COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
Agenda for the Regular Meeting of
September 16, 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 and at the City Administrative offices at 615 W. 3rd Street on September 11, 2026, and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection in the office of the Director at the Chamber Development Center at 301 S. Burlington, and that said meeting is held in open session.

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

Motion to approve the Consent Agenda.

- Minutes of the Regular Meeting of August 19, 2026
- Financials
- Claims

1) **Motion to approve** an additional 1% increase in the restricted funds budget limit for the 2026/2027 budget year and authorize the submission of the Nebraska Lid Computation Form.

2) **Motion to approve** the 2026/2027 CRA budget as proposed in the amount of $6,153,600.00 including a property tax requirement of $632,593.88 and submit the budget to the Auditor of Public Accounts.

3) **Update** on the review of redevelopment areas #2 - #7 and analysis of redevelopment Projects prepared by Hanna:Keelan.

4) **Discussion and possible** on a request for Façade Improvement Program assistance from Maendele Properties LLC for the properties at 325-333 W. 2nd Street.

5) **Discussion and possible action** a proposed Workforce Housing Tax Increment Financing Incentive Plan.

6) **Update on the** middle school redevelopment project

7) **Project Spotlight – Dutton Lainson Plaza**

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

Motion to adjourn.

Next Page

CRA MEETING
AGENDA ITEM SUMMARY
September 16, 2026

Item #1 – Motion to approve an additional 1% increase in the restricted funds budget limit for the 2026/2027 budget year and authorize the submission of the Nebraska Lid Computation Form. This action will allow the Authority to carry forward unused budget authority from previous years and add an additional 1% increase in restricted fund authority. This does not change the budget, but simply maintains maximum flexibility for future budgets. Recommend approval.

Item #2 – Motion to approve the 2026/2027 CRA budget as proposed in the amount of $6,153,600.00 including a property tax requirement of $632,593.88 and submit the budget to the Auditor of Public Accounts. – The City council approved Resolution 2026-48 providing a tax levy for the CRA in the amount of $632,593.88. This is the full 2.6 cent levy allowed by statute. Recommend approval of budget as proposed.

Item #3 – Update on the Hanna:Keelan review of redevelopment areas #2 - #7 and analysis of redevelopment Projects. – Hanna:Keelan is in the process of preparing the analysis and has provided the enclosed maps which show where redevelopment projects have occurred in each of the seven redevelopment areas. Redevelopment Area #5 is on schedule to be completed first.

Item #4 - Discussion and possible on a request for Façade Improvement Program assistance from Maendele Properties LLC for the properties at 325-333 W. 2nd Street. – Brandon Maendele of Maendele Properties, LLC has acquired the former Catholic Social Services properties at 325-333 W. 2nd Street and is seeking Façade Improvement Program assistance to renovate the façade of 325 W. 2nd and to install 2nd floor windows of the building at 333 W. 2nd. Total façade costs are estimated to be $77,000-$80,000 and Maendele plans to remodel the 2nd floor of 333 W. 2nd to include either commercial space or multi family. The 2nd floor remodel will be in excess of $200,000.

Item #5 - Discussion and possible action a proposed Workforce Housing TIF Incentive Plan. –Community Development Law has been amended to allow TIF revenues to directly fund the physical construction and rehabilitation costs of residential units. To activate this financing, a municipality must first conduct a housing study confirming a housing shortage, the project needs to be in a blighted/substandard area, and a public hearing must be held to adopt a workforce housing incentive plan. Once approved, developers still have to go through the normal TIF approval process showing the project would not happen without TIF assistance and adhere to state-mandated construction cost caps. These statutory cost limits restrict eligible projects to a maximum construction cost of $375,000 for newly constructed owner-occupied units and $300,000 per unit for rental housing. Provided is a draft copy of an incentive plan to be submitted to City Council for review.

Item #6 - Update on the middle school redevelopment project – The City Council accepted an asbestos removal bid from ESI, has held a preconstruction conference and given the contractor notice to proceed. The contractor plans to begin on September 22, 2026.

Item #7 - Project Spotlight – Dutton Lainson Plaza – Each month the board will be provided with a recap of one or more projects that the CRA has participated in over the last 39 years.

Next Page

MINUTES

MINUTES OF THE MEETING FOR THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA
August 19, 2026

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on August 19, 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, Dan Schwartzkoph, and Kaleena Fong. Also present were Kevin Kubo, Ember Batelaan and Director Randy Chick. Dick Hysell called the meeting to order.

Motion by Becky Sullivan and second by Kaleena Fong that prior to this meeting on August 14, 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, D. Schwartzkoph
Nays: None

During Board member or Director comments, Randy Chick stated that he had participated in the "Thursday Night with the Mayor" Program at the City Auditorium with other City Department heads to answer citizen questions regarding the CRA budget. Chick stated that 2026 valuations have been released by the county assessor and the total taxable value has increased by approximately 6%.

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 July 15, 2026.

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

The Board discussed a request from Tammy Orthmann to utilize the vacant lot at 2nd & Hastings for the Junk Street Event. 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. Motion by Dan Schwartkoph and second by Jeff Schneider to approve the request of 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 providing Orthmann adds the CRA as an additional insured to her policy.

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

Motion by Jeff Schneider and second by Kaleena Fong to approve a Substitute TIF Note in the amount of $160,000 to the new Registered Holder, Mesner Development Co., 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.

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

In 2021, Hanna:Keelan Associates prepared an Extreme Blighted Determination analysis for the CRA. 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. The Board discussed the issue and questioned whether the developer should complete the study or the CRA and whether the timing was right to conduct the study. Motion by Dan Schwartzkoph and second by Kaleena Fong to approve the proposal from Hanna:Keelan to conduct an Extremely Blighted Study on all CRA areas.

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

The board discussed possible acquisition of the property located at the intersection of S. St. Joseph and Kent Street (Lots 1-13, Hastings Cottages East Subdivision). The current owners previously considered a single-family home development but decided to not move forward. If the parcel is acquired, it would be held for redevelopment with a target of recruiting a developer to build single family homes for sale under $300k. The land is also in Census Tract 9660 which is a newly declared Opportunity Zone. The board discussed the price and considered recent CRA land purchases have averaged $35k per acre. Motion by Dan Schwartzkoph and second by Jeff Scheinder to authorize the Director to offer up to $110,500 for the property.

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

The Board discussed some changes to the Contractor Agreement for the Director including a paragraph detailing flexibility for the Director to conduct duties and services remotely. The Board also discussed increasing the annual compensation of the Director. Motion by Jeff Schneider and second by Becky Sullivan to approve the "work location and flexibility" changes to the Directors Contractor Agreement, and to increase the annual compensation of the Director by 3% (total annual compensation of $97,850), and authorize the Chairman to execute the agreement. The changes would take affect on October 1, 2026.

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

Motion by Dan Schwartzkoph and second by Kaleena Fong to approve a transfer of funds from the general account to the Revolving Loan Fund in the amount of $550,000. The proposed budget has several large loans proposed for the old middle school and F and Franklin projects.

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

Seven Bids for the Middle School Asbestos abatement were opened August 11th and the base bids ranged from $173,118 to $875,000 with 4 bids under $200,000. The EPA clean up 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 recommends that the project be awarded to Environmental Services, Inc. of Norfolk, Nebraska for a total of $195,000 as the lowest evaluated and best bid for the City of Hastings. The item will be on the Council agenda for August 24th.

The Board discussed the abandoned property at 621 W. 2nd Street and the future plans of the tax certificate holder to foreclose on the property and hold a sheriff's sale. Recently the water service line began leaking and water has been leaking into the property to the east. The City has applied for an administrative inspection warrant from the court to be able to access the building, pump out the water and inspect for other issues. The Director recommended that the CRA bid on the property when it comes up on a sheriff's sale in order to prevent additional blighted and substandard conditions. No action was taken.

The proposed Budget Hearing will be 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.

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, D. Schwartzkoph
Nays: None

Respectfully submitted,

Randy Chick, Director

FINANCIALS

Community Redevelopment Authority
Balance Sheet
As of September 9, 2026

	Sep 9, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash-County Treas. CRA	17,234.76
Cash at County Treas TIF	84,620.25
Cash In Bank	773,893.68
Revolving Loan Fund	592,050.88
Total Checking/Savings	1,467,799.57
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	16,593,964.16
Other Assets	
Real Estate Loan Receivables	536,797.63
Total Other Assets	536,797.63
TOTAL ASSETS	**17,130,761.79**
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	-381,333.96
Total Equity	4,939,360.01
TOTAL LIABILITIES & EQUITY	**17,130,761.79**

Community Redevelopment Authority
Profit & Loss
October 1, 2025 through September 9, 2026

		Oct 1, '25 - Sep 9, 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		41,245.77
Investment Interest		55,134.85
PILOT		17,879.61
Property Tax		395,634.14
Real Estate Loan Interest		4,699.07
Real Estate Loan Principal		30,992.92
Rent Income		
Commercial Space	38,050.00	
Kool-Aid Bldg Garage	7,460.00	
Total Rent Income		45,510.00
RLF-income		25,083.28
RLF-Principal		297,325.37
Sale of Property		157,142.22
State Pro Rate		2,893.52
Tax Increment TIF		883,003.77
Total Income		2,261,126.39
Gross Profit		2,261,126.39
Expense		
Administrative Expenses		112,392.51
Construction Improvements		398,094.58
Facade Grant		25,000.00
Improvements		0.00
Lease Expense		6,848.99
Lease Payment		25,000.00
Miscellaneous		0.00
NAHTF Grant		200,000.00
Professional Services		72,080.25
Promotion and Recruitment		38,583.33
Property Acquisition		85,840.26
R & M Buildings		69,329.70
Retail Grant		5,787.92
Returned Check		0.00
RLF-Expense		554,900.00
TIF Interest		7,340.01
TIF Principal		1,041,262.80
Wire Fee		0.00
Total Expense		2,642,460.35
Net Ordinary Income		-381,333.96
Net Income		**-381,333.96**

CLAIMS

Amount	Payee	Description
$900.00	Chamber of Comm.	Rent
$10.64	Hastings Tribune	Notice of Meeting
$7,916.67	RAC Investments	Administrative
$39.08	RAC Investments	Reimburse Adobe Acrobat Pro
$16.38	City of Hastings	Postage
$2,502.38	City of Hastings	Attorney Fees
$11,500.00	Hanna:Keelan Associates	Redevelopment Area Review & Analysis of Redevelopment Projects
$631.13	Steve Marvel	Lease payment for 647 W. 2nd - **year 18**
$239.72	The Cheese Shop	Retail Incentive Grant $8,630 over 3 years - 5/24 begin)
$22,730.17	Mesner Development	TIF Prin & Int - (Mesner North)
$44,315.65	HEDC	TIF Prin & Int - (Trail Ridge Add.)
$27,208.58	HEDC	TIF Prin & Int - (Trail Ridge 2.0 - **$28,708.58 - $1,500 ADMIN FEE)**
$49,618.89	Hastings Lodging 2	TIF Prin & Int - Hampton Inn - **$50,120.09 - $501.20 - 1% ADMIN FEE)**
$9,121.35	Pinnacle Bank	TIF Prin & Int - (Boys 3 MCP - **$10,621.35 - $1,500 ADMIN FEE)**
$88,969.12	West Gate Bank	TIF Prin & Int - (NPC Phase 1 - **$89.867.79 - 898.67 - 1% ADMIN FEE)**
$532.49	HEDC	TIF Prin & Int - (HEDC West Laux Dr. - **$2,032.49 - $1,500 ADMIN FEE)**
$3,981.77	City of Hastings	TIF Prin & Int - (Emerson Estates)
$9,234.19	Joel/Terry Wiegand	TIF Prin & Int - (Eastside Estates 50% bondholder - Sept 2026 payment)
$9,234.19	Mesner Development	TIF Prin & Int - (Eastside Estates 50% bondholder - Sept 2026 payment)
$8,084.21	Mesner Development	TIF Prin & Int - (Fairview Villas)
$5,402.35	Pinnacle Bank	TIF Prin & Int - (THOAR - Cameron - **$6,902.35 - $1,500 ADMIN FEE)**
$831.28	MNB Bank	TIF Prin & Int - (Tim & Shellie Faris - **$2,331.28 - $1,500 ADMIN FEE)**
$1,005.53	Pinnacle Bank	TIF Prin & Int - (Corner Bldg - **$2,505.53 - $1,500 ADMIN FEE)**
$1,690.20	THOAR LLC	TIF Prin & Int - (THOAR LLC & CRA **split 50% - $3,380.40/2=$1,690.20**)
$4,140.02	Pinnacle Bank	TIF Prin & Int - (THOAR - 723 W. 1st)
$5,456.10	Pinnacle Bank	TIF Prin & Int - (THOAR - 737 W. 1st - **$2,505.53 - $1,500 ADMIN FEE)**
$2,233.39	Pinnacle Bank	TIF Prin & Int - (Garage Flats - **$3,733.39 - $1,500 ADMIN FEE)**
$8,876.33	C Shoemaker/Freidewald	TIF Prin & Int - (Dietrich/Stein Brothers Bldg)
$2,904.84	Five Points Bank	TIF Prin & Int - (Brant Rentals - 731 W. 2nd)
$2,699.04	Pinnacle Bank	TIF Prin & Int - (On Top LLC)
$5,582.19	MNB Bank	TIF Prin & Int - (Shabri/Manorma - old Village Inn)
$51,623.00	Kessler Villas LLC	TIF Prin & Int - (Hanger 55 - **$52,144.45 - $521.44 - 1% ADMIN FEE)**
$7,314.20	Phillip Perry & Craig Reed	TIF Prin & Int - (Lot 8, Blk 1 - **$7,388.08 - $73.88 - 1% ADMIN FEE)**
$104.87	Hastings Utilities	245 W. 2nd
$4.43	Hastings Utilities	516 W. 1st - August
$57.02	Hastings Utilities	116 N. Lincoln - Lot 3 - August
$66.14	Hastings Utilities	405 W. 2nd - August
$635.00	Deer Trail Lawn	Mow various properties
$387.70	Rutt's Heating & A/C	A/C Repairs - 136 N. Hastings
$22.99	Big G Ace	Light bulbs for Kool-Aid building
$70.00	Woodwards	Garbage service @ 128 N. Hastings
$241.14	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
$385.00	1st Choice Lawn & Pest	OMS - $300, 700 W 2nd (Weed control / Fall fertilizer
$460.10	Carey's Pest Control	Termite control

$399,024.47

Advertising Invoice

your life. your news.
Hastings Tribune
A home-owned newspaper

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: 08/31/2026
Due Date: 09/27/2026
Invoice #: 300165411
PO #:
Salesperson: 700 Ad Taker: 030

Ad #	Description	Publication	Run Date	Amount	Due
00113735	NOTICE OF MEETING The Commun	01	08/14/2026	10.64	10.64

Thank you for your business.

Please return a copy with payment **Total Due** **10.64**

Gmail

Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: $32.09 USD
1 message

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

Sun, Sep 6, 2026 at 6:23 AM

Hello, Randy Chick

You paid $32.09 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Sep 6, 2026
Order ID	BL3571964483

View Payment Details

ADOBE *Adobe Qty: 1	$29.99

Subtotal	$29.99
Tax	$2.10
Total	$32.09 USD

Paid Adobe, Inc. with

Five Points Bank of Hastings Checking ••0714	$32.09 USD

Gmail Randal Chick <cra@redevelophastings.com>

Adobe, Inc.: $6.99 USD

1 message

PayPal <service@paypal.com> Sun, Sep 6, 2026 at 6:24 AM
To: Randy Chick <bidcra@gmail.com>

Hello, Randy Chick

You paid $6.99 USD to Adobe, Inc.

Merchant	Adobe, Inc. paypaladmin@adobe.co... +1 800-833-6687
Transaction date	Sep 6, 2026
Order ID	BL3571964511

View Payment Details

ADOBE *Adobe Qty: 1	$6.99
Subtotal	$6.99
Total	$6.99 USD

Paid Adobe, Inc. with

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

HASTINGS
Nebraska

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	09/03/2026	6154	$0.00	**09/03/2026**	**$16.38**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
POSTAGE 8/2026	1.00	$16.380000	EACH	$16.38	$0.00	$0.00	$16.38

Invoice Total	**$16.38**

PLEASE REMIT TO:
CITY OF HASTINGS
615 W 3RD ST
HASTINGS, NE 68901

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

HASTINGS
Nebraska

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Remit Portion

Invoice Date	**09/03/2026**
Invoice Number	**6154**
Customer Number	**96**
Amount Paid	
Due Date	09/03/2026
Invoice Total Due	**$16.38**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
COMMUNITY REDEVELOPMENT AUTHORITY	09/03/2026	6152	$0.00	**09/03/2026**	**$2,502.38**

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
CITY ATTORNEY - CRA CITY ATTORNEY - 8/2026	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
615 W 3RD ST
HASTINGS, NE 68901

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

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

CITY OF HASTINGS
615 W 3rd ST
HASTINGS, NEBRASKA 68901
(402) 461-2313

General Invoice

Remit Portion

Invoice Date	**09/03/2026**
Invoice Number	**6152**
Customer Number	**96**
Amount Paid	
Due Date	09/03/2026
Invoice Total Due	**$2,502.38**

PLEASE INCLUDE INVOICE NUMBER ON CHECK.

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

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

September 2, 2026

Randy Chick, Director
Business Improvement District
Community Redevelopment Authority
301 S. Burlington
Hastings, Nebraska 68901

RE: Hastings, Redevelopment Area Review &
Analysis of Redevelopment Projects -- #1448.

STATEMENT #1

Fee for Services Rendered & expenses incurred for the
Hastings, Redevelopment Area Review & Analysis of Redevelopment Projects

(50% Completed)	$11,500.00
Amount Received to Date	($00.00)
AMOUNT DUE	**$11,500.00**

COMPREHENSIVE PLANNING & ZONING • STRATEGIC PLANNING • HOUSING MARKET STUDIES • HOUSING DEVELOPMENT
ECONOMIC DEVELOPMENT RESEARCH & ANALYSIS • PUBLIC FACILITY PLANNING & IMPLEMENTATION
HUMAN RESOURCE PLANNING • STATE & FEDERAL GRANT WRITING & ADMINISTRATION

3275 HOLDREGE STREET • P.O. BOX 30552 • LINCOLN, NE 68503-0552
(402) 464-5383 • FAX (402) 464-5856 • website: www.hannakeelan.com

Schedule A

Year 1	$490.00 per month	10/1/2009	Year 21	$659.96 per month
Year 2	$497.35 per month	10/1/2010	Year 22	$669.86 per month
Year 3	$504.81 per month	10/1/2011	Year 23	$679.91 per month
Year 4	$512.38 per month	10/1/2012	Year 24	$690.10 per month
Year 5	$520.07 per month	10/1/2013	Year 25	$700.46 per month
Year 6	$527.87 per month	10/1/2014	Year 26	$710.96 per month
Year 7	$535.79 per month	10/1/2015	Year 27	$721.63 per month
Year 8	$543.82 per month	10/1/2016	Year 28	$732.45 per month
Year 9	$551.98 per month	10/1/2017	Year 29	$743.44 per month
Year 10	$560.26 per month	10/1/2018	Year 30	$754.59 per month
Year 11	$568.66 per month	10/1/2019	Year 31	$765.91 per month
Year 12	$577.19 per month	10/1/2020	Year 32	$777.40 per month
Year 13	$585.85 per month	10/1/2021	Year 33	$789.06 per month
Year 14	$594.64 per month	10/1/2022	Year 34	$800.89 per month
Year 15	$603.56 per month	10/1/2023	Year 35	$812.91 per month
Year 16	$612.61 per month	10/1/2024	Year 36	$825.10 per month
Year 17	$621.80 per month	10/1/2025	Year 37	$837.48 per month
Year 18	$631.13 per month	10/1/2026	Year 38	$850.04 per month
Year 19	$640.60 per month		Year 39	$862.79 per month
Year 20	$650.21 per month		Year 40	$875.73 per month

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (this "Agreement") is made and entered into on this 30th day of September, 2009, by and between, STEVEN J. MARVEL hereinafter referred to as "Owner", and THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA hereinafter referred to as "Tenant".

WITNESSETH:

1. Premises. Owner hereby leases to Tenant and Tenant leases from Owner those certain premises, hereinafter referred to as the "Premises", as part of now or hereafter to be erected on the Premises, Hastings, Nebraska, which premises are 647 W. 2nd Street, Hastings, Nebraska, legally described as:

> North 60' of Lot 12, Block 23, Original Town, City of
> Hastings, Adams County, Nebraska, subject to easements of record

Said Premises includes the exterior walls, basement, roof, main floor and 2nd floor.

2. Lease Term. The term of the lease shall be twenty years, commencing October 1, 2009 and ending September 30, 2029.

3. Renewal and Purchase Options.

(a) Tenant has the option to renew this lease for two ten (10) year periods. Tenant shall give written notice of its desire to renew this lease for the option periods sixty (60) days prior to the end of the initial lease term and sixty (60) days prior to the end of the first option period.

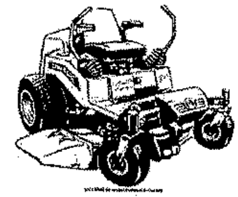
Bondholder	Tax Yr	Owner Name 1	Identifier	Class #	Tax Paid	Less Tax Commission		Less Admin Fee		
	2025	OSBORNE VIEW ESTATES LLC	10018879	178	$287.40	$284.53				
	2025	OSBORNE VIEW ESTATES LLC	10018880	178	$365.67	$362.01				
	2025	OSBORNE VIEW ESTATES LLC	10018881	178	$365.67	$362.01				
	2025	OSBORNE VIEW ESTATES LLC	10018882	178	$365.67	$362.01				
	2025	OSBORNE VIEW ESTATES LLC	10018883	178	$365.67	$362.01				
	2025	OSBORNE VIEW ESTATES LLC	10018884	178	$365.79	$362.13				
	2025	OSBORNE VIEW ESTATES LLC	10018885	178	$46.11	$45.65				
	2025	OSBORNE VIEW ESTATES LLC	10018886	178	$381.89	$378.07				
	2025	OSBORNE VIEW ESTATES LLC	10018887	178	$365.55	$361.89				
	2025	OSBORNE VIEW ESTATES LLC	10018888	178	$365.61	$361.95				
	2025	OSBORNE VIEW ESTATES LLC	10018889	178	$365.63	$361.97				
	2025	OSBORNE VIEW ESTATES LLC	10018890	178	$365.59	$361.93				
	2025	OSBORNE VIEW ESTATES LLC	10018891	178	$377.95	$374.17				
	2025	BREMER BERNARD E & MARY H	10018892	178	$1,273.65	$1,260.91				
	2025	BARNES KHRISTY M	10018893	178	$1,222.54	$1,210.31				
	2025	SCHMIDT VICKIE S & RODNEY J	10018894	178	$1,132.54	$1,121.21				
	2025	RHODES LAURA	10018896	178	$1,132.54	$1,121.21				
	2025	LOETTERLE JON C & RONDA L	10018898	178	$1,150.75	$1,139.24				
	2025	OSBORNE VIEW ESTATES LLC	10018900	178	$365.73	$362.07				
	2025	OSBORNE VIEW ESTATES LLC	10018901	178	$365.46	$361.81				
	2025	OSBORNE VIEW ESTATES LLC	10018902	178	$374.19	$370.45				
	2025	SAWICKI DAVID L & PAMELA S	10018903	178	$1,311.96	$1,298.84				
	2025	RICHARDSON BARBARA K	10018906	178	$1,363.20	$1,349.57				
	2025	CARPENTER ROBERT G & SUZANNE	10018908	178	$891.74	$882.82				
	2025	HAHNE DUANE L & PHYLLIS H	10018911	178	$1,269.29	$1,256.60				
	2025	WILLIAMS KIMBER L	10018914	178	$1,246.08	$1,233.62				
	2025	RUPE JAMES E & TERESA K	10018920	178	$1,162.09	$1,150.47				
	2025	GEORGE DONNA B	10018921	178	$1,597.52	$1,581.54				
	2025	TREAT BLAKE & WILLICOTT MACKENZIE I	10018924	178	$1,608.89	$1,592.80				
Mesner Development (Mesner North)	2025	OSBORNE VIEW ESTATES LLC	10019214	178	$1,107.40	$1,096.33	$22,730.17			
	2025	YOUNG GREGORY A & JUDY R	10019185	173	$1,647.63	$1,631.15				
	2025	KUHLMANN CRAIG W & CARRIE A	10019186	173	$1,640.55	$1,624.14				
	2025	MILOVAC DOMINIK & KIMBERLY K	10019252	173	$2,015.52	$1,995.36				
	2025	LAIRD TROY & ASHLEY	10019253	173	$1,894.45	$1,875.51				
	2025	PETERS ANDREW & PATRICIA LEANN	10019260	173	$1,794.29	$1,776.35				
	2025	FULLER RICHARD D & MAAS KIMBERLEY D	10019261	173	$1,842.99	$1,824.56				
	2025	WILLIAMSON KYLE A & BREANNA K	10019263	173	$1,793.45	$1,775.52				
	2025	GRIMES DAVID JR & KIMBERLEY	10019264	173	$1,630.91	$1,614.60				
	2025	SAMUELSON NOLAN R & DENAE	10019273	173	$1,886.12	$1,867.26				
	2025	BERRES BRIANNE K & STEVEN L	10019274	173	$1,882.06	$1,863.24				
	2025	CORNELIUS RODNEY L & ROBBIN	10019278	178	$1,803.75	$1,785.71				
	2025	GRAFE ROBERT J & MIRIAM M	10019279	173	$1,703.83	$1,686.79				
	2025	GUZMAN OSMIN A & KELIN Y	10019281	173	$1,887.76	$1,868.88				
	2025	LAGUNAS ADOLFO GARNICA & ORTA SONIA G SA	10019283	173	$2,188.35	$2,166.47				
	2025	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019285	173	$2,664.22	$2,637.58				
	2025	SITZMORE KIP & MARISSA	10019301	173	$1,512.25	$1,497.13				
	2025	PENNY HAYDEN E & KELLI M	10019327	173	$1,640.44	$1,624.04				
	2025	YODER LOGAN L	10019328	173	$1,578.49	$1,562.71				
	2025	ANDERSON LYDIA H & TRAVIS L	10019338	173	$2,042.86	$2,022.43				
	2025	WISSMANN ARATI N & MICAH K	10019339	173	$2,740.66	$2,713.25				
	2025	JOLLY DARIN & VICTORIA	10019372	173	$2,820.50	$2,792.30				
	2025	RUNDELL TRISHA D	10019378	173	$1,963.44	$1,943.81				
HEDC	2025	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019379	173	$2,188.76	$2,166.87	$44,315.65			
	2025	ESPINOZA-GARCIA GUADALUPE & ESPINOZA RAM	10019380	189	$2,424.20	$2,399.96				
	2025	SCOTT AMANDA D & AARON L	10019387	189	$2,317.76	$2,294.58				
	2025	WIKOFF AMY R	10019388	189	$1,078.22	$1,067.44				
	2025	HOMES BY OROS LLC	10019393	189	$471.11	$466.40				
	2025	OROS EDUARDO & ODALYS	10019394	189	$2,951.60	$2,922.08				
	2025	SCOTT ALLEN D III & MILLER HANNAH ROSE B	10019395	189	$2,465.49	$2,440.84				
	2025	KNUTH DUSTIN & KATELYN	10019402	189	$1,692.12	$1,675.20				
	2025	DEGODT NICHOLAS D & HEIDI L	10019404	189	$2,045.53	$2,025.07				
	2025	PETERS BRETT & MEAGAN	10019405	189	$1,438.11	$1,423.73				
	2025	BLANKE JOSEPH L & JAIME	10019409	189	$1,459.18	$1,444.59				
	2025	GLASSCOCK RACHEL K & MICHAEL	10019410	189	$1,375.21	$1,361.46				
	2025	BARTH TANNER R & KELSIE A P	10019433	189	$1,526.98	$1,511.71				
	2025	KOHMETSCHER NANCY M & EDWARD W TRUSTEES	10019434	189	$1,615.18	$1,599.03				
	2025	BOETTCHER ADAM & HEATHER	10019437	189	$1,362.29	$1,348.67				
	2025	SINNER GREGORY L & KATHRYN E	10019438	189	$1,733.58	$1,716.24				
	2025	BITTFIELD JEFFREY J	10019439	189	$1,618.81	$1,602.62				
HEDC	2025	HAMBURGER NICHOLAS & BAILEY A	10019440	189	$1,423.20	$1,408.97	$28,708.58	-$1,500.00	$27,208.58	
Hastings Lodging 2 (less 1% admin fee)	2025	HASTINGS LODGING 2 LLC	10018755	160	$50,626.35	$50,120.09			$49,618.89	
Pinnacle Bank (less $1,500 admin fee)	2025	BOYS 3 MCP INC	10018796	169	$10,728.64	$10,621.35		($1,500.00)	$9,121.35	
West Gate Bank	2025	NPC PHASE 1 LLC	10018934	180	$90,775.55	$89,867.79			$88,969.12	calculate total 1% fee
	2025	ESPINOZA-GARCIA GUADALUPE & RAMONA I	10019031	172	$1,032.70	$1,022.37				
HEDC (HEDC West Laux Drive)	2025	ESPINOZA-GARCIA GUADALUPE & RAMONA I	10019032	172	$1,020.32	$1,010.12	$2,032.49	-$1,500.00	$532.49	
	2025	SOUTHWOOD ESTATES LLC	10014550	120	$3,111.74	$3,080.62				
CRA (holds Note)	2025	SOUTHWOOD ESTATES LLC	10014561	120	$978.30	$968.52	$4,049.14			
	2025	EMERSON ESTATES LLC	10014411	154	$683.03	$676.20				
	2025	EMERSON ESTATES LLC	10014418	154	$479.56	$474.76				
	2025	EMERSON ESTATES LLC	10014422	154	$479.65	$474.85				

	2025	EMERSON ESTATES LLC	10014427	154	$473.00	$468.27				
	2025	EMERSON ESTATES LLC	10014431	154	$475.44	$470.69				
	2025	EMERSON ESTATES LLC	10014435	154	$475.45	$470.70				
	2025	EMERSON ESTATES LLC	10014439	154	$479.52	$474.72				
City of Hastings	2025	EMERSON ESTATES LLC	10014443	154	$476.34	$471.58	$3,981.77			
Wiegard & Mesner (Pay by bond schedule)	2025	EASTSIDE ESTATES LLC	10018611	149	$7,307.84	$7,234.76				
	2025	FAIRVIEW VILLAS LLC	10007533	192	$586.80	$580.93				
	2025	FAIRVIEW VILLAS LLC	10019612	192	$581.34	$575.53				
	2025	FAIRVIEW VILLAS LLC	10019613	192	$581.34	$575.53				
	2025	FAIRVIEW VILLAS LLC	10019614	192	$581.34	$575.53				
	2025	FAIRVIEW VILLAS LLC	10019615	192	$581.34	$575.53				
	2025	FAIRVIEW VILLAS LLC	10019616	192	$581.40	$575.59				
	2025	FAIRVIEW VILLAS LLC	10019617	192	$585.63	$579.77				
	2025	FAIRVIEW VILLAS LLC	10019618	192	$587.94	$582.06				
	2025	FAIRVIEW VILLAS LLC	10019619	192	$583.63	$577.79				
	2025	FAIRVIEW VILLAS LLC	10019620	192	$583.63	$577.79				
	2025	FAIRVIEW VILLAS LLC	10019621	192	$583.63	$577.79				
	2025	FAIRVIEW VILLAS LLC	10019622	192	$583.63	$577.79				
	2025	FAIRVIEW VILLAS LLC	10019623	192	$583.63	$577.79				
Mesner Development	2025	FAIRVIEW VILLAS LLC	10019624	192	$580.59	$574.78	$8,084.21			
	2025	THOAR LLC	10006051	175	$5,368.85	$5,315.16				
Pinnacle Bank	2025	THOAR LLC	10006052	175	$1,603.22	$1,587.19	$6,902.35	-$1,500.00	$5,402.35	
MNB Bank	2025	FARIS TIMOTHY J & SHELLLIE K	10006077	144	$2,354.83	$2,331.28		-$1,500.00	$831.28	
	2025	CORNER BUILDING LLC	10006083	202	$1,728.40	$1,711.12				
Pinnacle Bank	2025	CORNER BUILDING LLC	10006084	202	$802.44	$794.42	$2,505.53	-$1,500.00	$1,005.53	
Thoar LLC	2025	THOAR LLC	10006085	142	$3,414.55	$1,690.20				
CRA (holds 50% of Note)		50% goes to parking Lot #3 TIF debt	10006085	177	split	$1,690.20				
	2025	THE LISTENING ROOM INC	10006087	156	$3,984.10	$3,944.26				
CRA (holds note)	2025	THE LISTENING ROOM INC	10006087	156	$3,984.10	$3,944.26	$7,888.52			
Pinnacle Bank	2025	THOAR LLC	10006095	164	$4,181.84	$4,140.02				
Pinnacle Bank	2025	THOAR LLC	10006096	171	$7,026.36	$6,956.10		-$1,500.00	$5,456.10	
Pinnacle Bank	2025	GARAGE FLATS LLC	10006132	167	$3,771.10	$3,733.39		-$1,500.00	$2,233.39	
	2025	FUNKEY MARK C & ELIZABETH A	10018847	158	$1,589.88	$1,573.98				
	2025	LINCHOME LLC	10018850	158	$1,470.15	$1,455.45				
	2025	FLH ENTERPRISES LLC	10018851	158	$1,572.13	$1,556.41				
	2025	HABROCK MATHEW & KYLA	10018852	158	$1,361.83	$1,348.21				
	2025	SCHWAB JENNIFER K	10018853	158	$1,572.13	$1,556.41				
	2025	KRUEGER MIKAELA	10019158	158	$742.02	$734.60				
C. Shoemaker & L. Freidewald	2025	CGL PROPERTIES LLC	10018997	158	$657.85	$651.27	$8,876.33			
Five Points Bank	2025	HENDERSON TRANSFER INC	10019154	188	$2,934.18	$2,904.84				
Pinnacle Bank	2025	ON TOP LLC	10017230	157	$2,726.30	$2,699.04				
MNB Bank	2025	MANORMA LLC	10013608	190	$5,638.58	$5,582.19				
Kessler Villas, LLC	2025	KEESLER VILLAS LP	10019239	181.1	$52,671.16	$52,144.45			$51,623.00	calculate total 1% fee
Phillip Perry & Craig Reed	2025	BAYVIEW PLACE APARTMENTS LP	10019244	181.2	$7,462.71	$7,388.08			$7,314.20	calculate total 1% fee
					$393,109.63	$389,178.53				

INVOICE

Deer Trail Lawn
2545 South Deer Trial
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.: 2232
Invoice date: 08/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/05/2026	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
2.	08/12/2026	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
3.	08/12/2026	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
4.	08/12/2026	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
5.	08/12/2026	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
6.	08/19/2026	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
7.	08/19/2026	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
8.	08/19/2026	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00
9.	08/19/2026	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
10.	08/26/2026	**CRA-Old Middle School**	Old Middle School	1	$50.00	$50.00
11.	08/31/2026	**CRA - old village inn south lot**	Old Village Inn south lot- Mow,Trim- $65	1	$65.00	$65.00
12.	08/31/2026	**CRA-314 S Hastings**	314 S Hastings	1	$50.00	$50.00
13.	08/31/2026	**CRA-415 S Burlington**	415 S Burlington lot	1	$30.00	$30.00

Total **$635.00**

Note to customer

Rutt's HEATING & A/C INC. SHEET METAL

1001 W 1st St
Hastings, NE 68901
(402) 463-4853

Bill To

Community Redevelopment Authority
301 S Burlington Ave
Hastings, NE 68901
US

Invoice 64880

Aug 18, 2026

Job Number	216614
Payment Terms	Net 30
Total Due	**$387.70**
Due Date	**Sep 17, 2026**

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS
Community Redevelopment Authority	136 N Hastings Ave #202	136 N Hastings Ave 202 Hastings, NE 68901

AUTHORIZED BY	CUSTOMER WO	NTE
Randy Chick		

Invoice Summary

Charged up the unit added 2 lbs. R410A and checked out. Randy would like a quote on an air handler with a heat pump and an air handler with an air conditioner. 15 kw heat on both. Quotes emailed 07.14.26.

Labor

Date	Labor Name	Description
Jul 7, 2026	**LABOR, COM TECH**	Dustin Tibbs - July 7, 2026 - Labor

Parts & Materials

Date	Description
Jul 7, 2026	Refrigerant R410a - REFRIGERANT

Total	**$387.70**
Balance	**$387.70**

Terms of Service

Billing Policy: Balances over 30 days past due incur a 1.5% monthly interest charge (min. $2.50). Unpaid balances after 90 days may be sent to collections ($15 fee). A 3.2% processing fee applies to credit card payments. Financing options available.

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

PHONE: (402) 462-5181

CITY OF HASTINGS
NEW GENERAL ACCOUNT
615 W 3RD STREET
HASTINGS NE 68901
(402) 461-2310

CUST # 100337
TERMS: NET 10TH
P.O. # CRA

REF. # PO # CRA
DUE DATE: 10/10/26

INV # 774834/1
DATE : 9/02/26
CLERK: JAW
TERM # 587

TIME :11:13

****
* INVOICE *
****

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	3929445	LED A19 E26 DL 100W 6PK		22.99 /EA	22.99CN

** AMOUNT CHARGED TO ACCOUNT ** 22.99

TAXABLE	0.00
NON-TAXABLE	22.99
SUB-TOTAL	22.99
TAX AMOUNT	0.00
TOTAL INVOICE	22.99

ACE REWARDS ID # 1980367372

(CRA)

X R Clark

Received By

INVOICE NO9349-741

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
MO. DAY YR.

SERVICE ADDRESS: 128 N HASTINGS
SERVICE PERIOD: AUG 2026

ACCT. NO.
17716

C.R.A.
220 N HASTINGS
C/0 BARB
HASTINGS, NE 68901

08/25/2026

Service Per: AUG 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 ▸		70.00
08/01/26	1	REAR LOAD SERVICE	128 N HASTINGS	70.00		140.00

PAST DUE

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

PAY THIS AMOUNT

No 741 FINANCE CHARGE COMPUTED ON: 0.00

Payment due: 09/20/2026

WOODWARD'S DISPOSAL SERVICE, INC.

Billing Detail

WATER	W COMMERCIAL URBAN	$56.24
	W METER CHARGE COM URBAN	$8.75
	W INFRASTRUCTURE FEE URBAN	$5.17
	WATER SUBTOTAL	**$70.16**
SEWER	S COMMERCIAL URBAN	$115.77
	S COMMERCIAL URBAN ADJUSTMENT	$55.21
	SEWER SUBTOTAL	**$170.98**
GAS	G GENERAL SERVICE URBAN	$17.77
	GAS SUBTOTAL	**$17.77**
ELECTRIC	E COMMERCIAL URBAN	$91.55
	E STREET LIGHT COM URBAN	$4.04
	ELECTRIC SUBTOTAL	**$95.59**
	E CITY DIVIDEND URBAN	$5.74
	G CITY DIVIDEND URBAN	$1.22

Billing Detail Continued

EAC Adjustment (per kWh)	$0.0000
BTU Adjustment (x ccf used)	1.0827
PGA Adjustment (per ccf billed)	$0.0000

70.16
170.98
241.14

Account Summary

PREVIOUS BALANCE	$241.8
PAYMENT	$241.8
BALANCE FORWARD	$0.0
CURRENT CHARGES	$392.7
TOTAL AMOUNT DUE	$392.7

Please return bottom portion with your payment

HASTINGS UTILITIES
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
$392.79	$0.00	$392.79

DUE DATE	AMOUNT PAID
09/05/2026	Autopay - DO NOT PAY

Please Make Checks Payable and Remit to

10820A 692 1 AV 0.621
10001402 00.0003.0088 692/1

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

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

OW

L&M Cleaning Services LLC

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

AUGUST 7TH 2026

Invoice

CRA

Payable to
L&M Cleaning Services LLC

Invoice #
301

Project
647 W 2ND ST
HASTINGS NE 68901

Description	Qty	Unit price	Total price
AUGUST 7TH	**1**	$45 00	$45 00
MONTHLY CLEAN UP	1		

Subtotal	**$45.00**
TAX	
Adjustments	
	$45.00

1st Choice Lawn & Pest Solutions

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

Date
8/28/2026

Invoice
38181

Terms: Due on receipt

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

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

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

Service Date
08/10/2026

Description	Quantity	Rate	Amount
• Facility and terrace weed control application	1	300.00	300.00

"Make 1st Choice Your Only Choice"! Thank you for your business!

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

Total	$300.00
Payments/Credits	$0.00
Balance Due	$300.00

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

1st Choice Lawn & Pest Solutions

Invoice #
38181

Date: ____________________

Amount Enclosed: ____________________

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

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

1st Choice Lawn & Pest Solutions

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

Date
8/20/2026

Invoice
38043

Terms: Due on receipt

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

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

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

Service Date
08/20/2026

Description	Quantity	Rate	Amount
Step 5-Fall application, slow release fertilizer and broadleaf weed control for early winter lawn needs	1	85.00	85.00

Thank you for your business!

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

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

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

1st Choice Lawn & Pest Solutions

Invoice #
38043

Date: ____________________

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

Amount Enclosed: ____________________

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

CAREY'S PEST CONTROL, INC.

Trelona (always active) Termite Bait System

Due Upon Receipt

Remit To:
Carey's Pest Control
P. O. Box 895
Hastings Ne 68902-0895

THANK YOU!

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
301 S BURLINGTON
HASTINGS NE 68901

PLEASE DETACH HERE AND RETURN TOP PORTION WITH PAYMENT

CAREY'S PEST CONTROL INC.
P O BOX 895
HASTINGS, NE 68902-0895
402-463-9416

DATE: 8-21-26

ANNUAL BILLING

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
for prop at:
245 WEST 2ND ST - HASTINGS NE 68901
PHONE: Randy Chick 402-469-0733

Cost:		**$430.00**
Tax:	7 %	**$30.10**
Total Due:		**$460.10**

PLEASE REFER TO OUR ENCLOSED REPORT AND GRAPH

Control of: Termites

Trelona (always active) Termite Bait System

Protecting your property 24/7/365 a year

Billing Cycle: Annual

THE BOTTOM PORTION IS FOR YOU TO KEEP. Thank You! We appreciate your business!

CAREY'S PEST CONTROL, INC.
P O BOX 895
HASTINGS, NE 68902-0895
402-463-9416

DATE: 8-21-26

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
301 S BURLINGTON
HASTINGS NE 68901

PHONE: Randy Chick 402-469-0733

(IF DIFFERENT THAN ABOVE ADDRESS)

FOR PROPERTY @: 245 WEST 2ND HASTINGS NE 68901

SERVICE AND INSPECTION RESULTS

✓ **NO TERMITE ACTIVITY FOUND IN STATION(S)** 1-17, 19-25

✓ **TERMITE ACTIVITY FOUND IN STATION(S)** 18

✓ **REFRESHED TERMITE COMPONENTS IN STATION(S)** 11-15, 18

✓ **CHANGED OUT LOWER TERMITE CARTRIDGE (DUE TO EROSION) IN STATION(S)** 4, 7

✓ **CHANGED OUT UPPER TERMITE CARTRIDGE (DUE TO EROSION) IN STATION(S)** 5

___ **RELOCATED/ADDED STATION(S)**

✓ **REPLACED BROKEN LID ON TERMITE STATION(S)** 15

✓ **REPLACED BROKEN TERMITE STATION(S)** 15

___ **OTHER:**______________________________

PLEASE SEE OUR ENCLOSED GRAPH TO USE AS A REFERENCE.
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AND WE WILL BE HAPPY TO ASSIST YOU.

ADVANCE
TERMITE BAIT SYSTEM

PROTECTING YOUR INVESTMENT
24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS A YEAR
WITH OUR ALWAYS ACTIVE TERMITE BAIT SYSTEM

Thank you!

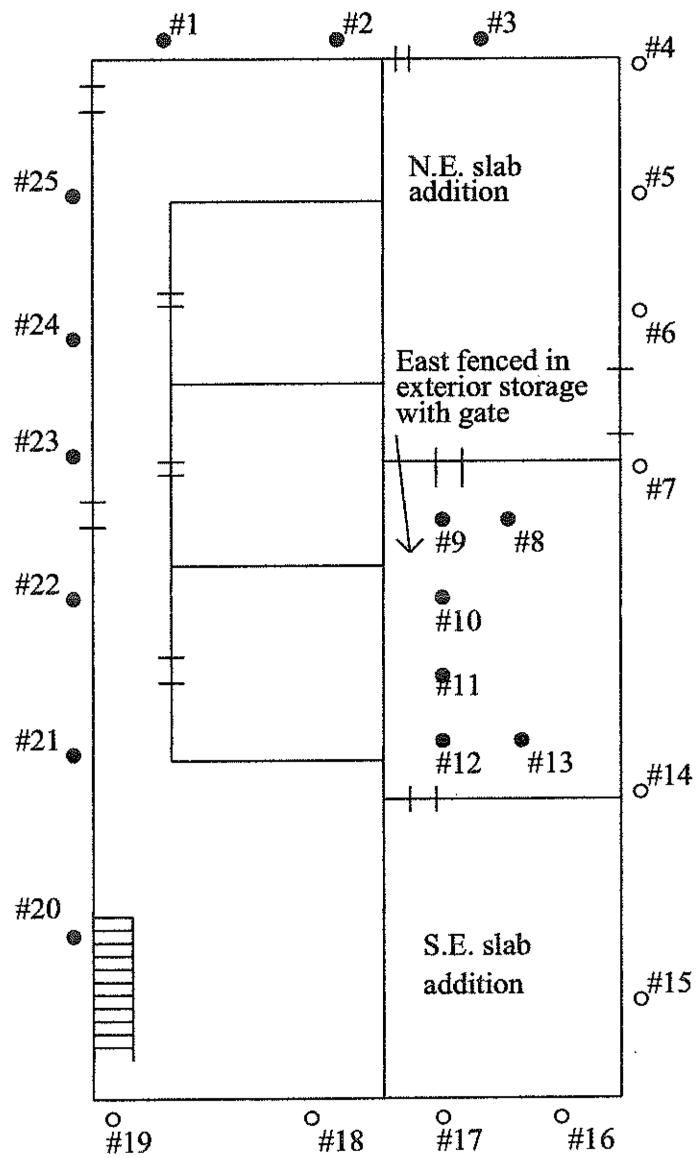
THANK YOU FOR ALLOWING US TO PROTECT YOUR PROPERTY FROM TERMITES

PROPERTY PROTECTION SYSTEM

PROVIDED BY CAREY'S PEST CONTROL, INC

TERMITE CONTROL GRAPH

HASTINGS COMMUNITY REDEVELOPMENT AUTHORITY
For prop at: 245 WEST 2ND ST
HASTINGS NE 68901
RANDY CHICK 402-469-0733
Installation Date: 04-18-12



Item #1 – Motion to approve an additional 1% increase in the restricted funds budget limit for the 2026/2027 budget year and authorize the submission of the Nebraska Lid Computation Form. This action will allow the Authority to carry forward unused budget authority from previous years and add an additional 1% increase in restricted fund authority. This does not change the budget, but simply maintains maximum flexibility for future budgets. Recommend approval.

Hastings Community Redevelopment Authority in Adams County

2026-2027 LID SUPPORTING SCHEDULE

Line No.	Calculation of Restricted Funds				
(1)	Total Personal and Real Property Tax Requirements			632,593.88	C1
(2)	Motor Vehicle Pro-Rate			3,000.00	C2
(3)	In-Lieu of Tax Payments			-	C3
(4)	Transfers of Surplus Fees			-	C4
	Prior Year Budgeted Capital Improvements that were excluded from Restricted Funds.				
(5)	Prior Year Capital Improvements Excluded from Restricted Funds (From 2025-2026 Lid Exceptions, Line (10))	721,200.00	C5		
(6)	**LESS:** Amount Spent During 2025-2026	581,041.00	C6		
(7)	**LESS:** Amount Expected to be Spent in Future Budget Years	150,000.00	C7		
(8)	Amount to be included as Restricted Funds **(<u>Cannot</u> be a Negative Number)**			-	C8
(8a)	Nameplate Capacity Tax			-	C9
(9)	**TOTAL RESTRICTED FUNDS (A)**			**635,593.88**	C10

Line No.	Lid Exceptions				
(10)	Capital Improvements Budgeted (Purchase of Real Property and Improvements on Real Property)	680,000.00	C11		
(11)	**LESS:** Amount of prior year capital improvements that were excluded from previous lid calculations but were not spent and now budgeted this fiscal year *(cannot exclude same capital improvements from more than one lid calculation.)* Agrees to Line (7).	150,000.00	C12		
(12)	Allowable Capital Improvements			530,000.00	C13
(13)	Bonded Indebtedness			-	C14
(14)	Public Facilities Construction Projects (Statute 72-2301 to 72-2308) **(Fire Districts & Hospital Districts Only)**			-	C15
(15)	Interlocal Agreements/Joint Public Agency Agreements			-	C16
(16)	Public Safety Communication Project - Statute 86-416 **(Fire Districts Only)**			-	C17
(16a)	Benefits Paid Under the Firefighter Cancer Benefits Act **(Fire Districts & Airport Authorities Only)**			-	C18
(17)	Payments to Retire Interest-Free Loans from the Department of Aeronautics **(Public Airports Only)**			-	C19
(18)	Judgments			-	C20
(19)	Refund of Property Taxes to Taxpayers			-	C21
(20)	Repairs to Infrastructure Damaged by a Natural Disaster			-	C22
(21)	**TOTAL LID EXCEPTIONS (B)**			**530,000.00**	C23
	TOTAL RESTRICTED FUNDS For Lid Computation (To Line 9 of the Lid Computation Form) *To Calculate: Total Restricted Funds (A)-Line 9 MINUS Total Lid Exceptions (B)-Line 21*			**105,593.88**	C24

*Total Restricted Funds for Lid Computation **<u>cannot</u>** be less than zero. See Instruction Manual on completing the Lid Supporting Schedule.*

Hastings Community Redevelopment Authority
in
Adams County

LID COMPUTATION FORM FOR FISCAL YEAR 2026-2027

PRIOR YEAR RESTRICTED FUNDS AUTHORITY OPTION 1 OR OPTION 2

OPTION 1

Prior Year Restricted Funds Authority = Line (8) from last year's Lid Computation Form	D1	135,401.22	Option 1 - (1)

OPTION 2

Only use if a vote was taken at a townhall meeting last year to exceed Lid for one year

Line (1) of Prior Year Lid Computation Form	D2	-	Option 2 - (A)
Allowable Percent Increase **Less** Vote Taken (Prior Year Lid Computation Form Line (6) - Line (5))	D3	- %	Option 2 - (B)
Dollar Amount of Allowable Increase Excluding the vote taken (Line (A) times Line (B))	D4	-	Option 2 - (C)
Calculated Prior Year Restricted Funds Authority (Line (A) Plus Line (C)) =	D5	-	Option 2 - (1)

CURRENT YEAR ALLOWABLE INCREASES

1 **BASE LIMITATION PERCENT INCREASE (2.5%)** — D6: 2.50 % (2)

2 **ALLOWABLE GROWTH PER THE ASSESSOR MINUS 2.5%** — D7: - % (3)

2026 Growth per Assessor	/	2025 Valuation	=	Multiply times 100 To get %
12,125,600.00	/	2,293,665,368.00	=	0.53 %

3 **ADDITIONAL ONE PERCENT BOARD APPROVED INCREASE** — D8: 1.00 % (4)

# of Board Members voting "Yes" for Increase	/	Total # of Members in Governing Body at Meeting	=	Must be at least .75 (75%) of the Governing Body
5	/	5	=	100.00 %

ATTACH A COPY OF THE BOARD MINUTES APPROVING THE INCREASE.

4 **SPECIAL ELECTION/TOWNHALL MEETING - VOTER APPROVED % INCREASE** — D9: - % (5)

Please Attach Ballot Sample and Election Results OR Record of Action From Townhall Meeting

TOTAL ALLOWABLE PERCENT INCREASE = Line (2) + Line (3) + Line (4) + Line (5)	D10	3.50 %	(6)
Allowable Dollar Amount of Increase to Restricted Funds = Line (1) x Line (6)	D11	4,739.04	(7)
Total Restricted Funds Authority = Line (1) + Line (7)	D12	140,140.26	(8)
Less: Restricted Funds from Lid Supporting Schedule	D13	105,593.88	(9)
Total Unused Restricted Funds Authority = Line (8) - Line (9)	D14	34,546.38	(10)

LINE (10) MUST BE GREATER THAN OR EQUAL TO ZERO OR YOU ARE IN VIOLATION OF THE LID LAW.

The amount of Unused Restricted Funds Authority on Line (10) must be published in the Notice of Budget Hearing.

Item #2 – Motion to approve the 2026/2027 CRA budget as proposed in the amount of $6,153,600.00 including a property tax requirement of $632,593.88. – The City council approved Resolution 2026-48 providing a tax levy for the CRA in the amount of $632,593.88. This is the full 2.6 cent levy allowed by statute. Recommend approval of budget as proposed.

RESOLUTION NO. 2026-48

WHEREAS, the Community Redevelopmnet Authority of the City of Hastings, Nebraska, has by Resolution adopted on July 15, 2026, submitted a request to the Hastings City Council of the City of Hastings requesting property tax levy allocation as follows:

> The amount of revenue sought to be raised is 2.6 cents per $100.00 of the taxable value of the real property within the City of Hastings, an

WHEREAS, the Adams County Assessor has provided a Certification of Taxable Value and Value Attributable to Growth for the Community Redevelopment Authority in the amount of $2,433,055,886;

NOW THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Hastings, Nebraska, that, in consideration of the foregoing recitals, the final allocation of levy authority for the Community Redevelopment Authority in the amount of Six Hundred Thirty-Two Thousand Five Hundred Ninety-Four and Zero Cents ($632,594.00) be and the same is hereby approved

PASSED AND APPROVED this 24th day of August, 2026.

George J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(SEAL)

CITY OF HASTINGS, NEBRASKA CORPORATE SEAL APRIL 21, 1874

Approved as to Form:

Jesse Oswald, City Attorney

PROPOSED CRA BUDGET 2026/2027

BEGINNING CASH		$1,300,000	
Estimated Cash @ County Treasurer		$50,000	
REVENUE			
Tax Revenue (**Final Value=$2,433,055,890** x .00026)	$632,594		
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 (Middle School)	$830,000		
CDBG 2024 Downtown Revitalization Grant	$400,000		
		$4,951,244	
AVAILABLE CASH			**$6,301,244**
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)	-$35,000		
Training, Travel & Conferences	-$5,000		
Total Administrative Expenses		-$250,000	
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)	-$655,000		
Local Façade Grant Program	-$50,000		
Redevelopment Area #1 Lighting ($33k) & Public Art Program	-$55,000		
Property Acquisition	-$350,000		
647 W. 2nd Capital Improvements (Barista's)	-$50,000		
Capital Improvements (OMS & other CRA Properties)	-$650,000		
Old Middle School - Development Loan	-$370,000		
NAHTF Trust Funds NO. 24-TFRH-34018 (502 East D Street)	-$825,000		
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			**-$6,153,600**
ENDING CASH			**$147,644**

2026-2027
STATE OF NEBRASKA
GENERAL BUDGET FORM

Hastings Community Redevelopment Authority

TO THE COUNTY BOARD AND COUNTY CLERK OF
Adams County

This budget is for the Period October 1, through September 30

Upon Filing, The Entity Certifies the Information Submitted on this Form to be Correct:

The following **PERSONAL AND REAL PROPERTY TAX** is requested for the ensuing year:

$	632,593.88	A1	Property Taxes for Non-Bond Purposes
		A2	Principal and Interest on Bonds
$	632,593.88	A3	**Total Personal and Real Property Tax Required**

Outstanding Bonded Indebtedness as of October 1

	-	A4	Principal
	-	A5	Interest
$	-	A6	**Total Bonded Indebtedness**

2,433,055,886	A7	**Total General Fund Certified Valuation (All Counties)**

*(Certification of Valuation(s) from County Assessor **MUST** be attached)*

County Clerk's Use ONLY

Budget Document To Be Used As Audit Waiver?

My Subdivision has elected to use this Budget Document as the Audit Waiver.
(If YES, Board Minutes MUST be Attached)

☐ YES ☒ NO

If **YES**, Column 2 **MUST** contain **ACTUAL** Numbers.

If YES, DO NOT COMPLETE/SUBMIT SEPARATE AUDIT WAIVER REQUEST.

Report of Joint Public Agency & Interlocal Agreements

Was this Subdivision involved in any Interlocal Agreements or Joint Public Agencies for the reporting period of July 1, 2025 through June 30, 2026?

☐ YES ☒ NO

*If **YES**, Please attach Interlocal Agreement Report.*

Report of Trade Names, Corporate Names & Business Names

Did the Subdivision operate under a separate Trade Name, Corporate Name, or other Business Name during the period of July 1, 2025 through June 30, 2026?

☐ YES ☒ NO

*If **YES**, Please attach Trade Name Report.*

APA Contact Information

Auditor of Public Accounts
PO BOX 98917
Lincoln, NE 68509

Telephone: (402) 471-2111 **FAX:** (402) 471-3301

Website: auditors.nebraska.gov

Questions - E-Mail: Jeff.Schreier@nebraska.gov

Submission Information

Budget Due by 9-30-2026

Submit budget to:

1. Auditor of Public Accounts -Electronically on Website or Mail
2. County Board (SEC. 13-508), C/O County Clerk

Hastings Community Redevelopment Authority in Adams County

Line No.	TOTAL ALL FUNDS	Actual 2024 - 2025 (Column 1)		Actual/Estimated 2025 - 2026 (Column 2)		**Adopted Budget 2026 - 2027** (Column 3)	
1	**Beginning Balances, Receipts, & Transfers:**						
2	Beginning Net Cash Balance	1,340,069.00	B1	1,747,278.00	B29	1,300,000.00	B57
3	Investments	-	B2	-	B30	-	B58
4	County Treasurer's Balance	39,000.00	B3	101,855.00	B31	50,000.00	B59
5	**Subtotal of Beginning Balances (Lines 2 thru 4)**	**1,379,069.00**	B4	**1,849,133.00**	B32	**1,350,000.00**	B60
6	Personal and Real Property Taxes **(Columns 1 and 2 - See Preparation Guidelines)**	488,757.00	B5	344,105.00	B33	619,942.00	B61
7	Federal Receipts	-	B6	-	B34	-	B62
8	State Receipts: Motor Vehicle Pro-Rate **(To Lid Supporting Schedule, page 4)**	-	B7	2,894.00	B35	3,000.00	B63
9	State Receipts: State Aid	-	B8	-	B36	-	B64
10	State Receipts: Other	27,665.00	B9	37,307.00	B37	40,000.00	B65
11	State Receipts: Property Tax Credit	120,524.00	B10	128,902.00	B38		
12	Local Receipts: Nameplate Capacity Tax	-	B11	-	B39	-	B66
13	Local Receipts: In Lieu of Tax **(To Lid Supporting Schedule, page 4)**	-	B12	-	B40	-	B67
14	Local Receipts: Other	1,380,832.00	B13	1,655,260.00	B41	4,288,302.00	B68
15	Transfers In Of Surplus Fees **(To Lid Supporting Schedule, page 4)**	-	B14	-	B42	-	B69
16	Transfer In Other Than Surplus Fees (Should agree to Transfers Out on Line 28)	-	B15	-	B43	-	B70
17	**Total Resources Available (Lines 5 thru 16)**	**3,396,847.00**	B16	**4,017,601.00**	B44	**6,301,244.00**	B71
18	**Disbursements & Transfers:**						
19	Operating Expenses	237,804.00	B17	1,037,957.00	B45	362,600.00	B72
20	Capital Improvements (Real Property/Improvements)	385,072.00	B18	581,041.00	B46	4,360,000.00	B73
21	Other Capital Outlay (Equipment, Vehicles, Etc.)	-	B19	-	B47	-	B74
22	Debt Service: Bond Principal & Interest Payments	-	B20	-	B48	-	B75
23	Debt Service: Payments to Retire Interest-Free Loans **(Public Airports)**	-	B21	-	B49	-	B76
24	Debt Service: Payments to Bank Loans & Other Instruments **(Fire Districts)**	-	B22	-	B50	-	B77
25	Debt Service: Other	924,838.00	B23	1,048,603.00	B51	1,431,000.00	B78
26	Judgments	-	B24	-	B52	-	B79
27	Transfers Out of Surplus Fees	-	B25	-	B53	-	B80
28	Transfers Out Other Than Surplus Fees (Should agree to Transfers In on Line 16)	-	B26	-	B54	-	B81
29	**Total Disbursements & Transfers (Lines 19 thru 28)**	**1,547,714.00**	B27	**2,667,601.00**	B55	**6,153,600.00**	B82
30	**Balance Forward/Cash Reserve (Line 17 - Line 29)**	**1,849,133.00**	B28	**1,350,000.00**	B56	**147,644.00**	B83
31		Cash Reserve Percentage (**CANNOT** exceed 50%)				8%	B84
	PROPERTY TAX RECAP	Tax from Line 6				619,942.00	B85
		County Treasurer's Commission - 2% of Total Taxes Collected				12,651.88	B86
		Total Property Tax Requirement				**632,593.88**	B87

Hastings Community Redevelopment Authority in Adams County

To Assist the County For Levy Setting Purposes

The Cover Page identifies the Property Tax Request between Principal & Interest on Bonds and All Other Purposes. If your political subdivision needs more of a breakdown for levy setting purposes, complete the section below.

Property Tax Request by Fund:	Expected Levy **	Property Tax Request
General Fund	0.026000	$ 632,593.88
Sinking Fund	0.000000	
Bond Fund	0.000000	$ -
______ Fund	0.000000	
Total Tax Request	**0.026000** *	$ 632,593.88

* This Amount should agree to the Total Personal and Real Property Tax Required on the Cover Page (Page 1).

** **County must independently verify levy calculations before County Board approves final levies pursuant to Neb. Rev. Stat. §77-1601. Calculations shown here are intended to assist only - it is not to be used for official levy setting purposes.**

Levy Formula: Property Tax Request / Taxable Valuation * 100
(levies are expressed per $100 of taxable valuation)

Township Property Taxes

If this is a Township Subdivision budget form, the amount of property taxes shown above and on the front cover may not represent the amount the Township will receive. Statute 39-1522 outlines that one-half of all money collected from the township levy on property within the corporate limits of a city or village shall be paid to the treasurer of the city or village to be used for the maintenance and repairs of the streets.

Township should take this into consideration when determining property tax amount to be budgeted.

Documentation of Transfers:

(Only complete if there are transfers noted on Page 2, Column 2)

Please explain what fund the monies were transferred from, what fund they were transferred to, and the reason for the transfer.

Transfer From: Transfer To:

Amount:

Reason:

Transfer From: Transfer To:

Amount:

Reason:

Cash Reserve Fund

Statute 13-503 says cash reserve means funds required for the period before revenue would become available for expenditure but shall not include funds held in any special reserve fund. If the cash reserve on Page 2 exceeds 50%, you can list below amounts being held in a special reserve fund.

Special Reserve Fund Name	Amount
Total Special Reserve Funds	-
Total Cash Reserve	$ 147,644.00
Remaining Cash Reserve	$ 147,644.00
Remaining Cash Reserve %	8.23%

CORRESPONDENCE INFORMATION

ENTITY OFFICIAL ADDRESS

If no official address, please provide address where correspondence should be sent

NAME	**Randy A. Chick**
ADDRESS	**301 S. Burlington**
CITY & ZIP CODE	**Hastings 68901**
TELEPHONE	**402-461-8415**
WEBSITE	

	BOARD CHAIRPERSON	CLERK/TREASURER/SUPERINTENDENT/OTHER	PREPARER
NAME	Dick Hysell	Randy A. Chick	Dan Strecker
TITLE /FIRM NAME	Chairperson	Secretary	CPA/Ridgeline CPAS, LLC
TELEPHONE	402-469-8332	402-461-8415	402-303-8818
EMAIL ADDRESS		cra@redevelophastings.com	dan@ridgelinecpas.us

For Questions on this form, who should we contact (please √ one): Contact will be via email if supplied.

- [ ] Board Chairperson
- [X] Clerk / Treasurer / Superintendent / Other
- [ ] Preparer

NOTE: If Budget Document is used as an Audit Waiver, approval of the Audit Waiver will be sent to the Board Chairperson via email. If no email address is supplied for the Board Chairperson, notification will be mailed via post office to address listed above.

Hastings Community Redevelopment Authority in Adams County

2026-2027 LID SUPPORTING SCHEDULE

Line No.	Calculation of Restricted Funds				
(1)	Total Personal and Real Property Tax Requirements			632,593.88	C1
(2)	Motor Vehicle Pro-Rate			3,000.00	C2
(3)	In-Lieu of Tax Payments			-	C3
(4)	Transfers of Surplus Fees			-	C4
	Prior Year Budgeted Capital Improvements that were excluded from Restricted Funds.				
(5)	Prior Year Capital Improvements Excluded from Restricted Funds (From 2025-2026 Lid Exceptions, Line (10))	721,200.00	C5		
(6)	**LESS:** Amount Spent During 2025-2026	581,041.00	C6		
(7)	**LESS:** Amount Expected to be Spent in Future Budget Years	150,000.00	C7		
(8)	Amount to be included as Restricted Funds **(<u>Cannot</u> be a Negative Number)**			-	C8
(8a)	Nameplate Capacity Tax			-	C9
(9)	**TOTAL RESTRICTED FUNDS (A)**			**635,593.88**	C10
	Lid Exceptions				
(10)	Capital Improvements Budgeted (Purchase of Real Property and Improvements on Real Property)	680,000.00	C11		
(11)	**LESS:** Amount of prior year capital improvements that were excluded from previous lid calculations but were not spent and now budgeted this fiscal year *(cannot exclude same capital improvements from more than one lid calculation.)* Agrees to Line (7).	150,000.00	C12		
(12)	Allowable Capital Improvements			530,000.00	C13
(13)	Bonded Indebtedness			-	C14
(14)	Public Facilities Construction Projects (Statute 72-2301 to 72-2308) **(Fire Districts & Hospital Districts Only)**			-	C15
(15)	Interlocal Agreements/Joint Public Agency Agreements			-	C16
(16)	Public Safety Communication Project - Statute 86-416 **(Fire Districts Only)**			-	C17
(16a)	Benefits Paid Under the Firefighter Cancer Benefits Act **(Fire Districts & Airport Authorities Only)**			-	C18
(17)	Payments to Retire Interest-Free Loans from the Department of Aeronautics **(Public Airports Only)**			-	C19
(18)	Judgments			-	C20
(19)	Refund of Property Taxes to Taxpayers			-	C21
(20)	Repairs to Infrastructure Damaged by a Natural Disaster			-	C22
(21)	**TOTAL LID EXCEPTIONS (B)**			**530,000.00**	C23
	TOTAL RESTRICTED FUNDS For Lid Computation (To Line 9 of the Lid Computation Form) *To Calculate: Total Restricted Funds (A)-Line 9 MINUS Total Lid Exceptions (B)-Line 21*			**105,593.88**	C24

*Total Restricted Funds for Lid Computation **<u>cannot</u>** be less than zero. See Instruction Manual on completing the Lid Supporting Schedule.*

Hastings Community Redevelopment Authority
in
Adams County

LID COMPUTATION FORM FOR FISCAL YEAR 2026-2027

PRIOR YEAR RESTRICTED FUNDS AUTHORITY OPTION 1 **OR** OPTION 2

OPTION 1

Prior Year Restricted Funds Authority = Line (8) from last year's Lid Computation Form	D1	135,401.22 Option 1 - (1)

OPTION 2

Only use if a vote was taken at a townhall meeting last year to exceed Lid for one year

Line (1) of Prior Year Lid Computation Form	D2	- Option 2 - (A)
Allowable Percent Increase **Less** Vote Taken (Prior Year Lid Computation Form Line (6) - Line (5))	D3	- % Option 2 - (B)
Dollar Amount of Allowable Increase Excluding the vote taken (Line (A) times Line (B))	D4	- Option 2 - (C)
Calculated Prior Year Restricted Funds Authority (Line (A) Plus Line (C)) =	D5	- Option 2 - (1)

CURRENT YEAR ALLOWABLE INCREASES

1 **BASE LIMITATION PERCENT INCREASE (2.5%)** — D6: 2.50 % (2)

2 **ALLOWABLE GROWTH PER THE ASSESSOR MINUS 2.5%** — D7: - % (3)

12,125,600.00	/	2,293,665,368.00	=	0.53 %
2026 Growth per Assessor		2025 Valuation		Multiply times 100 To get %

3 **ADDITIONAL ONE PERCENT BOARD APPROVED INCREASE** — D8: 1.00 % (4)

5	/	5	=	100.00 %
# of Board Members voting "Yes" for Increase		Total # of Members in Governing Body at Meeting		Must be at least .75 (75%) of the Governing Body

ATTACH A COPY OF THE BOARD MINUTES APPROVING THE INCREASE.

4 **SPECIAL ELECTION/TOWNHALL MEETING - VOTER APPROVED % INCREASE** — D9: - % (5)

Please Attach Ballot Sample and Election Results OR Record of Action From Townhall Meeting

TOTAL ALLOWABLE PERCENT INCREASE = Line (2) + Line (3) + Line (4) + Line (5)	D10	3.50 %	(6)
Allowable Dollar Amount of Increase to Restricted Funds = Line (1) x Line (6)	D11	4,739.04	(7)
Total Restricted Funds Authority = Line (1) + Line (7)	D12	140,140.26	(8)
Less: Restricted Funds from Lid Supporting Schedule	D13	105,593.88	(9)
Total Unused Restricted Funds Authority = Line (8) - Line (9)	D14	34,546.38	(10)

LINE (10) MUST BE GREATER THAN OR EQUAL TO ZERO OR YOU ARE IN VIOLATION OF THE LID LAW.

The amount of Unused Restricted Funds Authority on Line (10) must be published in the Notice of Budget Hearing.

Hastings Community Redevelopment Authority in Adams County

2026-2027 CAPITAL IMPROVEMENT LID EXEMPTIONS

Description of Capital Improvement		Amount Budgeted
CDBG Downtown Revitalization	$	525,000.00
Local Facade Program	$	50,000.00
Lighting and Public Art Program	$	55,000.00
647 W 2nd Capital Improvements	$	50,000.00
Total - Must agree to Line 10 on Lid Support Page 4	$	680,000.00

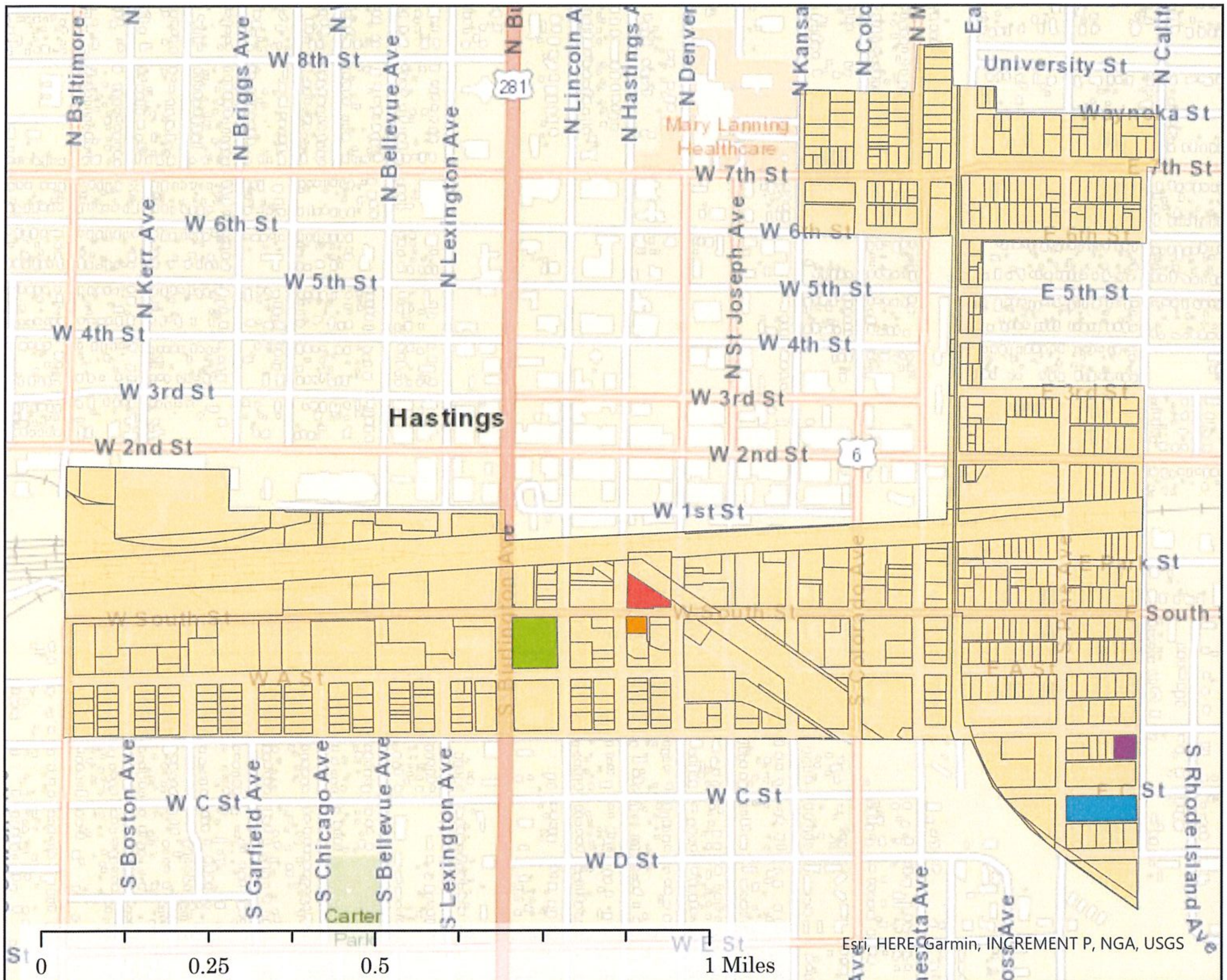
Item #3 – Update on the Hanna:Keelan review of redevelopment areas #2 - #7 and analysis of redevelopment Projects. – Hanna:Keelan is in the process of preparing the analysis and has provided the enclosed maps which show where redevelopment projects have occurred in each of the seven redevelopment areas. Redevelopment Area #5 is on schedule to be completed first.

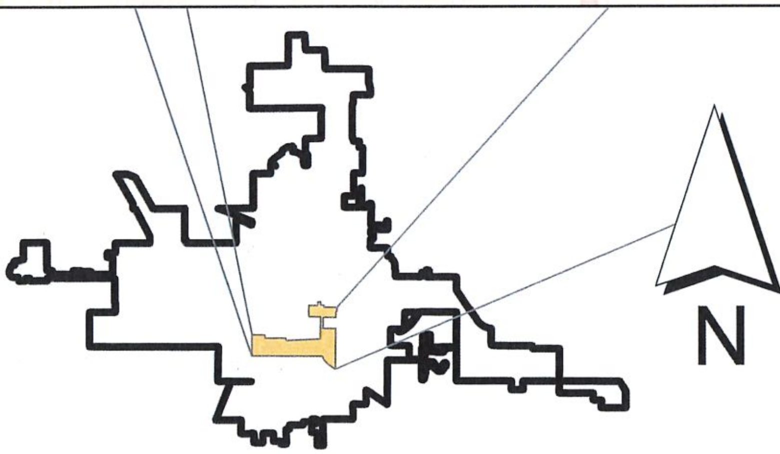
REDEVELOPMENT AREA #2 & TIF PROJECTS

CITY OF HASTINGS, NEBRASKA

2026

H:K HANNA:KEELAN ASSOCIATES
www.hannakeelan.com





Legend

- Hastings City Limits
- Redevelopment Area #2

Redevelopment Area #2 - TIF Projects

Project Name

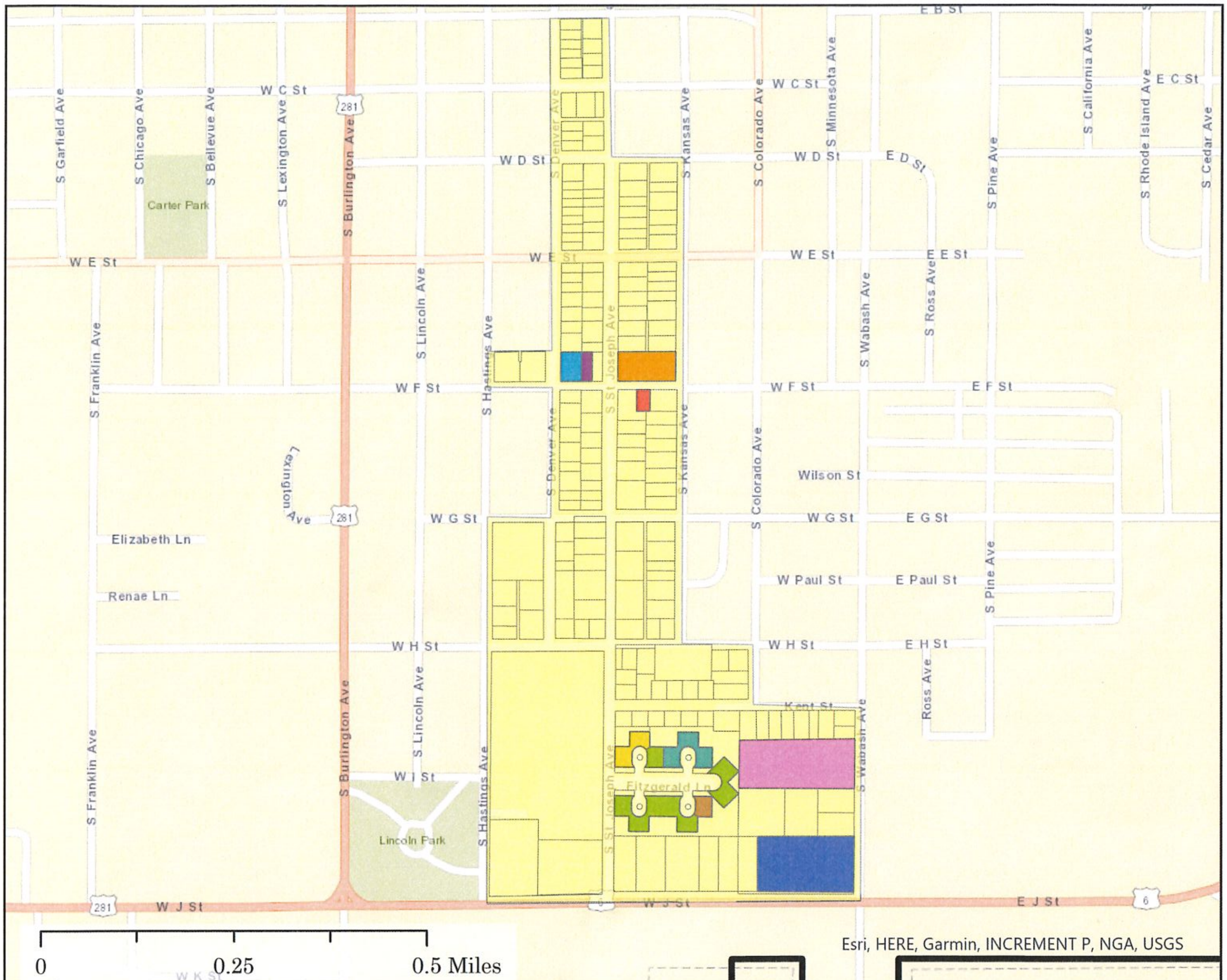
- Diecker Construction
- Hastings Apartments I
- Kenyon Ross, LLC
- Meier Darryl & Krstal (Apartments)
- Sealey Body Shop

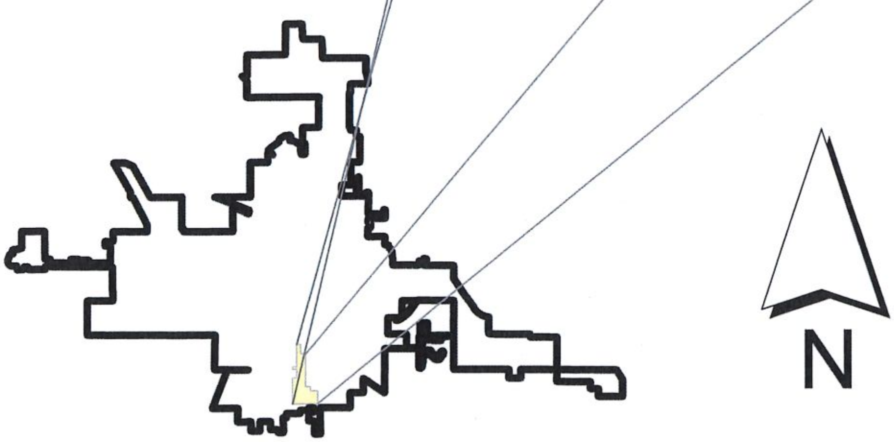
REDEVELOPMENT AREA #3 & TIF PROJECTS

CITY OF HASTINGS, NEBRASKA

2026

HANNA:KEELAN ASSOCIATES
www.hannakeelan.com





Legend

- Hastings City Limits
- Redevelopment Area #3

Redevelopment Area #3 - TIF Projects

Project Name

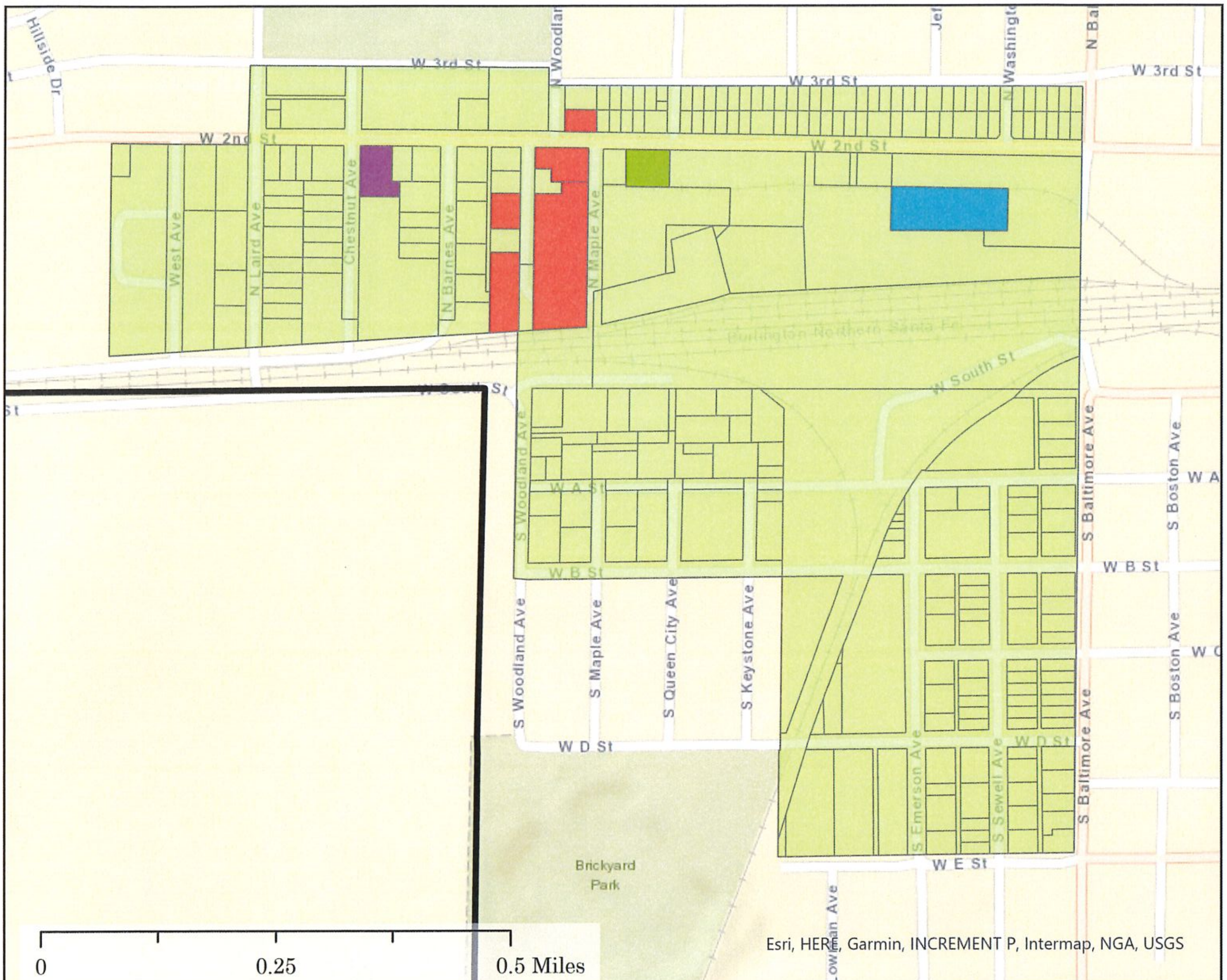
- 409 West F Street Project
- Allure Condominium
- Emerson Estates
- Engel Construction
- Engel Project II
- Hastings Coalition
- Linden Wood Investors
- Meadows Associates
- Meadows Associaties
- Timm Redevelopment Project

REDEVELOPMENT AREA #4 & TIF PROJECTS

CITY OF HASTINGS, NEBRASKA

2026

HANNA:KEELAN ASSOCIATES
www.hannakeelan.com



Legend

- Hastings City Limits
- Redevelopment Area #4

Redevelopment District #4 - TIF Projects

Project Name

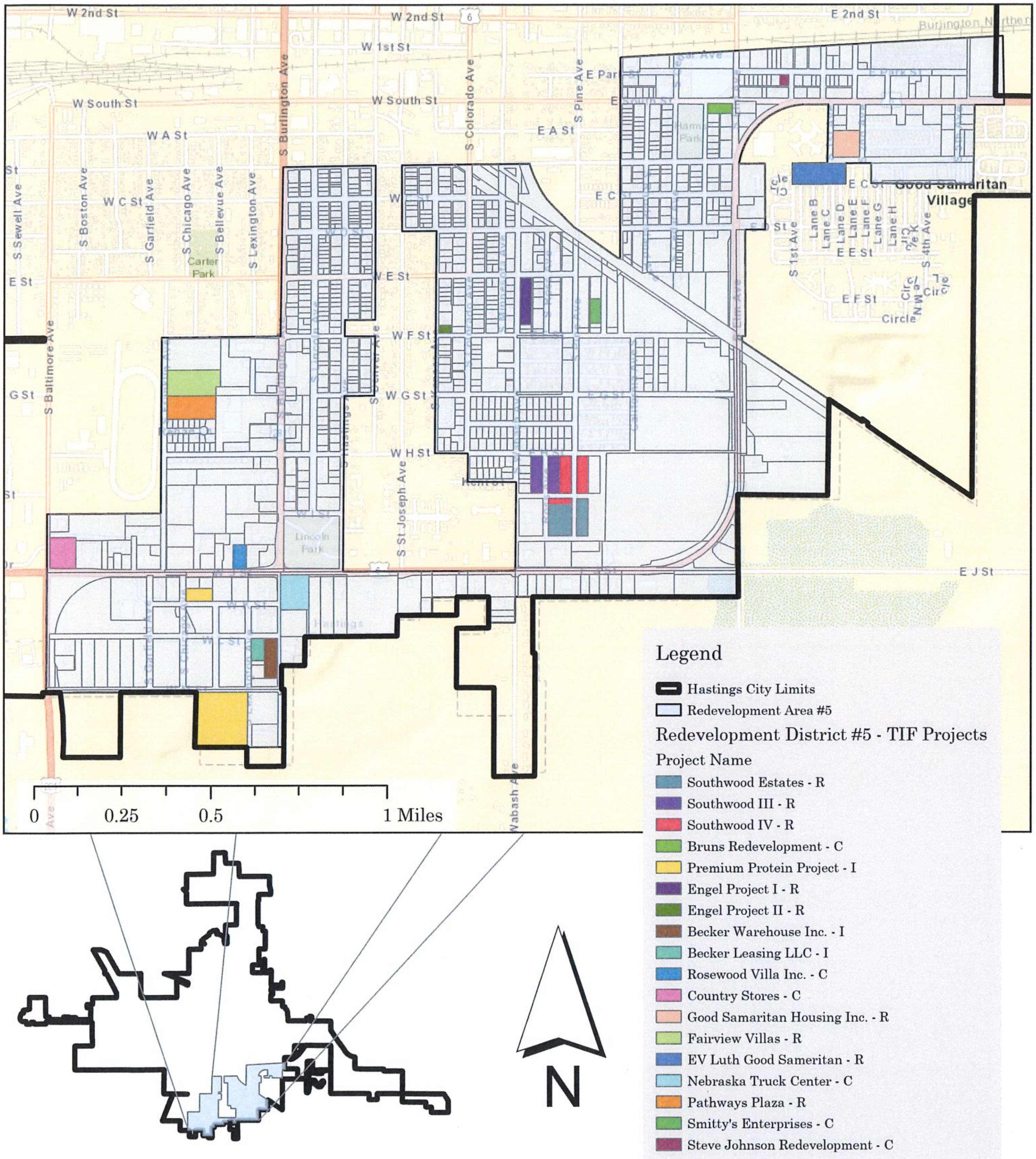
- Eagle Plastics
- Jaden Mfg. Co.
- On Top, LLC
- Zach, David J & Marsha A (EZ Kitchens)

REDEVELOPMENT AREA #5 & TIF PROJECTS

CITY OF HASTINGS, NEBRASKA

2026

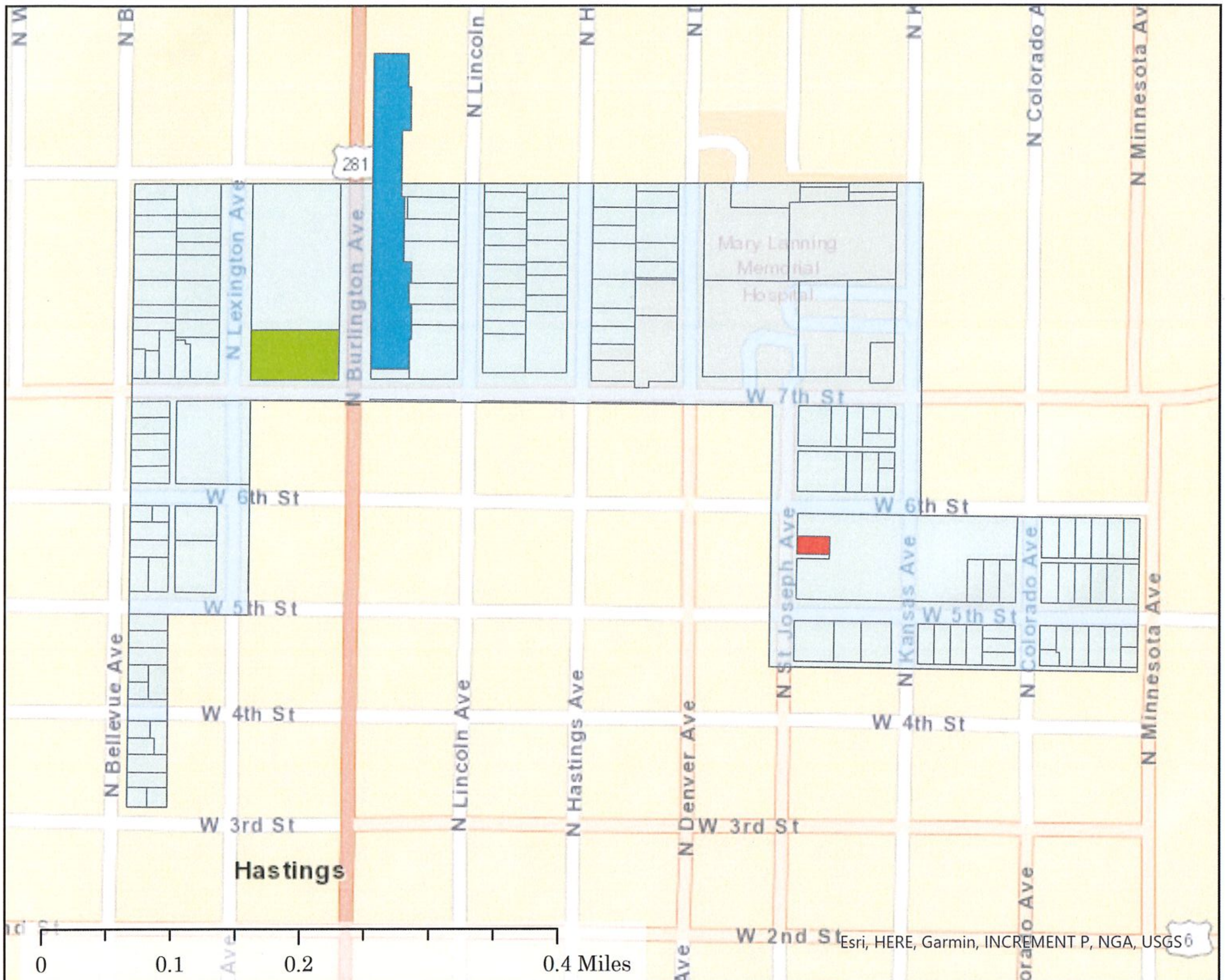
H:K HANNA:KEELAN ASSOCIATES www.hannakeelan.com

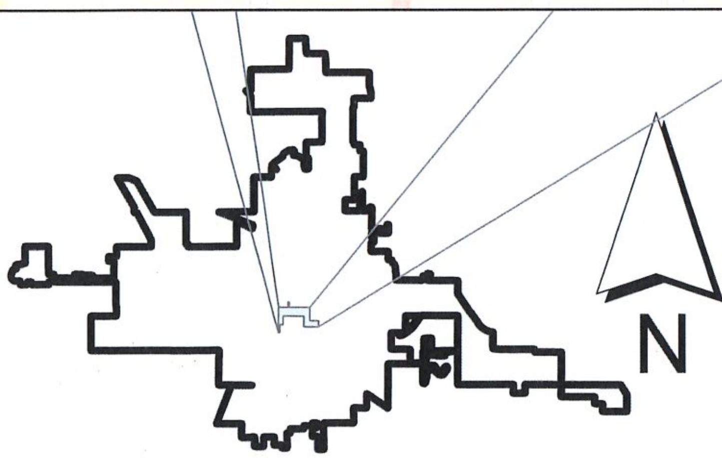


REDEVELOPMENT AREA #6 & TIF PROJECTS

CITY OF HASTINGS, NEBRASKA
2026

HANNA:KEELAN ASSOCIATES
www.hannakeelan.com





Legend

- Hastings City Limits
- Redevelopment Area #6

Redevelopment Area #6 - TIF PROJECTS

Project Name

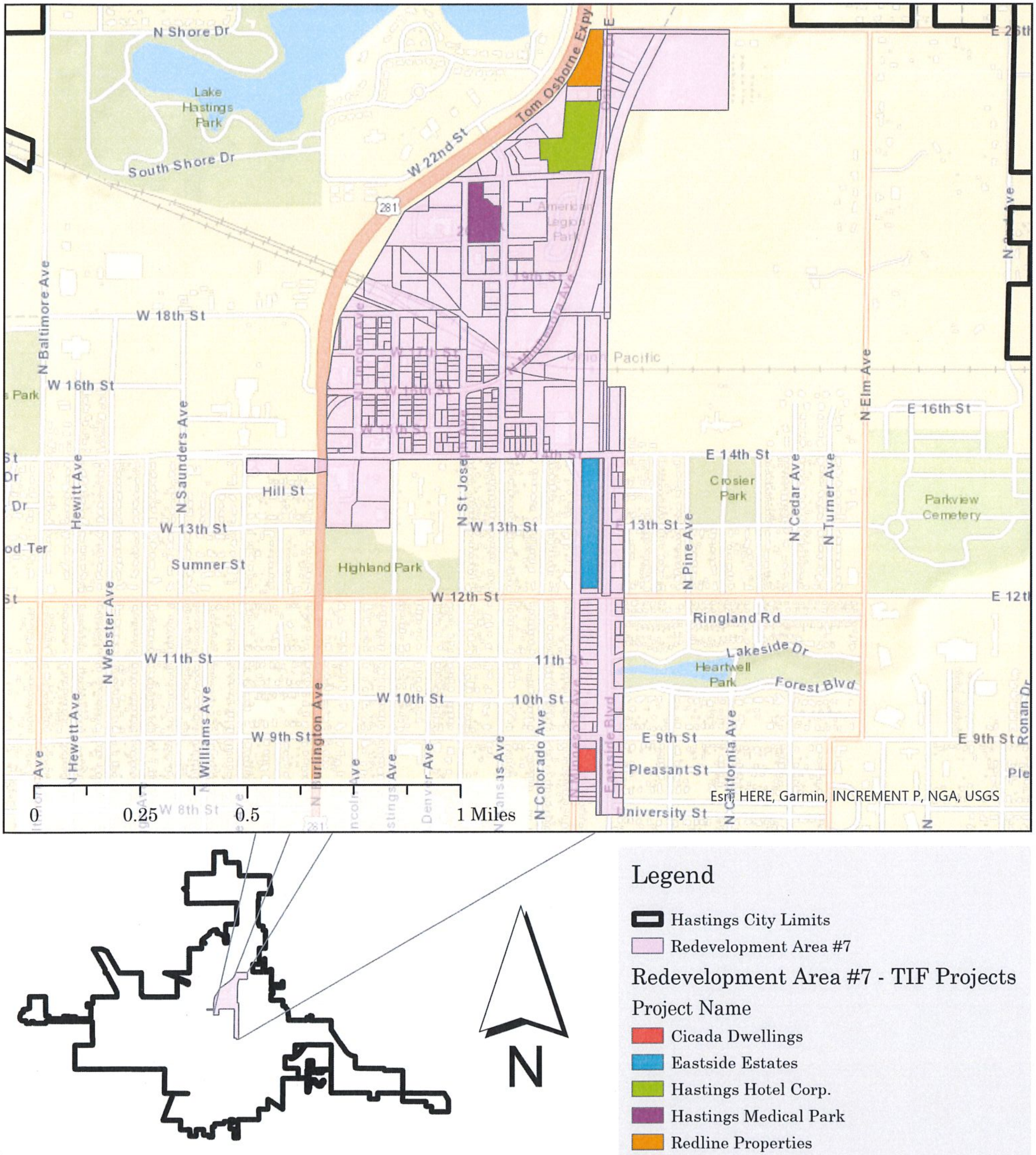
- Craig Redev. Proj.
- North Burlington
- Walgreens Co.

REDEVELOPMENT AREA #7 & TIF PROJECTS

CITY OF HASTINGS, NEBRASKA

2026

HANNA:KEELAN ASSOCIATES
www.hannakeelan.com



Item #4 - Discussion and possible on a request for Façade Improvement Program assistance from Maendele Properties LLC for the property at CSS. – Brandon Maendele of Maendele Properties, LLC has acquired the former Catholic Social Services properties at 325-333 W. 2nd Street and is seeking Façade Improvement Program assistance to renovate the façade of 325 W. 2nd and to install 2nd floor windows of the building at 333 W. 2nd. Total façade costs are estimated to be \$77,000-\$80,000 and Maendele plans to remodel the 2nd floor of 333 W. 2nd to include either commercial space or multi family. The 2nd floor remodel will be in excess of \$200,000.

Application

Date: 7-8-2026

Applicant Name: Brandon Maendele

Property Address: 325-333 W. 2nd St Hastings NE

Applicant's Phone Number: 402-984-3906

Tax ID #: 26-4387117

Type of Façade Improvement Planned (note all that apply). Please attach Supporting Data Checklist.

Signage: Removal New Altered Repaired

Painting: (Approximate Sq. Ft. area): 890

Structural Alterations: Replace windows, Replace trim, Doors, Frame

Cosmetic Alterations: (Moldings, etc.): ______________________

New Construction:

Other work: Please specify (Awnings, etc.):

Other work:

____

____

____

____

Total Cost of Project: $ ~80,221

Amount Requested: $ 50,000

I hereby submit the attached plans, specifications and color samples for the proposed project and understand that these must be approved by the Community Redevelopment Authority and no work should begin until I have received written approval from the Community Redevelopment Authority. I further understand that the facade project must be completed within 12 months of project approval or any extension thereof), and that forgivable loan monies will not be paid until the applicant/ recipient; submits a paid bill for reimbursement together with an affidavit from the contractor certifying the work, as submitted, is complete. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion.

Brandon Maendele

Property Owner - Printed Signature of Property Owner

7/23/26

Facade Renovation Plan

We are requesting for Façade Program to help cover cost to replace main floor windows, doors, and overhead door on 325 W 2nd street and upper level east facing windows on 333 W 2nd street. We will be doing a full remodel on the upper level of the property to include either commercial space or possible multi family. That cost will be in excess of $200,000.00.

Supporting Data Checklist for Applicants

Please submit this checklist as part of your application

PAINT*:

- ☐ Provide samples of the colors chosen
- ☐ Mark which color will be body color and which will be accent colors.
- ☐ Note where each color will be used.
- ☐ Submit written estimate from painter of your choice.

** Painting is eligible for exterior façade improvements in combination with window replacement or facade restoration for bricks, stucco, and exterior surfaces for historic preservation that constrains deterioration of the exterior façade. Short of this standard, painting for the purpose to change colors (interior or exterior) is not considered restoration and is ineligible as it is considered maintenance.*

AWNINGS:

- ☐ Provide information about color and style of awning chosen.
- ☐ Note where awning will be placed on building.
- ☐ Submit written estimate.
- ☐ Submit written verification that design and size comply with City codes.

Awning selection must take into account the architectural style of the building.

MAJOR FACADE ALTERATION:

- ☑ Provide a rendering of major changes, including paint and awning colors where applicable.
- ☑ Submit a written estimate from contractor.

NEW INFILL BUILDINGS AND CONSTRUCTION:

- ☐ Provide design drawings and renderings of façade, including paint and awning colors where applicable.
- ☐ Submit a written estimate from contractor.

ALL PROJECTS PROPOSED BY TENANTS

- ☐ To be eligible for a forgivable loan, tenants need to provide a notarized Authorization for Work from the property owner.
- ☐ Submit signed Hold Harmless Agreement (see attached).
- ☐ Submit copy of current Occupational License and Certificate of Use.

JACKSON GLASS

322 W South Street
Hastings, NE, 68901-6230
P: 402-465-5165
E: office@jacksonglassllc.com

Estimate

Estimate #: E-26-1084
Date: Jun 26, 2026
Estimator: Jon Jackson

Customer: MAENDELE CONSTRUCTION
2303 W 2ND STREET
HASTINGS, NE, 68901

Contact: MAENDELE CONSTRUCTION
Phone: (402) 984-3906 BRANDON
Email: maendeleconstruction@yahoo.com

Job Name: Old CSS / Maendele Construction
Description: New Storefront Framing, Windows, and Door.
New Double Hung Windows

Qty	Description	Part # / Size	Total Size	Unit Price	Total Price	Tax
1	Storefront Aluminum Frames, 1" Glass Units, & Commercial Aluminum Door. Also (9) Double Hung Windows. The 2 Upper Openings will include Spandrel Glass.		Each	$34,032.15/ each	$34,032.15	T
1	(5) 48" X 120" Black Break Metal		Each	$2,205.00/ each	$2,205.00	T
64	Labor		Hour	$100.00/ hour	$6,400.00	T

Subtotal:	**$42,637.15**
HASTINGS @ 7.00% :	**$2,984.60**
Total:	**$45,621.75**

Customer Acceptance and Approval

Authorized Signature .... Date ....

Authorized Name ....

Please return this form via email to: jonjackson@jacksonglassllc.com

ESTIMATE

ARC CONSTRUCTION LLC
ROOFING • SIDING • REMODELING

Prepared For

Brandon Maendele
(402) 984-3906

Alexander Ramirez

Hastings , Ne 68901
Phone: (402) 519-8960
Email: aramirezcruz16@gmail.com

Estimate #	27
Date	08/04/2026

Description	Total
Material and labor to frame openings as needed for installing new windows, includes any drywall repairs or painting needed new extension jambs and or trim on interior	$17,200.00
Install 2 new steel doors on east side of building includes paint labor and material	$9,400.00
Remove and install east side over head garage door to match front fascade	$8,000.00

Subtotal	$34,600.00
Total	**$34,600.00**

PROPOSAL & CONTRACT
ISLAND GLASS COMPANY

355 North Elm Street, **GRAND ISLAND, NEBRASKA 68801** **(308) 382-2612**
Fax (308) 382-2619

Job: 325-333 West 2nd Date 6/05/26

Location Hastings, Ne.

Proposal Submitted to:

Maendele Construction
Attn: Donna

Amount of Bid $42,465.00

We propose to furnish and install material according plans and specifications

Scope of Work:

Preliminary Costs Only
1ea. opening 21'0 x 9'0 w/ 1ea. 3'0 x 7'0 Kawneer #190 door w/ trifab 451 frame & transom w/ 7'5 sidelites. Hdw. included: offset pivots, standard MS 1850 lock assembly, CO-9 push-pulls, Global door closer, threshold, sweep & weather-stripping. Door, transom & sidelites glazed w/ 1" bronze tempered insulating units w/ low-e.

1ea. opening 21'0 x 2'4 divided into 5 lites above entrance.
1ea. opening 21'5 x 7'5 divided into 5 lites.
1ea. opening 21'5 x 2'4 divided into 5 lites above storefront.
All framed w/ Kawneer trifab 451T thermally broken & glazed w/ 1" bronze tempered insulating units w/ low-e.
Framing finish dark bronze anodized.
Note demo of existing storefront NOT included.

Alt. #1 add $8,020.00 to base bid.
2ea. openings 5'4 x 6'2 divided into 2 lites framed w/ Kawneer trifab 451T thermally broken & glazed w/ 1" bronze tempered insulating units w/ low-e.
Framing finish dark bronze anodized.
Note demo of existing frames NOT included.

***3. We do not clean any glass or metal store front construction.**

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE HEREOF, ALL OF WHICH ARE A PART OF THIS PROPOSAL.

THIS PROPOSAL IS SUBJECT TO REVISION IF NOT ACCEPTED WITH ...30............ DAYS FROM DATE ABOVE.

TERMS: Progress payment consisting of 85 percent of value of all materials furnished and work performed is to be paid us on or before the 1oth of the following month. Balance din full with in 30 days after completion of our contract.

Accepted ....

....

Date.. ....

Yours very truly,

ISLAND GLASS COMPANY

By Tony Guyette, Manager


St. Joseph Gift & Thrift
Catholic Social Services
325


325
Red Tag Clothing
50% OFF
STUFF THE BUS
Shop Hastings
Store Hours


St. Joseph Gift & Thrift
Catholic Social Services
325


PRIVATE PARKING
KIA
TELLURIDE

HASTINGS DOWNTOWN
FAÇADE PROGRAM GUIDELINES

Project Guidelines

The purpose of the Downtown Façade Forgivable Loan Program is to, where practical; restore, improve or create historic architectural features to facades of existing and new commercial buildings within the Downtown Business Improvement District. And, in cases where buildings have been significantly altered, damaged or demolished, the new façade should be designed to look appropriate and compatible in the midst of the surrounding buildings.

The Downtown Façade Forgivable Loan Program is administered and funded by the Community Redevelopment Authority of the City of Hastings.

Program Guidelines:

A. The Downtown Façade Forgivable Loan Program is designed to enhance and improve existing and new exterior facades. Façade improvements shall be defined as (but not limited to):

Façade shall mean the front exterior (and side if located on a corner) and rear exterior wall of a building if exposed to public view. This will typically include a visual impact with items such as awnings, windows and signage.

Painting is eligible for exterior façade improvements in combination with window replacement or facade restoration for bricks, stucco, and exterior surfaces for historic preservation that constrains deterioration of the exterior façade. Short of this standard, painting for the purpose of changing colors (interior or exterior) is not considered restoration and is ineligible as it is considered maintenance.

Restoration is the preferred treatment for building façades and improvement. Restoration is most applicable to buildings where there has been very little change to the building façade over time. This results in the return of the façade to its original appearance using authentic materials and the replication of missing or deteriorated components.

Renovation results in improvements which do not attempt to return the building to its original appearance. Improvements made should be sensitive to historic details and materials and should respect whatever original character remains.

Replacement of facades is appropriate when the majority of the original façade is missing or has been significantly altered so as to make restoration or renovation impractical. Façade designs should select materials, dimensions and architectural details that are similar or compatible to surrounding buildings such as façade height, window size and spacing, materials and colors.

Reconstruction takes place when the building has been demolished and/or its features no longer exist. With reconstruction, façade designs are created through new construction to replicate, mimic, resemble or accentuate historic period details.

Structural Improvements will be considered to be the sides of the buildings not visible to the street along with the roof.

B. Where practical, all building facades shall be restored to their original period design. If it is deemed not practical by the members of the Authority, then a similar architectural design shall be used. All horizontal and vertical features (lintels and piers) shall be retained.

C. If a building does not have a historically significant architectural design or feature, or the project is a new construction, then a proposed design may be submitted to qualify for the forgivable loan program.

D. All storefronts shall be designed, constructed, and maintained to compliment and accept the architectural features of the building. All accessories, signs, awnings, etc. shall likewise harmonize with the overall character of the building.

All color schemes shall accent the building as well as harmonize with adjacent buildings. Colors shall be period specific. Historical murals will be considered on a case-by-case basis.

E. Funds shall be allocated on a "first ready, first served" basis. Tenants may qualify upon receipt of written consent of the owner of the building. All forgivable loan funds awarded require a significant expenditure by the owner/tenant. (At a minimum the applicant is encouraged to spend $2 in interior/exterior renovation costs for every $1 in façade forgivable loan funds) EXAMPLE: $100,000 of private investment to $50,000 of forgivable loan funds. The amount of an individual forgivable loan is only limited by the funds available. Applicants may request a maximum of $50,000 in funds from the Downtown Revitalization Forgivable Loan Program.

- Up to $50,000.00 for facades, storefronts, awnings.

F. No work for which a forgivable loan is sought should begin until authorized by the Community Redevelopment Authority.

G. To qualify for forgivable loan funds, an application and appropriate plans must be submitted to the Community Redevelopment Authority at 301 S. Burlington, Hastings, NE.

H. No forgivable loans will be made to government-owned properties or to tenants in government owned properties. (Exceptions: Properties owned by the Community Redevelopment Authority.)

I. Work done by the applicant in which a developer/owner/general contractor would physically work on the project (either them or their employees) is allowed. An official bidding process (sealed bids, advertisement, etc.,) is not required but steps should be taken to ensure reasonableness of the bids and as such to ensure quality of work and cost effectiveness of the bids/funds invested. This shall require an estimate from an outside source to verify that costs are within reasonable parameters.

J. All work must be completed within the boundaries of the Business Improvement District as identified in Exhibit A of these guidelines.

Forgivable Loan Procedures – Design/Document Approval Flow Chart

1. Fill out the application and checklist and submit one copy to the Community Redevelopment Authority, 301 S. Burlington with supporting data. (See attached sheet for required supporting data checklist.) Applications will only be accepted for improvements located within the Business Improvement District in downtown Hastings which is outlined on the attached map.

2. Projects will be submitted to the Community Redevelopment Authority (CRA) which meets every 3rd Wednesday or at the call of the Chairman. The CRA will accept applications on "first ready, first served" basis with no formal submission deadlines in place. Funds for the program are budgeted annually and will be expended until depleted.

3. Applicants shall be notified in writing by the Community Redevelopment Authority of their decision of approval or non-approval. Once the Community Redevelopment Authority has approved the project, they shall issue a written notice of approval. Said notice of approval will be issued, dated and signed by an authorized representative of the CRA.

4. The forgivable loan will be secured by a Deed of Trust filed on the property. Work cannot begin until the project is approved and the Deed of Trust is signed and filed with the Register of Deeds. Once the Deed of Trust is filed the CRA will issue a notice to proceed and work can begin. No work may start until written notice to proceed is received.

5. Conflict of Interest – No member of the governing body or other official, employee or agent of the Community Redevelopment Authority who exercises policy, decision-making functions or responsibilities in connection with the planning and implementation of the Downtown Façade Forgivable Loan Program shall;

    a) Directly or indirectly benefit from this program, this prohibition shall continue for one year after an individual's relationship with the Community Redevelopment Authority ends. Any other employee, officer, or board member may be eligible, but will be treated no differently in the determination of applications accepted for funding. Enclosed with this person's application shall be a statement of disclosure that outlines the nature of the potential conflict and a description of how the public disclosure was made. Included will also be verification that the affected person has withdrawn from the active involvement in any loan related issues;
    b) Accept gratuities, favors or anything of monetary value from contractors, potential contractors or parties to any sub-agreement;
    c) Obtain a financial interest in any contract, subcontract or agreement for themselves or for persons with business or family ties.

6. Applicant is responsible for obtaining any permits required to do the project. The applicant is responsible for contacting the City of Hastings Development Services office (402) 461-2302. The Development Services office oversees planning and zoning as well as building and construction. The City of Hastings Development Services Department exists to help, with information about permits, codes, etc.

7. After formal Notice of Approval, the forgivable loan recipient must:

- At a minimum seek to obtain at least two bids to verify that costs are reasonable.

- Participate in a pre-construction conference with a representative of the Community Redevelopment Authority to review project scope and project requirements.

8. The Community Redevelopment Authority does not maintain a contractor's list. However, the CRA strongly encourages the applicant to ensure that the contractor performing the work is well-qualified to complete the proposed work and knowledgeable about any City codes that are applicable to the project.

9. At such time as the Recipient has satisfied all contractual provisions, a written notice to proceed will be issued by the authorized representative of the Community Redevelopment Authority. Said notice to proceed will be issued, dated and signed by an authorized representative of the Community Redevelopment Authority.

10. Participation in the program by an applicant is a stated agreement of the recipient of CRA funds, that the completed project, its approved design and colors, etc., will remain intact and in place for a period of not less than five (5) years from the date of project completion. **Changes to improved facades and signage prior to five years may trigger repayment of the forgivable loan (or a percentage thereof).**

11. Forgivable loan Recipient must submit a paid, itemized invoice for reimbursement together with proof of payment (e.g., canceled check) and an affidavit from the contractor certifying the work, as submitted, is complete. This should be consistent with the work proposed to and approved by the Community Redevelopment Authority. Any unapproved changes will void the forgivable loan. If the Recipient decides to change the project after approval they must contact the authorized representative of the Community Redevelopment Authority for a review of the changes.

12. Prior to reimbursement, the work will be inspected by Community Redevelopment Authority staff to ensure compliance with the project as designed and guidelines for improvements. A written notice of completion will be issued, dated and signed by the Authorized Representative of the Community Redevelopment Authority.

13. The Community Redevelopment Authority reserves the right to loan additional money to targeted projects that they believe will have a significant impact on the area. The Community Redevelopment Authority is seeking projects that have a significant amount of private investment that will include renovation of all levels. Significant impact can be measured by one of several methods:

    - Substantial private investment (e.g., greater than 200%)
    - Addresses a building or local landmark in the target area
    - Building is listed or eligible for listing on the National Register of Historic Places
    - Improvements are chiefly for historical renovation/reconstruction in nature, etc.
    - New infill construction

14. Community Redevelopment Authority staff will be available to offer assistance and may seek outside guidance on any project being considered for the forgivable loan program.

15. The Downtown Façade Program is a forgivable-loan program. Eligible improvements are permanent fixtures/improvements to a structure and as such any and all improvements remain a part of the structure in the event a sale is transacted between current and future

owners. The five-year forgivable loan can be transferred by property owner at the time of a sale to the purchaser if approved by the Community Redevelopment Authority. The loan will be prorated at 20% forgiven each year.

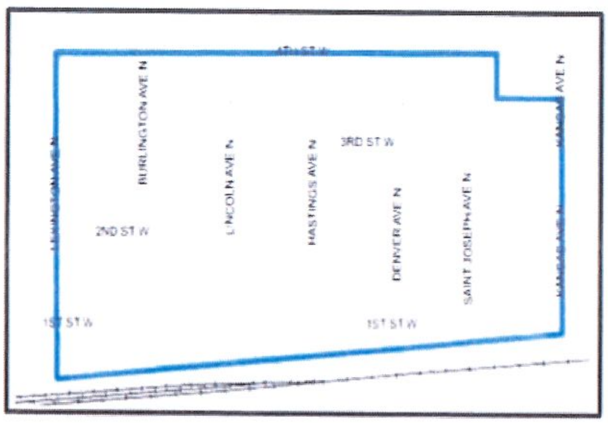
16. A complete application packet may be obtained by contacting; Randy Chick, at the Chamber Development Center at 301 S. Burlington, Hastings, NE 68901.

17. These program guidelines may be amended periodically as required and deemed necessary by the Community Redevelopment Authority.

EXHIBIT A

BUSINESS IMPROVEMENT DISTRICT MAP

Business Improvement District



The Business Improvement District was created by ordinance by the Hastings City Council in April of 1986 and includes a 20-block area within the Central Business District right in the heart of Hastings. Property owners within the District are assessed annually and the funds raised are used for developing public activities and events, newsletters or promotional materials, banners, physical improvements such as lighting, landscaping, benches, planters, plantings, trash receptacles and signage.

BOUNDARIES

Bordered by the Burlington Northern tracks on the south, 4th Street on the north, Lexington Avenue on the west and Kansas Avenue on the east the Business Improvement District includes approximately 150 properties and over 100 property owners.

Item #5 - Discussion and possible action a proposed Workforce Housing TIF Incentive Plan. –Community Development Law has been amended to allow TIF revenues to directly fund the physical construction and rehabilitation costs of residential units. To activate this financing, a municipality must first conduct a housing study confirming a housing shortage, the project needs to be in a blighted/substandard area, and a public hearing must be held to adopt a workforce housing incentive plan. Once approved, developers still have to go through the normal TIF approval process showing the project would not happen without TIF assistance and adhere to state-mandated construction cost caps. These statutory cost limits restrict eligible projects to a maximum construction cost of $375,000 for newly constructed owner-occupied units and $300,000 per unit for rental housing. Provided is a draft copy of an incentive plan to be submitted to City Council for review.

WORKFORCE HOUSING TAX INCREMENT FINANCING INCENTIVE PLAN FOR THE CITY OF HASTINGS, NEBRASKA
PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW
SEPTEMBER 2026

I. Introduction

Pursuant to Section 18-2103 of the Nebraska Community Development Law (the "Act"), tax increment financing (TIF) may be applied toward the costs of constructing and rehabilitating "Workforce Housing". Prior to utilizing TIF for workforce housing, Section 18-2142.05 of the Act requires that a municipality conduct a housing study within the last sixty months, prepare an incentive plan targeted to house existing or new workers, hold a public hearing on the plan, and determine that the plan prevents the spread of blight, promotes safe housing, and avoids unjust enrichment.

The City of Hastings has received a comprehensive housing study titled the Hastings Housing Assessment, completed in August 2025 by RDG Planning & Design. This Workforce Housing Tax Increment Financing Incentive Plan has been prepared in accordance with statutory requirements to establish the framework under which the City of Hastings may authorize TIF for eligible workforce housing developments.

II. Workforce Housing Definition

In alignment with the Act and the Nebraska Department of Economic Development guidelines, "Workforce Housing" within the City of Hastings is defined as:

- Housing that meets the needs of today's working families.
- Housing that is attractive to new residents considering relocation to the community.
- Owner-occupied housing units with construction costs that do not exceed statutory maximums (currently established at $375,000, or as updated annually by the Department of Economic Development), or rental housing units with construction costs that do not exceed statutory limits (currently established at $300,000 per unit, or as updated annually).
- Owner-occupied and rental housing units where the total cost to substantially rehabilitate the structure exceeds fifty percent of the unit's assessed value.
- Upper-story housing units.

III. Conformance with the 2025 Hastings Housing Assessment

The August 2025 Hastings Housing Assessment identifies significant housing shortages, low structural quality in portions of the existing market, and an urgent demand for workforce-accessible housing to support local economic development. Key findings from the assessment include:

- **Sustained Housing Demand:** Hastings features a tight labor market with a significant net inflow of commuters. Approximately 6,419 individuals are employed in Hastings but reside elsewhere, highlighting a major opportunity to capture residents if appropriate housing options are available.
- **Low Vacancy Rates:** The effective vacancy rate in Hastings is approximately 4%, which is below the optimal 5% to 7% benchmark needed for a healthy, flexible housing market.
- **Ten-Year Production Goals:** To maintain a projected 0.42% annual growth rate and stabilize market options, Hastings must produce a total of 903 new housing units by 2035. This includes a projected cumulative need of 446 units by 2030 and an additional 457 units between 2030 and 2035.
- **Development Split and Cost Barriers:** The assessment assumes a 50/50 owner-to-renter split for the first five years, transitioning to a 60/40 split thereafter, yielding a total target of 497 owner-occupied units and 406 renter-occupied units. New owner-occupied market construction typically costs more than $250,000, creating an affordability gap that requires targeted incentives or subsidized development.
- **Aging Housing Stock:** Approximately 45% of Hastings' housing stock was built before 1960, and 75% was built before 1980. Furthermore, county assessor records indicate that 21.8% of local residential structures are considered below average quality, emphasizing a severe need for substantial rehabilitation incentives.

IV. Eligible Areas

To qualify for Workforce Housing TIF under this plan, a proposed redevelopment project must be located within the jurisdictional boundaries of the City of Hastings, situated in an area zoned for residential use, and officially designated by the City Council as a blighted and substandard community redevelopment area in accordance with the Act.

V. Necessity of the Plan and Workforce Housing TIF

The implementation of this plan and the utilization of TIF are necessary to prevent the spread of substandard conditions and to ensure local economic stability. Due to modern macroeconomic pressures, including high material costs, labor shortages, and rising interest rates, private developers face compressed margins that discourage the construction of affordable entry-level and workforce-tier housing.

Without municipal incentives, the housing supply will remain insufficient to support the 6,419 inbound commuters or retain local college graduates. This lack of supply forces families into older, deteriorating housing stock or out of the community entirely, suppressing the local tax base and worsening structural blight. Utilizing TIF for workforce housing allows developers to offset infrastructure and construction costs, making it financially feasible to offer safe, modern housing units at price points aligned with the local workforce.

VI. Implementation and Administration Criteria

The City of Hastings and the Community Redevelopment Authority shall maintain complete statutory discretion over the application, evaluation, and approval of Workforce Housing TIF projects. Projects will be reviewed on a case-by-case basis under the following guidelines:

- **Prevention of Unjust Enrichment:** Redevelopers must submit detailed project applications, including comprehensive line-item construction budgets, projected sales prices, or rental rate structures. TIF assistance will be scaled to ensure the developer's estimated return on investment does not exceed standard market caps.
- **Development Standards:** The Community Redevelopment Authority may establish contractual requirements regarding unit sizes, energy-efficiency basements, construction quality, maximum rental rates, and initial sale prices to align directly with local workforce affordability bands.
- **Prioritization of Needs:** The Community Redevelopment Authority and City may prioritize specific housing types depending on the shifting needs identified within the 2025 assessment. In recognition of the volume of market-rate apartment units scheduled to come online in years 2025-2027, which will help absorb general rental demand, the CRA and City will place an increased emphasis on expanding owner-occupied housing options such as small-lot single-family subdivisions. However, because the 2025-2027 inventory addition consists primarily of market-rate units, the need for deeply affordable workforce apartment options remains a critical priority. Therefore, the CRA and City should maintain a balanced approach, continuing to support downtown upper-story conversions and high-density multi-family projects that target local workforce affordability alongside new owner-occupied developments.
- **Substantial Rehabilitation and Adaptive Reuse:** In accordance with the findings on Hastings' aging housing stock, the city will actively encourage Micro-TIF applications for rental or owner rehabilitation projects. Traditional TIF requires a complex process often involving three to five different public meetings and the legal, administrative, and waiting costs affect the project's financial viability. Nebraska's Micro-TIF law bypasses this by requiring the city to approve or reject standard applications within 30 days. Micro-TIF is designed for small-scale projects as under state law, a project qualifies for Micro-TIF expedited review if the structure is at least 25 years old and the final completed assessment value does not exceed $350,000 for single-family residential. This aligns perfectly with Hastings' finding that 45% of its housing stock was built before 1960.

Item #6 - Update on the middle school redevelopment project – The City Council accepted an asbestos removal bid from ESI, has held a preconstruction conference and given the contractor notice to proceed. The contractor plans to begin on September 22, 2026.

Item #7 - Project Spotlight – Dutton Lainson Plaza – Each month the board will be provided with a recap of one or more projects that the CRA has participated in over the last 39 years.

CRA PROJECT SPOTLIGHT #1

<u>DUTTON LAINSON PLAZA</u>

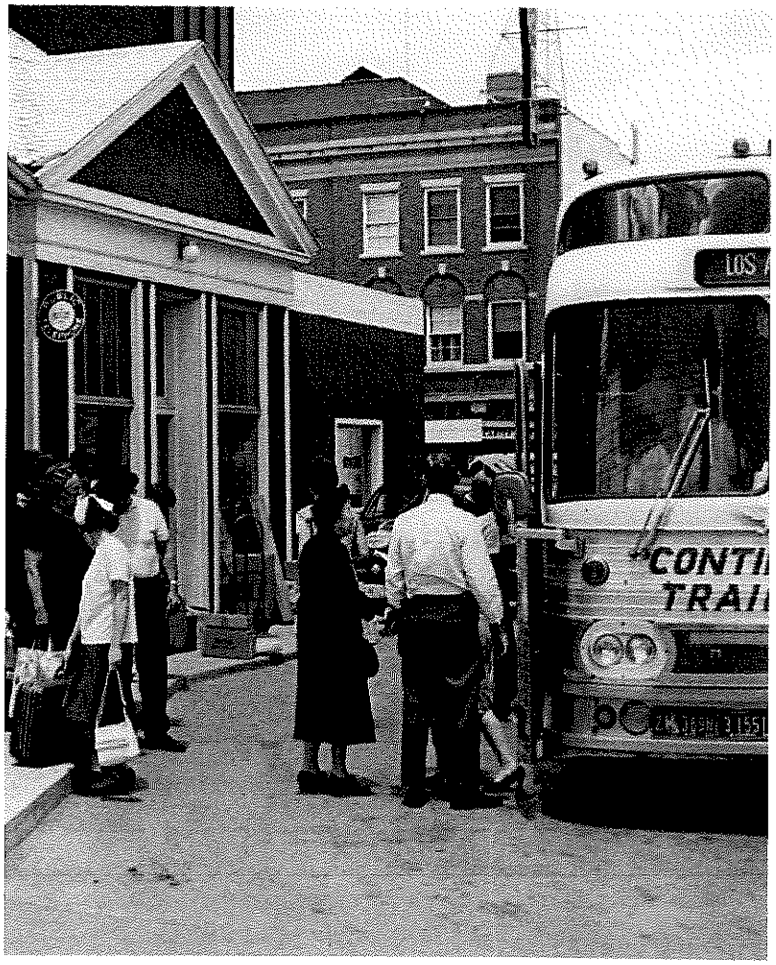
SE corner of 2nd & St. Joseph

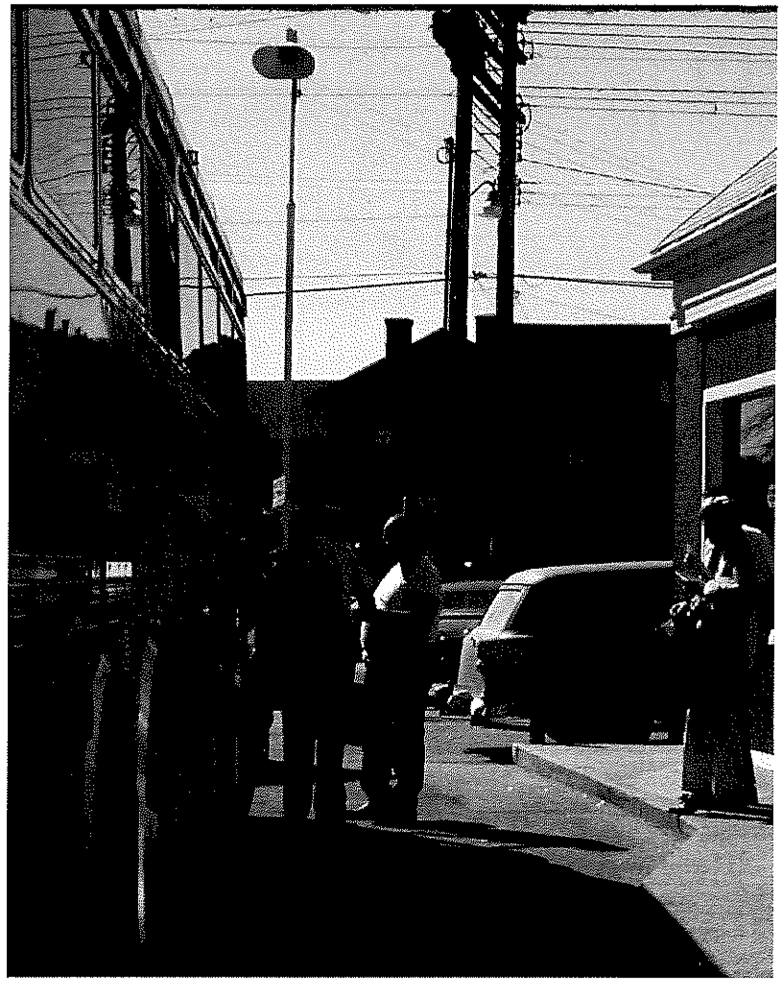
Prior to construction of the Plaza a bus depot was located on the site. Dutton Lainson Company purchased the property in March of 1987 for $27,000 and deeded the property to the City on October 20, 1988.

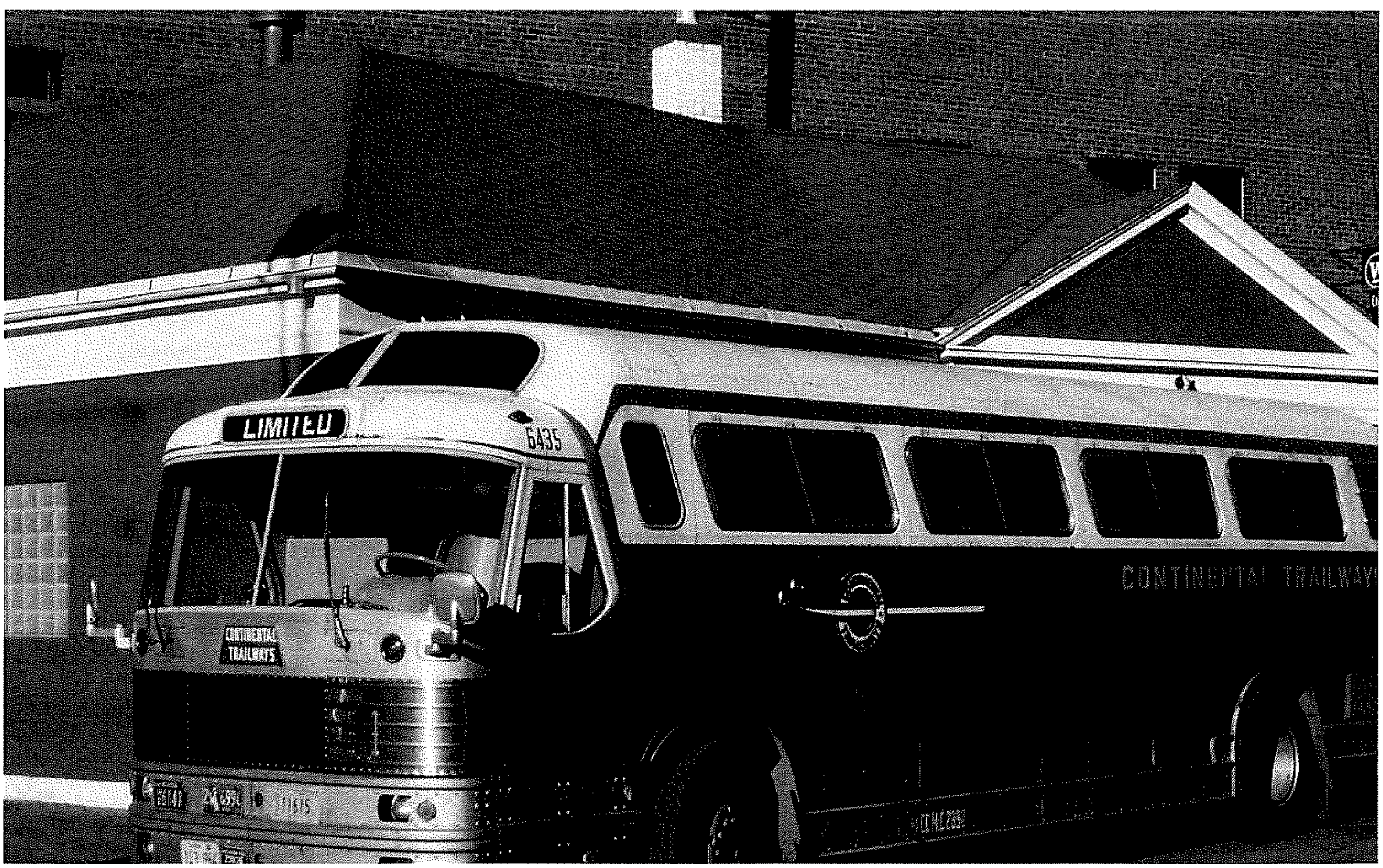
A variety of entities were involved in the development of the Plaza including;

- The CRA demolished the building in January of 1989 and paid $2,450 to H&M Equipment.
- The City of Hastings replaced the sidewalks on the north and east side of the park.
- The Hastings Business Improvement District was selected for participation in a Center for Landscape Stewardship program of the Nebraska Statewide Arboretum and approximately $3,500 of the funds were used for plantings in the Plaza.
- Dutton Lainson completed the construction of the Dutton Lainson Plaza and placed a bronze sculpture named Prairie Odyssey in May of 1992, dedicated to the citizens of Hastings on the 100th anniversary of the founding of the Dutton Lainson Company.

INTERESTING FACT: The deed has a stipulation that it be known as *<u>Dutton Lainson Plaza</u>*, shall be owned, developed, and maintained as a public park for 30 years from the date of the deed.


LOS




LIMITED
6435
CONTINENTAL
TRAILWAYS