

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
July 15, 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 July 9, 2026 and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

**Public Comment – Time for public comment on agenda items that are not a public hearing.
Director and Board Member Comments**

Motion to approve the Consent Agenda.

- o Minutes of the Regular Meeting of June 17, 2026
- o Financials
- o Claims

- 1) **Motion to approve** the use by the City of Hastings Wellness Committee of the vacant lot at 700 W. 2nd.
- 2) **Request from the Chamber of Commerce** to assist with funding for the Celebration of Lights.
- 3) **Discussion and possible action** on a proposal from Hanna:Keelan Associates to prepare an analysis of Redevelopment Areas #2 through #7 to meet the requirements of State Statute 18-2157.
- 4) **Update on the bid process** for the middle school asbestos removal.
- 5) **Discussion and possible action** on the 2026/2027 CRA budget.
- 6) **Motion to approve** CRA Levy Resolution 2026-1 approving the levy request to fund the 2026/2027 CRA budget.
- 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
July 15, 2026**

Item #1 – Motion to approve the use by the City of Hastings Wellness Committee of the vacant lot at 700 W. 2nd. – The Wellness Committee is planning a tour of the renovated City Hall and would like to meet on the vacant lot for an activity.

Item #2 – Request from the Chamber of Commerce to assist with funding for the Celebration of Lights. Kyla Habrock will be present to discuss the event and funding request. The CRA has provided funding for the new downtown building lighting but has not provided funding for the event for several years.

Item #3 - Discussion and possible action on a proposal from Hanna:Keelan Associates to prepare an analysis of Redevelopment Areas #2 through #7 to meet the requirements of State Statute 18-2157. – Beginning January 1, 2026, if an area has been designated as a substandard and blighted area for more than thirty years, the governing body shall not approve a new redevelopment plan or redevelopment project within the area until the city conducts an analysis of the redevelopment projects that have occurred within such area. The analysis shall, at a minimum, include an assessment of the factors contributing to the lack of redevelopment in those parts of the area where significant redevelopment has not occurred and goals for the future redevelopment of the area. The analysis shall be provided to the planning commission and to the governing body of the city. A copy of such analysis shall be made available for public inspection at a location designated by the city. Areas #2 through #7 are over 30 years old.

Item #4 - Update on the bid process for the middle school asbestos removal. – The City Engineering department has prepared bid specs and is currently advertising for bids. The bid opening is August 11, 2026.

Item #5 - Discussion and possible action on the 2026/2027 CRA budget. – Several adjustments have been made to include funding for potential improvements to CRA owned properties.

Item #6 - Motion to approve CRA Levy Resolution 2026-1 approving the levy request to fund the 2026/2027 CRA budget. The amount of revenue sought to be raised is 2.6 cents per \$100.00 of the taxable value of real property within the City of Hastings.

Item #7 - Discussion and possible action on the acquisition of abandoned property located in several blighted and substandard areas. – Jesse Oswald has contacted Basel Holdings, LLC, the tax certificate holder for one of the abandoned properties to express the CRA's interest in acquiring the property. Basel plans to foreclose on the property.

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
June 17, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on June 17, 2026 at 11:30 am at the Schnase 1906 District at 620 W. 2nd. Members of the Authority present were Dick Hysell, Becky Sullivan, Dan Schwartzkoph, and Kaleena Fong. Also present were Jesse Oswald, Ainsley Powell, Lily Teeple, Kevin Kubo, Mark Funkey, Shannon Landauer, Senator Dan Lonowski 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 June 12, 2026, a notice was posted at the temporary City Administrative offices at 2727 W. 2nd St., Ste. 424 and at the temporary Development Services offices at 3505 Yost Avenue, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at the CRA offices at 301 S. Burlington, or on the CRA website at <https://www.hastingsdowntown.com/cra-meetings/> and that said meeting be held in open session.

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

Nays: None

During Board Members comments, Becky Sullivan stated that the City of Hastings Wellness Committee would like to use the vacant lot at 700 W. 2nd for a picnic prior to their tour of the renovated City Hall. The event would take place in August and the request will be put on the July agenda.

Motion by Kaleena Fong and second by Becky Sullivan to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of May 20, 2026. Dan Schwartzkoph questioned a claim for a laundry center from the May minutes. A washer and dryer were replaced in the apartment at 136 N. Hastings #202. Becky Sullivan questioned a water and sewer billing from Mike and Vicki Nieman and the Director stated that the water is used to irrigate the grass of the lot at 700 W. 2nd and the CRA reimburses the Nieman's each month.

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$88.18	Chamber of Comm.	Copies & shredding & telephone
\$250.00	Prairie Title	Title reports for 2 abandoned properties
\$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 (Mesner North - 010018904)
\$268.84	Mesner Development	TIF Prin & Int - Homestead Exemption April (Mesner North - 010018908)
\$420.77	Mesner Development	TIF Prin & Int - Homestead Exemption April (Mesner North - 010018913)
\$421.11	Mesner Development	TIF Prin & Int - Homestead Exemption April (Mesner North - 010018916)
\$744.75	HEDC	TIF Prin & Int - Homestead Exemption April (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	HED	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/21-22 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 2nd-\$85, 700 2nd-\$170, 314 S Hast-\$85, 415 S Burl-\$70
\$200.00	Pine Patch Tree Farm	Spray trees in park for bagworm

\$276,277.79 TOTALS

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

Motion by Dan Schwartzkoph and second by Becky Sullivan to ratify a purchase agreement for the acquisition of property at 245 W. 2nd Street in the amount of \$86,900. 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. 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 owned property at 405 W. 2nd Street.

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

Motion by Dan Schwartzkoph and second by Kaleena Fong 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 in the amount of \$3,000. Brown Surveying would provide survey and platting services and the timeline for completion is 6 weeks. Board members questioned the price and Kevin Kubo stated that the cost was in line with other surveys.

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

Nays: None

The Board reviewed the bid approved by the Council for Qualified Environmental Professional Services from Atlas Technical Consultants, LLC of Omaha 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.

The Board reviewed the Notices to Divide taxes for 2026 TIF projects and a letter to the Assessor to remove one project from the TIF designation. 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. For 2026, the CRA will file the Notice for eight different projects.

Kevin Kubo gave a presentation on the following proposed changes to downtown parking regulations;

- Converting all street parking to 4 hours from 1st to 4th Streets, Burlington to Minnesota during the hours of 8:00 am to 5:00 pm.
- The large City parking lot north of City Hall would still be 72-hour parking but the city would begin to enforce the regulations. The city would limit the type and length of the vehicle allowed to use the lot.
- The city owned lot at 1st and Lexington would become a long-term lot with an annual fee.
- A review of ADA stalls on city streets would be conducted and more ADA stalls added. The number of stalls is yet to be determined.
- All other regulations remain unchanged.

No action was taken.

Randy Chick reviewed potential revenue, expenses and capital projects for the 2026/2027 budget. Highlights included loan repayment revenue, proposed development loans, property sale and acquisition, TIF revenue and debt payments, two Nebraska Affordable Housing Trust Fund projects, CDBG Downtown Revitalization grant funds along with the CRA match. The proposed 2.6 cent levy request is anticipated to raise over \$615,000. No action was taken.

The board postponed the discussion of acquiring several abandoned properties as Jesse Oswald has been out of town for several weeks. The item will be placed on the July agenda.

Motion by Dan Schwartzkoph and second by Becky Sullivan to go into closed session at 12:19 pm for the purpose of real estate and contract negotiations.

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

Nays: None

Motion by Dan Schwartzkoph and second by Kaleena Fong to come out of closed session at 12:38 pm.

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

Nays: None

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority

Profit & Loss

October 1, 2025 through July 8, 2026

	Oct 1, '25 - Jul 8, 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	35,076.96
Investment Interest	45,384.80
PILOT	17,879.61
Property Tax	384,918.74
Real Estate Loan Interest	3,941.09
Real Estate Loan Principal	25,621.68
Rent Income	
Commercial Space	36,750.00
Kool-Aid Bldg Garage	6,640.00
Total Rent Income	43,390.00
RLF-income	20,694.40
RLF-Principal	193,233.00
Sale of Property	157,142.22
State Pro Rate	2,216.15
Tax Increment TIF	874,994.22
Total Income	2,109,074.74
Gross Profit	2,109,074.74
Expense	
Administrative Expenses	94,022.03
Construction Improvements	398,094.58
Improvements	0.00
Lease Expense	5,605.39
Miscellaneous	0.00
NAHTF Grant	200,000.00
Professional Services	55,575.49
Promotion and Recruitment	33,583.33
Property Acquisition	5,000.00
R & M Buildings	60,523.85
Retail Grant	4,735.62
Returned Check	0.00
RLF-Expense	125,000.00
TIF Interest	7,340.01
TIF Principal	822,291.00
Wire Fee	0.00
Total Expense	1,811,771.30
Net Ordinary Income	297,303.44
Net Income	297,303.44

Community Redevelopment Authority

Balance Sheet

As of July 8, 2026

	Jul 8, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,683,561.62
Revolving Loan Fund	361,020.34
Total Checking/Savings	2,146,436.97
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	17,272,601.56
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	17,809,399.19
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	297,303.44
Total Equity	5,617,997.41
TOTAL LIABILITIES & EQUITY	17,809,399.19

Funding Commitments

• General operations	\$252,600	
• McHargue Builders	\$250,000	Loan
• 1917 Development LLC	\$550,000	Loan
• NAHTF Match – 1917 Dev. LLC	\$150,000	Loan
• 2024 CDBG Façade Match.....	\$125,000	
• Purchase of 245 W. 2 nd	\$89,600	
• Downtown Lighting	\$33,333	
• Schnase District Agreement	\$25,000	
• Schutte Façade Grant, 322 N. St. Joe..	\$25,000	
• Middle School Asbestos (overrun)	\$100,000	Backup – if needed
	<u>\$1,410,533</u>	

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$128.75	Idea Bank	Website hosting and maintenance
\$20.72	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)
\$1,312.96	HEDC	TIF Prin & Int (Trail ridge 2.0 - - 010019390)
\$1,786.99	HEDC	TIF Prin & Int (Trail Ridge Add - 010019435)
\$2,699.04	Pinnacle Bank	TIF Prin & Int - (On Top LLC)
\$53.58	Hastings Utilities	516 W. 1st - August
\$120.80	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$246.26	Hastings Utilities	405 W. 2nd - August
\$690.00	Deer Trail Lawn	Mow various properties
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$137.14	Mike/Vicki Nieman	Reimburse water and sewer bill at 700 W. 2nd (+ HU underbilling error)
\$45.00	L&M Cleaning	Monthly cleaning stairs & common area @136 N. Hastings
\$15.00	Grace's Locksmith	Middle school keys
\$120.00	Kreiger Electric	Turn on panels & breakers for lights & A/C
\$29.56	Culligan	Soft water salt / 136 N. Hastings #202
\$538.92	Earl May	Materials for landscape, 700 W 2nd vacant lot 2nd & Hastings
\$1,280.00	Ken & Company	Maintenance 402 W 2nd \$180, Cen park \$280, Lot 3 \$200, OMS \$200, 245 W 2nd \$200
\$21,800.83	TOTALS	

Adobe, Inc.: \$32.09 USD

1 message

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

Mon, Jul 6, 2026 at 5:00 AM



Hello, Randy Chick

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

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Jul 6, 2026
Order ID	BL3510160128

[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

Adobe, Inc.: \$6.99 USD

1 message

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

Mon, Jul 6, 2026 at 5:02 AM



Hello, Randy Chick

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

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Jul 6, 2026
Order ID	BL3510160165

[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	



Retainer Invoice

Invoice Number: INV-19128
Invoice Date: 6/30/2026
Due Date: 7/30/2026
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: June 2026	
Includes:	
- Hosting	
- Complex CMS Package	
- System Maintenance/Software Updates*	
- Cloudflare security upgrade (New)	
- Quarterly Dashboard Reports	
- Site Monitoring	
- Hastings Cloud access	
- Domain Renewals	
- Google Workspace Email Subscriptions (3)	
This agreement will automatically renew at the end of each contract unless either party gives the other written notice of termination at least 30 days prior to the end of the relevant term, and arrangements are made with other collaborative organizations. Client is responsible for payment through the remainder of the term (the end of the month when shutdown occurs). Additional charges may apply (backups, related domain management, or other client requests). Contract Term: Monthly	
TOTAL THIS INVOICE:	\$128.75

TERMS:

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

We appreciate your business!



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

General Invoice

Customer Copy

CUSTOMER		INVOICE DATE	INVOICE NUMBER		AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY		07/01/2026	6058		\$0.00	07/01/2026	\$20.72
DESCRIPTION	QUANTITY	PRICE	UNIT	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 6/2026	1.00	\$20.720000	EACH	\$20.72	\$0.00	\$0.00	\$20.72
					INVOICE TOTAL		\$20.72

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	07/01/2026
Invoice Number	6058
Customer Number	96
Amount Paid	
Due Date	07/01/2026
Invoice Total Due	\$20.72

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	07/01/2026	6056	\$0.00	07/01/2026	\$2,502.38		
DESCRIPTION	QUANTITY	PRICE	UNIT	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 6/2026	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	07/01/2026
Invoice Number	6056
Customer Number	96
Amount Paid	
Due Date	07/01/2026
Invoice Total Due	\$2,502.38

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

[illegible]

10:58 AM

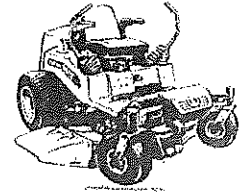
06/30/26

Community Redevelopment Authority
Check Detail
July 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Class</u>
07/01/2026	8224	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-53.58	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-120.80	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-246.26	205-402/405 W 2nd St
TOTAL					-420.64	

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.: 2211

Invoice date: 06/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/01/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
2.	06/01/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
3.	06/01/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
4.	06/01/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
5.	06/01/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
6.	06/15/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
7.	06/15/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
8.	06/15/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
9.	06/15/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
10.	06/15/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
11.	06/29/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
12.	06/29/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
13.	06/29/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
14.	06/29/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
15.	06/29/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00

Total

\$690.00

INVOICE NO9335-727

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

PAGE

1

STATEMENT DATE

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

SERVICE ADDRESS:

128 N HASTINGS

SERVICE PERIOD:

JUNE 2026

MO. DAY YR.

06/24/2026

ACCT. NO.

C.R.A.

17716

220 N HASTINGS

C/O BARB

HASTINGS, NE 68901

Service Per: JUNE 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
06/01/26	1	PAYMENT - THANK YOU!	8179		-70.00	70.00
06/01/26	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00
PAST DUE! WE WOULD APPRECIATE YOUR PAYMENT TODAY!						
STATUS OF YOUR ACCT. NO.		CURRENT	30 DAYS	60 DAYS	90 DAYS	120 DAYS & OVER
17716		70.00	70.00	0.00	0.00	0.00
						NEW BALANCE
						140.00

No 727 FINANCE CHARGE COMPUTED ON: 0.00

WOODWARD'S DISPOSAL SERVICE, INC.

Payment due: 07/20/2026


 PAY THIS
AMOUNT

Please return bottom portion with your payment.



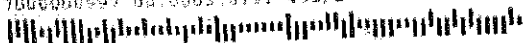
1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

ACCOUNT NUMBER 18710520-12739
SERVICE ADDRESS 710 W 2ND

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
\$250.95	\$0.00	\$250.95
DUE DATE	AMOUNT PAID	
07/09/2026	Autopay - DO NOT PAY	

Please Make Checks Payable and Remit to

H0206316 495 1 AV 0.592
7000000000 02.0003.0191 495/1



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

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

Billing Detail



WATER

W COMMERCIAL URBAN \$19.24
W METER CHARGE COM URBAN \$8.75
W INFRASTRUCTURE FEE URBAN \$5.17
WATER SUBTOTAL \$33.16



SEWER

S COMMERCIAL URBAN \$48.77
S COMMERCIAL URBAN ADJUSTMENT \$55.21
SEWER SUBTOTAL \$103.98



GAS

G GENERAL SERVICE URBAN \$19.07
GAS SUBTOTAL \$19.07



E COMMERCIAL URBAN \$66.10
E STREET LIGHT COM URBAN \$4.04
ELECTRIC SUBTOTAL \$70.14

Billing Detail Continued

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

33.16
103.98
137.14

Account Summary

PREVIOUS BALANCE \$
PAYMENT \$
BALANCE FORWARD \$
CURRENT CHARGES \$
TOTAL AMOUNT DUE \$

L&M Cleaning Services LLC

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

JUNE 12th 2026

Invoice

Payable to
CRA
L&M Cleaning Services LLC

Invoice #
238

Project
647 W 2ND ST
HASTINGS NE 68901

Description	Qty	Unit price	Total price
JUNE 12th	1	\$45.00	\$45.00
MONTHLY CLEAN UP	1		

Subtotal \$45.00

Notes: 3.5%
Credit Card
Fee
Adjustment

TAX 7 %
Adjustments

\$45.00

Grace's Locksmith Service

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

70738

CUSTOMER'S ORDER NO.		PHONE:		DATE			
NAME		C R A		JULY 8, 2026			
ADDRESS							
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	MDSE. RET'D.	PAID OUT	
QTY.	DESCRIPTION				PRICE	AMOUNT	
6	KEYS				2.50	15.00	
MIDDLE SCHOOL							
RECEIVED BY				TAX		TE	
				TOTAL		15.00	

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

Thank You



KRIEGER ELECTRIC CO.
3307 Yost Ave
P.O. Box 221
Hastings, NE 68902-0221
Phone 402-462-5757
Fax 402-462-2232
www.kriegerelectric.com

INVOICE

53552

INVOICE NUMBER

CUSTOMER

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
301 S BURLINGTON AVE
HASTINGS, NE 68901

DATE

06/17/2026

REFERENCE

TELEPHONE

ORDER NUMBER : 20298

bC

CUST. NO. 101656

618415

Soldby:

JOB LOCATION

301 S BURLINGTON AVE
HASTINGS, NE 68901

JOB DETAILS

OLD PACHA-LIGHTS & A/C

PLEASE PAY FROM THIS INVOICE. THANK YOU FOR YOUR BUSINESS!
GO PAPERLESS! ADVISE US YOUR EMAIL ADDRESS TO SEND INVOICES.

Quantity Material / Work Description

Price

Charge

TURNED ON PANELS FOR LIGHTS AND A/C. TURNED ON BREAKERS FOR A/C
UNITS.

Labor / Work Description

Charge

Labor Provided

120.00

Labor Total

120.00

Page 1

PAY THIS
AMOUNT ►

\$

120.00

KRIEGER ELECTRIC COMPANY
3307 YOST AVE
PO BOX 221
HASTINGS, NE 68901

CUSTOMER: HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
CUST. NO. 101656 Inv #: 53552

DATE: 06/17/2026

PAY THIS
AMOUNT ►

\$

120.00

TERMS: NET 30 DAYS

LATE FEE IS 18% ANNUALLY

PLEASE DETACH THIS PORTION & RETURN WITH YOUR REMITTANCE.



CULLIGAN OF HASTINGS
1618 N LINCOLN AVE
PO BOX 883
HASTINGS NE 68901
(402) 463-3747



0101000540

DELIVERY ADDRESS:
RANDY CHICK
647 W 2ND ST
HASTINGS, NE 68901

INVOICE NUMBER

ACCOUNT NUMBER

1018522

BILLING DATE

06/30/2026

DUE DATE

07/17/2026

P.O.#

DATE	TRANSACTION	REFERENCE	AMOUNT
	PREVIOUS BALANCE		0.00
06/24/26	SERVICE DELIVERY FEE	REF: D-41109	4.95
06/24/26	SOLAR SALT (DEL)	QTY 2 @ 11.50 REF: D-41109	23.00
06/24/26	SOLAR SALT (DEL) - 2ND FL		
	SALES TAX	REF: D-41109	1.61
NEXT DELIVERY DATES 09/29/26 12/22/26 03/16/27 06/08/27			

SECURITY CODE: LXWG

PAY THIS AMOUNT

29.56

ANN. PERC RATE

DAILY PERIODIC RATE

MIN. FINANCE RATE

UNPD.PREV BAL.

FIN. CHG

16.00%

0.044%

0.50

0.00

0.00

0-30

30-60

60-90

90-120

+120

0.00

0.00

0.00

0.00

0.00

RETURN THIS PORTION WITH PAYMENT



INVOICE NUMBER

ACCOUNT NUMBER

DUE DATE

1018522

07/17/2026

AMOUNT DUE

AMOUNT PAID

29.56



CULLIGAN OF HASTINGS
1618 N LINCOLN AVE
PO BOX 883
HASTINGS NE 68901

1*237*****SCH 5-DIGIT 68901
CRA

301 S BURLINGTON AVE
HASTINGS NE 68901-5936



CULLIGAN OF HASTINGS
PO BOX 883
HASTINGS NE 68902-0883





WWW.EARLMAY.COM

Earl May Nursery and Garden Center
2220 N. Kansas Ave
Hastings, NE 68901
402-462-6576

#139-001 7/9/2026 17:21:45 JUSTINE B
Inv#:00068064 Trs#:145152
CITY OF HASTINGS** *****0030

8 @ \$24.99 each
EDGING-EDG-KING STRIP 16' \$199.92 T123
Code: 605600
60 @ \$4.99 each (30@ \$4.3333) (20@ \$4.25)
MULCH-SELECT BROWN 2CF \$255.00 T123
Code: 700535
Package price discount: \$44.40
120 @ \$0.70 each (250@ \$0.652)
WEED FABRIC 4' x 250' \$84.00 T123
Code: 675355

Net Sales \$538.92
Tax exempt 1 \$29.64
Tax exempt 2 \$8.08
TOTAL SALES \$538.92

SUB TOTAL \$538.92
Charge \$538.92
Balance \$0.00

Previous customer balance
New charges \$538.92
New customer balance \$538.92

Item count 188
Package price discount \$44.40
SAVING GRAND TOTAL \$44.40

Thank you for shopping at
Earl May Garden Center

Family owned, Family grown
Est. 1910, Shenandoah, IA

Ken o Company
723 S Chicago
Hastings Nebr 68901

043456

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
				7-10-2026	
NAME					
CRA					
ADDRESS					
301 S Burlington					
CITY, STATE, ZIP					
SOLD BY		CASH	C.O.D.	CHARGE	GN. ACCT.
		MOSE. RETD.		PAID OUT	
QUANTITY	DESCRIPTION			PRICE	AMOUNT
1	June 12 - July 10				
2					
3	June 16 corner parking				
4	lot across from Rachel Soy			\$180	
5					
6	June 18				
7	245 W 2nd			420	-
8	(includes hauling debris)				
9					
10	July 2				
11	clean central park lot 3			280	
12	plus tree trimming				
13	July 3				
14	tree trimming lot 3			200	
15					
16	July 7				
17	remove drains OMS			200	
18					
RECEIVED BY		Total →		\$1280.00	

A-5805
T-16329/103150

KEEP THIS SLIP FOR REFERENCE

6-11

Item #1 – Motion to approve the use by the City of Hastings Wellness Committee of the vacant lot at 700 W. 2nd. – The Wellness Committee is planning a tour of the renovated City Hall and would like to meet on the vacant lot for an activity.

Item #2 – Request from the Chamber of Commerce to assist with funding for the Celebration of Lights. Kyla Habrock will be present to discuss the event and funding request. The CRA has provided funding for the new downtown building lighting but has not provided funding for the event for several years.



July 6, 2026

Dear Randy and members of the board of directors for the Community Redevelopment Authority,

On behalf of the Hastings Area Chamber of Commerce, I am pleased to submit this funding request in support of Celebration of Lights, a cherished community tradition that has brought residents, businesses, and visitors together for more than 35 years.

Since assuming leadership of the event in 2024, the Chamber has focused on preserving the traditions that residents value while enhancing the event's impact on downtown vitality, community engagement, and economic activity. Celebration of Lights serves as the official kickoff to the holiday season in Hastings and plays an important role in activating our downtown district during a critical time for local businesses.

Held annually in downtown Hastings, Celebration of Lights transforms the community's core into a festive holiday destination featuring visits with Santa, holiday entertainment, family activities, and opportunities to explore local businesses and community attractions. The evening culminates with Santa illuminating the downtown light display, marking the beginning of the holiday season for families throughout the region.

Beyond a single evening of entertainment, Celebration of Lights generates meaningful community and economic benefits. The event attracts an estimated 1,000 to 2,000 attendees and encourages residents and visitors to spend time downtown, shop locally, dine in Hastings restaurants, and engage with community organizations. By driving foot traffic and increasing visibility for downtown businesses, the event supports local commerce during an important retail season while showcasing the investments and amenities that make downtown Hastings a vibrant destination.

The event also reflects broad community collaboration. Local businesses, volunteers, nonprofit organizations, community partners, and public institutions work together to create a welcoming experience that highlights the strength and vitality of Hastings. This collective effort reinforces community pride while encouraging residents and visitors alike to experience everything downtown Hastings has to offer.

As the event continues to grow, Celebration of Lights has the potential to further strengthen downtown redevelopment efforts by increasing visitation, supporting local businesses, enhancing the public experience in the district, and promoting Hastings as a regional destination during the holiday season.



Request for CRA Support

The Hastings Area Chamber of Commerce respectfully requests \$5,000 in Community Redevelopment Authority funding to support enhancements that directly contribute to the attractiveness, activation, and economic vitality of the downtown redevelopment area. CRA funding will specifically help support downtown lighting and decorative enhancements

These investments create a more inviting and engaging downtown environment, encouraging visitors to spend additional time in the district and support local businesses. The requested funding will also help ensure the event remains accessible to families while continuing to serve as a catalyst for downtown activity and community engagement.

Celebration of Lights aligns closely with the CRA's mission of supporting a vibrant and economically healthy downtown. By attracting visitors, increasing foot traffic, promoting business activity, and enhancing the experience of the redevelopment area, the event contributes to the ongoing momentum and success of downtown Hastings.

We appreciate the Community Redevelopment Authority's continued commitment to downtown Hastings and respectfully request your consideration of this funding proposal.

Thank you for your investment in projects and programs that strengthen our community and enhance the vitality of our downtown district!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyla', is positioned above the printed name and title.

Kyla Habrock
Director of Community Vitality

Item #3 - Discussion and possible action on a proposal from Hanna:Keelan Associates to prepare an analysis of Redevelopment Areas #2 through #7 to meet the requirements of State Statute 18-2157. – Beginning January 1, 2026, if an area has been designated as a substandard and blighted area for more than thirty years, the governing body shall not approve a new redevelopment plan or redevelopment project within the area until the city conducts an analysis of the redevelopment projects that have occurred within such area. The analysis shall, at a minimum, include an assessment of the factors contributing to the lack of redevelopment in those parts of the area where significant redevelopment has not occurred and goals for the future redevelopment of the area. The analysis shall be provided to the planning commission and to the governing body of the city. A copy of such analysis shall be made available for public inspection at a location designated by the city. Areas #2 through #7 are over 30 years old.

18-2157. Substandard and blighted area; extremely blighted area; designation for more than thirty years; analysis of redevelopment projects; when; applicability.

(1) Beginning January 1, 2026, if an area has been designated as a substandard and blighted area under section 18-2109 or an extremely blighted area under section 18-2101.02 for more than thirty years, the governing body of the city shall not approve a new redevelopment plan or redevelopment project within such area unless and until the city conducts an analysis of the redevelopment projects that have occurred within such area. The analysis shall, at a minimum, include an assessment of the factors contributing to the lack of redevelopment in those parts of the area where significant redevelopment has not occurred and goals for the future redevelopment of the area. The analysis shall be provided to the planning commission or board of the city and to the governing body of the city. A copy of such analysis shall be made available for public inspection at a location designated by the city.

(2) This section does not apply to the downtown area of a city of the first class, city of the second class, or village. For purposes of this section, downtown area means the urban core of population density and concentrated commercial activity.

Source: Laws 2023, LB531, § 19.

Randy.

The following presents a Proposal by Hanna:Keelan Associates to conduct the above referenced Analysis for Redevelopment Areas #2-#7, City of Hastings, as per State Statute 18-2157.

Step 1. Review all TIF Redevelopment Projects and associated Cost Benefit Analysis completed for each referenced Redevelopment Area, in regard to the conformance of each Project to those Projects described in both the original and amended Redevelopment Plan for each Area. The Consultant will highlight both conforming and nonconforming facts associated with the type or character of each Project and associated Cost Benefit Analysis of each documented Project for each corresponding Redevelopment Plan.

Step 2. Upon the completion of Step 1, the Consultant will identify those TIF Redevelopment Projects proposed in each referenced Redevelopment Plan not completed to date, for one or more reasons. This will consist of an assessment of factors contributing to the lack of Redevelopment in in those parts of the Areas where significant Redevelopment has not occurred. Reasons to be considered shall include but not be limited to; change or lack of urgency of (Plan) identified local land use Redevelopment needs, lack of qualified developers available and/or interested in various Plan documented Projects and lack of available financing, investor borrowing ability, etc.

Step 3. Establish Goals for the future Redevelopment activities of each Area, amending each existing Redevelopment Plan, as needed.

Step 4. Provide a single written report detailing the findings of Steps 1 thru 3, to be presented to the Hastings CRA, Planning Commission and City Council and made available for public inspection at a location designated by the City.

Estimated Timeline: 120 days. Cost: \$27,000.

Tim

Timothy M. Keelan

Principal Partner

Community & Regional Planner

3275 Holdrege, PO Box 30552, Lincoln, NE 68503

bus:402.464.5383 /cell:402.580.2576

www.hannakeelan.com mobile.hannakeelan.com

About HANNA:KEELAN ASSOCIATES

3275 Holdrege Street, PO Box 30552, Lincoln, Nebraska 68503, 402.464.5383
<http://www.hannakeelan.com>

Hanna:Keelan Associates, located in Lincoln, is a Nebraska based community planning and research consulting firm, founded by Becky Hanna and Tim Keelan. The Firm has provided communities, counties and economic development groups with community and regional planning and affordable housing programs, in 18 States, for 40+ years. **Hanna:Keelan has completed 180+ Community and County Comprehensive Plans, 500+ Housing Market Studies and 230+ Community Redevelopment Planning Programs, including Blight/Substandard Determination Studies and Redevelopment Plans.**

Hanna:Keelan has served as Housing Consultant for 200+ Affordable Housing Developments, totaling 7,000+ units, for families, elderly and special populations.

The Firm has received several awards for our accomplishments, including the Outstanding Professional Service Award, by the Nebraska Planning and Zoning Association, Distinguished Planning Award, from the American Planning Association, Housing Our Community Award, from the Nebraska Affordable Housing Commission, Nebraska Housing Hall of Fame, presented by the Nebraska Investment and Finance Authority and the Founders Award, by the Nebraska Housing Developers Association. **Tim Keelan was the 2000 and Becky Hanna the 2009 recipient of the Distinguished Alumni Award, College of Architecture, University of Nebraska-Lincoln.**

HANNA:KEELAN Professional Staff.

Becky J. Hanna, Co-Owner & Principal Partner, Community Planner & Housing Consultant, Bachelor of Science, Nebraska Wesleyan University, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.

Bhanna@hannakeelan.com

Timothy M. Keelan, Co-Owner & Principal Partner, Community & Regional Planner, Bachelor of Arts, University of Nebraska-Lincoln, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.

Tkeelan@hannakeelan.com

Keith R. Carl, Community & Regional Planner, Bachelor of Science, Community & Regional Planning, Iowa State University-Ames.

KCarl@hannakeelan.com Planner@hannakeelan.com.

Martin M. Stumpf, Community & Regional Planner, Intern, Bachelor of Arts, Geography/Political Science, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture, expected graduation, May, 2027.

MStumpf@hannakeelan.com Planner@hannakeelan.com.

Hanna:Keelan will often collaborate with selected professional architecture and engineering firms, as well as students of community & regional planning in the delivery of quality, modern planning products to our clients.

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Item #4 - Update on the bid process for the middle school asbestos removal. – The City Engineering department has prepared bid specs and is currently advertising for bids. The bid opening is August 11, 2026.

CONTRACT DOCUMENTS AND SCOPE OF WORK

FOR

**FORMER MIDDLE SCHOOL
ASBESTOS CONTAINING MATERIALS (ACM)
ABATEMENT**

CITY OF HASTINGS

CH 2026-43

**Proposals Will Be Opened Promptly At
4:00 PM, Tuesday, August 11, 2026**

Bid Submitted By: _____



ADVERTISEMENT FOR BIDS

The City of Hastings, Nebraska, will receive bids for the: **Hastings Former Middle School Asbestos Containing Materials (ACM) Abatement, CH 2026-43** until 4:00 p.m. at the City of Hastings, 1228 N Denver Ave., Hastings, Nebraska, on Tuesday, August 11, 2026, at which time and place all bids will be publicly opened and read aloud.

Brief description of project: Hastings Former Middle School Asbestos Containing Materials (ACM) Abatement. If you plan on bidding and are not already on our approved bidders list for this project, you are REQUIRED to fill out the Plan Holders Submittal Form that is located on the City website: <https://www.cityofhastings.org/bids/> .

The Contract Documents, including plans and specifications, are on file at the City of Hastings, 1228 N Denver Avenue, Hastings, Nebraska 68901. Copies of the plans and specifications in electronic (PDF) format may be obtained by visiting the City of Hastings Website: www.cityofhastings.org/bids. A paper copy is available for \$75.00, plus sales tax (\$5.25), plus shipping.

Each bid shall be accompanied by a certified check, drawn on a solvent bank in the State of Nebraska, or a bid bond in an amount of not less than five percent (5%) of the total bid of all contract construction costs, made payable to the City Treasurer of the City of Hastings, Nebraska, as security that the bidder to whom the contract may be awarded will enter into a contract to build all the improvements in accordance with this notice and give bond in the sum hereinafter provided for the construction of improvements.

No bid shall be withdrawn after opening of bids without the consent of the City of Hastings, Nebraska, for a period of sixty (60) days after scheduled time of closing bids.

Time is of the essence in this contract. In evaluating bid(s) received, the City will consider the timelines of completion of prior construction contracts, existing workload of bidders and available manpower that bidder commits to the project.

The successful bidder will be required to furnish a Performance Bond in the sum of the full amount of the Contract within ten (10) days of the date of award. No additional time will be allowed the Contractor for providing the Performance Bond.

DATED AT HASTINGS, NEBRASKA, this 9th day of July 2026.

Tyler Ficken, City Clerk

For City Clerk: Publish and Attach two (2) Proofs of Publication
July 14, 2026
July 21, 2026

Item #5 - Discussion and possible action on the 2026/2027 CRA budget. – Discuss potential CRA revenue, expenses and capital projects. Several adjustments have been made to include funding for potential improvements to CRA owned properties.

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	-\$49,857	
TOTAL EXPENSES		-\$3,419,468
ENDING CASH		<u>\$185,603</u>

CRA BUDGET 2026/2027

BEGINNING CASH	\$1,300,000	
Estimated Cash @ County Treasurer	\$50,000	
REVENUE		
Tax Revenue (Value=\$2,---,---,--- x .000026)	\$615,000	
Less Delinquency	-\$30,000	
Loan Repayment (Dally's, THOAR, Bad Sportz, Garage Flats)	\$31,900	
RLF Loan Repayment	\$362,000	
Interest Income	\$55,000	
Lease Inc. - 128 N Hast / 647 W 2nd / 516 W 1st	\$45,000	
Property Sales (OMS - \$150,000 + F & Franklin \$200k)	\$350,000	
Tax Increment Revenue & PILOT (Eastside Estates)	\$1,430,000	
NAHTF Trust Funds Cedar Park Project	\$844,750	
NAHTF Trust Funds old Middle School	\$830,000	
CDBG 2024 Downtown Revitalization Grant	\$400,000	
	<u>\$4,933,650</u>	
AVAILABLE CASH		\$6,283,650
GENERAL FUND EXPENSES		
Administrative Expenses		
Admin - Copies, postage, supplies, phone, rent, audit	\$30,000	
Director & Staff	-\$140,000	
Professional Fees (Legal, Audit, Studies)	-\$40,000	
Studies (Blight Studies, etc)	-\$25,000	
Training, Travel & Conferences	-\$5,000	
Total Administrative Expenses		-\$180,000
Other Expenses		
Property Exp. - Ins., Main, Repair, Utilities, Lease 647 W. 2nd	-\$65,000	
Lease Expense - 647 W. 2nd	-\$7,600	
Schnase District User Agree.\$25K/Retail Incentive Program \$15K	-\$40,000	
Total Other Expenses		-\$112,600
Capital Projects		
CDBG Downtown Revitalization (\$125K Match)	-\$525,000	
New Revolving Loans (F & Franklin, others)	-\$575,000	
Local Façade Grant Program	-\$50,000	
Redevelopment Area #1 Lighting (\$33k) & Public Art Program	-\$55,000	
Property Acquisition	-\$250,000	
647 W. 2nd Capital Improvements (Barista's)	-\$50,000	
Capital Improvements (OMS & other CRA Properties)	-\$650,000	
NAHTF Trust Funds NO. 24-TFRH-34018 (502 East D Street)	-\$825,000	
Old Middle School - Development Loan	-\$550,000	
NAHTF Trust Funds NO. 25-TFRH-34023 (old Middle School)	-\$830,000	
Total Capital Project Expense		-\$4,360,000
Tax Increment Debt	-\$1,380,000	
TIF Debt - payable to CRA & City	-\$51,000	
TOTAL EXPENSES		-\$6,083,600
ENDING CASH		<u>\$200,050</u>

Item #6 - Motion to approve CRA Levy Resolution 2026-1 approving the levy request to fund the 2026/2027 CRA budget. The amount of revenue sought to be raised is 2.6 cents per \$100.00 of the taxable value of real property within the City of Hastings. The estimated revenue to be raised is \$615,000.

CRA RESOLUTION NO. 2026-1

WHEREAS, The Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has been formed and has undertaken certain redevelopment activities under the Authority of Neb. Rev. Stat. 18-2101 et seq.

WHEREAS, it is necessary for the Authority to submit an estimate of the amounts necessary to be appropriated by the governing body of the City of Hastings, Nebraska, to defray the expenses of the Authority, pursuant to Neb. Rev. Stat. 18-2140;

WHEREAS, it is necessary for the governing body of the City of Hastings, Nebraska, to prepare a budget statement setting out separately the amount of revenue sought to be raised from the levy of a tax on the taxable value of real property for the purpose of paying the principal or interest on bonds issued by the governing body and for all other purposes; and,

WHEREAS, the Authority is in the process of preparing a budget for the next fiscal year of operations and has determined the amount of revenue expected to be necessary to defray the expenses of the Authority;

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, as follows:

1. The amount of revenue sought to be raised is 2.6 cents per \$100.00 of the taxable value of real property within the City of Hastings, and;
2. The governing body of the City of Hastings, Nebraska is hereby requested to levy taxes and/or to appropriate from its general fund and place at the disposal of the Authority such amounts in order to assist the Authority in defraying its expenses.

Dated this 18th day of July 15, 2026.

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF HASTINGS,
NEBRASKA**

By: _____
Dick Hysell – Chairman

ATTEST:

Randal A. Chick, Ex Officio Secretary

Item #7 - Discussion and possible action on the acquisition of abandoned property located in several blighted and substandard areas. – Jesse Oswald has contacted Basel Holdings, LLC, the tax certificate holder for one of the abandoned properties to express the CRA's interest in acquiring the property. Basel plans to foreclose on the property.

NOTICE

To: ALAN JEFFREY MILLER, CAROLYN J. MILLER,
JAMES DOE AND ANY AND ALL PERSONS WHO
HAVE OR CLAIM SOME LIEN UPON OR INTEREST
IN THE REAL ESTATE DESCRIBED BELOW, Real
Names Unknown

Notice is hereby given that on the 6th day of March,
2026, a Complaint was filed in the District Court of
Adams County, Nebraska, case number CI 26-79, the
object and prayer of which is to foreclose on the lien of
the Plaintiff, which is the result of the Plaintiff's pur-
chase of a tax certificate, and subsequent payment of
delinquent taxes, on the property commonly known as
621 W 2nd Street, Hastings, NE 68901, and legally de-
scribed as Lot 6, Block 23, Original Town of Hastings,
Adams County, Nebraska.. You must file an answer to
the Complaint no later than 30 days after the last date of
publication of this notice. If you fail to answer, the
Plaintiff will proceed to obtain a default judgment against
you and will attempt to sell the property at foreclosure
sale in order to satisfy its lien and any related costs and
expenses.

BASIL LAND HOLDINGS 21 LLC

By: Marc Odgaard, #21988

920 S 107th Ave,

Suite 250

Omaha, NE 68114

402-502-1000 Ext. 500

Fax: 402-513-6483

June 25, July 2, 9, 2026 ZNEZ
