

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
August 19, 2026**

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

Motion by the Authority that prior to this meeting a notice was posted in the Hastings Tribune on August 14, 2026 and 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 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 July 15, 2026
- o Financials
- o Claims

- 1) **Discussion and possible action** on a request from Tammy Orthmann d.b.a. Bath Bliss Gifts to utilize the vacant lot at 2nd & Hastings for the Junk Street Event to be held September 12, 2026.
- 2) **Motion to approve** a Substitute TIF Note in connection with the Fairview Villas Project.
- 3) **Discussion and possible action** on a proposal from Hanna:Keelan Associates to prepare an Extremely Blighted Determination Analysis on all CRA Redevelopment Areas.
- 4) **Discussion and possible action** on the acquisition of property known as Lots 1-13, Hastings Cottages East Subdivision.
- 5) **Discussion and possible action** on the contract for the CRA Director.
- 6) **Motion to approve** the transfer of funds from the general account to the Revolving Loan Fund.
- 7) **Update on the bids** for the middle school asbestos removal.
- 8) **Discussion and possible action** on the acquisition of abandoned property.
- 9) **Set the date and time** for the Budget Public Hearing and September Regular Meeting.

Possible closed session to discuss contract and/or real estate negotiations.

Motion to adjourn.

**CRA MEETING
AGENDA ITEM SUMMARY
August 19, 2026**

Item #1 – Discussion and possible action on a request from Tammy Orthmann d.b.a. Bath Bliss Gifts to utilize the vacant lot at 2nd & Hastings for the Junk Street Event to be held September 12, 2026. – Orthmann has applied to the city to close off Hastings Avenue from 1st to 2nd and 2nd to 3rd Street and use the City Hall parking Lot for Junk Street vendors. The City is unsure of the availability of the City Hall parking lot and Tammy is looking for a backup plan. She is willing to add the CRA as an additional insured to her policy.

Item #2 – Motion to approve a Substitute TIF Note in connection with the Fairview Villas Project. – The initial note was made to Fairview Villas LLC in error and Mesner Development is the correct entity.

Item #3 – Motion to approve a proposal from Hanna:Keelan Associates to prepare an Extremely Blighted Determination Analysis on all CRA areas. - In 2021, Hanna:Keelan prepared an Extreme Blighted Determination analysis for the CRA and I have attached that analysis for your review. The legislature recently made changes to the criteria making it a little easier to meet the Extreme Blight designation. The major change in the criteria involved a lower unemployment threshold (200% to 150%) and a lower poverty threshold (20% to 15%). The “extreme” designation allows a TIF recapture period of 20 years which might be useful on certain projects. While I am not advocating for the 20-year recapture period, I want the CRA/City to be prepared and have it available in our toolbox if needed.

Item #4 - Discussion and possible action on the acquisition of the following property; Lots 1-13, Hastings Cottages East Subdivision. – There are 4 developers interested in the F Street and Franklin property and I believe we can attract additional housing development by acquiring this 3.01-acre site and promoting the property for redevelopment. The current owners previously considered a single-family home development but decided to not move forward. The land is also in Census Tract 9660 which is an Opportunity Zone.

Item #5 - Discussion and possible action on the contractor agreement with the CRA Director. – The Director contract calls for a review in August. I have highlighted a couple of changes for discussion.

Item #6 - Motion to approve the transfer of funds from the general account to the Revolving Loan Fund – Last years budget and the current proposed budget have large loans proposed for the old middle school and F and Franklin projects. Recommend a transfer of \$550,000.

Item #7 – Update on the bid process for the middle school asbestos removal. – Seven Bids were opened August 11th and the base bids ranged from \$173,118 to \$875,000 with 4 bids under \$200,000. The EPA grant was \$475,000 with approximately \$92,000 for grant administration and project oversight leaving approximately \$383,000 for asbestos removal. Change orders for unseen materials are priced on a per unit cost which will impact the final cost. Engineering will make a recommendation to council for approval at the August 24th council meeting.

Item #8 - Discussion and possible action on the acquisition of abandoned property. Basel Holdings, LLC, the tax certificate holder for the abandoned property at 621 W. 2nd Street plans to foreclose on the property and hold a sheriff's sale. The property has been abandoned with no utilities

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Item #9 - Set the date and time for the Budget Public Hearing and September Regular Meeting. – The proposed Budget Hearing is set for 11:30 am on September 16, 2026 and the Regular Meeting will be held at 11:40 am or immediately following the budget hearing.

Possible closed session to discuss contract and/or real estate negotiations. – There is a need for a closed session to discuss real estate negotiations.

MINUTES

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
July 15, 2026**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on July 15, 2026 at 11:30 am at the Schnase 1906 District at 620 W. 2nd. Members of the Authority present were Dick Hysell, Becky Sullivan, Jeff Schneider, and Kaleena Fong. Also present were Jesse Oswald, Ainsley Powell, Kyla Habrock, Kevin Kubo, Mark Funkey, Shannon Landauer, Sydney Erickson, Willis Hunt, Roger Coffman, Steve Roucsh, and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Jeff Schneider that prior to this meeting on July 9, 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, J. Schneider
Nays: None

During citizen comments Willis Hunt spoke to the CRA budget and the proposed Resolution requesting a full 2.6 cent levy for the 2026/2027 fiscal year. Mr. Hunt stated that a reduction in the budget for this year would not hurt the organization and requested that the Authority reduce their tax asking from a 2.6 cent levy to a 2.0 cent levy which would reduce the tax asking by approximately \$140,000.

Motion by Becky Sullivan and second by Jeff Schneider to approve the Consent Agenda including the financials, the claims, and the minutes of the meeting of June 17, 2026.

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	Maint. 402 W 2nd \$180, Cen park \$280, Lot 3 \$200, OMS \$200, 245 W 2nd \$200

\$21,800.83 TOTALS

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

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 and the event would take place in August or September. Motion by Kaleena Fong and second by Jeff Schneider to approve the use of the vacant lot at 700 W. 2nd by the City of Hastings Wellness Committee.

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

Kyla Habrock appeared on behalf of the Chamber of Commerce to request \$5,000 in funding for the Celebration of Lights to support enhancements that 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. Motion by Jeff Schneider and second by Kaleena Fong to approve funding for the Celebration of Lights in the amount of \$5,000.

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

Randy Chick spoke to 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. Chick provided an updated proposal from the consultant which included several steps including; an analysis of past redevelopment projects to include a project list, project type, the status and location. The analysis would also include an assessment of the factors contributing to the lack of redevelopment and future redevelopment goals. Motion by Motion by Jeff Schneider and second by Becky Sullivan to approve the analysis proposal in the amount of \$23,000 if the consultant can provide a shorter timeline for Area #5. The board is anticipating several proposals from developers to purchase and build housing in the area.

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

The City Engineering department has prepared bid specs and is currently advertising for bids for asbestos removal in the old middle school. The bid opening is August 11, 2026. No action was taken.

The Board discussed the 2026/2027 CRA budget. Several corrections have been made and adjustments have been made to include funding for potential improvements to CRA owned properties. Randy Chick reviewed potential revenue, expenses and capital projects for the 2026/2027 budget. Highlights included 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.

Motion by Becky Sullivan and seconded by Kaleena Fong 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. Kaleena Fong spoke to the incredible projects the CRA has brought to the community which would not have been possible without having the cash resources to acquire the properties and fund the match for state and federal grant dollars to bring these projects to fruition. Jeff Schneider stated that he while appreciated the comments from Mr. Hunt, as an organization if we don't invest in these projects, we will never broaden our tax base. Randy Chick noted that over \$2.1 million dollars of the CRA's budget comes from State and Federal funds for projects generating over \$30 million in investment.

The board has been discussing the status of several abandoned properties and Jesse Oswald stated that he has been in touch with the owners of the tax certificates but has not had a recent response to his emails.

Motion by Jeff Schneider and second by Becky Sullivan to go into closed session at 12:20 pm for the purpose of real estate negotiations.

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

Motion by Jeff Schneider and second by Becky Sullivan to come out of closed session at 12:36 pm.

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

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

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

Respectfully submitted,

Randy Chick, Director

FINANCIALS

3:28 PM
08/12/26
Cash Basis

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

	<u>Oct 1, '25 - Aug 12, 26</u>
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	39,215.14
Investment Interest	50,471.59
PILOT	17,879.61
Property Tax	395,634.14
Real Estate Loan Interest	4,320.08
Real Estate Loan Principal	28,307.30
Rent Income	
Commercial Space	38,050.00
Kool-Aid Bldg Garage	7,220.00
Total Rent Income	45,270.00
RLF-income	24,138.84
RLF-Principal	238,709.29
Sale of Property	157,142.22
State Pro Rate	2,893.52
Tax Increment TIF	880,793.21
Total Income	2,189,356.81
Gross Profit	2,189,356.81
Expense	
Administrative Expenses	103,027.25
Construction Improvements	398,094.58
Improvements	0.00
Lease Expense	6,227.19
Miscellaneous	0.00
NAHTF Grant	200,000.00
Professional Services	58,077.87
Promotion and Recruitment	33,583.33
Property Acquisition	85,840.26
R & M Buildings	64,088.71
Retail Grant	5,261.80
Returned Check	0.00
RLF-Expense	375,000.00
TIF Interest	7,340.01
TIF Principal	1,039,052.24
Wire Fee	0.00
Total Expense	2,375,593.24
Net Ordinary Income	-186,236.43
Net Income	-186,236.43

3:29 PM
08/12/26
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of August 12, 2026

	Aug 12, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,400,007.90
Revolving Loan Fund	161,034.19
Total Checking/Savings	1,662,897.10
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	16,789,061.69
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	17,325,859.32
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	-186,236.43
Total Equity	5,134,457.54
TOTAL LIABILITIES & EQUITY	17,325,859.32

Funding Commitments

- Schnase 1906 Agreement \$25,000
- Downtown Lighting \$33,333
- Schutte Façade Grant \$25,000
- Middle School Asbestos \$100,000
- 2024 CDBG Façade Match \$125,000
- NAHTF Match 1917 Dev. Loan .. \$150,000
- 1917 Development LLC Loan ... \$550,000
- \$1,008,333**

CLAIMS

Amount	Payee	Description
\$900.00	Chamber of Comm.	Rent
\$57.69	Chamber of Comm.	Copies & shredding - June
\$38.90	Chamber of Comm.	Telephone - June
\$59.03	Chamber of Comm.	Copies & shredding - July
\$38.90	Chamber of Comm.	Telephone - July
\$5,000.00	Chamber of Comm.	Celebration of Lights Sponsorship
\$79.42	Hastings Tribune	RFP ad for CRA properties
\$10.23	Hastings Tribune	Advertise Qualified Action Plan for Asbestos removal Middle school
\$84.01	Hastings Tribune	Advertise for Asbestos Abatement bids - Old Middle School
\$128.75	Idea Bank	Website hosting and maintenance
\$7,916.67	RAC Investments	Administrative
\$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
\$12.58	City of Hastings	Postage
\$2,502.38	City of Hastings	Attorney Fees
\$25,000.00	Hastings Comm. Foundation	2nd Year - Schnase 1906 District user agreement
\$621.80	Steve Marvel	Lease payment for 647 W. 2nd - year 17
\$25,000.00	Brad Schutte	Façade Grant for
\$286.46	Bryant Music & Gift	Retail Incentive Grant \$10,312.5 over 3 years - FINAL PAYMENT
\$239.72	The Cheese Shop	Retail Incentive Grant \$8,630 over 3 years - 5/24 begin)
\$1,105.63	Mesner Dev.	TIF Prin & Int (Mesner North - 010018897)
\$1,104.93	C. Shoemaker & L. Freidewald	TIF Prin & Int - (Dietrich/Stein Brothers Bldg. - 010018848)
\$51.46	Hastings Utilities	516 W. 1st - August
\$150.56	Hastings Utilities	116 N. Lincoln - Lot 3 - August
\$437.22	Hastings Utilities	405 W. 2nd - August
\$425.00	Deer Trail Lawn	Mow various properties
\$70.00	Woodwards	Garbage service @ 128 N. Hastings
\$116.34	Mike & Vicki Nieman	Reimburse water/sewer bill at 700 W. 2nd (+ HU underbilling error)
\$69.44	Big G Ace	Material to repair vandalized stone wall - Central Park
\$45.00	L&M Cleaning	Monthly cleaning stairs & common area @136 N. Hastings
\$192.00	Precision Sprinklers	Lot 3 sprinkler repairs
\$675.00	Tom Callaghan	Mowing & watering services for 700 W. 2nd
\$1,450.00	Ken & Company	Maintenance 700 W 2nd \$520, Cen Park \$590, Lot 3 \$220, OMS \$120
		OMS - \$300, 825 W 2nd-\$85, 700 W 2nd - \$85, 314 S Hast - \$85, 415
\$1,475.00	1st Choice Lawn & Pest	S Burl - \$85, 402 W 2nd-\$300, 245 W 2nd-\$550
\$75,383.20		



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

Invoice Date
7/10/2026

Invoice #
718300

INVOICE

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

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

PLEASE PAY

THIS AMOUNT \$96.59

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice #
718300

Terms
Due on receipt

Due Date
8/31/2026

Qty	Description	Rate	Amount
	August Rent	900.00	900.00
	June Copies	51.69	51.69
	June Telephone	38.90	38.90
	Shredding	6.00	6.00

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

Billing Inquiries? Call 402-461-8400

Total	\$996.59
Payments/Credits	-\$900.00
Balance Due	\$96.59

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

Invoice Date
8/10/2026

Invoice #
718304

INVOICE

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

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

PLEASE PAY

THIS AMOUNT

\$997.93

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice # 718304		Terms Due on receipt	Due Date 8/31/2026
Qty	Description	Rate	Amount
	September Rent	900.00	900.00
	July Copies	53.03	53.03
	July Telephone	38.90	38.90
	Shredding	6.00	6.00

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

Billing Inquiries? Call 402-461-8400

Total	\$997.93
Payments/Credits	\$0.00
Balance Due	\$997.93

2026 Celebration of Lights

November 19, 2026 @ 5:00 PM - 7:00 PM (CST)



Contact Information * Required fields

Primary Contact: *

Additional Attendee

Contact Details:

Additional Attendee
Community Redevelopment Authority
cra@redevelophastings.com
(402) 461-8415

301 S Burlington Ave #100
Hastings, NE 68901-5936

Comments:

Summary

Name	Description	Quantity	Total
Celebration of Lights - North Pole Sponsor	Additional Attendee	1	\$5,000.00
Total Amount:			\$5,000.00

Advertising Invoice



your life. your news.

**Hastings
Tribune**
A home-owned newspaper

1/1

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

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

Acct. #: 00008851
Phone #: (402)463-6878
Date: 07/31/2026
Due Date: 08/27/2026
Invoice #: 300164866
PO #:
Salesperson: 700 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00113260	REQUEST FOR PROPOSALS FOR THE	01	07/17/2026	39.71	39.71
			07/31/2026	39.71	79.42

Thank you for your business.

Please return a copy with payment

Total Due

79.42

Advertising Invoice



1/1

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

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

Acct. #: 00008851
Phone #: (402)463-6878
Date: 07/31/2026
Due Date: 08/27/2026
Invoice #: 300164834
PO #:
Salesperson: 700 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00113142	NOTICE OF MEETING The Commun	01	07/14/2026	10.23	10.23

Thank you for your business.

Please return a copy with payment

Total Due 10.23

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: 07/31/2026
Due Date: 08/27/2026
Invoice #: 300164828
PO #:
Salesperson: 300 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00113106	ADVERTISEMENT FOR BIDS The	01	07/14/2026	42.01	42.01
			07/21/2026	42.00	84.01

CH2026-43

Middle School Abatement

Thank you for your business.

Please return a copy with payment

Total Due

84.01

Adobe, Inc.: \$6.99 USD

1 message

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

Thu, Aug 6, 2026 at 6:43 AM



Hello, Randy Chick

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

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Aug 6, 2026
Order ID	BL3541135228

[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
Checking **0714

\$6.99 USD

Adobe, Inc.: \$32.09 USD

1 message

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

Thu, Aug 6, 2026 at 6:42 AM



Hello, Randy Chick

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

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Aug 6, 2026
Order ID	BL3541135197

[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



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	08/04/2026	6103	\$0.00	08/04/2026	\$12.58		
DESCRIPTION	QUANTITY	PRICE	UNIT	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 7/2026	1.00	\$12.580000	EACH	\$12.58	\$0.00	\$0.00	\$12.58
Invoice Total:					\$12.58		

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 08/04/2026
Invoice Number 6103
Customer Number 96
Amount Paid

Due Date	08/04/2026
Invoice Total Due	\$12.58

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	08/04/2026	6101	\$0.00	08/04/2026	\$2,502.38		
DESCRIPTION	QUANTITY	PRICE	UNIT	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 7/2026	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 08/04/2026
Invoice Number 6101
Customer Number 96
Amount Paid

Due Date	08/04/2026
Invoice Total Due	\$2,502.38

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

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

Invoice #2026-001
Date: August 12, 2026

BILLED TO:

Randy Chick
Community Redevelopment Authority
301 S. Burlington
Hastings, NE 68901



Description:

Price:

Qty:

Amt:

Year 2 - User Agreement

\$25,000

1

\$25,000

Subtotal

\$25,000

make checks payable to:

Community Foundation
nd Street, Suite 102
NE 68901

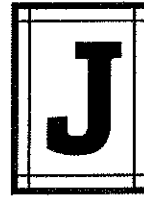
Total:

\$25,000

INVOICE

JACKSON GLASS LLC
322 W South Street
Hastings, NE 68901

office@jacksonglassllc.com
+1 (402) 462-5165



**JACKSON
GLASS**

322 W SOUTH STREET HASTINGS, NE

(402) 462-5165

Bill to

SCHUTTE PROPERTIES
318 N ST. JOSEPH AVE
HASTINGS, NE 68901

Invoice details

Invoice no.: I-26-1247
Terms: Due on receipt
Invoice date: 07/31/2026

P.O. Number: Storefront

#	Product or service	Description	Qty	Rate	Amount
1.	MATERIAL	Material & Labor as previously quoted	1	\$43,480.38	\$43,480.38

Total

~~\$43,480.38~~

Ways to pay

BANK

pay only \$25,000.00

View and pay

*Facade grant
318 N. St. Joseph*

Note Holder	Tax Yr	Owner Name 1	Identifier	Class #	Tax Paid	Less Tax Commish
Mesner Development	2025	NOVAK RONALD W & CARMEN K	10018897	178	\$1,116.80	\$1,105.63
C. Shoemaker & L. Freidewald	2025	CULVER ROBERT J JR & DEBRA ANN REILLY MD	10018848	158	\$1,116.09	\$1,104.93
					\$2,232.89	\$2,210.56

10:44 AM

08/04/26

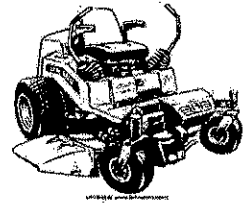
Community Redevelopment Authority
Check Detail
August 4, 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Class</u>
08/04/2026	8246	Hast...		Cash In Bank		
			516 W 1st	R & M Buildings	-51.46	085-516 W 1st
			116 N Lincoln - Lot 3	R & M Buildings	-150.56	177- Parking Lot #3
			405 W 2nd	R & M Buildings	-437.22	205-402/405 W 2nd St
					-639.24	
TOTAL						

INVOICE

Deer Trail Lawn
2545 South Deer Trail
Hastings, NE 68901

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



Bill to

Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Ship to

Community Redevelopment Authority
301 South Burlington Ave
Hastings, NE 68901

Invoice details

Invoice no.: 2224

Invoice date: 07/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/13/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
2.	07/13/2026	CRA- 218 East South St	CRA- 218 East South St-35	1	\$35.00	\$35.00
3.	07/13/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
4.	07/13/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
5.	07/13/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00
6.	07/30/2026	CRA - old village inn south lot	Old Village Inn south lot- Mow,Trim- \$65	1	\$65.00	\$65.00
7.	07/30/2026	CRA-314 S Hastings	314 S Hastings	1	\$50.00	\$50.00
8.	07/30/2026	CRA-415 S Burlington	415 S Burlington lot	1	\$30.00	\$30.00
9.	07/30/2026	CRA-Old Middle School	Old Middle School	1	\$50.00	\$50.00

Total

\$425.00

Note to customer

Thank you for your business.

Terry Shuck

INVOICE / STATEMENT

1

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

07/25/2026

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.

\$ _____
AMOUNT ENCLOSED

PAY THIS
AMOUNT

WOODWARD'S DISPOSAL SERVICE, INC.



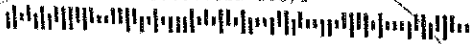
1228 N. DENVER AVE.
PO BOX 289
HASTINGS, NEBRASKA 68902-0289
(402) 463-1371

Please return bottom portion with your payment.

ACCOUNT NUMBER 18710520-12739
SERVICE ADDRESS 710 W 2ND

CURRENT CHARGES	BALANCE FORWARD	AMOUNT DUE
\$241.89	\$0.00	\$241.89
DUE DATE		AMOUNT PAID
08/10/2026		Autopay - DO NOT PAY

HB20724A 696 1 AV 9.621
789001410 00.0003.0092 696/1



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

Please Make Checks Payable and Remit to



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

Billing Detail



WATER

W COMMERCIAL URBAN	\$11.84
W METER CHARGE COM URBAN	\$8.75
W INFRASTRUCTURE FEE URBAN	\$5.17
WATER SUBTOTAL	\$25.76



SEWER

S COMMERCIAL URBAN	\$35.37
S COMMERCIAL URBAN ADJUSTMENT	\$55.21
SEWER SUBTOTAL	\$90.58

G GENERAL SERVICE URBAN	\$17.77
GAS SUBTOTAL	\$17.77

E COMMERCIAL URBAN	\$79.61
E STREET LIGHT COM URBAN	\$4.04

Billing Detail Continued

EAC Adjustment (per kWh)	\$0.0000
BTU Adjustment (x ccf used)	1.0722
PGA Adjustment (per ccf billed)	\$0.0000

25.76
90.58
116.34

Account Summary

PREVIOUS BALANCE	\$250.95
PAYMENT	\$250.95
BALANCE FORWARD	\$0.00
CURRENT CHARGES	\$241.89

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. # KEY
 REF. # PO # KEY
 DUE DATE: 9/10/26

INV # 773528/1
 DATE : 8/03/26
 CLERK: LRR
 TERM # 587

TIME :10:46

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
6	EA	1337823	PL500 LANDSCAP10OZ 1%VOC	9.99	7.892/EA	47.35CN
** AMOUNT CHARGED TO ACCOUNT **				47.35	TAXABLE	0.00
					NON-TAXABLE	47.35
					SUB-TOTAL	47.35
					TAX AMOUNT	0.00
					TOTAL INVOICE	47.35

ACE REWARDS ID # 1980367372

(CRA)

X *[Signature]* CRA
 Received By

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

PHONE: (402) 462-5181

PAGE NO 1

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

CUST # 100337
 TERMS: NET 10TH
 P.O. # CRA
 REF. # PO # CRA
 DUE DATE: 8/10/26

INV # 772878/1
 DATE : 7/18/26
 CLERK: KKL
 TERM # 587

TIME : 9:31

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
4	EA	1765445	CONSTR ADHESIVE BRN 100Z	6.99	5.522/EA	22.09CN
** AMOUNT CHARGED TO ACCOUNT **				22.09	TAXABLE	0.00
					NON-TAXABLE	22.09
					SUB-TOTAL	22.09
					TAX AMOUNT	0.00
					TOTAL INVOICE	22.09

ACE REWARDS ID # 1980367372

(CRA)

X *Ken H. G. CRA*
 Received By

OW

L&M Cleaning Services LLC

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

JULY 10TH 2026

Invoice

CRA	Payable to L&M Cleaning Services LLC	Invoice # 270
	Project 647 W 2ND ST HASTINGS NE 68901	

Description	Qty	Unit price	Total price
JULY 10TH	1	\$45.00	\$45.00
MONTHLY CLEAN UP	1		

Notes: 3.5%
Credit Card
Fee
Adjustment

Subtotal **\$45.00**

TAX 7 %
Adjustments

\$45.00

Precision Sprinklers
PO Box 232
Hastings, NE 68902

Date Invoice #
7/14/2026 6187

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
2nd & Lincoln
Hastings, NE 68901

Terms	Service Technician
Net 30	Andrew

Quantity	Description	Rate	Amount
1	Visit #: 6664 Service Call Visit Notes: They have a valve stuck on Field Remarks: Replaced 2 bad valves	120.00	120.00
2	Hunter 1" Valve	35.00	70.00
4	Wire Nut	0.50	2.00
		Subtotal	\$192.00

Payments/Credits	\$0.00
Total	\$192.00

voice



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

Date
6/19/2026

Invoice #
37458

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
06/19/2026

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 #
37458

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
6/19/2026

Invoice #
37457

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
06/19/2026

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 #
37457

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
7/16/2026

Invoice #
37736

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
07/16/2026

Description	Quantity	Rate	Amount
Step 4-Late summer application, broadleaf weed control plus fertilizer	1	85.00	85.00

Thank you for your business!

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

Total	\$85.00
Payments/Credits	\$0.00
Balance Due	\$85.00

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



Invoice #
37736

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
6/19/2026

Invoice #
37461

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
06/19/2026

Description	Quantity	Rate	Amount
Weed control application	1	85.00	85.00

Thank you for your business!

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

Total	\$85.00
Payments/Credits	\$0.00
Balance Due	\$85.00

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



Invoice #
37461

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
6/19/2026

Invoice #
37460

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
06/19/2026

Description	Quantity	Rate	Amount
Weed control application	1	70.00	70.00

Thank you for your business!

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

Total	\$70.00
Payments/Credits	\$0.00
Balance Due	\$70.00

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



Invoice #
37460

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
7/5/2026

Invoice #
37616

Terms: Net 30

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 Electronic Systems Bldg 245 West 2nd Street Hastings, NE 68901 WCs, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
07/02/2026

Description	Quantity	Rate	Amount
Complete sterilant application for weed control		550.00	550.00
"Make 1st Choice Your Only Choice!" Thank you for your business!		Total	\$550.00
<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	\$550.00

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



Invoice #
37616

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
7/5/2026

Invoice #
37587

Terms: Net 30

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	
22' East of the Reno Bldg Parking lot east of that & sidewalk & terrace parking area WCs, ZNE1	
P.O. Number	
Customer Phone	402-469-0733

Service Date
07/02/2026

Description	Quantity	Rate	Amount
Complete sterilant application for weed control		300.00	300.00
"Make 1st Choice Your Only Choice"! 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 #
37587

Date: _____

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

Amount Enclosed: _____

**PLEASE DETACH AND RETURN
WITH YOUR REMITTANCE**

Ken Company
 723 S Chicago
 Hastings Nehr 68901

043457

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
				Aug 13 2026	
NAME CRA					
ADDRESS 301 S Burlington					
CITY, STATE, ZIP Hastings Nehr.					
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	PAID OUT
QUANTITY	DESCRIPTION			PRICE	AMOUNT
1	July 14 - Aug 13				
2	14 Landscape corner lot			\$520	-
3	18 Rebuild block, clean Central Park			\$240	
4	22 trim trees Lot 3			\$160	
5	24 set timer Central Park			\$70	
6	Aug 3 rebuild block wall Central Park			\$200	
7	5 reset timer. change bulb			80	
8	7 remove broken branches				
9	trim trees			OMS	\$120
10	7 weeding Lot 3				\$60
11					
12	total			6,450	
13	Thank You.				
14					1,450
15					
16					
17					
18					
RECEIVED BY					

Item #1 – Discussion and possible action on a request from Tammy Orthmann d.b.a. Bath Bliss Gifts to utilize the vacant lot at 2nd & Hastings for the Junk Street Event to be held September 12, 2026. – Orthmann has applied to the city to close off Hastings Avenue from 1st to 2nd and 2nd to 3rd Street and use the City Hall parking Lot for Junk Street vendors. The City is unsure of the availability of the City Hall parking lot and Tammy is looking for a backup plan. She is willing to add the CRA as an additional insured to her policy.

Section B: Event Agreement

This application must be filed with the Hastings City Clerk
at least 60 days prior to the date of the event.

Fees may be applicable.

Date(s) of Event: 09/12-2026 Event Name: Junk Street
Contact Person: Tammy Orthmann Phone: 402-705-9094
Address: 2622 Market Lane Hastings NE 68901
Email: bathblissgifts@gmail.com Daytime Phone: 402-705-9094
Name of Organization Hosting Event: Bath Bliss Gifts
Type of Organization: Corporation LLC Other If Other, provide name: Sole Ownership
Type of Event: Outdoor shopping market featuring vintage and handmade items
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

Will alcohol be served at this event? Yes ☒ No

- If yes, license agreement is required.
- SDL-Local Recommendation may be attached when submitting this application.
- Please review City Code Section 8-107 for alcohol consumption restrictions on property owned by city.
- City fee for fencing is \$300 per event. Fencing fee payable to the City of Hastings Engineering Department, **prior** to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

Will electrical power be needed? Yes ☒ No (Only permitted where currently available.)

Will tents over 400 sq. ft. and/or mobile food vendors be set up at this event? Yes ☒ No

- If yes, please contact Hastings Fire & Rescue (402) 462-7157 for spacing and permitting requirements.
- For events with over 1,000 in attendance: One trained crowd manager to be provided for every 250 persons or fraction thereof. Contact Hastings Fire & Rescue (402) 462-7157 with questions.

Please describe activities included in this event:

1ST OPTION IS TO CLOSE OFF DENVER AVE BETWEEN 1ST STREET AND 3RD STREET. 2ND STREET WILL REMAIN AVAILABLE. ALLEYS IN THE AREA WILL BE CLOSED OFF. THIS OPTION WILL ALSO INCLUDE CLOSING OFF THE PARKING LOT BEHIND CITY HALL. IF THE PARKING LOT IS NOT AVAILABLE, THE 2ND OPTION IS TO CLOSE OFF HASTINGS AVE BETWEEN 1ST AND 3RD STREETS, WITH 2ND STREET REMAINING OPEN. THE CRA HAS GRANTED US PERMISSION TO USE THE GRASS LOT.

Event Location: STATED ABOVE. INSURANCE IS PENDING.

- Before an event is scheduled on City owned property, it must receive prior City approval.
- The event should not be held on a public street or roadway. Consider use of off-street trails such as the Pioneer Spirit Trail.
- Please attach map of route of any such event.
- Review City Code Section 13-508 for prohibited acts: discharge of fireworks

Event Start Time: 9:00 am * Start Time Needed to Set Up & Access Area (if applies): 7:00am

Event End Time: 3:00pm * Ending Time Needed to Clean up Area (if applies): 5:00pm

***If alcohol is being served, please make sure state alcohol permit times are consistent with actual event times.**

I represent that I am authorized to sign the agreement on behalf of the organization hosting this event and, if the event is approved by the City of Hastings, my organization agrees to defend, indemnify and hold the City of Hastings harmless for any loss or claim of loss related to this event.

Tamera Orthmann

08-11-2026

Key: da16dad2-f993-4831-b039-94fddce1735
Authorized Signature for Host Organization

Date

Authorized Signature – City of Hastings

Date of Council Approval

Official Office Use Only



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AMERICAN FAMILY BROKERAGE, INC.
6000 American Pkwy
Madison, WI 53783

CONTACT NAME MATTHEW JURGENA

PHONE (A/C No, Ext): 308-389-9124 FAX (A/C No):

EMAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
BATH BLISS GIFTS
2622 MARKET LN
HASTINGS, NE 68901

INSURER A: United States Liability Insurance Company

25895

INSUREB B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		SE 1205793	09/12/2026	09/14/2026	EACH OCCURRENCE \$1,000,000
	☒ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000
	☐ CLAIMS-MADE ☒ OCCUR						MED EXP (Any one person) \$1,000
							PERSONAL & ADV INJURY \$1,000,000
							GENERAL AGGREGATE \$2,000,000
							PRODUCTS-COMP/OP AGG See L-535
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	☒ POLICY ☐ PRO-JECT ☐ LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☐ SCHEDULED AUTOS						\$
	☐ NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	☐ EXCESS LIAB						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE \$
							E.L. DISEASE-POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.

CERTIFICATE HOLDER

Community Redevelopment of Hastings
301 S Burlington Ave
Hastings, NE 68901

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Item #2 – Motion to approve a Substitute TIF Note in connection with the Fairview Villas Project. – The initial note was made to Fairview Villas LLC in error and Mesner Development is the correct entity.

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

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

SUBSTITUTE COMMUNITY REDEVELOPMENT REVENUE NOTE
(Fairview Villas, LLC Redevelopment Project)

Maturity Date	Interest Rate	Issuance Date
December 31, 2040	7.0%	August 19, 2026

New Registered Holder	Principal Amount
Mesner Development Co.	\$160,000.00

This Substitute Community Redevelopment Revenue Note replaces the original Promissory Note issued to Fairview Villas, LLC in the principal amount of \$160,000 dated December 15, 2025. The Notice to Divide Taxes was filed with the Adams County Assessor prior to August 1, 2025 which establishes the Effective Date as of January 1, 2026.

THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA (the "Issuer"), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above at the office of the City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Original Issuance Date identified above or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in twenty-nine (29) semi-annual installments commencing December 15, 2026 and each June 15 and December 15 thereafter through December 15, 2040, when all principal and accrued interest shall be due and payable. Except with respect to interest not punctually paid, the principal and interest on this Note will be paid by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the fifteenth calendar day next preceding the applicable maturity date at his address as it appears on such note registration books. The principal and interest of this Note is payable in any coin or currency of the United States of

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

This Note is designated the Community Redevelopment Authority of the City of Hastings Nebraska, Substitute Community Redevelopment Revenue Note (Fairview Villas, LLC Redevelopment Project), aggregating One Hundred Sixty Thousand Dollars (\$160,000.00) (the "Note") in principal amount which have been issued pursuant to the Section 12 of Article VIII of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain redevelopment agreement between the Issuer and Fairview Villas, LLC for the Fairview Villas, LLC Redevelopment Project, (the "Redevelopment Agreement"), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof or the interest hereon nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment generated by the Project defined in the Redevelopment Agreement (the "Project"). All such revenue has been duly pledged for the purpose of paying this note.

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

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

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

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

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

THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA

ATTEST:

Secretary

By: _____
Chairman

Item #3 – Motion to approve a proposal from Hanna:Keelan Associates to prepare an Extremely Blighted Determination Analysis on all CRA areas. - In 2021, Hanna:Keelan prepared an Extreme Blighted Determination analysis for the CRA and I have attached that analysis for your review. The legislature recently made changes to the criteria making it a little easier to meet the Extreme Blight designation. The major change in the criteria involved a lower unemployment threshold (200% to 150%) and a lower poverty threshold (20% to 15%). The “extreme” designation allows a TIF recapture period of 20 years which might be useful on certain projects. While I am not advocating for the 20-year recapture period, I want the CRA/City to be prepared and have it available in our toolbox if needed.

On Mon, Jul 13, 2026 at 2:52 PM Tim Keelan <tkeelan@hannakeelan.com> wrote:

Randy. As per our telephone conversation, today, Hanna:Keelan proposes to revisit the Extremely Blighted criteria for the City of Hastings, as associated with modified criteria recently approved by the Nebraska Legislature, LB 1129, as part of LB 1114.

We last completed such an analysis for the City in June 2021.

Our cost to revisit and prepare a new Extremely Blighted report for the City would be \$4,000 with a timeline of 120 days.

Call or write with any questions and/or comments.

Tim

Timothy M. Keelan

Principal Partner

Community & Regional Planner

HANNA:KEELAN ASSOCIATES

COMMUNITY PLANNING & RESEARCH

3275 Holdrege, PO Box 30552, Lincoln, NE 68503

bus:402.464.5383 /cell:402.580.2576

www.hannakeelan.com mobile.hannakeelan.com

City of Hastings, Nebraska.

Extremely Blighted Determination Analysis.

June, 2021.



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

EXTREMELY BLIGHTED DETERMINATION ANALYSIS.

Purpose of Analysis

Nebraska Revised Statutes 18-2101 to 18-2155 of the Nebraska Community Development Law establishes the process of declaring an area as **Extremely Blighted**. Revised Statute 18-2101.02 (1) states:

For any city that (a) intends to carry out a redevelopment project which will involve the construction of workforce housing in an extremely blighted area as authorized under subdivision (28)(g) of section 18-2103, (b) intends to declare an area as an extremely blighted area for purposes of funding decisions under subdivision (1)(b) of section 58-708, or (c) intends to declare an area as an extremely blighted area in order for individuals purchasing residences in such area to qualify for the income tax credit authorized in subsection (7) of section 77-2715.07, the governing body of such city shall first declare, by resolution adopted after the public hearings required under this section, such area to be an extremely blighted area.

This **Extremely Blighted Determination Analysis** was conducted in accordance with Revised Statute 18-2101.02 (2).

Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is extremely blighted and shall submit the question of whether such area is extremely blighted to the planning commission or board of the city for its review and recommendation.

Extremely Blighted Criteria

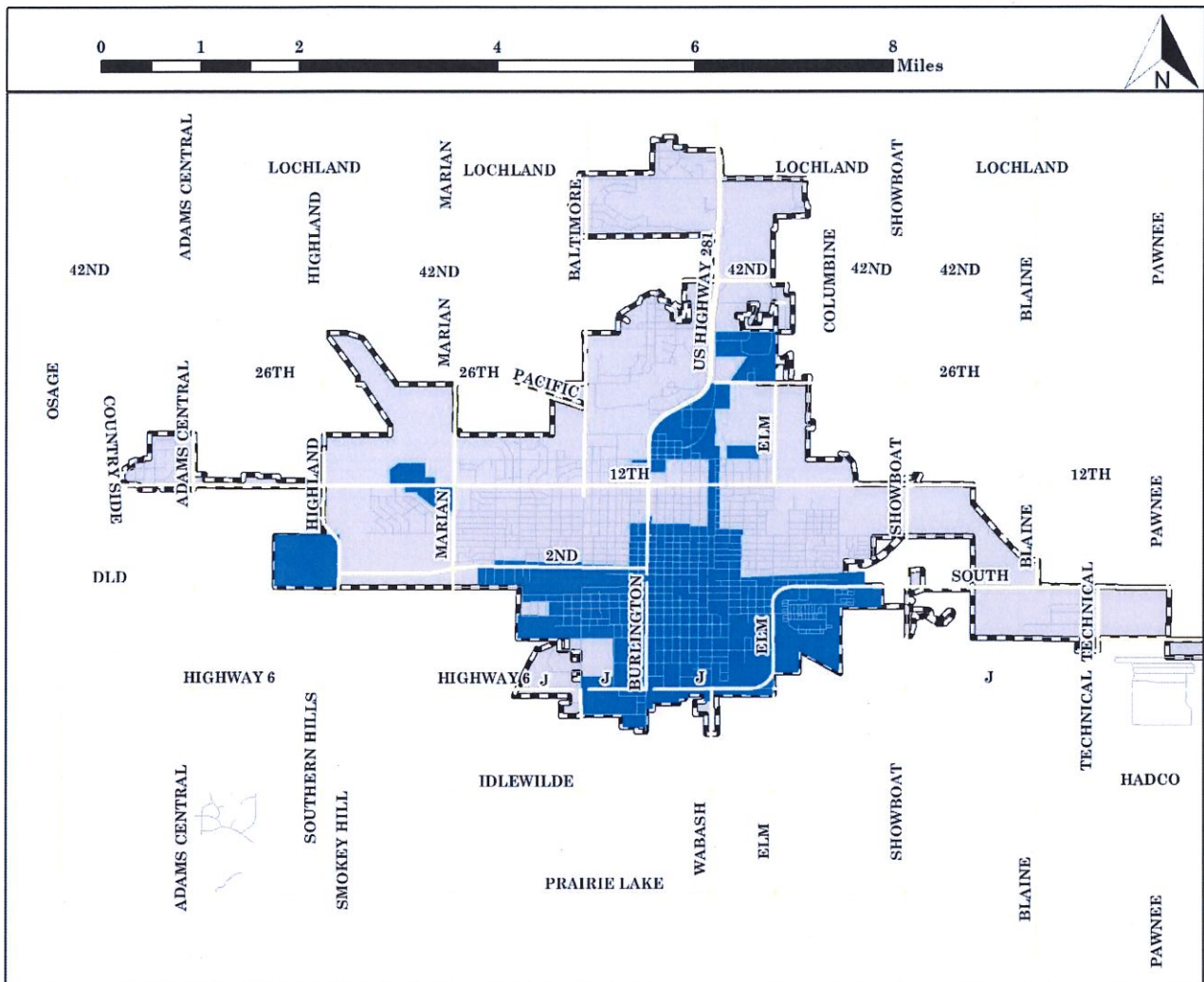
For an area to be designated as **Extremely Blighted**, three facets need to be met, as defined in Revised Statute 18-2103 (13).

1. The area has been determined to be a substandard and blighted area.
2. The average rate of **unemployment** in the area, during the period covered by the most recent federal decennial census or American Community Survey 5-Year Estimates, is **at least two hundred (200) percent** of the average rate of unemployment in the state during the same period.
3. The average **poverty** rate in the area **exceeds twenty (20) percent** for the total federal census tracts or tracts or federal census block group or block groups in the area.

Substandard and Blighted Areas

Illustration 1 identifies 15 of the 16 **Community Redevelopment Authority Blighted/Substandard Redevelopment Areas**, as declared by the City of Hastings, Nebraska. One declared Area is located outside the City's Corporate Limits and did not meet the criteria of **Extremely Blighted** and, thus, not included on Illustration 1.

BLIGHTED/SUBSTANDARD AREA MAP – ILLUSTRATION 1



LEGEND



EXISTING BLIGHTED/SUBSTANDARD REDEVELOPMENT AREAS



HASTINGS CITY LIMITS

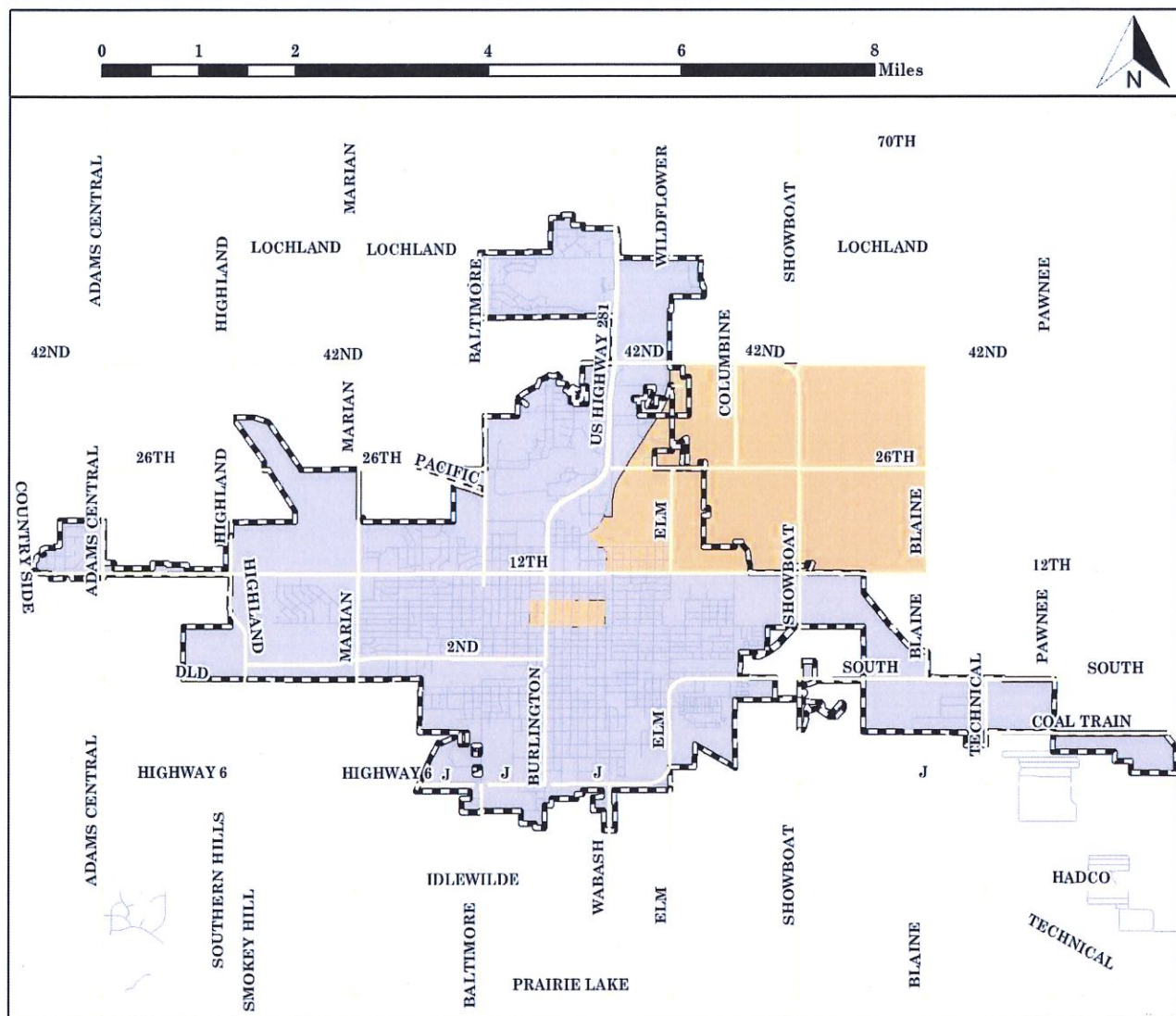
**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

*** Lincoln, Nebraska * 402.464.5383 ***

Unemployment

According to 2019 American Community Survey 5-Year Estimates, the most recent data available from the US Census Bureau, the unemployment rate was 3.3 percent for Nebraska, which therefore requires (as per Re: Statute 18-2103(13)) an average unemployment rate of at least two hundred (200) percent to be eligible as an **Extremely Blighted Area**. All block groups with unemployment rates of 6.6 percent or higher are identified in **Illustration 2, Unemployment Criteria Map**.

UNEMPLOYMENT CRITERIA MAP – ILLUSTRATION 2



LEGEND

UNEMPLOYMENT RATE 6.6%
(200% OF NEBRASKA AVERAGE)
OR ABOVE

HASTINGS CITY LIMITS

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

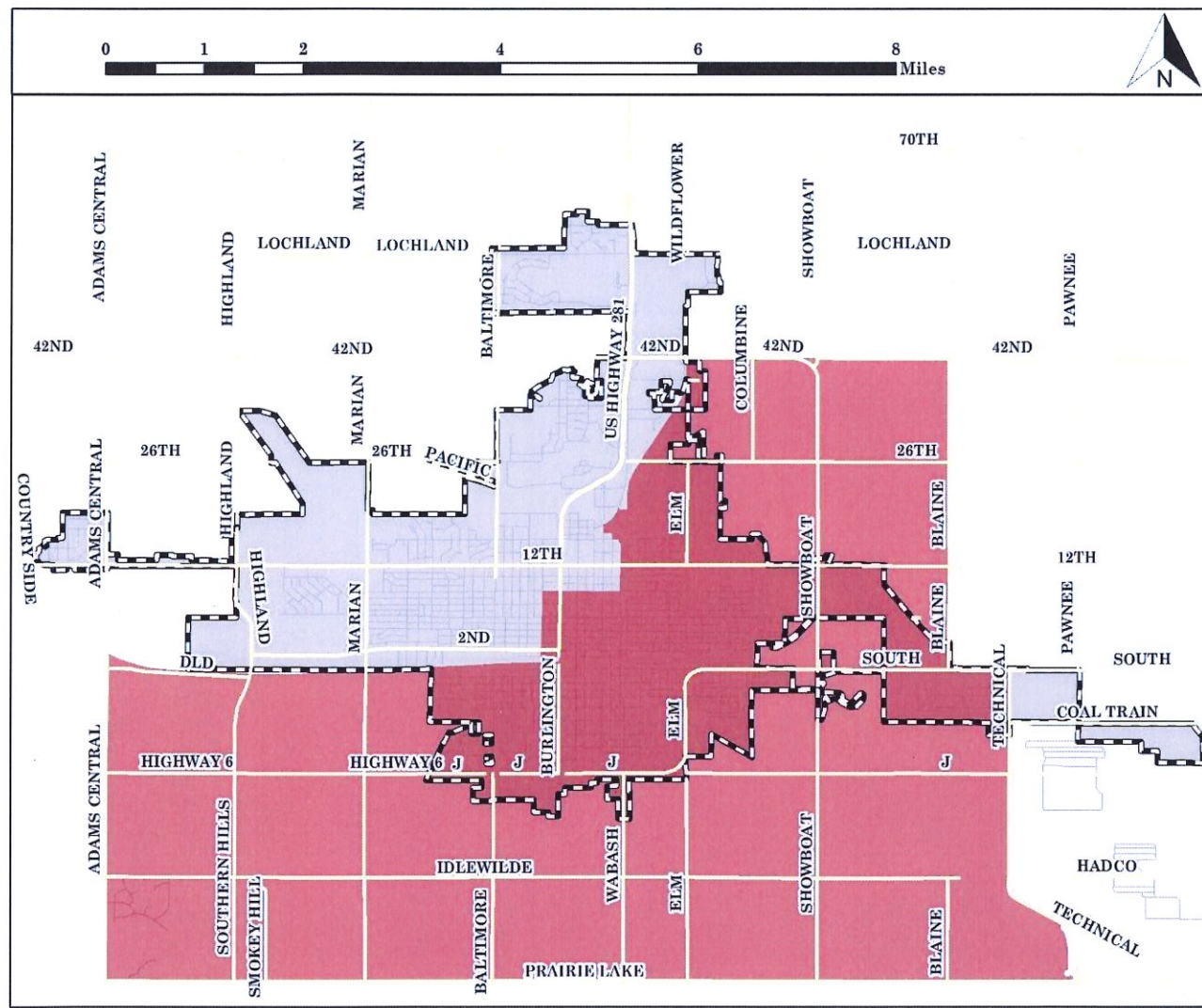
* Lincoln, Nebraska * 402.464.5383 *

Hastings, Nebraska
Extremely Blighted Determination Analysis

Poverty

According to 2019 American Community Survey 5-Year Estimates, the most recent data available from the US Census Bureau, the poverty rate was 11.1% for Nebraska. To meet the criteria for an **Extremely Blighted Area**, the Nebraska Community Development Law requires (as per Re: Statute 18-2103(13)) the average poverty rate to declare an Area as **Extremely Blighted** must exceed twenty (20) percent. **Illustration 3** identifies the total poverty rate for all selected 2010 Census tracts in Hastings that exceeding the poverty rate requirement of 20 percent.

POVERTY CRITERIA MAP – ILLUSTRATION 3



LEGEND

- POVERTY RATE 20% OR ABOVE
- HASTINGS CITY LIMITS

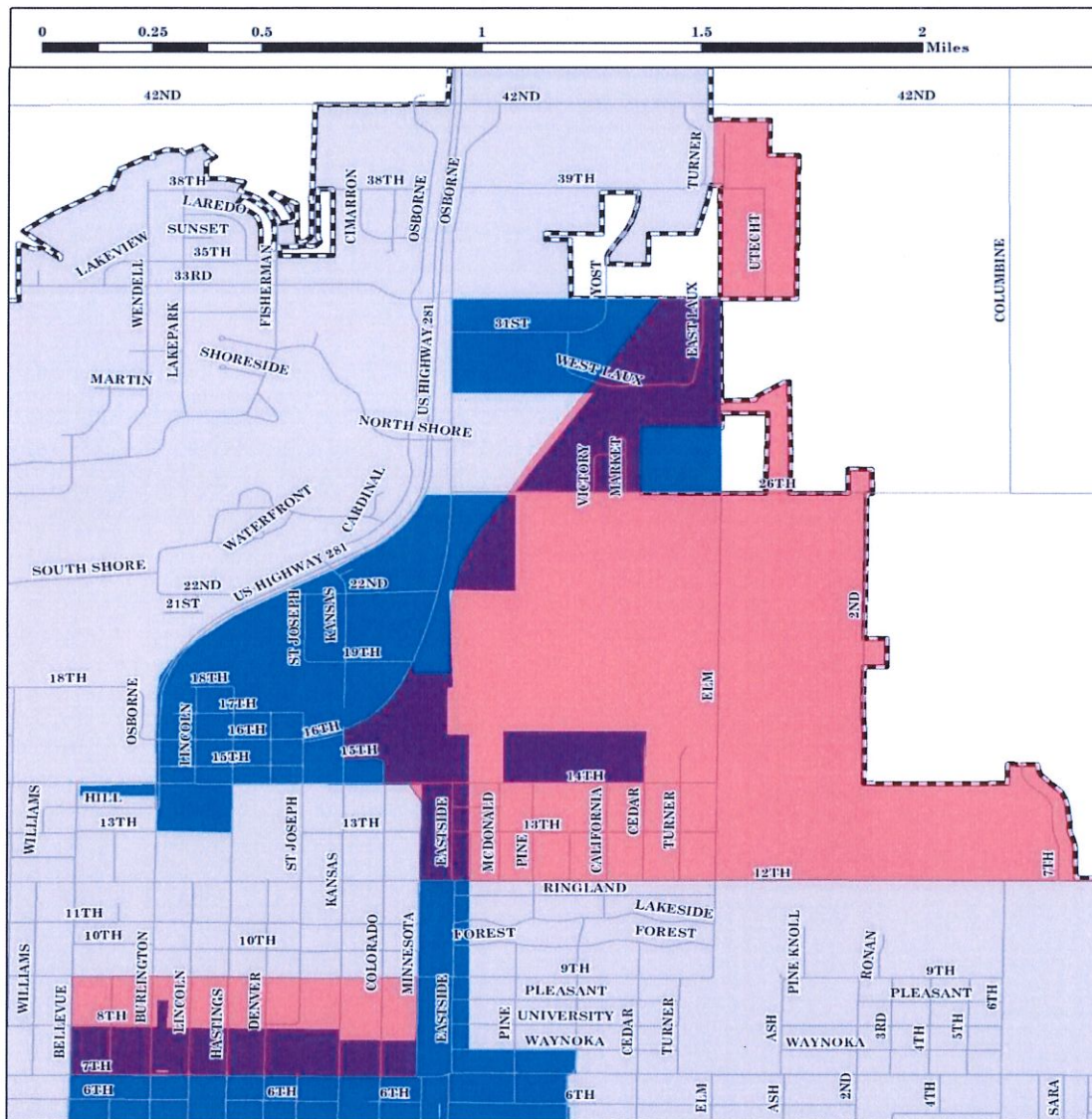
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

Substandard/Blighted, Poverty and Unemployment Overlays

Illustration 4 identifies the results of the **Extremely Blighted Determination Analysis** in association with the existing Community Redevelopment Authority **Blighted and Substandard Areas**. Through only including the areas meeting the poverty and unemployment criteria, the combined area was overlaid with the map of existing blight/substandard areas. The resulting areas, highlighted in purple, meets all criteria for extremely blighted areas.

EXTREMELY BLIGHTED AREAS – ILLUSTRATION 4



LEGEND

- AREAS MEETING UNEMPLOYMENT AND POVERTY CRITERIA
- EXISTING BLIGHTED/SUBSTANDARD REDEVELOPMENT AREAS
- EXTREMELY BLIGHTED AREAS

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***

Hastings, Nebraska
Extremely Blighted Determination Analysis

Item #4 - Discussion and possible action on the acquisition of the following property; Lots 1-13, Hastings Cottages East Subdivision. – There are 4 developers interested in the F Street and Franklin property and I believe we can attract additional housing development by acquiring this 3.01-acre site and promoting the property for redevelopment. The current owners previously considered a single-family home development but decided to not move forward. The land is also in Census Tract 9660 which is an Opportunity Zone.



Randal Chick <cra@redevelophastings.com>

13 lots - WAGJAM LLC

1 message

David Hughes <David.Hughes@pinnbank.com>
To: Randal Chick <cra@redevelophastings.com>
Cc: Adam Pavelka <adam@agriaffiliates.com>

Tue, Aug 11, 2026 at 2:02 PM

Randy –

It was good visiting with you yesterday.

After speaking with Adam, we would be willing to entertain the sale of the 13 lots located east of The Cottages. While we originally hoped to develop them ourselves at some point, other commitments make that unlikely in the foreseeable future.

We would propose a purchase price of **\$110,500** for all 13 lots, or **\$8,500 per lot**. This pricing aligns with the current Adams County valuation. As you know, residential property is assessed at 94% of market value, which results in a taxable value of approximately **\$103,900**.

I am hopeful the CRA will view this as a reasonable proposal and that these lots can be placed in the hands of a developer who can move the project forward sooner rather than later.

Please let me know if you have any questions or would like to discuss further.

David A. Hughes

Market President

Pinnacle Bank

402.463.8907 Direct / 402.984.6929 Cell

david.hughes@pinnbank.com

www.Pinnbank.com



NW CORNER
SE 1/4, SE 1/4
SEC. 13-T7N-R10W
BRASS CAP IN CONC.

(A-B) N88°45'42"E 1333.96'M 1333.90'R ROTTER 1978

NE CORNER
SE 1/4, SE 1/4
SEC. 13-T7N-R10W
BRASS CAP IN CONC.

20181100
FINAL PLAT

HASTINGS COTTAGES EAST SUBDIVISION

A 3.01 ACRE SUBDIVISION, LOCATED IN THE
SE 1/4 OF THE SE 1/4 OF SEC. 13, T7N-R10W
OF THE 6TH P.M., IN THE CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA.

OWNER(S) NAME AND ADDRESS:

WAGJAM L.L.C.
ADAM D. PAVELKA AND DAVID A. HUGHES (MANAGING MEMBERS)
1133 SOUTH HASTINGS AVE, HASTINGS, NE 68901
CURRENT AND FUTURE ZONING: R-3 MULTIPLE FAMILY RESIDENT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST
QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION THIRTEEN (13), TOWNSHIP SEVEN (7)
NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE NORTHWEST CORNER OF THE SE 1/4
OF THE SE 1/4 OF SECTION 13, THENCE N88°45'42"E
(ASSUMED BEARING) ON THE NORTH LINE OF SAID SE 1/4
OF THE SE 1/4 A DISTANCE OF 60.00 FEET, THENCE
S00°32'48"E ON AN EXTENSION OF THE EAST RIGHT OF
WAY LINE OF ST. JOSEPH AVENUE, A DISTANCE OF
130.10 FEET TO THE POINT OF BEGINNING, THENCE
N88°43'45"E A DISTANCE OF 110.04 FEET, THENCE
S00°42'26"E A DISTANCE OF 21.07 FEET, THENCE
N88°52'13"E A DISTANCE OF 95.14 FEET TO THE WEST
LINE OF SCHLACHTER SUBDIVISION, THENCE
S00°43'27"E ON SAID WEST-LINE A DISTANCE OF 33.96
FEET TO THE SOUTHWEST CORNER OF SAID
SCHLACHTER SUBDIVISION, THENCE N88°45'42"E ON
THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF
301.82 FEET TO THE WEST LINE OF CHART SUBDIVISION
SECOND FILING, THENCE S01°15'07"E ON SAID WEST
LINE A DISTANCE OF 239.89 FEET TO THE NORTH LINE
OF ARBOR SUBDIVISION, THENCE S88°45'42"W ON SAID
NORTH LINE A DISTANCE OF 509.51 FEET TO THE EAST
RIGHT OF WAY OF SAID ST. JOSEPH AVENUE, THENCE
N00°39'57"W ON SAID EAST RIGHT OF WAY A DISTANCE
OF 295.05 FEET, TO THE POINT OF BEGINNING,
CONTAINING 3.01 ACRES MORE OR LESS.

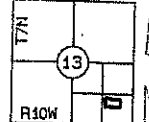
LEGEND:

D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
P-PLATTED DISTANCE

● CORNER FOUND
○ TEMPORARY POINT

● SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE

VICINITY SKETCH

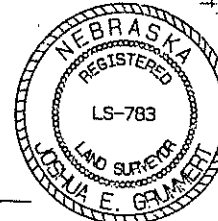


SHEET 1 OF 2
50'
SCALE 1"=50'

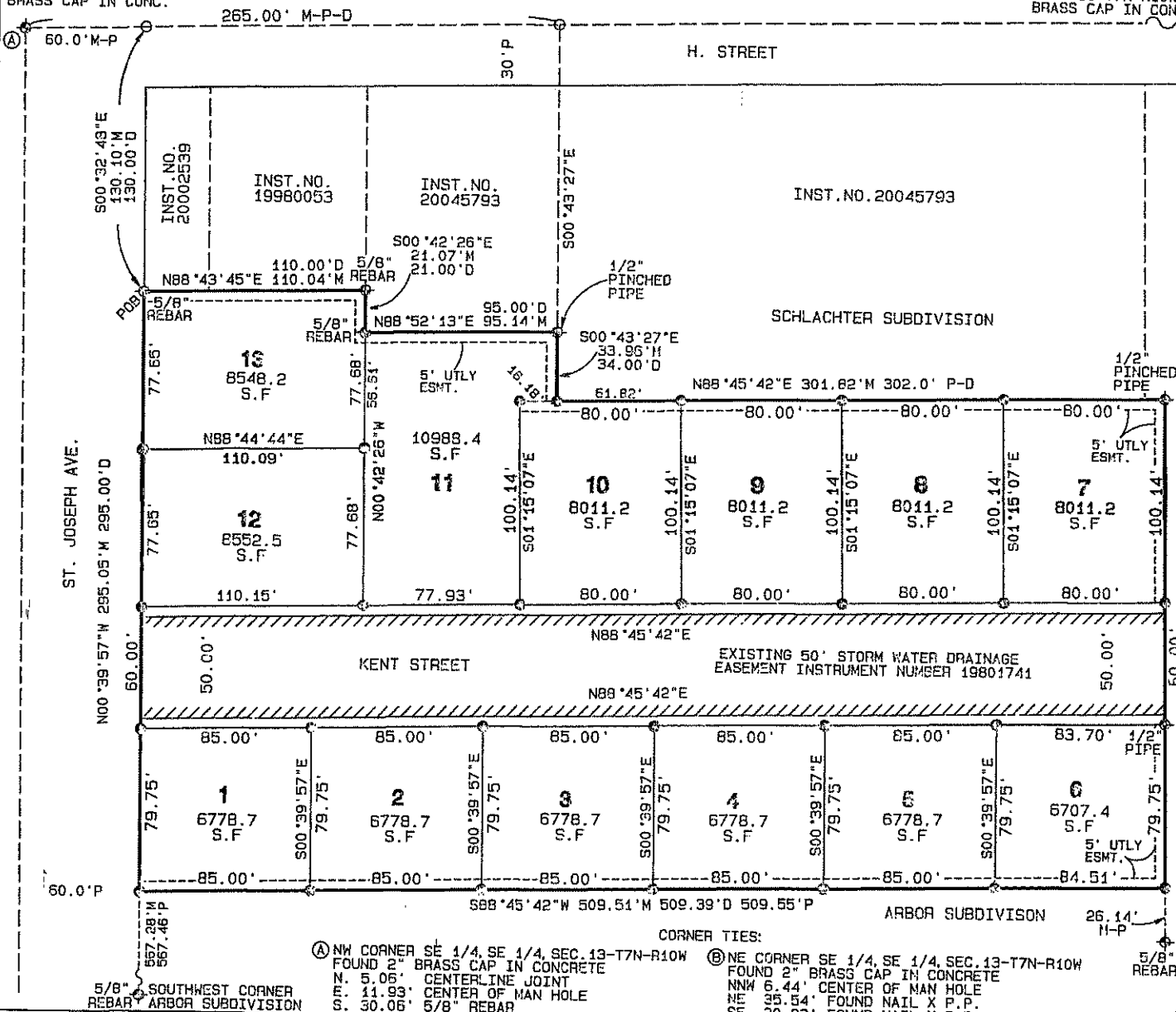
SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A
LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF
THE STATE OF NEBRASKA, DO
HEREBY CERTIFY THIS PLAT OF
A SURVEY WAS MADE BY ME OR
UNDER MY SUPERVISION,
THIS 15th DAY OF MARCH, 2018.

JOSHUA E. GRUMMERT | LS-783



WEBSITE: www.grumert.com
GRUMERT PROFESSIONAL SERVICES, LLC
PO BOX 27, 601 N. FORBES AVE, KANSAS, NE 68602
PHONE 402-678-6701 EMAIL: jgrumert@yahoo.com



① NW CORNER SE 1/4, SE 1/4, SEC. 13-T7N-R10W
FOUND 2" BRASS CAP IN CONCRETE
N.M. 5.06' CENTERLINE JOINT
S.M. 11.93' CENTER OF MAN HOLE
S. 30.06' 5/8" REBAR

② NE CORNER SE 1/4, SE 1/4, SEC. 13-T7N-R10W
FOUND 2" BRASS CAP IN CONCRETE
NNW 6.44' CENTER OF MAN HOLE
NE 35.54' FOUND NAIL X P.P.
SE 30.23' FOUND NAIL X P.P.

Item #5 - Discussion and possible action on the contractor agreement with the CRA Director. – The Director contract calls for a review in August. I have highlighted a couple of language changes to be discussed.

COMMUNITY REDEVELOPMENT AUTHORITY CONTRACTOR AGREEMENT

This Independent Contractor Agreement (the "Agreement") is made and entered into on this ____ day of September, 202____, by and between the **Community Redevelopment Authority** (the "Authority") and **Randal Chick, RAC Investments, Inc.** (the "Contractor").

1. Powers

1.1. Randal Chick shall perform the functions and duties of the Community Redevelopment Authority Director, also referred to as the ex officio secretary, specified in Nebraska Revised Statutes § 18-2,101 through 18-2,157, any other applicable state statutes or city codes, as well as other duties and functions as determined by the Community Redevelopment Authority Board.

2. Compensation

2.1. In consideration of the Services provided, the Authority shall pay the Contractor the sum of Seven Thousand Nine Hundred Sixteen Dollars and Sixty-Seven Cents (\$7,916.67) per month for a total annual compensation of Ninety-Five Thousand Dollars (\$95,000.00). ~~(233 days x 8 hours = 1,864 annual hours)~~

2.2. Payments shall be made to the Contractor as an independent contractor, and the Contractor shall be responsible for all applicable taxes, including federal, state, and local income taxes, Social Security taxes, and Medicare taxes.

3. Work Location and Flexibility

3.1. The Director is generally expected to maintain regular office hours to ensure operational continuity. However, the Director retains the flexibility to perform their duties and services remotely at their discretion. This arrangement is permitted provided that the Director maintains reliable communication channels, remains accessible, and fully fulfills all statutory and board-assigned obligations under Section 1 of this Agreement.

4. Benefits

4.1. The Contractor shall have no right to receive employee benefits, such as health insurance, retirement benefits, or paid time off.

5. Term and Termination

5.1. The term of this Agreement shall continue until September 30th, 2027.

5.2. Either party may terminate this Agreement for any reason upon 30 days written notice to the other party.

5.3 The Authority shall review this agreement with Randal Chick in August of 2027 to discuss possible renewal of this agreement for the upcoming fiscal year and any needed or requested amendments.

6. Payment Protection

6.1. In the event that this Agreement is terminated without cause, the Authority shall pay the Contractor for all Services rendered up to the date of termination, and any remaining payments due under this Agreement through the **end of the contract**.

7. Confidentiality

7.1. The Contractor shall keep confidential all confidential information of the Authority, including but not limited to financial information, personnel information, and proprietary information.

8. Intellectual Property

8.1. All intellectual property rights, including copyrights, patents, and trademarks, created by the Contractor during the performance of the Services shall be owned by the Authority.

9. Indemnification

9.1. The Contractor shall indemnify and hold harmless the Authority, its officers, directors, employees, and agents from and against any and all claims, damages, losses, liabilities, costs, and expenses arising out of or in connection with the Contractor's performance of the Services, except to the extent caused by the gross negligence or willful misconduct of the Authority.

10. Severability

10.1. If any one or more of the provisions of this Agreement shall be found invalid, illegal, or unenforceable in any respect of to any extent, such finding shall not affect the validity, legality, or enforceability of the remaining provisions of this Agreement.

10. Entire Agreement

10.1. This Agreement constitutes the entire agreement between the parties and supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written.

11. Governing Law

11.1. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.

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

By: _____

RAC INVESTMENTS INC., Randal Chick, President

By: _____

Printed Name: Dick Hysell

Title: Chairman

COMMUNITY REDEVELOPMENT AUTHORITY, Dick Hysell, Chairman

COMMUNITY REDEVELOPMENT AUTHORITY CONTRACTOR AGREEMENT

This Independent Contractor Agreement (the "Agreement") is made and entered into on this 18th day of December, 2024, by and between the **Community Redevelopment Authority** (the "Authority") and **Randal Chick, RAC Investments, Inc.** (the "Contractor").

1. Powers

1.1. Randal Chick shall perform the functions and duties of the Community Redevelopment Authority Director, also referred to as the ex officio secretary, specified in Nebraska Revised Statutes § 18-2,101 through 18-2,157, any other applicable state statutes or city codes, as well as other duties and functions as determined by the Community Redevelopment Authority Board.

3. Compensation

3.1. In consideration of the Services provided, the Authority shall pay the Contractor the sum of Seven Thousand Nine Hundred Sixteen Dollars and Sixty-Seven Cents (\$7,916.67) per month for a total annual compensation of Ninety-Five Thousand Dollars (\$95,000.00).

3.2. Payments shall be made to the Contractor as an independent contractor, and the Contractor shall be responsible for all applicable taxes, including federal, state, and local income taxes, Social Security taxes, and Medicare taxes.

4. Benefits

4.1. The Contractor shall have no right to receive employee benefits, such as health insurance, retirement benefits, or paid time off.

5. Term and Termination

5.1. The term of this Agreement shall commence on the 18th day of December, 2024, and shall continue for a period of one year, unless earlier terminated as provided herein.

5.2. Either party may terminate this Agreement for any reason upon 30 days written notice to the other party.

5.3 The Authority shall review this agreement with Randal Chick in September to discuss possible renewal of this agreement and any needed or requested amendments.

6. Payment Protection

6.1. In the event that this Agreement is terminated without cause, the Authority shall pay the Contractor for all Services rendered up to the date of termination, and any remaining payments due under this Agreement through the end of the calendar year.

7. Confidentiality

7.1. The Contractor shall keep confidential all confidential information of the Authority, including but not limited to financial information, personnel information, and proprietary information.

8. Intellectual Property

8.1. All intellectual property rights, including copyrights, patents, and trademarks, created by the Contractor during the performance of the Services shall be owned by the Authority.

9. Indemnification

9.1. The Contractor shall indemnify and hold harmless the Authority, its officers, directors, employees, and agents from and against any and all claims, damages, losses, liabilities, costs, and expenses arising out of or in connection with the Contractor's performance of the Services, except to the extent caused by the gross negligence or willful misconduct of the Authority.

10. Severability

10.1. If any one or more of the provisions of this Agreement shall be found invalid, illegal, or unenforceable in any respect or to any extent, such finding shall not affect the validity, legality, or enforceability of the remaining provisions of this Agreement.

11. Entire Agreement

11.1. This Agreement constitutes the entire agreement between the parties and supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written.

12. Governing Law

12.1. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.

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

By: Randal Chick

RAC INVESTMENTS INC., Randal Chick, President

By: Dick Hysell

Printed Name: DICK HYSELL

Title: CHAIRMAN

COMMUNITY REDEVELOPMENT AUTHORITY, Dick Hysell, Chairperson

**FIRST AMENDMENT TO COMMUNITY REDEVELOPMENT AUTHORITY
CONTRACTOR AGREEMENT**

This First Amendment to the Community Redevelopment Authority Contractor Agreement ("First Amendment") is made and entered into as of this 30th day of September, 2025 by and between the Community Redevelopment Authority (the "Authority") and Randal Chick, RAC Investments, Inc. (the "Contractor")

RECITALS

WHEREAS, City and Contractor are parties to an agreement dated December 18th, 2024 ("Agreement"), and

WHEREAS, Authority and Contractor now desire to amend the Agreement as set forth below.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises of the Parties hereinafter set forth, the Parties agree effective as of the date of this First Amendment that the Agreement is amended in the following manner:

1. Section 5. Term and Termination is amended to read in its entirety as follows:

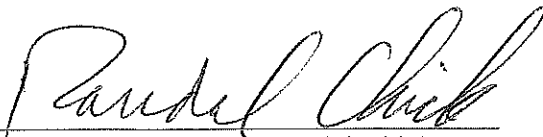
5.1. The term of this Agreement shall continue until September 30th, 2026.

5.2. Either party may terminate this Agreement for any reason upon 30 days written notice to the other party.

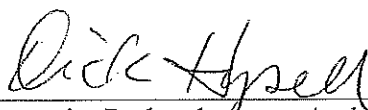
5.3 The Authority shall review this agreement with Randal Chick in August to discuss possible renewal of this agreement for the upcoming fiscal year and any needed or requested amendments.

IN WITNESS WHEREOF, Authority and Contractor have caused this First Amendment to be executed by their respective, duly authorized representatives as of the date first set forth above.

AGREED TO AND ACCEPTED BY:



RAC Investments Inc., Randal Chick,
President



Community Redevelopment Authority, Dick
Hysell, Chairperson

Item #6 - Motion to approve the transfer of funds from the general account to the Revolving Loan Fund – Last years budget and the current proposed budget have large loans proposed for the old middle school and F and Franklin projects. Recommend a transfer of \$550,000.

3:29 PM
08/12/26
Cash Basis

Community Redevelopment Authority
Balance Sheet
As of August 12, 2026

	Aug 12, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	1,400,007.90
Revolving Loan Fund	161,034.19
Total Checking/Savings	1,662,897.10

Funding Commitments

• Schnase 1906 Agreement	\$25,000
• Downtown Lighting	\$33,333
• Schutte Façade Grant	\$25,000
• Middle School Asbestos	\$100,000
• 2024 CDBG Façade Match	\$125,000
• NAHTF Match 1917 Dev. Loan...	\$150,000
• 1917 Development LLC Loan ...	\$550,000
	<u>\$1,008,333</u>

Item #7 – Update on the bid process for the middle school asbestos removal. –

Seven Bids were opened August 11th and the base bids ranged from \$173,118 to \$875,000 with 4 bids under \$200,000. The EPA grant was \$475,000 with approximately \$92,000 for grant administration and project oversight leaving approximately \$383,000 for asbestos removal. Change orders for unseen materials are priced on a per unit cost which will impact the final cost. Engineering will make a recommendation to council for approval at the August 24th council meeting.

**CITY OF HASTINGS BID TABULATION FOR
FORMER MIDDLE SCHOOL ACM ABATEMENT**

Contract No: CH 2026-43

Bid Opening: August 11, 2026 @ 4:00 PM

Name	Addendum 1	Bid Bond	Exceptions	Grand Total
Jamco Abatement Services	Yes	Yes	No	\$173,118.00
Great Plains Asbestos Control	Yes	Yes	No	\$183,400.00
Bockmann LLC	Yes	Yes	No	\$440,000.00
McGill Asbestos Abatement, LLC	Yes	Check	No	\$199,950.00
Environmental Services, Inc.	Yes	Yes	Yes	\$195,000.00
Horsley Specialties, Inc.	Yes	Yes	No	\$308,275.00
Earth Services and Abatement	Yes	Yes	No	\$875,000.00

Item #8 - Discussion and possible action on the acquisition of abandoned property.
Basel Holdings, LLC, the tax certificate holder for the abandoned property at 621 W. 2nd Street plans to foreclose on the property and hold a sheriff's sale. The property has been abandoned with no utilities since 2019.

