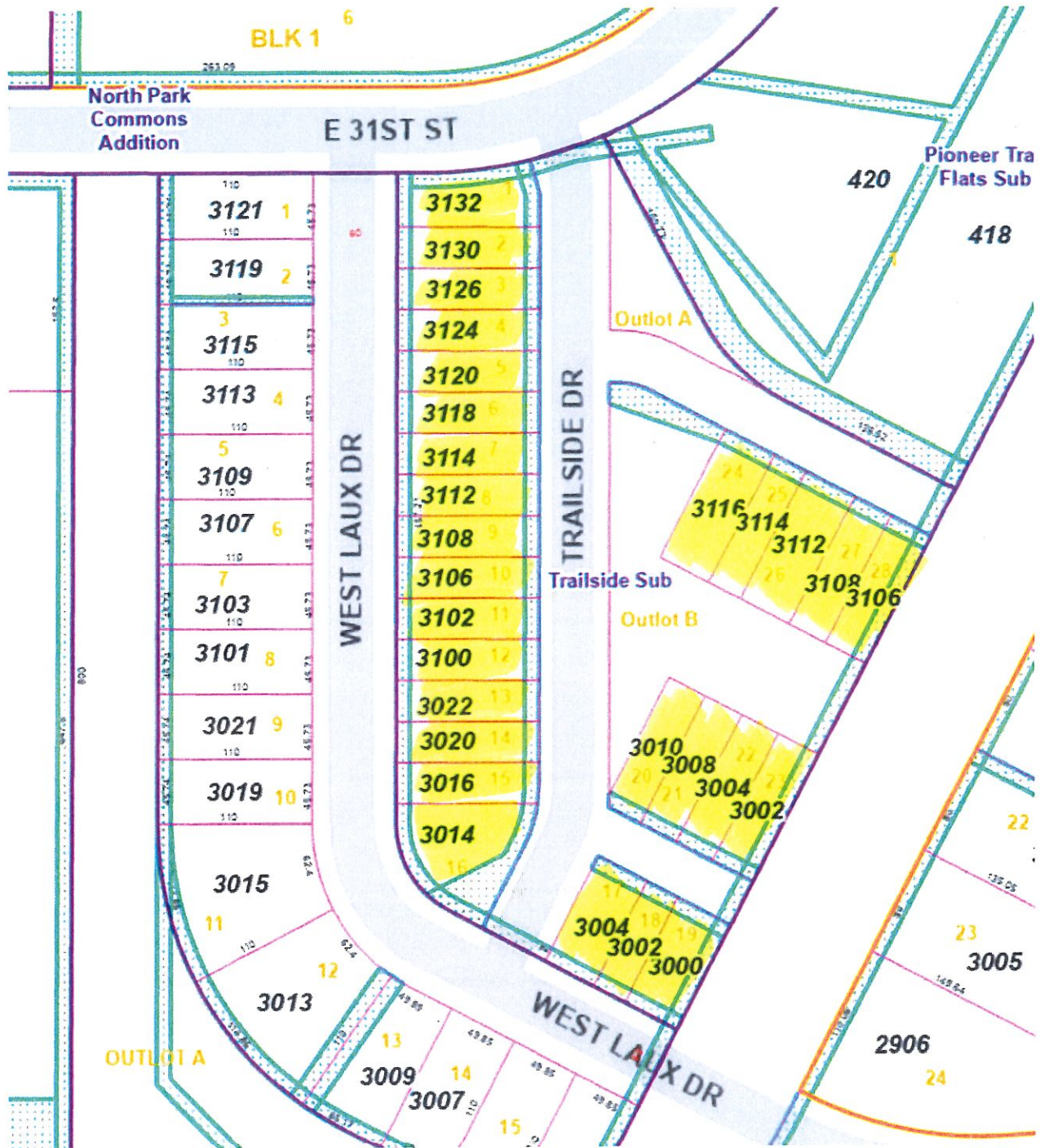
CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

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County Name

ADAMS

City Where TIF Project is Located

HASTINGS

Number of Years for Project

15

Name of TIF Project

INNATE CONCEPTS ELM 26 PHASE 1

Redevelopment Plan Type

☒ Standard

☐ Expedited

☐ Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

TIF funds used for site acquisition, site and utility development, engineering and architectural fees, legal and planning fees, and TIF financing costs. The developer will construct six 22 unit apartment buildings consisting of a total of 132 one and two bedroom apartments targeted for workforce housing.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

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Parcel #010019606 Outlot A, Elm 26 First Sub Div
Parcel #010019607 Outlot B, Elm 26 First Sub Div
Parcel #010019608 Outlot C, Elm 26 First Sub Div
Parcel #010019609 Outlot D, Elm 26 First Sub Div
Parcel #010019599 Lot 1, Elm 26 First Sub Div
Parcel #010019600 Lot 2, Elm 26 First Sub Div
Parcel #010019601 Lot 3, Elm 26 First Sub Div
Parcel #010019602 Lot 4, Elm 26 First Sub Div

Parcel #010019603 Lot 5, Elm 26 First Sub Div
Parcel #010019605 Lot 7, Elm 26 First Sub Div

City/CRA Official Name (print)

RANDAL CHICK

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Email Address

cra@redevelophastings.com

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sign
here

Authorized Signature

DIRECTOR

Title

Date

6/10/26

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Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

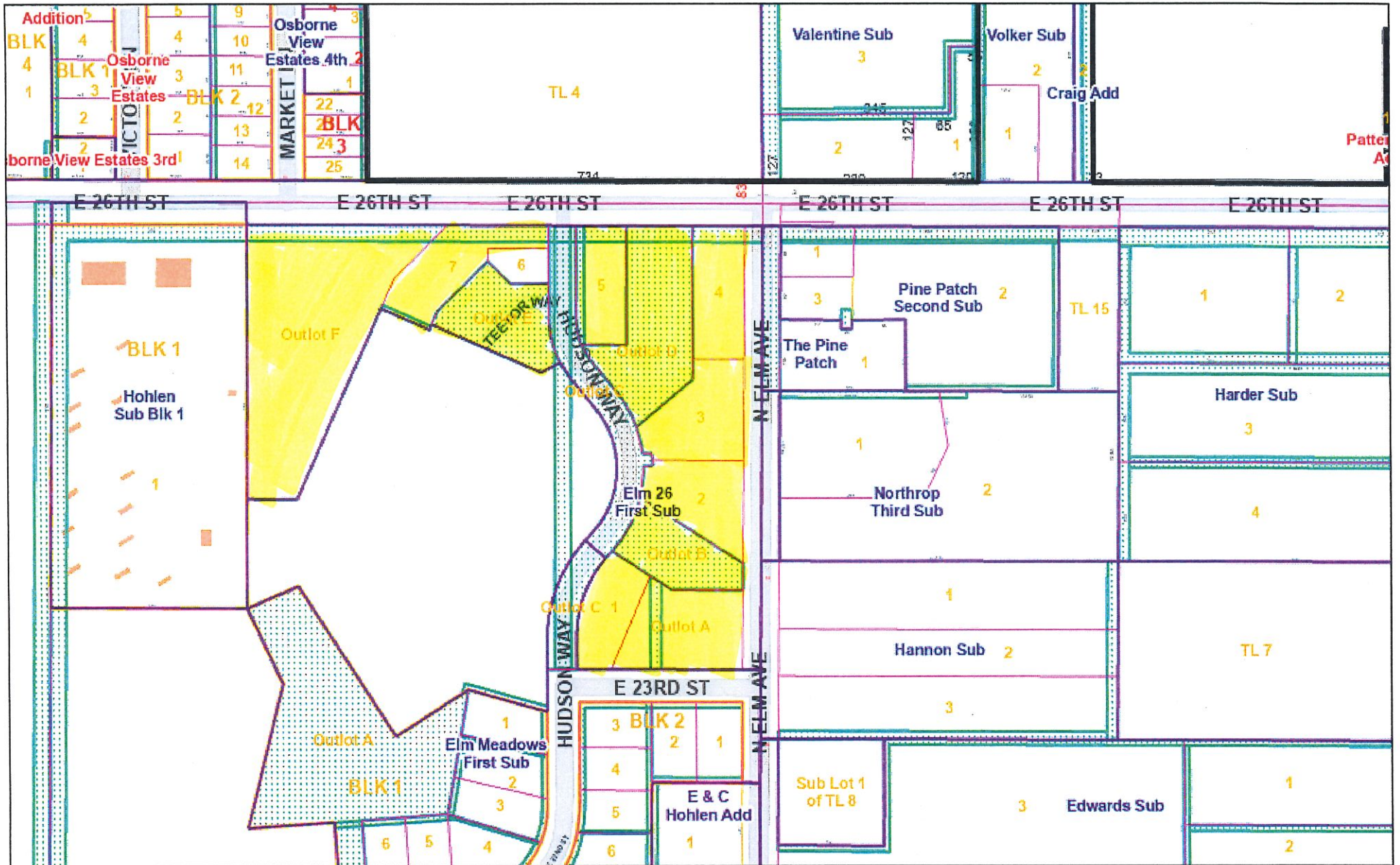
School District Code: _____

County Assessor's Signature

Date

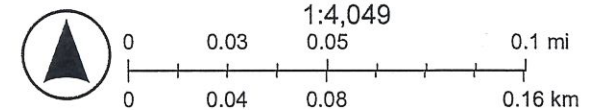
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Innate Concepts - Elm 26 Phase 1



6/9/2026, 1:54:29 PM

- | | | | | |
|------------------|--------------|--------|------------|--------------|
| Corporate Limits | Subdivisions | Blocks | Easements | roadbuff |
| City Limits | Parcels | Lots | Buildings | county_bound |
| Two Mile | | | Commercial | |



Item #5 - Discussion and possible action on the 2026/2027 CRA budget. – Discuss potential CRA revenue, expenses and capital projects for the 2026/2027 budget. Last year's 2025/2026 budget is included in the packet.

CRA BUDGET 2025/2026

BEGINNING CASH		\$1,283,000	
Estimated Cash @ County Treasurer		\$50,000	
REVENUE			
Tax Revenue (Value=\$2,293,665,368 x .000026)	\$596,353		
Less Delinquency	-\$29,800		
Loan Repayment Revenue (Dally's THOAR/Cameron)	\$24,800		
Interest Income	\$50,000		
Lease Inc. - 128 N Hast & 647 W 2nd & 516 W 1st	\$46,000		
Property Sales	\$30,000		
PILOT (Eastside Estates)	\$16,000		
Tax Increment Revenue	\$1,188,968		
NAHTF Admin Fees (Cedar Park Workforce Housing Project)	\$19,750		
RCRP - ARPA Grant D & Cedar	\$330,000		
		<u>\$2,272,071</u>	
AVAILABLE CASH			\$3,605,071
GENERAL FUND EXPENSES			
Administrative Expenses			
Admin - Copies, postage, supplies, phone, rent, audit	-\$36,000		
Director & Staff	-\$140,000		
Professional Fees	-\$30,000		
Studies (Blight Studies, etc)	-\$25,000		
Training, Travel & Conferences	-\$5,000		
Total Administrative Expenses		-\$236,000	
Other Expenses			
Property Exp. - Ins., Main, Repair, Utilities, Lease 647 W. 2nd	-\$65,000		
Lease Expense - 647 W. 2nd	-\$7,500		
Retail Incentive Program	-\$15,000		
Schnase District User Agreement	-\$25,000		
Total Other Expenses		-\$112,500	
Capital Projects			
CDBG Downtown Revitalization Match	-\$231,000		
Transfer to Revolving Loan Fund	-\$100,000		
Local Façade Grant Program	-\$30,000		
Area #1 Lighting & Public Art Program	-\$50,000		
Property Acquisition	-\$225,000		
647 W. 2nd Capital Improvements (Barista's)	-\$50,000		
405 W. 2nd Capital Improvements (former Pacha facade)	-\$50,000		
714 E. 5th (former Middle School, asbestos)	-\$100,000		
Old Middle School - Development Loan	-\$700,000		
DED - RCRP Grant D & Cedar	-\$330,000		
Total Capital Project Expense		-\$1,866,000	
Tax Increment Debt		-\$1,155,111	
TIF Debt - payable to CRA & City		<u>-\$49,857</u>	
TOTAL EXPENSES			<u>-\$3,419,468</u>
ENDING CASH			<u>\$185,603</u>

CRA REVOLVING LOAN FUND 2025/2026

Beginning Cash Balance	\$210,000	
RLF Repayment Income	\$112,000	
Transfer from General Account	\$100,000	
TOTAL INCOME	<u>\$212,000</u>	
Available Cash for Loans	\$422,000	
Cedar Park Loan	-\$200,000	
Other Development Loan requests	<u>-\$150,000</u>	
ENDING CASH BALANCE		<u>\$72,000</u>